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**Infrastructure Services**

**Notice of a Site Plan Application  
200 Elizabeth Street  
File No. SPA-2021-04**

**Take Notice** that an application for Site Plan Approval (File No. SPA-2021-04) has been submitted by Glen Schnarr & Associates Inc. on behalf of 1705381 Ontario Ltd pursuant to the provisions of the *Planning Act* as follows:

**Description of the Land:**

The land subject to this application is comprised of one parcel located at the southwest corner of Ada Street and Elizabeth Street. The subject land is legally described as Part of Lots 1 and 2, Block 4 of Registered Plan No. 237 and is municipally known as 200 Elizabeth Street. The subject land has a total area of approximately 0.11 hectares (0.28 acres), with approximately 30 metres (98 feet) of frontage along Elizabeth Street and 36 metres (118 feet) of frontage along Ada Street. The subject land currently contains a mixed-use detached dwelling, with residential access from Ada Street, and access to a convenience retail use from Elizabeth Street. A location map of the subject land is attached.

**Purpose and Effect of the Site Plan Application:**

The applicant is proposing the development of four (4) semi-detached dwellings fronting onto Ada Street and a 95.78 sq. m. convenience retail store fronting onto Elizabeth Street. The dwellings are proposed to be 2-storeys in height. A total of 13 parking spaces are proposed, consisting of 2 spaces per residential unit and 5 retail spaces.

**Plans and Reports Submitted:**

- Cover Letter, prepared by Glen Schnarr and Associates Inc., dated September 3, 2021;
- Legal Survey Plan, prepared by Van Harten Surveying Inc., dated December 2, 2020;
- Architectural Drawings, prepared by J Wells Architect Inc., dated April 14, 2022, including:
  - Site Plan
  - Site Details
  - Zoning Compliance Checklist
  - Elevations
  - Floor Plans
  - Landscape Plan and Details;
- Site Grading & Servicing, prepared by Van Harten Surveying Inc., dated August 10, 2021; and
- Functional Stormwater Management and Servicing Brief, prepared by Van Harten Surveying Inc., dated December 23, 2020.

**Related Applications:**

RZ-2020-02 – Zoning By-law Amendment application approved by Council on June 14, 2021.

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**Deadline for Comments:**

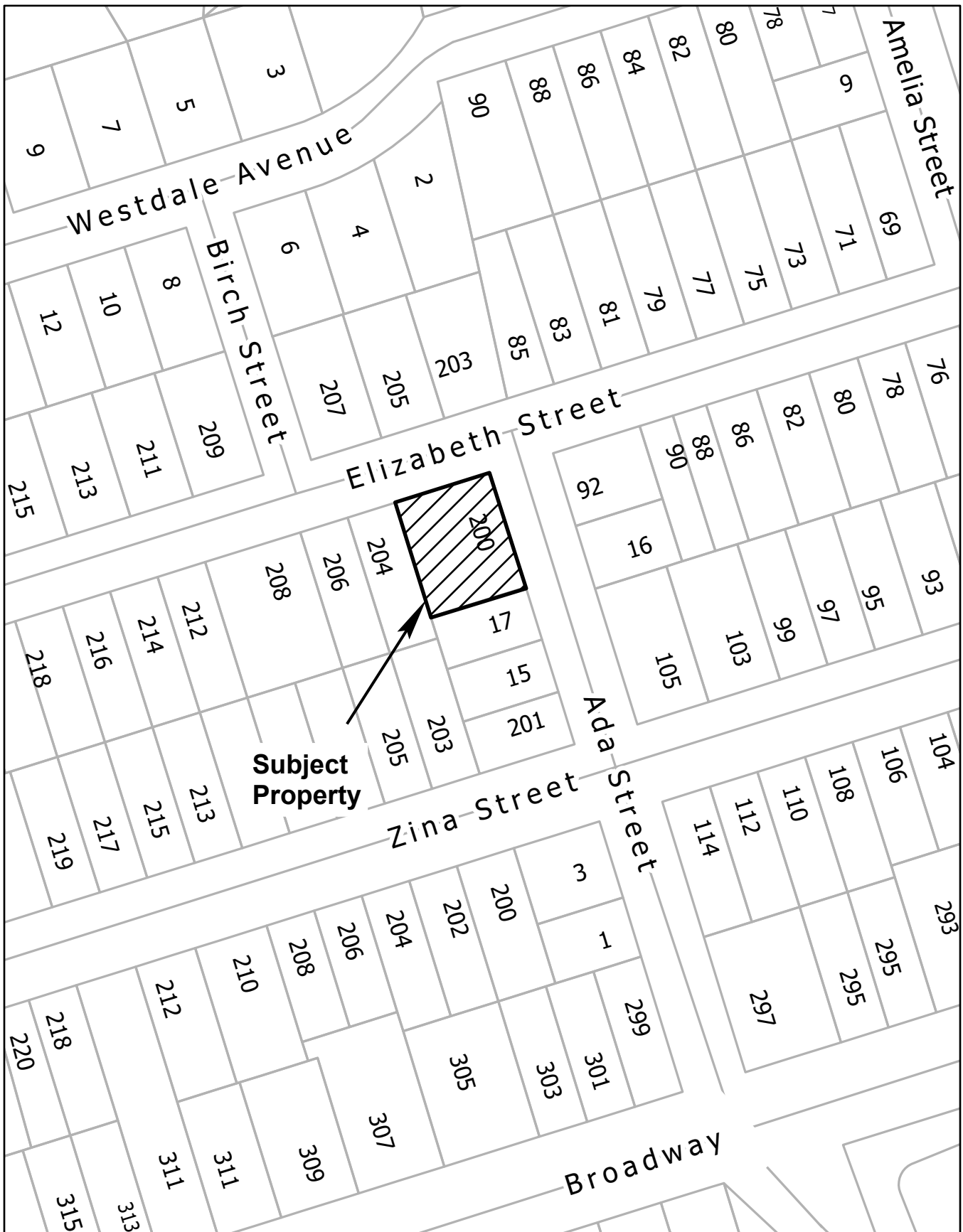
Please forward all comments prior to **October 29, 2021**

**Further Information Available:**

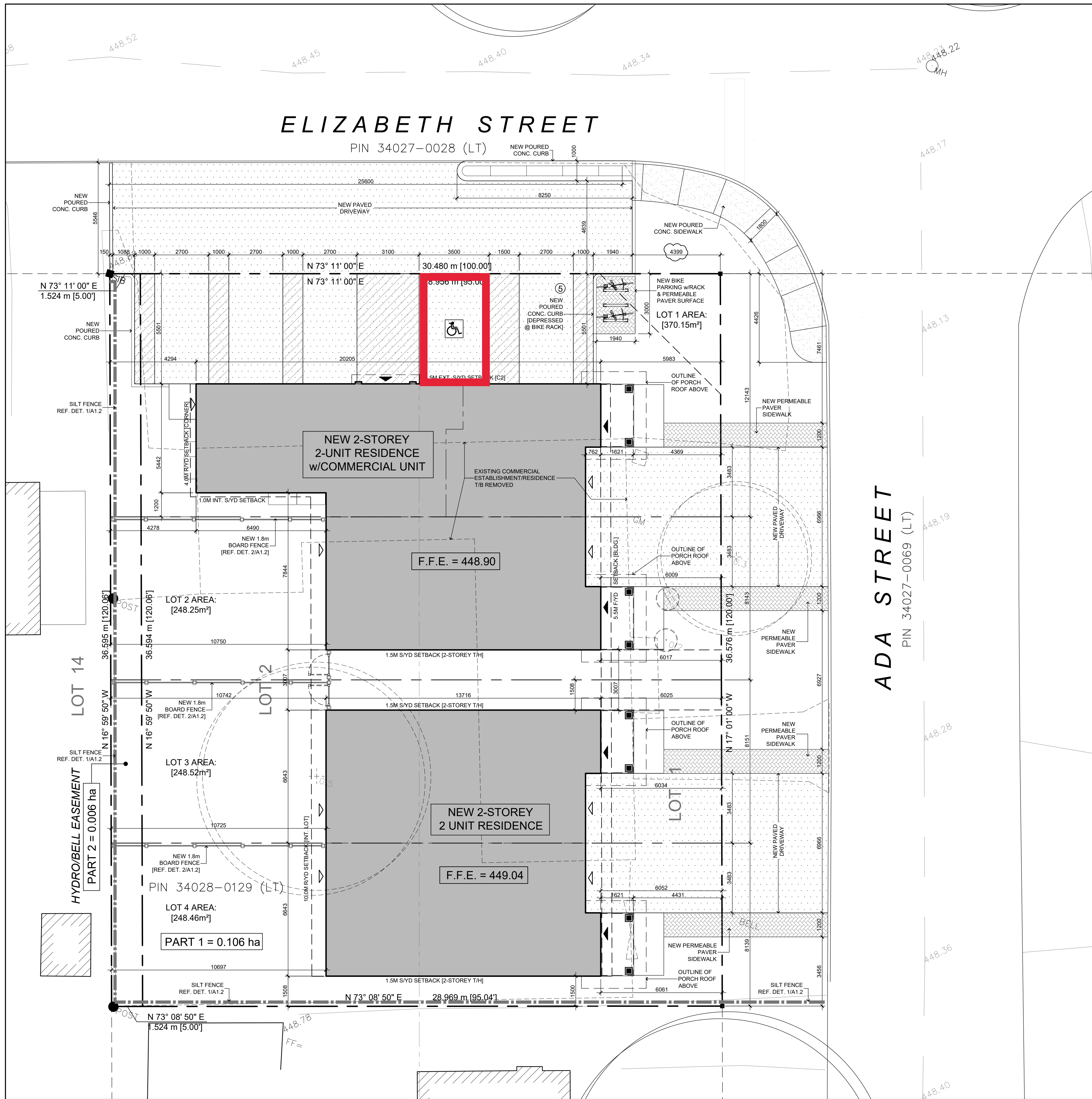
Copies of pertinent submission documents have been circulated to external agencies and internal Town Departments for review and comment. For further information, please contact **Larysa Russell, Senior Planner, Infrastructure Services at 519-941-0440 Ext. 2254 or by e-mail at [LRussell@Orangeville.ca](mailto:LRussell@Orangeville.ca)**

**Notice Issued: September 17, 2021**

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**LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPERTY LINE
- SETBACK LINE
- TO BE REMOVED
- NEW BUILDING
- NEW PAVED AREA
- NEW CONCRETE AREA
- BUILDING MAIN ENTRANCE
- BUILDING SECONDARY ENTRANCE
- EXISTING ELEVATION [IN REF. TO GROUND F/F ELEV.]
- PROPOSED ELEVATION [IN REF. TO GROUND F/F ELEV.]

**NOTE:**  
SITE PLAN DRAWING BASED ON COPY OF SURVEY INFORMATION CONDUCTED BY VANHARTEN SURVEYING INC. (O.L.S.) CERTIFICATE DATED MAY 14, 2020. JOEL WELLS ARCHITECT INC. [JWAI] IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.

**NOTE:**  
CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITIES ON SITE (DEPTH AND LOCATION) PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO PROTECT AND/OR RELOCATE ANY UTILITIES AS NECESSARY TO SUIT PROPOSED WORKS. CONTRACTOR TO MAKE ALL NECESSARY ARRANGEMENTS WITH THE APPLICABLE UTILITY COMPANY TO UNDERTAKE LOCATING UTILITIES.

**NOTE:**  
THIS DRAWING TO BE READ IN CONJUNCTION WITH SERVISING & GRADING PLAN, PREPARED BY VANHARTEN SURVEYING & ENGIN. INC. [PROJECT No. 28067-20] AND LANDSCAPE PLAN LT.1 BY JOEL WELLS ARCHITECT INC.



Joel Wells Architect Inc.  
Certificate of Practice # 4352  
190 Broadway, Unit 206  
L9W 1K3

Lot & Plan No:	Part of Lot 1 & 2, (Block 4), Plan 237 - Town of Orangeville
County of Dufferin	
Pin No:	34132-001 (1/1, 1/2), 34132-0104
Address:	200 Elizabeth St. - Orangeville, ON
Zoning By-Law:	Town of Orangeville - 22-90 (as amended)
Zoning Designation:	Neighbourhood Commercial C2(H) Zone - Special Provision 24.226

**ZONING MATRIX / SITE STATISTICS**

ITEM	Proposed	By-Law Requirement
LOT AREA [Corner]	370.1 m <sup>2</sup> [Min.]	365.0 m <sup>2</sup> [Min.]
LOT AREA [Interior]	248.3 m <sup>2</sup> [Min.]	245.0 m <sup>2</sup> [Min.]
LOT FRONTAGE [Corner]	12.1 m [Min.]	12.0 m [Min.]
LOT FRONTAGE [Interior]	8.1 m [Min.]	8.0 m [Min.]
FRONT YARD [To Building]	5.9 m [Min.]	5.5 m [Min.]
FRONT YARD [To Garage]	6.5 m [Min.]	6.0 m [Min.]
INTERIOR SIDE YARD [1-Storey Building]	1.2 m [Min.]	1.2 m [Min.]
INTERIOR SIDE YARD [2-Storey Building]	1.5 m [Min.]	1.5 m [Min.]
INTERIOR SIDE YARD [To Party Wall]	0.0 m [Min.]	0.0 m [Min.]
INTERIOR SIDE YARD [Corner Lot]	1.2 m [Min.]	1.0 m [Min.]
EXTERIOR SIDE YARD	5.5 m [Min.]	5.5 m [Min.]
REAR YARD [Corner Lot]	4.2 m [Min.]	4.0 m [Min.]
REAR YARD [Interior Lot]	10.7 m [Min.]	10.0 m [Min.]
BUILDING HEIGHT	8.0 m [Max.]	8.0 m [Max.]
LANDSCAPE STRIP [Abutting a Street Line]	0.0 m [Min.]	0.0 m [Min.]
LANDSCAPE STRIP [Abutting a Resid. Zone]	1.2/1.5 m [Min.]	1.0 m [Min.]
PARKING: [2.70m x 5.5m Stall Size]	Formula: 2 spaces / Unit	Provided
Commercial	1 space / 14m <sup>2</sup> G.F.A.	64.0
Residential	1 space / 14m <sup>2</sup> G.F.A.	64.0
Barrier-Free: [3.5m x 5.5m Stall Size]	[Type A Space]	5 <sup>(1)</sup>
Commercial	1 sp. / 1-12 req. spaces	1

**BUILDING STATISTICS**

ITEM	Basement	Ground	Second	TOTAL	Garage					
GROSS FLOOR AREA/COVERAGE	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.				
Commercial Live/Work Unit	21.55	232	74.23	799	-	95.78	1031			
Residential Unit #1 - Basement	52.58	566	-	-	52.58	566	-			
Residential Unit #1	27.03	291	24.53	264	117.15	1261	168.71	1816	21.92	236
Residential Unit #2	66.05	711	63.36	682	82.59	889	212.00	2282	21.92	236
Residential Unit #3	66.05	711	63.36	682	82.59	889	212.00	2282	21.92	236
Residential Unit #4	66.05	711	63.36	682	82.59	889	212.00	2282	21.92	236

**NOTES:**  
(1) Inclusive of Barrier-Free Space.

- SITE NOTES:**
- DRAWINGS ARE NOT TO BE SCALED.
  - ALL WORK IS TO CONFORM TO LOCAL REGULATIONS AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE, (332/12) AS AMENDED.
  - ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.
  - ALL WORK TO BE COMPLETED AS PART OF THIS CONTRACT IS TO BE PERFORMED BY SKILLED TRADES WITH NO LESS THAN 5 YEARS OF EXPERIENCE IN THEIR RESPECTIVE FIELD.
  - EXCAVATED MATERIAL IS TO BE REMOVED AND PLACED ON SITE IN A LOCATION AGREEABLE TO THE OWNER. CONTRACTOR IS TO REMOVE ALL DELETERIOUS MATERIAL FROM EXCAVATED FILL PRIOR TO REPLACEMENT ADJACENT TO NEW STRUCTURE(S).
  - PLACE MIN. 150mm (6") OF NEW TOPSOIL ONCE SUBGRADE HAS BEEN RE-DISTRIBUTED AROUND NEW BUILDING AREAS AS SHOWN ON SITE PLAN.
  - SEED NEWLY PLACED TOPSOIL TO SATISFACTION OF OWNER.
  - CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL LOCATIONS.
  - GRADES AT PROPERTY LINE TO REMAIN INTACT.
  - CONTRACTOR IS TO ENSURE NO DRAINAGE IS DIVERTED TO NEIGHBOURING PROPERTIES DURING & AFTER CONSTRUCTION.
  - CONTRACTOR IS TO PROVIDE SILT FENCE (IF REQUIRED) IN ALL LOCATIONS WHERE EROSION MAY OCCUR DURING CONSTRUCTION.
  - CONTRACTOR IS TO ENSURE EXISTING UNDERGROUND UTILITIES (SEPTIC/WATER) ARE TO REMAIN INTACT DURING CONSTRUCTION UPGRADES. LOCATIONS SHOWN ON SITE PLAN ARE APPROXIMATE AND FINAL LOCATIONS ARE TO BE DETERMINED ON SITE.

**J WELLS ARCHITECT INC**  
190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3  
TEL: 519.938.2217  
EMAIL: JWELLS@JWALCA  
WWW.JWALCA

CONSULTANT

PROJECT: PROPOSED NEW DEVELOPMENT:  
**4 SEMI-DETACHED RESID. UNITS + 1 COMMERCIAL UNIT**  
200 ELIZABETH ST. ORANGEVILLE, ON.

SHEET TITLE: **SITE PLAN**

APR. 14 2021	REVISED PER FIRST PLANNING COMMENTS		
SEPT. 30 2020	ISSUED FOR SITE PLAN SUBMISSION		
SEPT. 24 2020	RE-ISSUED PER PARKING ENGINE STUDY		
AUG. 26 2020	UNIFORMITY RECONF. - RE-ISS. FOR PLANNING DEVELOPMENT	JUL. 14 2021	ISSUED FOR SITE PLAN SUBMISSION (R01)
JUN. 08 2020	ISSUED FOR PLANNING DEVELOPMENT	MAY 19 2021	REVISED INT. S.Y. SETBACK PER DISCUSSION w/TOWN PLANNING
DATE	REVISION	DATE	REVISION

PROJ. NO: 19-100-R  
DATE: OCT. '19  
DRAWN BY: J.G.W.  
CHECKED: [Signature]  
SCALE: AS NOTED  
DATE PRINTED: 5853  
DRAWING NO: A1.1

### 3. Concerns regarding additional cars and vehicular traffic.

A Transportation Study was prepared and reviewed as part of this application. The study noted that the proposed development would result in approximately a 1% increase in peak morning and evening hour traffic volumes from the baseline traffic in the area. As such, the study concluded that the proposed development would have an insignificant impact on traffic at the Ada Street and Elizabeth Street intersection and surrounding area.

### 4. Council requested that the applicant consider revising the parking layout such that the barrier-free parking space be relocated to the west side of the entrance to the convenience store.

Upon detailed review by the applicant, it was determined that it would not be possible to relocate the barrier-free parking space, while maintaining the required 5 parking spaces for the convenience retail use. Specifically, there is not enough space on the west side of the parking lot towards the west lot line. Relocation would conflict with site grading requirements in order to maintain compatible grades with adjacent properties. The Transportation Study confirms that the barrier-free parking space has adequate room for a vehicle to safely maneuver and that it has been designed in accordance with the AODA requirements.

### 5. Concerns with stormwater management and impact on adjacent properties.

A Hydrogeological & Water Balance Assessment as well as a Functional Servicing and Stormwater Management Study were prepared and reviewed as part of this application. These studies informed the site grading and assessed pre- and post-development stormwater runoff and infiltration rates.

Stormwater runoff generated by the proposed development will be directed towards either Elizabeth Street or Ada Street. External drainage from neighbouring properties will be permitted to drain through the subject property and out to Elizabeth Street or Ada Street. Further, infiltration on the property will be improved by approximately 7% by directing roof water into landscaped locations. Permeable pavers are also being considered for the residential walkways which will improve infiltration. Technical details relating to grading and stormwater management will be reviewed in greater detail through the Site Plan process.

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## Strategic Alignment

### Orangeville Forward – Strategic Plan

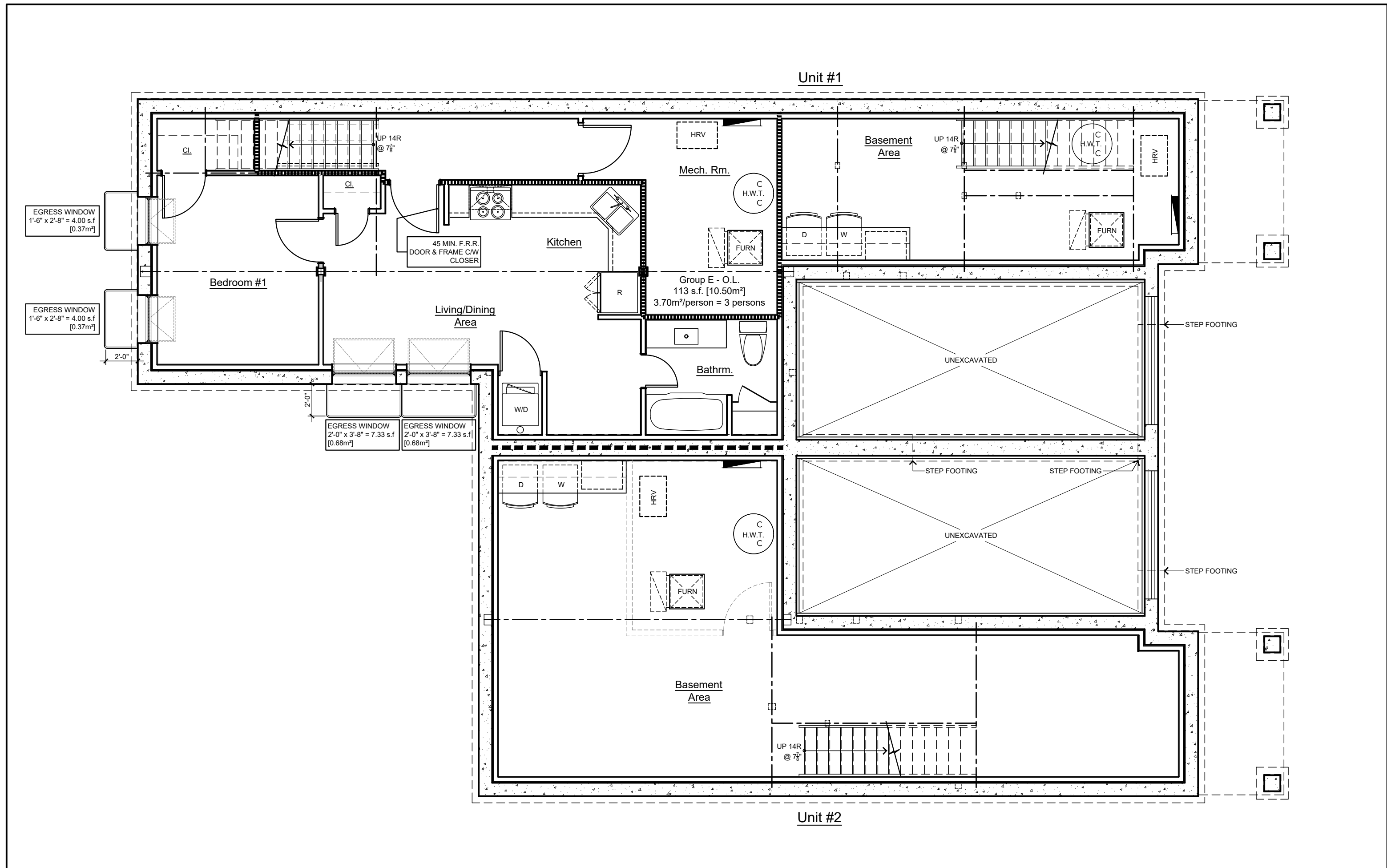
Priority Area: Sustainable Infrastructure

Objective: Plan for Growth



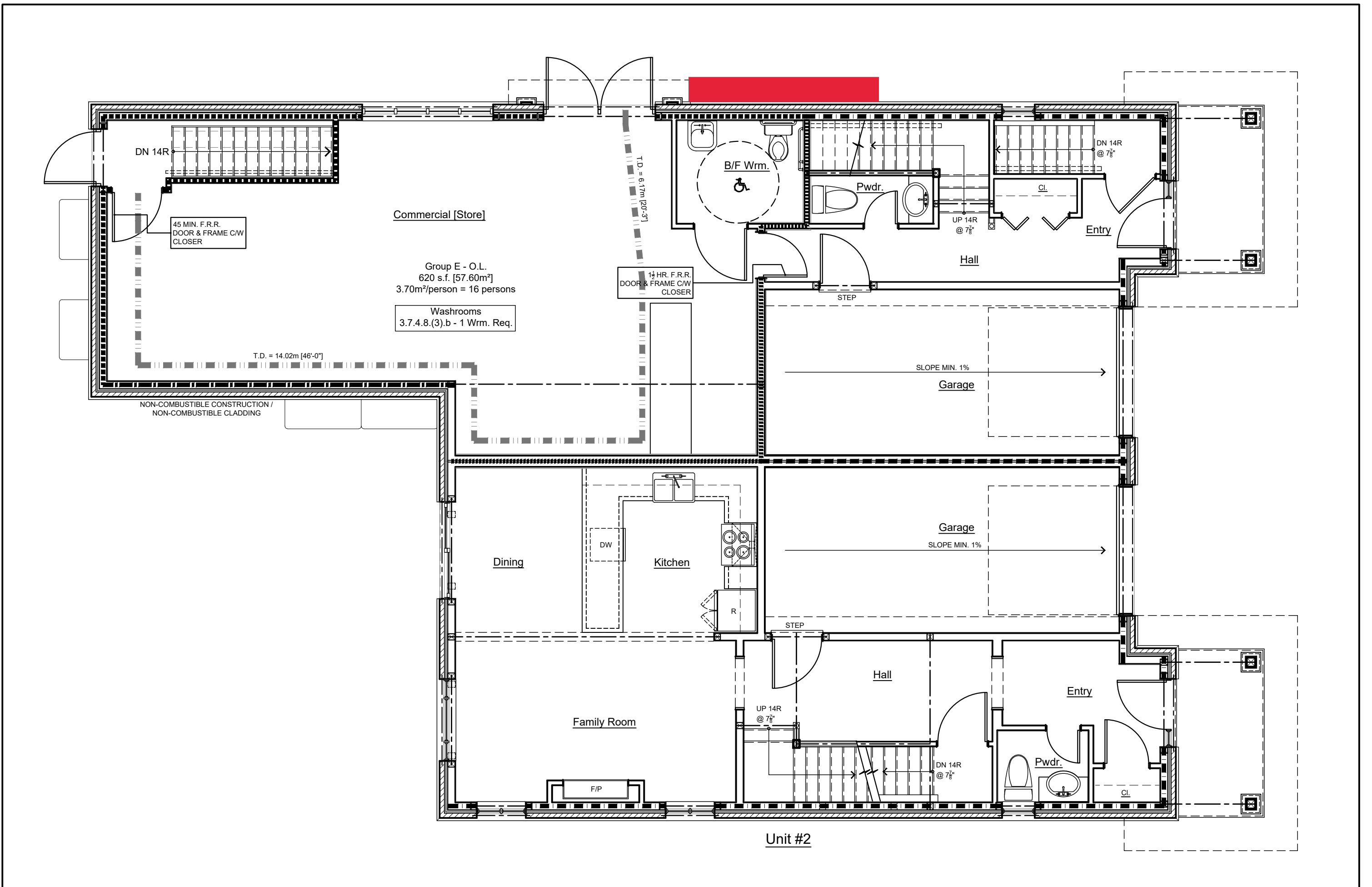






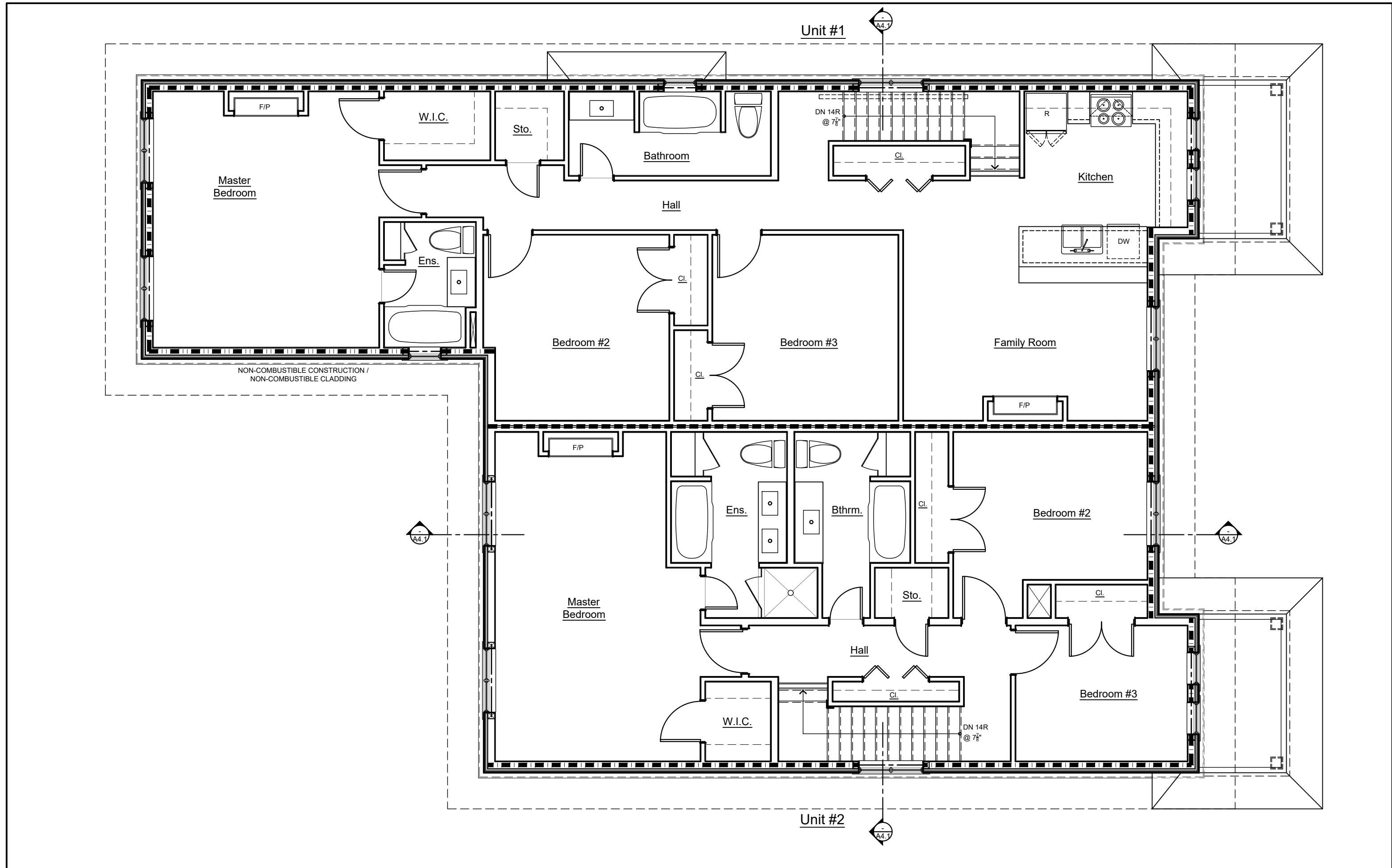
1 BASEMENT PLAN  
BC.1

SCALE 3/16" = 1'-0"



2 GROUND FLOOR PLAN  
BC.1

SCALE 3/16" = 1'-0"



3 SECOND FLOOR PLAN  
BC.1

SCALE 3/16" = 1'-0"

**O.B.C. LEGEND**

- 2 HR. FIRE RESISTANCE RATING (w/NON-COMBUSTIBLE CLADDING)
- FIRE SEPARATION / 2 HR. FIRE RESISTANCE RATING
- 1 HR. FIRE RESISTANCE RATING (w/NON-COMBUSTIBLE CLADDING)
- FIRE SEPARATION / 1 HR. FIRE RESISTANCE RATING (MIN. SOUND RESIST.: STC 51)
- 1 HR. FIRE RESISTANCE RATING
- 45 MIN. FIRE RESISTANCE RATING
- T.D. = 30.0m [98'-5"]
- TRAVEL DISTANCE TO EXIT
- 45 MIN. F.R.R. DOOR & FRAME CW CLOSER
- DOOR QUICK REFERENCE INFORMATION

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CONSULTANT

PROJECT MULTI-UNIT DEVELOPMENT:  
**200 ELIZABETH ST.**  
ORANGEVILLE ONTARIO

SHEET TITLE  
**UNITS #1 & #2 PLANS**

DATE	REVISION	DATE	REVISION
JUL 14 2021	ISSUED FOR SITE PLAN SUBMISSION		

PROJ. NO.	19-100-CI
DATE	OCT. '19
DRAWN BY	J.G.W.
CHECKED	
SCALE	AS NOTED
DATE PRINTED	DRAWING NO.
	<b>BC.1a</b>