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**Notice of Complete Application for an Official Plan Amendment and  
Zoning By-law Amendment  
(File No. OPZ-2022-01)**

Take Notice that the Corporation of the Town of Orangeville is in receipt of complete applications to amend the Town's Official Plan and Zoning By-law No. 22-90, as amended, pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. 1990.

**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 property from "Service Commercial" to "Mixed Use", "Service 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 property from "Service Commercial (C3)" Zone to "Mixed Use (MU) Zone with Site Specific Provision 24.XXX" "Mixed Use Floodplain (MU-F) Zone" and "Service Commercial (C3) Zone with Site Specific Provision 24.XXX", and a Holding (H) Symbol, in order to permit the development as proposed.

**Information Available:**

For more information about this matter, including information about appeal rights, 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) during normal business hours.

Notice Issued: February 3, 2022