

LIST OF REQUIRED REPORTS

- LEGAL SURVEY
- ARCHITECTURAL ELEVATIONS
- ARCHITECTURAL RENDERINGS
- CONCEPTUAL SITE PLAN
- GEOTECHNICAL REPORT
- FUNCTIONAL SERVICING REPORT
- HYDROGEOLOGICAL REPORT
- LOW IMPACT DEVELOPMENT BRIEF
- PLANNING JUSTIFICATION REPORT
- STORMWATER MANAGEMENT REPORT
- TRAFFIC IMPACT STUDY
- URBAN DESIGN REPORT
- WATER BALANCE REPORT

ADDITIONAL REPORTS REQUESTED

- HERITAGE IMPACT ASSESSMENT
- SHADOW STUDY
- ENVIRONMENTAL IMPACT ASSESSMENT

OFFICIAL PLANNING POLICIES

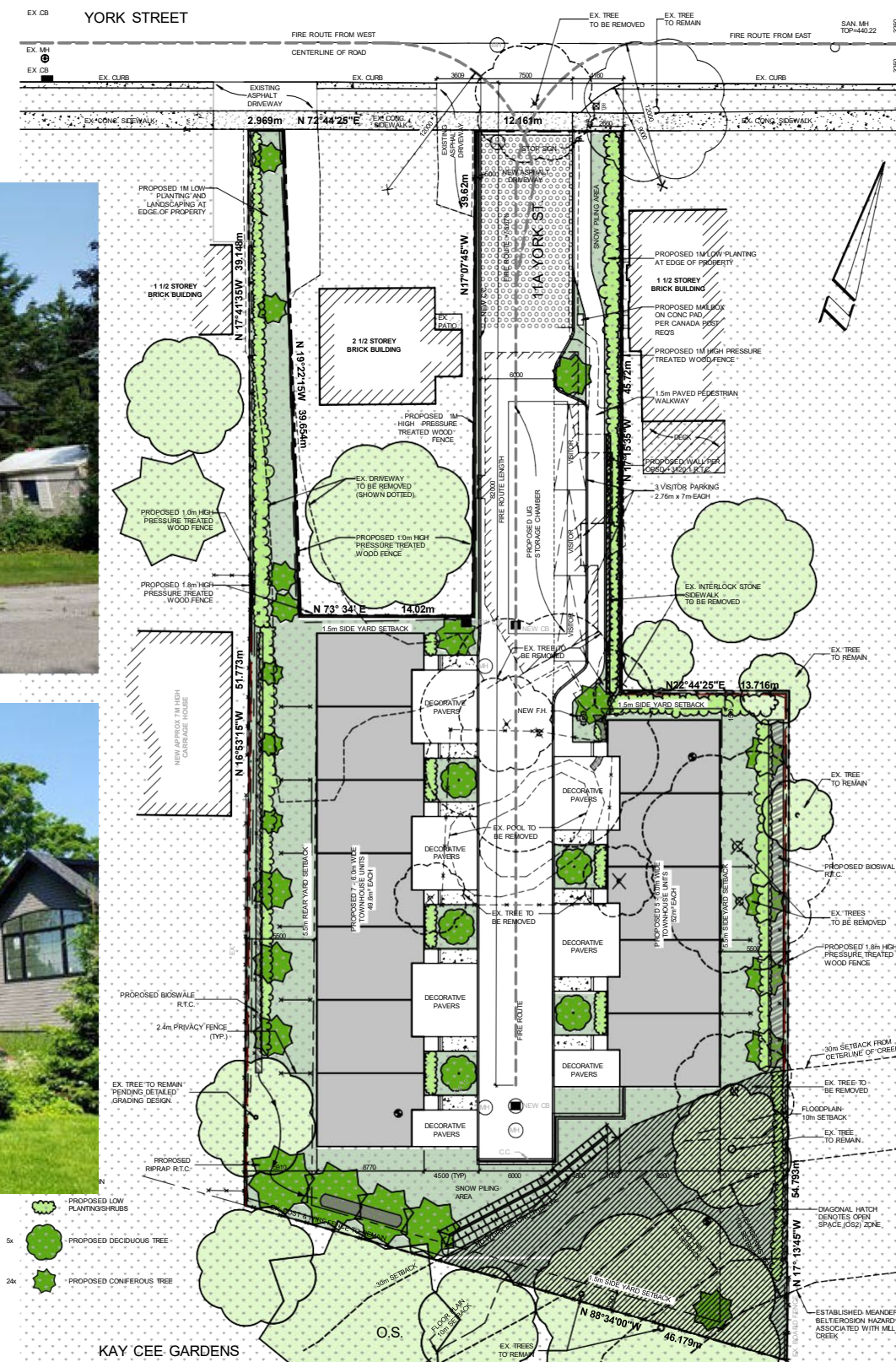
- PLANNING ACT, RSO 1990 - Proposed plan successfully addresses the requirements of the Planning Act.
- PROVINCIAL PLANNING STATEMENT, 2024 - The proposed development is consistent with the Provincial Planning Statement, 2024.
- COUNTY OF DUFFERIN OFFICIAL PLAN, 2017 - The proposed development conforms to the Dufferin County Official Plan.
- TOWN OF ORANGEVILLE OFFICIAL PLAN, 2020 - The proposed development conforms to the general intent and purpose of the Town of Orangeville Official Plan.

POSITIVE IMPACTS

- The proposed development will assist the Town in achieving intensification and housing goals.
- The proposed development will assist in providing housing options close to amenities to achieve complete community.
- The proposed development is appropriate within the neighbourhood context.
- The proposed development will connect to full municipal services.
- The proposed development will result in protected Open Space lands.
- The proposed development thoughtfully increases the use of underutilized land while having minimal impact on neighboring properties.
- The proposed development contributes to the town’s intensification objectives and creates more accessible housing options for future growth and the next generation.



















EXISTING - MARCH 21 9AM

NEW - MARCH 21 9AM



EXISTING - MARCH 21 3PM

NEW - MARCH 21 3PM





EXISTING - MARCH 21 6PM

NEW - MARCH 21 - 6PM





EXISTING - SEPTEMBER 21 9AM

NEW - SEPTEMBER 21 9AM



EXISTING - SEPTEMBER 21 3PM

NEW - SEPTEMBER 21 3PM





EXISTING - SEPTEMBER 21 6PM



NEW - SEPTEMBER 21 - 6PM