



Public Meeting Presentation

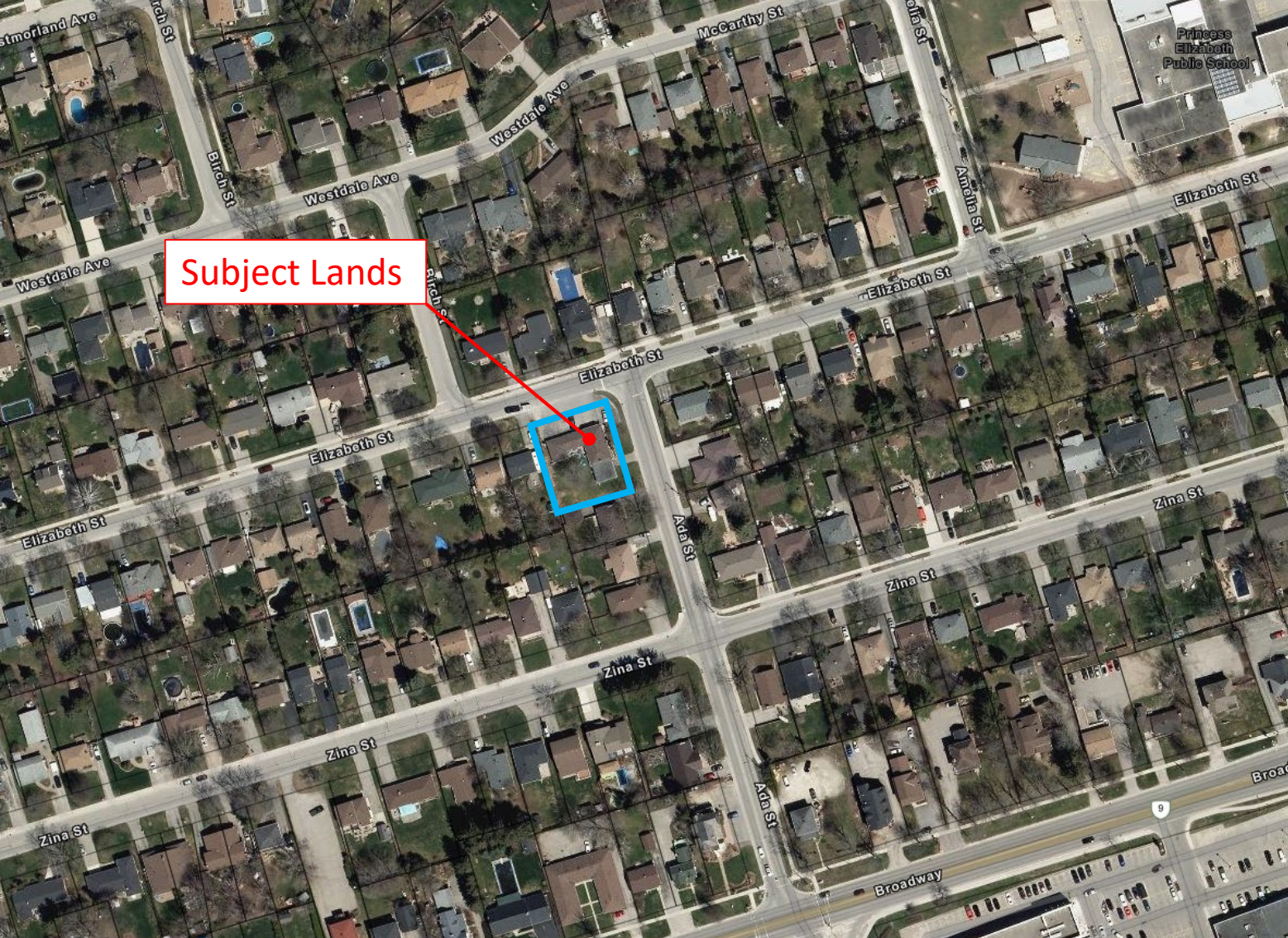
Applications by 1705381 Ontario Ltd. c/o Glen Schnarr and Associates
200 Elizabeth Street
Town File No. RZ-2020-02

Monday April 19, 2021
7:00 pm

Summary of Applications

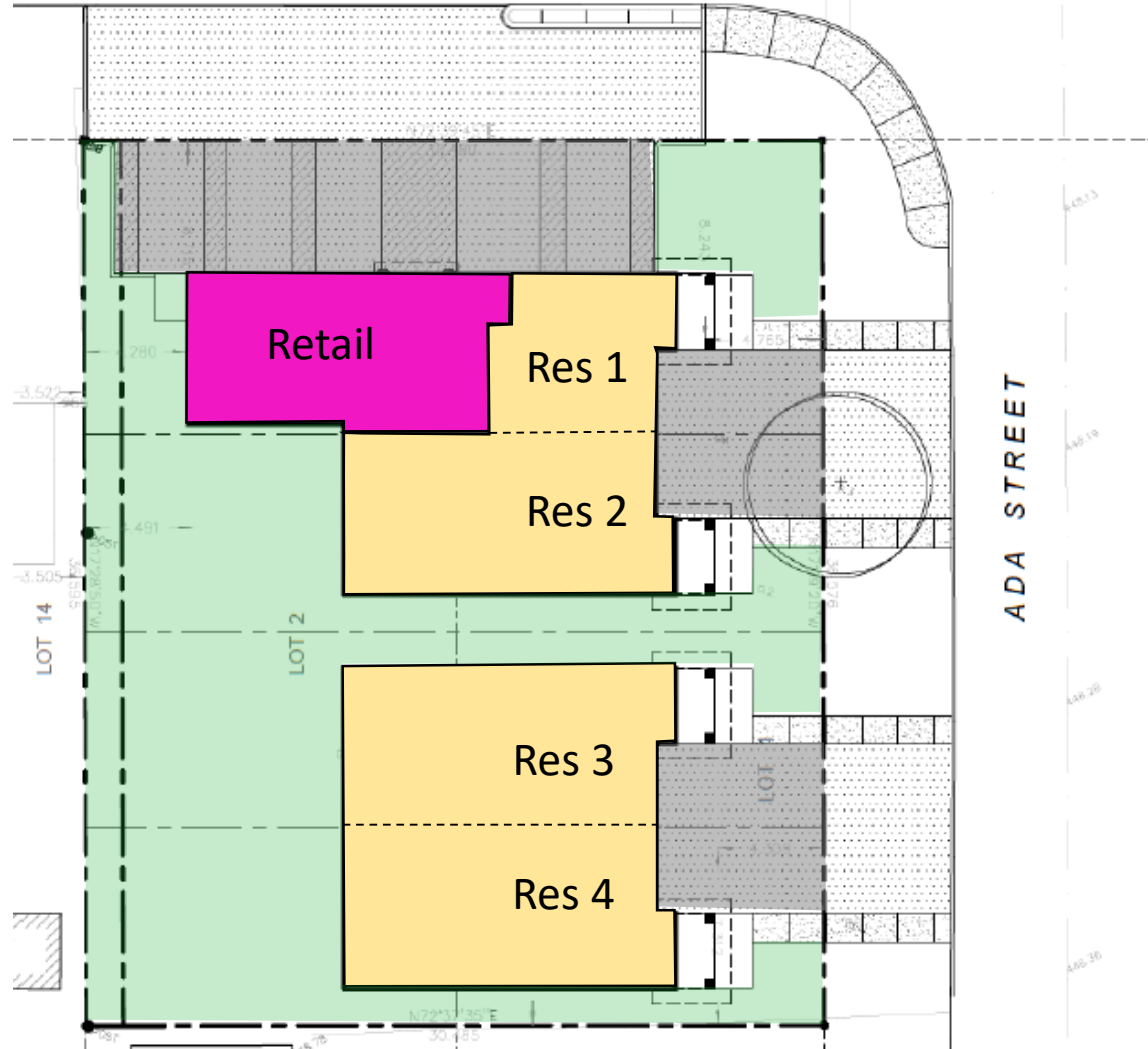
Application:	Zoning By-law Amendment
Submitted by:	1705381 Ontario Ltd. c/o Glen Schnarr and Associates
Location:	200 Elizabeth Street
File Number:	RZ-2020-02
Received on:	December 24, 2020
Deemed complete on:	January 12, 2021
Proposal:	To permit the development of 4 semi-detached dwelling units fronting Ada Street, and a 80 sq. m. convenience retail store fronting Elizabeth Street.

SITE LOCATION



ELIZABETH STREET

DWY



SITE PLAN

OFFICIAL PLAN

“Neighbourhood Commercial” (Schedule ‘A’)

- Distributed in various areas around Town, near residential
- Permitted uses:
 - Supermarket
 - Drug store
 - Hardware store
 - Service establishments
 - Retail outlets
 - Recreational establishments
 - Nursery school
 - Offices
 - Veterinarian clinic
 - Residential uses on upper floors



SUBJECT LANDS
“Neighbourhood Commercial”

Residential

Neighbourhood Commercial

Restricted Commercial Residential

ZONING BY-LAW

“Neighbourhood Commercial” (C2) with Special Provision 24.46A



- Permitted uses (current):
 - Convenience Retail
 - Dwelling unit or units on upper floors
- Permitted uses (proposed):
 - Convenience Retail – along Elizabeth Street
 - Semi-Detached Dwellings – along Ada Street

Residential, First Density

Multiple Residential Medium Density

Residential, Third Density

Restricted Commercial Residential

Neighbourhood Commercial

Comments Received

Agency and Department Circulation

No concerns / standard conditions expressed by:

- Infrastructure Services, Planning
- Infrastructure Services, Building
- Infrastructure Services, Environment
- Infrastructure Services, Transportation and Development
- Community Services, Fire
- Dufferin County
- Credit Valley Conservation Authority
- Dufferin Peel Catholic District School Board
- Conseil Scolaire Viamonde
- Enbridge Gas
- Orangeville Hydro
- Canada Post
- Rogers

Comments Received

Public Comments:

- Concerns with the proposed 2-storey height
- Concerns with the proposed unit type (semi-detached)
- Concerns with the number of units (4)
- Concerns with drainage/flooding in the area
- Concerns with the number of added cars and traffic

Next Steps

1. Statutory public meeting & information report to Council (Today)
2. Planning Division staff review of comments received through public consultation and circulation review - for applicant response
3. Planning Division staff to prepare a recommendation report for a Council decision
4. Applicant to pursue further required planning approvals, pending a decision on Zoning By-law Amendment

Thank You

For further information, please contact:

Larysa Russell, MCIP, RPP

Senior Planner, Planning, Infrastructure Services

519-941-0440 Ext. 2254

lrussell@orangeville.ca

