



Public Meeting Presentation

Application by MHBC Planning Ltd. on behalf of the owner

41 William Street

Town File No. RZ-2021-01

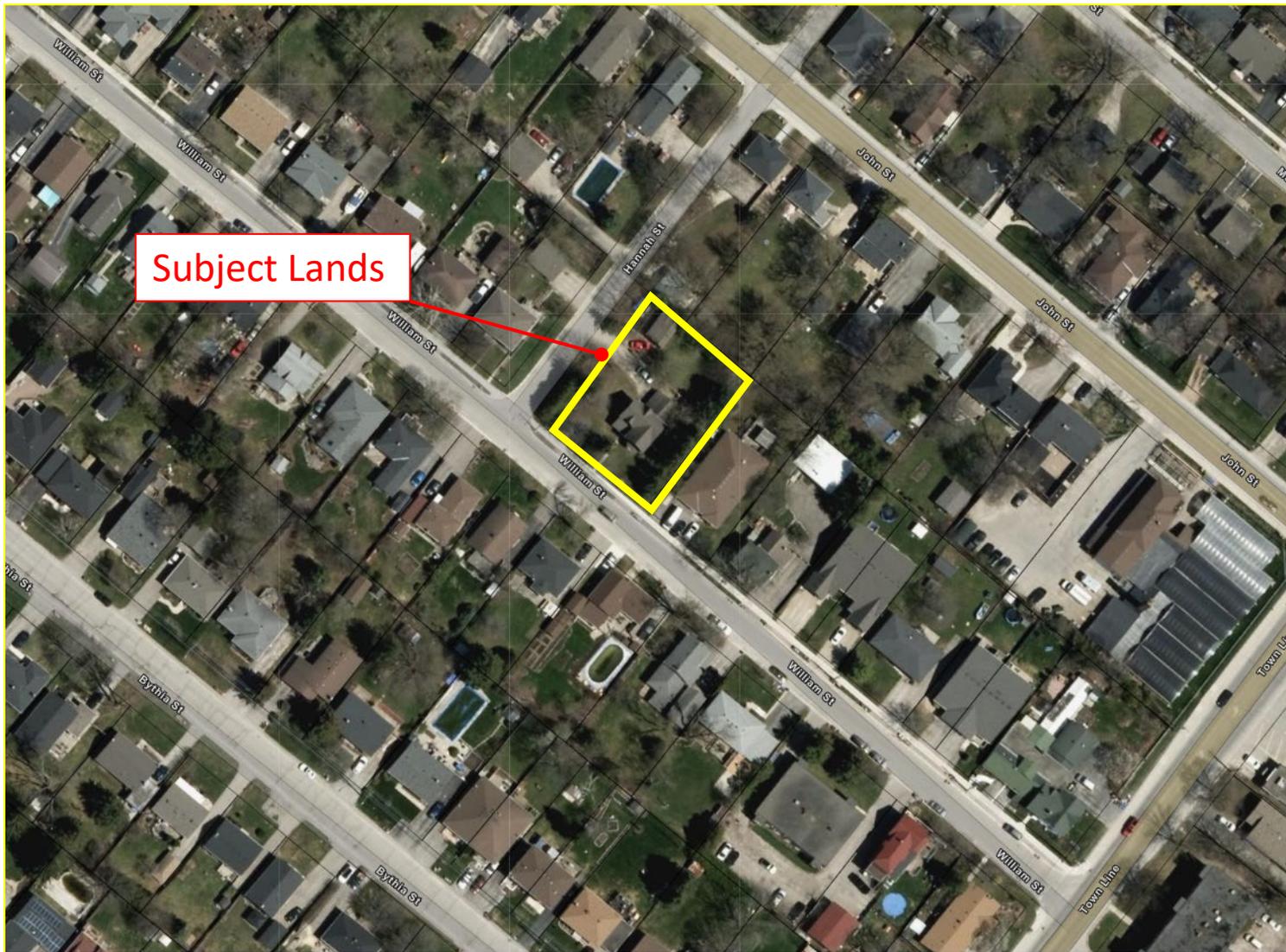
Monday June 7, 2021

7:00 pm

Summary of Applications

Application:	Zoning By-law Amendment
Submitted by:	MHBC Planning Ltd. on behalf of the owner
Location:	41 William Street (corner of William St. and Hannah St.)
File Number:	RZ-2021-01
Received on:	March 10, 2021
Deemed complete on:	April 16, 2021
Proposal:	<ol style="list-style-type: none">1. Maintain the existing dwelling;2. Construct a new detached dwelling near the intersection; and3. Construct a new semi-detached dwelling facing Hannah St. (to the rear of the existing dwelling)

SITE LOCATION



Subject Lands

Proposed Development:

1. Preserve existing dwelling
2. Construct new detached dwelling near intersection
3. Construct new semi-detached dwelling facing Hannah Street (behind the existing dwelling)



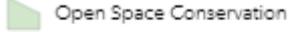
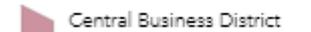
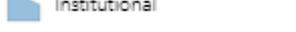
OFFICIAL PLAN Land Use

“Residential” (Schedule ‘A’)

- Permits a range of housing types and formats
- Intensification is encouraged (50% of annual residential growth to be within built-up area)
- Criteria for determining intensification areas and evaluating intensification developments



Official Plan - Land Use Plan

 Residential	 Service Commercial	 Open Space Conservation
 Central Business District	 Restricted Commercial Residential	 Institutional
 General Commercial	 Employment Area	 Neighbourhood Mixed Use
 Neighbourhood Commercial	 Open Space Recreation	



OFFICIAL PLAN Residential Density

“Low Density” (Schedule ‘C’)

- Permits single-detached and two-unit dwellings
- Density of 25 units per hectare

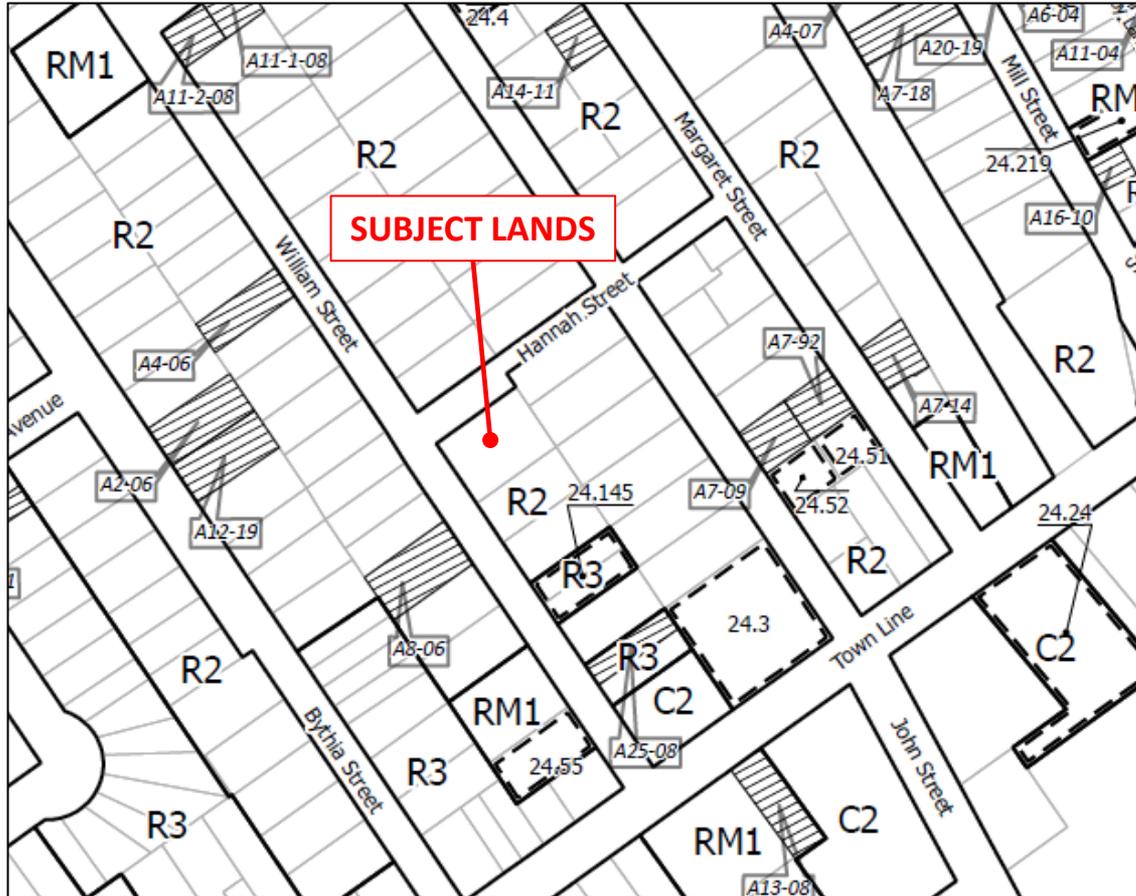


SUBJECT LANDS
“Low Density Residential”

Official Plan - Residential Density Plan

-  Estate Residential
-  Low Density Residential
-  Low Density Multiple
-  Medium Density Residential
-  High Density Residential

ZONING BY-LAW



Current:

Residential Second Density (R2)

- Detached dwellings are the only dwelling type permitted

Proposed:

Residential Third Density (R3)

- Permits single and semi-detached dwellings

New Site-specific Special Provisions:

- Special setbacks, lot area and frontage requirements - based on proposed building and Hannah St. lot line

Circulation comments received so far:

No concerns / Typical conditions for approval:	Specific Comments:
<ol style="list-style-type: none">1. Dufferin Peel Catholic District School Board2. Conseil Scolaire Viamonde3. Enbridge Gas4. Canada Post5. Rogers	<ol style="list-style-type: none">1. Infrastructure Services, Environment: no objections or concerns with stormwater infiltration measures proposed on the property, but request additional information about their future maintenance.2. Heritage Orangeville: Supportive of this intensification development maintaining the existing dwelling (non-designated municipal register property), but request that the proposed dwellings be designed to compliment the existing dwelling.3. Infrastructure Services, Transportation and Development: Reviewing proposed servicing and stormwater management design for adherence to Town requirements and future maintenance obligations

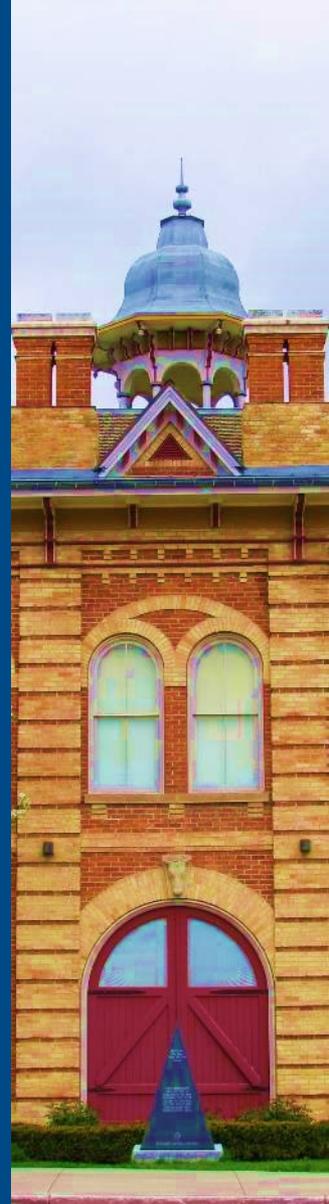
Public feedback to-date:

Comments have indicated the following general concerns with the application:

1. Compatibility of the proposed new units relative to the surrounding neighbourhood character
2. The inability of Hannah Street to accommodate a new semi-detached dwelling
3. A potential precedent-setting status for other similar developments to come forward, should this application be approved

Next Steps

1. Statutory public meeting (Today)
2. Planning Division staff will consolidate comments received through public consultation and circulation review - for applicant response
3. Planning Division staff will:
 - a) evaluate proposal and consultation comments; and
 - b) prepare a recommendation report for a Council decision (subject to rights of appeal)
4. Applicant to pursue further required planning approvals, pending a decision on Zoning By-law Amendment



Thank You

For further information, please contact:

Brandon Ward, MCIP, RPP

Manager, Planning, Infrastructure Services

519-941-0440 Ext. 2249 or 519-942-6315

bward@orangeville.ca

