
Infrastructure Services

**Notice of Complete Application
for a Draft Plan of Subdivision
(File No. SUB-2023-01)**

The Town of Orangeville has received a complete application for a Draft Plan of Subdivision, pursuant to Section 51 of the *Planning Act*.

Land Subject to this Application:

The lands subject to these applications are located on south side of Broadway, between C Line and Diane Drive. The subject lands are made up of three properties, legally described as:

- Lot 90, RCP 335, Parts 1, 2, 3 and 4, on Plan 7R-6504, Town of Orangeville, County of Dufferin;
- Lot 91, RCP 335 Except Pt 1, on Plan 7R-508, Town of Orangeville, County of Dufferin;
- Lot 92, RCP 335, Part 3 on Plan 7R-4639, Town of Orangeville, County of Dufferin.

They are municipally known as 340 Broadway, 31 C Line and a portion 15 C Line. The subject lands have a lot area of approximately 2.47 hectares (6.1 acres), with approximately 112.7 metres (370 feet) of frontage along Broadway and 81 metres (266 feet) of frontage along C Line. The subject lands are accessible via existing driveways from Broadway and C Line.

Purpose and Effect of the Application:

The purpose and effect of the draft plan of subdivision application is to implement the proposed Official Plan and Zoning By-law Amendment applications (File No. OPZ-2021-02), which were presented at a public meeting on June 6, 2022. The proposed development consists of 58 townhouse units. Parking is proposed at a rate of 2 spaces per unit, plus 14 visitor parking spaces. Access is proposed via one entrance from C Line. The existing detached dwelling at 340 Broadway will be maintained, and retain exclusive access to the existing driveway off of Broadway.

More Information Available:

Additional information and material relating to the application is available for review during business hours, in the Infrastructure Services Department, Planning Division 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 Draft Plan of Subdivision application, you must make a written request to: Clerk, Town of Orangeville, 87 Broadway, Orangeville, Ontario, L9W 1K1.

For Multi-Tenant Landowners: Please post this notice in a visible location for all residents of your property.

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 draft plan of subdivision is approved, 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: February 23, 2023

Location Map

Applicant: Hamount Investments Ltd.
Agent: IBI Group

