

**Infrastructure Services**

**Notice of Public Meeting  
Official Plan Amendment and Zoning By-law Amendment  
(File No. OPZ-2022-01)**

**Take Notice that** the Corporation of the Town of Orangeville has received a complete application to amend the Town's Official Plan and Zoning By-law No. 22-90, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, and will hold a Public Meeting on:

**Monday May 9, 2022 (no earlier than 7:00 P.M.)  
Council Chambers, Town Hall  
87 Broadway  
Orangeville, Ontario**

**Public Meeting protocol during the COVID-19 Pandemic:**

Due to the COVID-19 pandemic and the Provincial Emergency Orders, the Council Chambers at Town Hall will not be open to the public to attend in-person until further notice. All persons interested in the above application are invited to observe this Public Meeting through the Town's live stream broadcast of this meeting online at [www.youtube.com/c/OrangevilleCouncil](http://www.youtube.com/c/OrangevilleCouncil)

**Any member of the public wanting to participate in this Public Meeting have the following options:**

1. Make a presentation to Council remotely by submitting a delegation form found at <https://forms.orangeville.ca/Delegation-to-Council> by Friday April 29, 2022 at 1 p.m. Your presentation will be included in the Council Agenda package.
2. Call in to the meeting to voice your questions or comments by calling **1-289-801-5774, Conference ID: 461 085 195#** after 7 p.m. on the evening of the Public Meeting. Callers will be invited to provide their questions or comments following the conclusion of the meeting presentation(s).

Written comments may also be submitted prior to the meeting and can be addressed to the Mayor and Members of Council, and/or the staff contact provided below. All written comments received will be taken into consideration through the overall review of this matter and will become a matter of public record.

### **Description of the Subject Land:**

The land subject to these applications is located on the south side of Broadway, between Third Street and Fourth Street. The subject lands are made up of three properties legally described as:

- Lot 4, Part Lots 3, 5, 6 and 7, Block 2, Plan 138, Parts 1 to 6, 7R1860, Town of Orangeville;
- Part Lot 5, Block 2, Plan 138, Part 1, 7R1978, Town of Orangeville; and
- Part Lots 1 and 2, Block 4 and Part Lots 5 and 6, Block 2, Plan 138 and Part Amanda Street, Plan 138, as closed by BL140, as in MF135287; subject to, if any, MF17496 and MF17653, Town of Orangeville.

They are municipally known as 48 & 50, 50A and 52 Broadway. The subject lands have a combined lot area of approximately 0.96 hectares (2.37 acres), with approximately 139 metres (456 feet) of frontage along Broadway. The subject lands are accessible from Broadway, via existing driveways. The subject lands are currently developed with an autobody shop and parking area. A location map of the subject lands is attached.

### **Purpose and Effect of the Applications:**

The purpose and effect of the applications is to permit the development of a 7-storey mixed-use building, containing 129 residential units and 408 square metres of ground floor retail space. A total of 200 parking spaces are proposed, consisting of 146 resident parking spaces, 33 visitor parking spaces, and 21 retail parking spaces. Access to the proposed development is proposed via 2 driveway entrances on Broadway. Approximately 30% of the rear portion of the subject lands will remain undeveloped for protection of the Mill Creek and associated setbacks.

The Official Plan Amendment proposes to re-designate the subject lands from “Service Commercial” to “Neighbourhood Commercial with Special Policy Area” and “Open Space Conservation” in order to permit the development as proposed.

The Zoning By-law Amendment proposes to re-zone the subject lands from “Service Commercial (C3) Zone” to “Neighbourhood Commercial (C2) Zone with Site Specific Provision 24.XXX” and “Open Space Conservation (OS2) Zone” with a Holding (H) Symbol, in order to permit the development as proposed.

### **Information Available:**

Additional information and material relating to the application is available for review during business hours, in the Planning Division of the Infrastructure Services Department at 87 Broadway, Orangeville, Ontario. For further information, you may also contact **Larysa Russell, Senior Planner, Infrastructure Services at 519-941-0440 Ext. 2254 or by e-mail at LRussell@orangeville.ca** during normal business hours or visit the Planning Division.

**If You Wish to be Notified:**

If you wish to be notified of the decision of the Council of the Corporation of the Town of Orangeville with respect to the Official Plan amendment application and Zoning By-law amendment application, you must make a written request to: Clerk, Town of Orangeville, 87 Broadway, Orangeville, Ontario, L9W 1K1.

**Important Information About Preserving Your Appeal Rights:**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Town of Orangeville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of Orangeville before the proposed official plan amendment is adopted or before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of Orangeville before the proposed official plan amendment is adopted or before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Notice Issued:** April 14, 2022

