



Subject: 287A Broadway, Recommendation Report, RZH-2021-02

Department: Infrastructure Services

Division: Planning

Report #: INS-2021-050

Meeting Date: 2021-09-13

Recommendations

That Report INS-2021-050, 287A Broadway, Recommendation Report, RZH-2021-02 be received;

And that the Removal of Holding (H) Symbol Application (RZH-2021-01) and the By-law to remove a Holding (H) Symbol on lands legally described as Part of Lots 1, 2, 3, 4, 5, 16 & 17, Block 1, Registered Plan 237, Town of Orangeville, County of Dufferin, municipally known as 287A Broadway, included as Attachment No. 3 to this Report, be approved.

Background

The land subject to this application is comprised of one parcel located on the north side of Broadway, between Ada Street and Clara Street. The subject land is legally described as Part of Lots 1, 2, 3, 4, 5, 16 & 17, Block 1, Registered Plan 237, Town of Orangeville, County of Dufferin, and is municipally known as 287A Broadway. The parcel has a lot area of approximately 0.10 hectares (.247 acres), with approximately 23 metres (75.5 feet) of frontage along Broadway. The subject land currently contains a single detached dwelling. Attachment No. 1 includes a location map of the subject land.

Development Proposal and Analysis

The subject lands are zoned Restricted Commercial/Residential (C5) Zone, and subject to a Holding (H) Symbol. The Holding (H) Symbol restriction prevents any permitted future development from proceeding until the Town is satisfied that there is sufficient sewage treatment and water supply capacity available to service the development through the submission of a Site Plan application

On June 22, 2021, Angie Saylor submitted an application to remove the Holding (H) Symbol in order to renovate the existing building, creating a 73 square metre office on the

main floor, with one (1) dwelling unit in the basement. A total of seven (7) parking spaces are proposed at the rear of the building, consisting of one (1) residential parking space and six (6) commercial parking spaces. The application was circulated to internal departments for comment on July 7, 2021. As a result of the circulation, no concerns were raised with respect to the removal of the Holding (H) symbol.

The Infrastructure Services Department has reviewed the application and is satisfied that the proposed development does not warrant additional sewage treatment and water supply capacity, as demonstrated through Site Plan application SPA-2020-11. Accordingly, the Holding (H) symbol can be removed without the formal allocation of additional sewage treatment and water supply.

An amending by-law to remove the Holding (H) Symbol from the subject lands is included as Attachment No. 3.

Additional Applications Required

1. A **Site Plan Approval** application (SPA-2020-11) has been submitted by the applicant and is currently in the final stages of review. The execution of a Site Plan Agreement between the applicant and the Town will be required upon the completion of this application. The current Site Plan is included as Attachment No. 2.

Strategic Alignment

Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective: Plan for Growth

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities.

Notice Provisions

The application was received on June 22, 2021 and deemed complete by Planning Division staff on July 7, 2021. In accordance with the requirements of the Planning Act, on August 19, 2021, a Notice of Intent to Remove a Holding (H) Symbol was:

- i. circulated to all property owners within 120 metres of the subject property;
 - ii. advertised in the Orangeville Citizen;
 - iii. published to the Town website.
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Financial Impact

There are no anticipated financial impacts to the Town arising from this Report.

Respectfully submitted

Reviewed by

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Prepared by

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- Attachments:**
- 1. Location Map
 - 2. Site Plan
 - 3. Removal of Holding (H) Symbol By-law