



**Agenda
Council - Public Meeting**

**Wednesday, September 23, 2020, 7:00 p.m.
(Mayor and Clerk at Town Hall - 87 Broadway)**

Electronic Participation

NOTICE

Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chambers at Town Hall will not be open to the public to attend Council meetings until further notice.

Members of the public who have an interest in a matter listed on the agenda may, up until 10:00 a.m. on the day of a scheduled Council meeting: Email councilagenda@orangeville.ca indicating your request to speak to a matter listed on the agenda. A phone number and conference ID code will be provided to you so that you may join the virtual meeting and provide your comments to Council.

Members of the public wishing to raise a question during the public question period of the Council meeting may beginning at 8:00 p.m. on the evening of the Council meeting, call +1 289-801-5774 and enter Conference ID: 720 904 204#

Correspondence/emails submitted will be considered as public information and entered into the public record.

Accessibility Accommodations

If you require access to information in an alternate format, please contact the Clerk's division by phone at 519-941-0440 x 2256 or via email at clerksdept@orangeville.ca

Pages

1. **Call To Order**
2. **Approval of Agenda**
That the agenda for the September 23, 2020 Council - Public Meeting, be approved.
3. **Disclosure of (Direct and Indirect) Pecuniary Interest**
4. **Singing of National Anthem**
5. **Land Acknowledgement**
We would like to acknowledge the traditional territory of the Anishinaabe people including the Ojibway, Potawatomi and Odawa of the Three Fires Confederacy.
6. **Announcements by Chair**
This meeting is being aired on public television and/or streamed live and may be taped for later public broadcast or webcast.
Your name is part of the public record and will be included in the minutes of this

meeting.

7. Statutory Public Meetings

7.1 99 Mill Street Public Meeting

7.1.1 Presentation, Larysa Russell, Senior Planner, 99 Mill Street 3 - 13

7.1.2 Presentation, Pedro Pimentel Architect Inc., 99 Mill Street 14 - 29

7.1.3 Questions/Comments from the Public

7.1.4 99 Mill Street, Public Meeting Report (IS-PL-2020-019) 30 - 42
Recommendations:

That report IS-PL-2020-019, 99 Mill Street Public Meeting Information Report, OPZ 2/20, be received by Council as information at the Public Meeting on September 23, 2020.

7.2 670-690 Broadway Public Meeting

7.2.1 Presentation, Larysa Russell, Senior Planner 43 - 50

7.2.2 Presentation, Brent Hollenbeck and Van Harten Surveying Inc., 670-690 Broadway 51 - 56

7.2.3 Delegation, Manda Jones, 670-690 Broadway

7.2.4 Questions/Comments from the Public

7.2.5 670-690 Broadway, Public Meeting Information Report, CD 2/20 (IS-PL-2020-020) 57 - 66
Recommendations:

That report IS-PL-2020-020, 670-690 Broadway Public Meeting Information Report, CD 2/20, be received by Council as information at the Public Meeting on September 23, 2020.

8. By-Laws

67 - 67

That the by-laws listed below be read three times and finally passed.

9. Adjournment

That the meeting be adjourned.



Public Meeting Presentation

Applications by Clover Tuah c/o Pedro Pimentel Architect Inc.

99 Mill Street

Town File No. OPZ 2/20

Wednesday September 23, 2020

7:00 pm

Summary of Applications

Applications: Official Plan Amendment and Zoning By-law Amendment

Submitted by: Clover Tuah c/o Pedro Pimentel Architect Inc.

Location: 99 Mill Street

File Number: OPZ 2/20

Received on: April 15, 2020

Deemed complete on: May 8, 2020

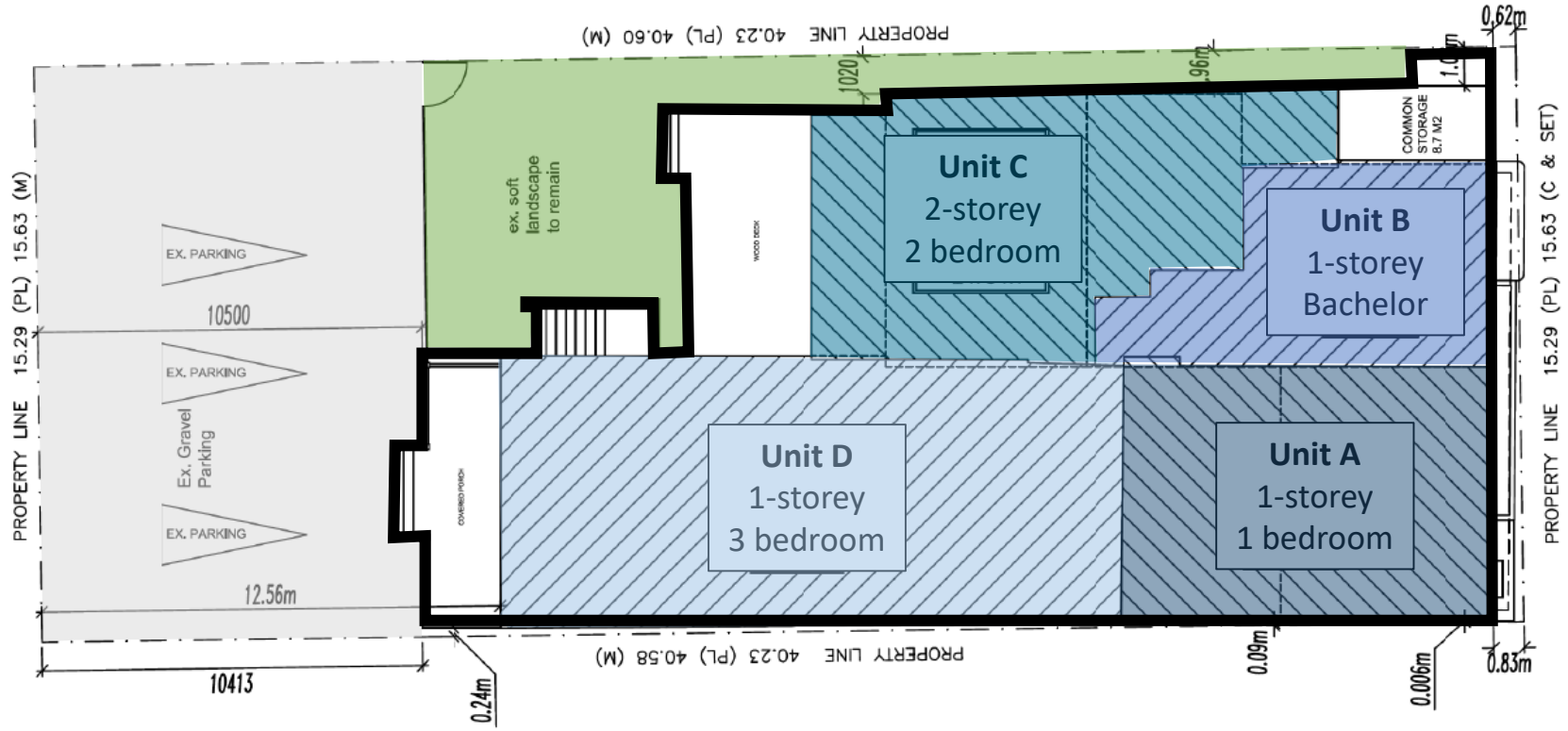
Proposal:

To legalize the conversion of the existing building from a mixed-use commercial and residential building, to a multiple-residential building containing four (4) units.

SITE LOCATION



SITE PLAN



OFFICIAL PLAN

“Neighbourhood Commercial” (Schedule ‘A’)

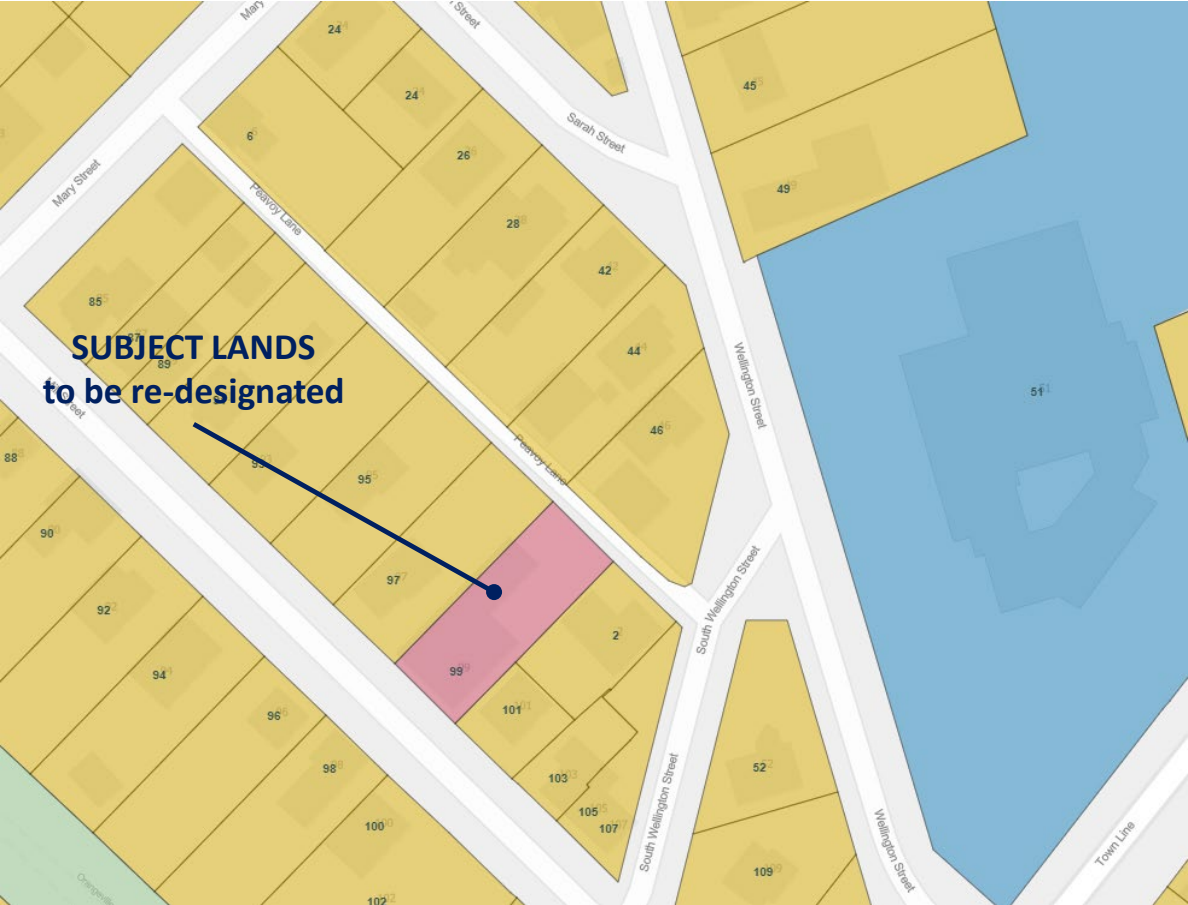
- Distributed in various areas around Town, near residential
- Permitted uses:
 - Supermarket
 - Drug store
 - Hardware store
 - Service establishments
 - Retail outlets
 - Recreational establishments
 - Nursery school
 - Offices
 - Veterinarian clinic
 - Residential uses on upper floors



PROPOSED OFFICIAL PLAN AMENDMENT

Re-designate to “Residential - Low Density Multiple” (Schedule ‘A’ and Schedule ‘C’)

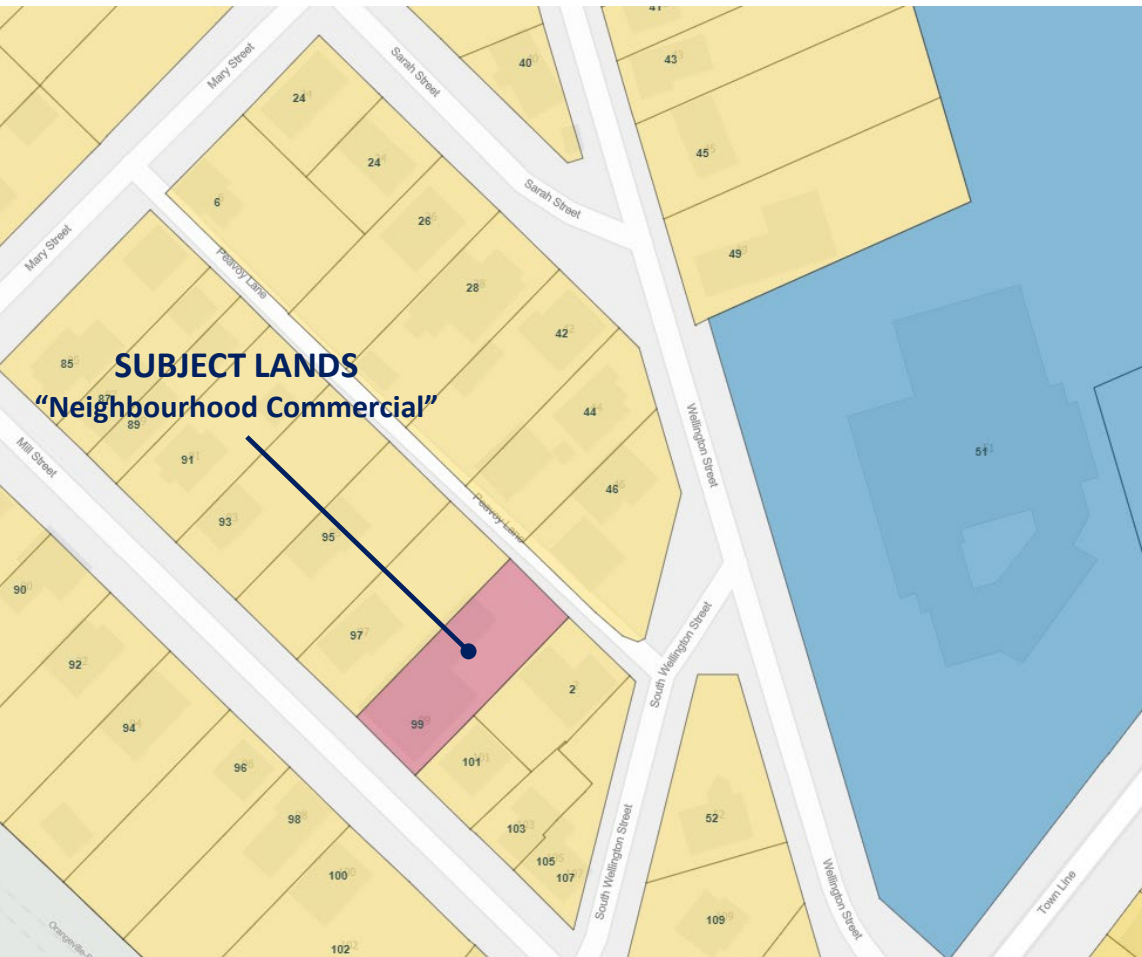
- Permitted uses:
 - Single detached
 - 2 to 4 unit dwellings
 - Row/townhouses
 - Maximum density of 49 units per net hectare



ZONING BY-LAW

“Neighbourhood Commercial” (C2)

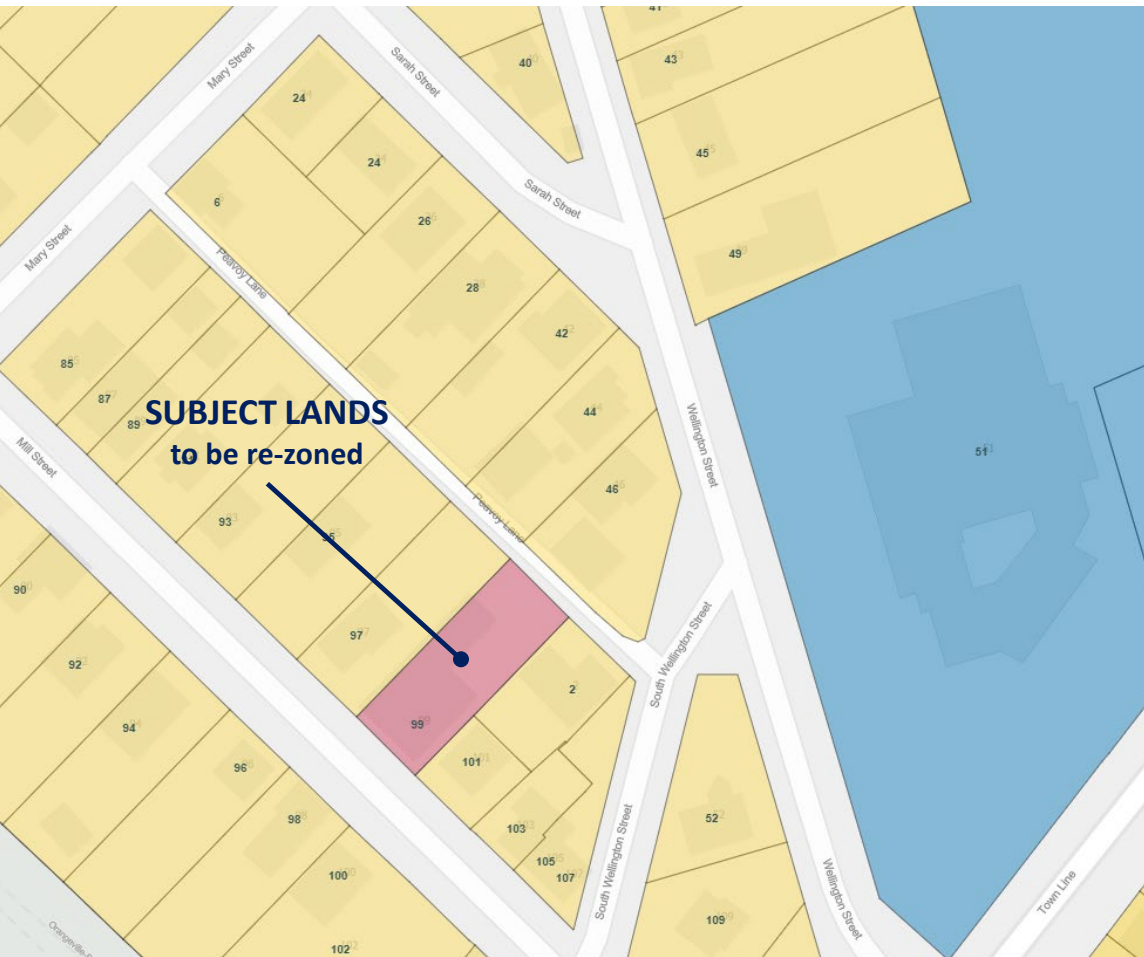
- Permitted uses:
 - Dwelling unit or units on upper floors
 - Automobile service station
 - Business or professional office
 - Financial establishment
 - Home occupation
 - Medical laboratory
 - Nursery school
 - Personal service shop
 - Recreational establishment
 - Restaurant
 - Retail store
 - Repair, service or rental establishment
 - Veterinarian clinic






 Residential, Second Density  Residential, Third Density  Institutional

PROPOSED ZONING BY-LAW AMENDMENT

Re-zone to “Multiple Residential Medium Density” (RM1 Zone)



- Permitted uses:
 - Converted dwelling house
 - Multiple dwelling
 - Townhouse dwelling
 - Home occupation
 - Public park or playground
 - Crisis care facility
 - Group home
 - Nursing home
 - Retirement home

 Residential, Second Density  Residential, Third Density  Institutional

Comments Received

Agency and Department Circulation:

No concerns expressed by:

- Fire Department
- Heritage Orangeville
- Canada Post
- Dufferin County - Planning

Specific comments received from:

- Infrastructure Services, Environment Division – noted that that no source protection requirements need to be met.
- Infrastructure Services, Building Division – noted that a significant amount of internal work has been completed without permits, and building permits will be required.
- Infrastructure Services, Transportation and Development – noted no concerns, and will complete a detailed review through the Site Plan.
- Infrastructure Services, Zoning – requested updates to the Zoning By-law Amendment and Planning Rationale Report to accurately represent the proposed development.

Public Comments: none received

Next Steps

1. Statutory public meeting & information report to Council (Today)
2. Planning Division staff review of comments received through public consultation and circulation review - for applicant response
3. Planning Division staff to prepare a recommendation report for a Council decision
4. Applicant to pursue further required planning approvals, pending a decision on the Official Plan and Zoning By-law Amendments

Thank You

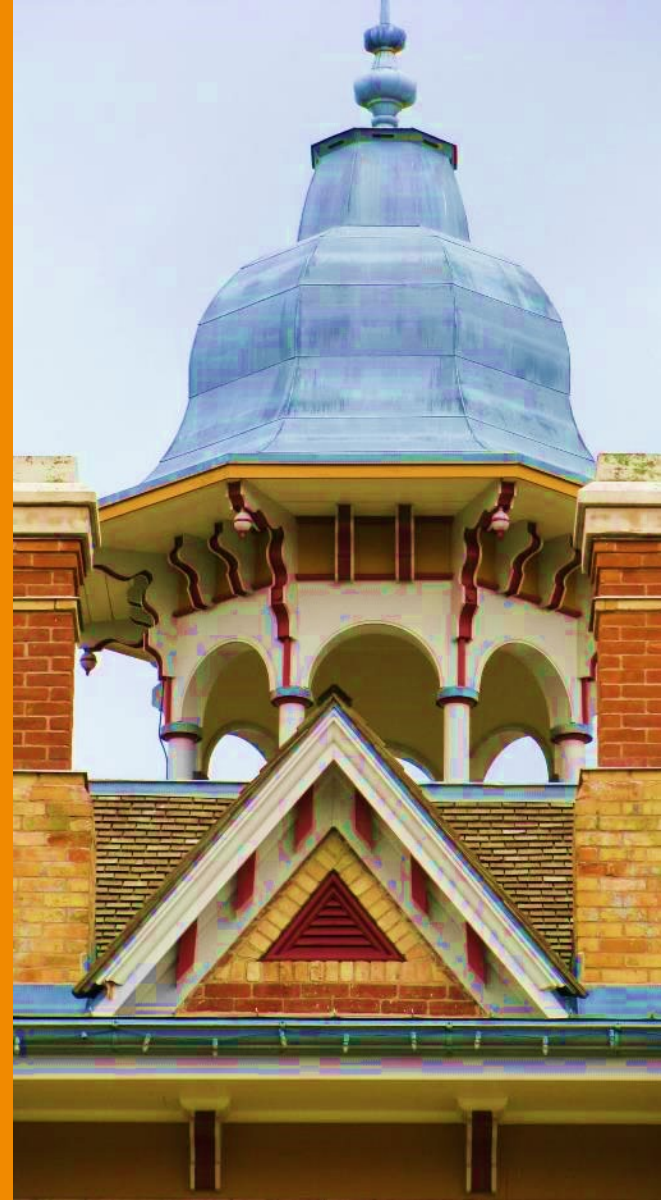
For further information, please contact:

Larysa Russell, MCIP, RPP

Senior Planner, Planning, Infrastructure Services

519-941-0440 Ext. 2254

lrussell@orangeville.ca



Public Meeting

99 Mill – OPA and OPZ 2/20

99 Mill – OPA and OPZ 2/20

- ▶ This application is to bring to compliance the existing development located in the Town of Orangeville, 99 Mill St.
- ▶ According to existing OP, Zoning By-law 22-90 and Special Provision 24.58, for this lot residential use is only allowed on the second floor, and a convenience store on the ground floor.
- ▶ Mr Clover Tuah bough the property in 2016, it was already being used as a fully residential property on both floors. Presently, it has 4 residential units.

99 Mill – OPA and OPZ 2/20

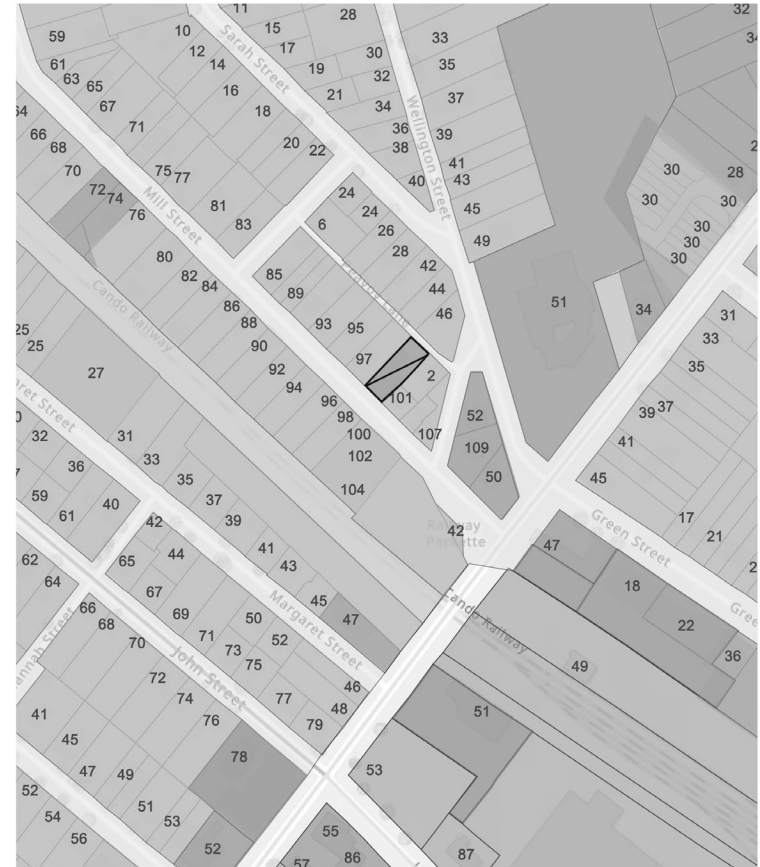
- ▶ The owner wants to maintain the existing use and the existing building.
- ▶ Therefore, an OPA and a minor ZBA are required by The Town of Orangeville, to change the lot from “Neighbourhood Commercial” to “Residential”, to permit residential use on the ground floor.
- ▶ A planning analysis of the latest Provincial Policy Statement, The Growth Plan for the Greater Golden Horseshoe, Dufferin County Official Plan and Town of Orangeville Official Plan was done to see if the proposed change is supported by the policies of the plans.

99 Mill – OPA and OPZ 2/20

- ▶ The planning analysis concluded that this application conforms to the goals and objectives of all the above mentioned Plans.
- ▶ They support the increase of housing units in developed areas where infrastructure exists.
- ▶ They support the increase of mixed housing units if they do not compromise the enjoyment and compatibility of the area.

99 Mill – OPA and OPZ 2/20

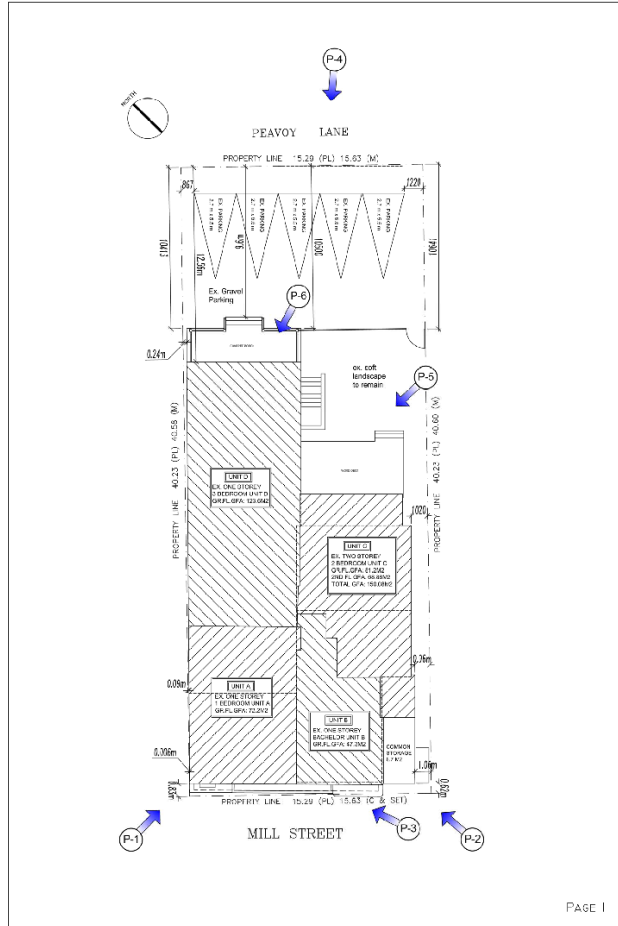
- ▶ This application increases the permitted use from two to the existing four mixed residential units;
- ▶ In a developed area with existing infrastructure, surrounded by other compatible residential areas.



 Subject lot

Schedule "A" - 99 Mills Street, Lot 23, Block 7, Registered Plan 138, Town of Orangeville, County of Dufferin

99 Mill – OPA and OPZ 2/20



P-4 REAR LOOKING SOUTH

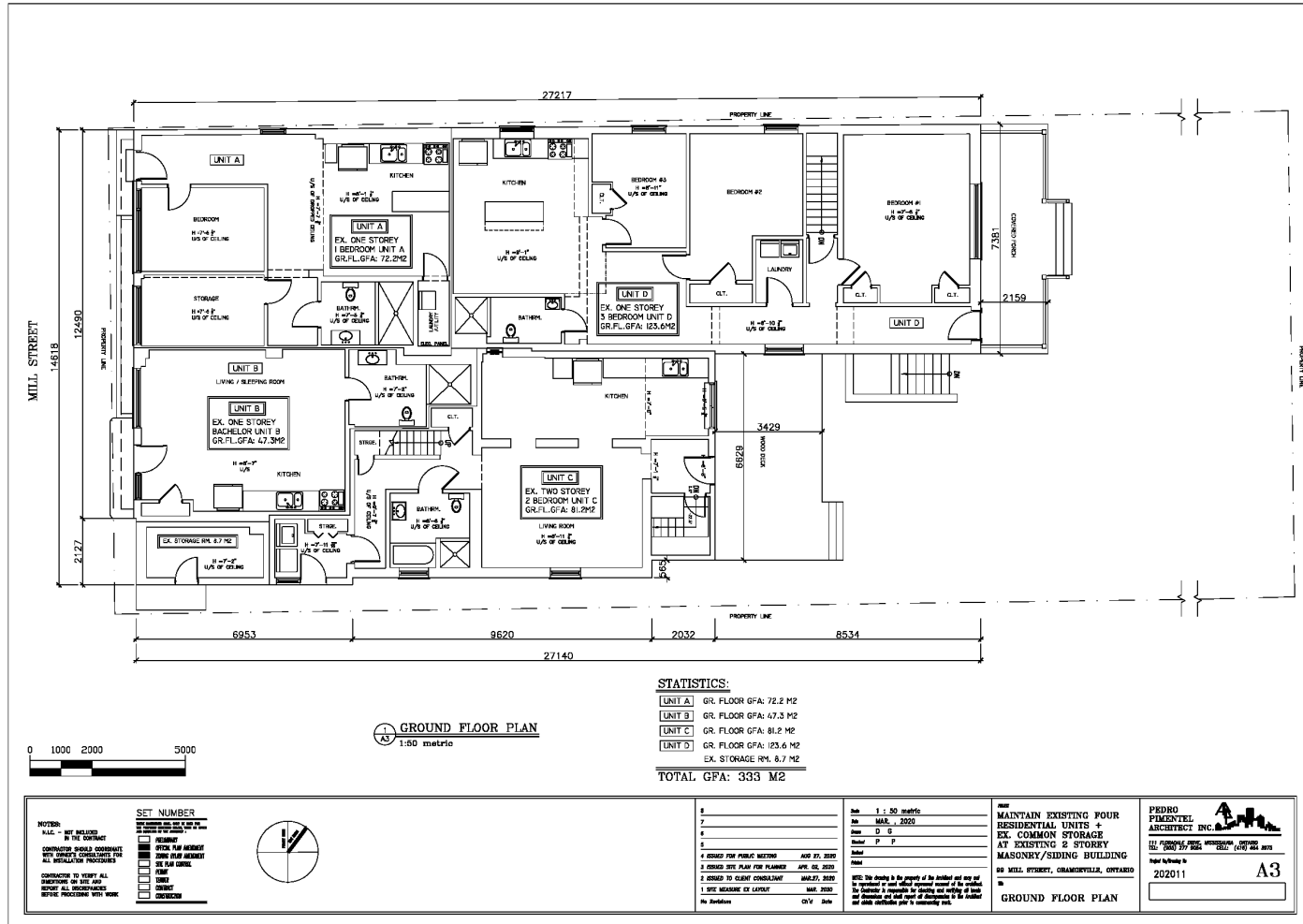


P-5 REAR EAST END LOOKING SOUTH

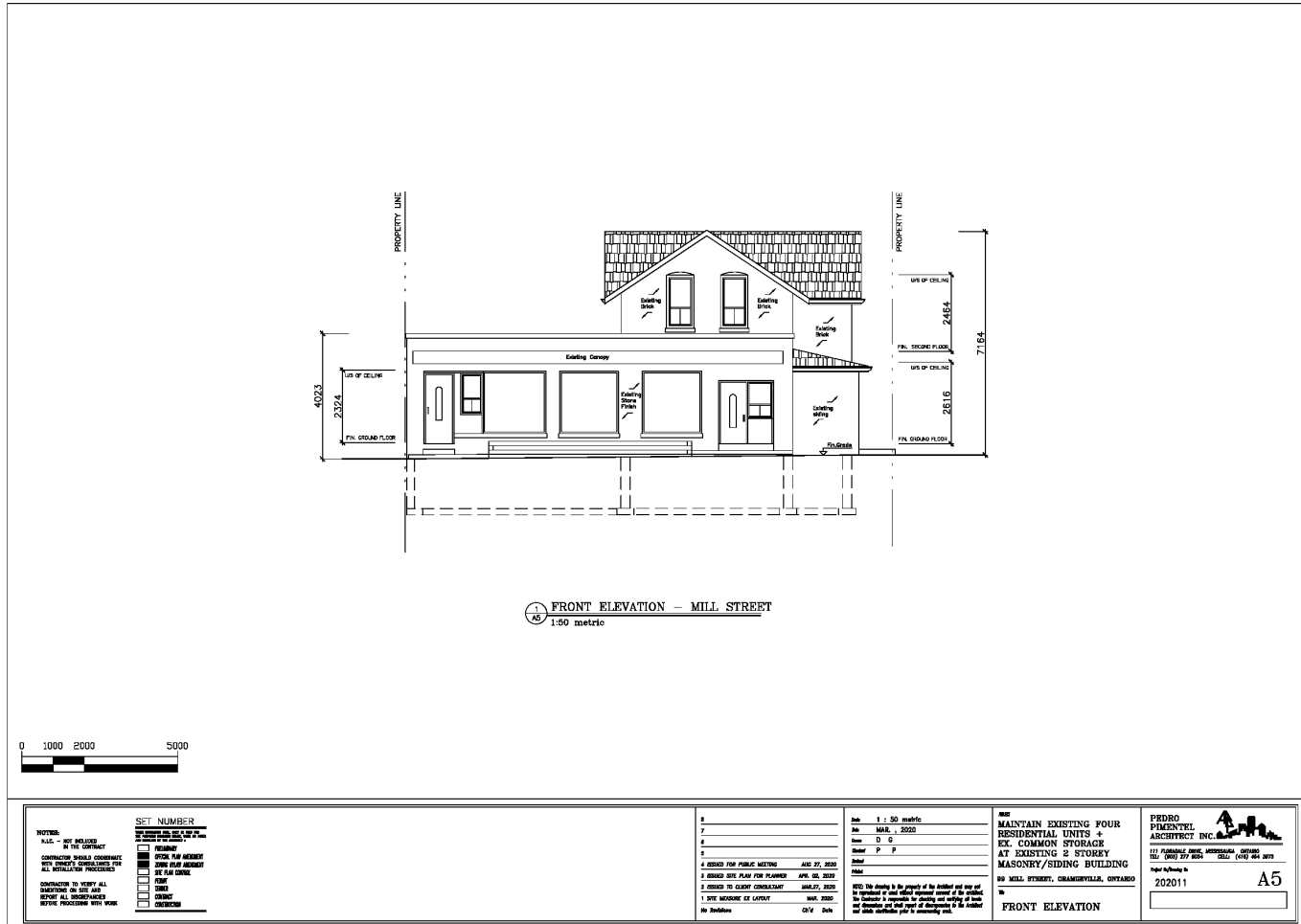


P-6 REAR WEST END LOOKING SOUTH

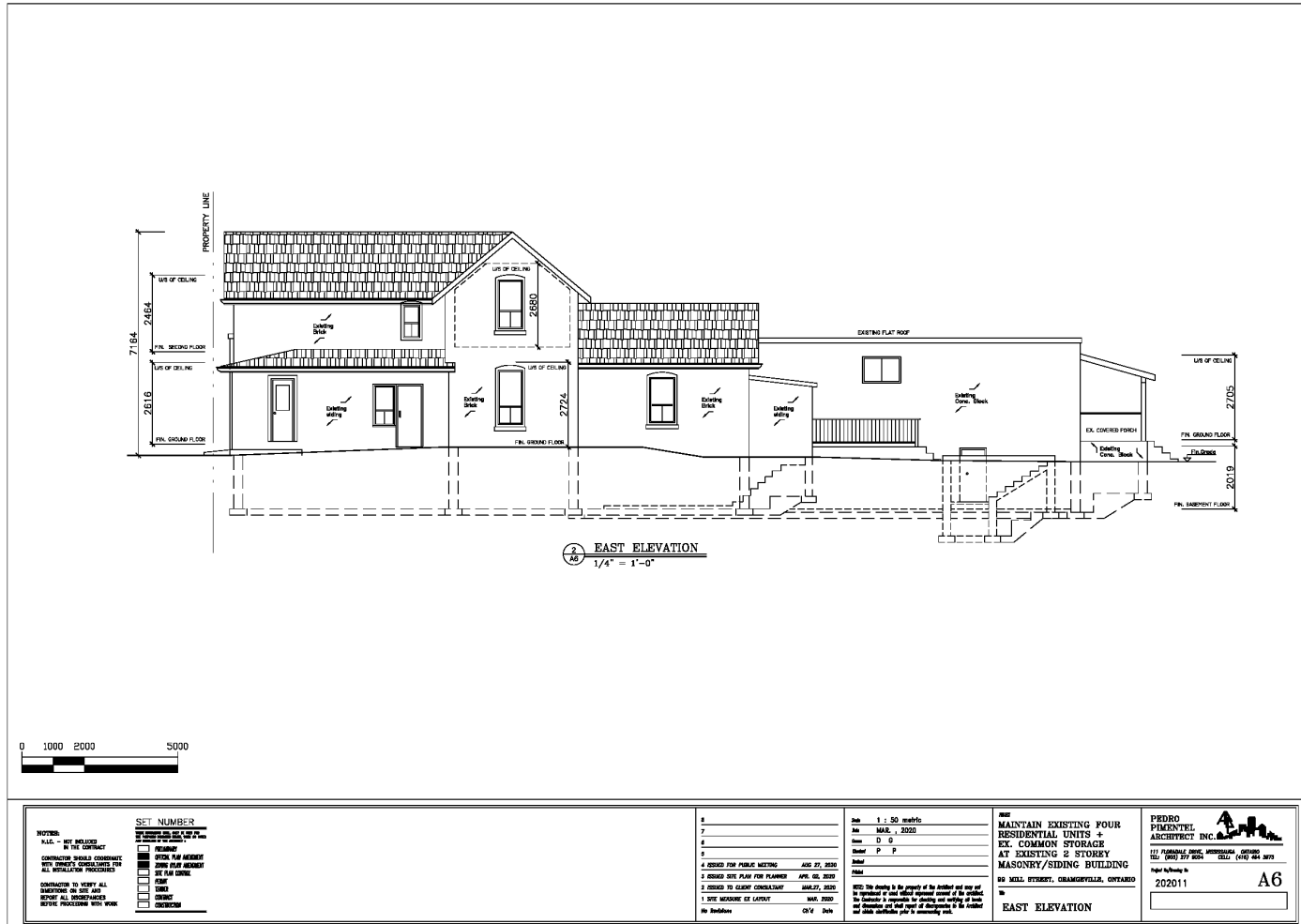
99 Mill - OPA and OPZ 2/20



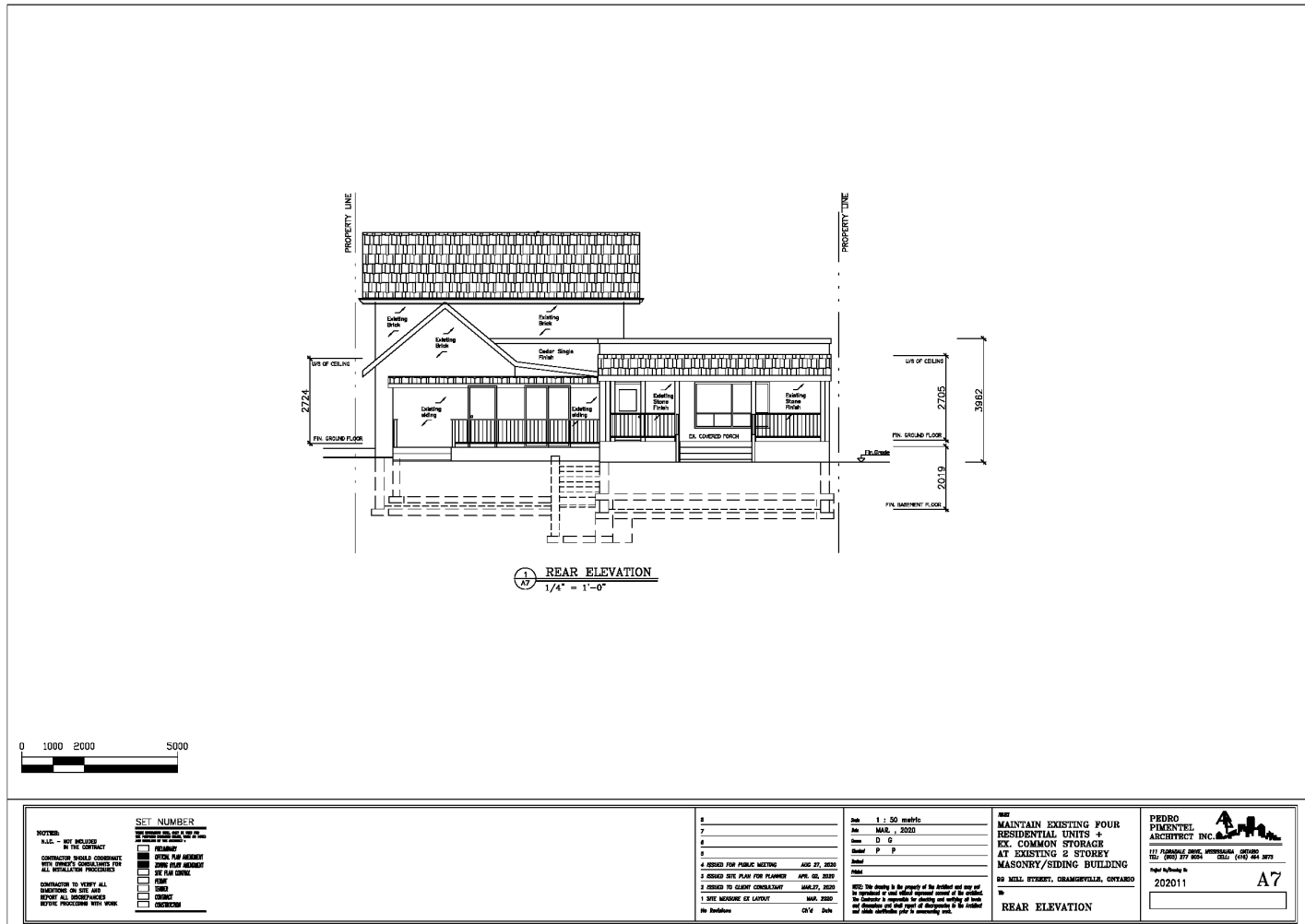
99 Mill – OPA and OPZ 2/20



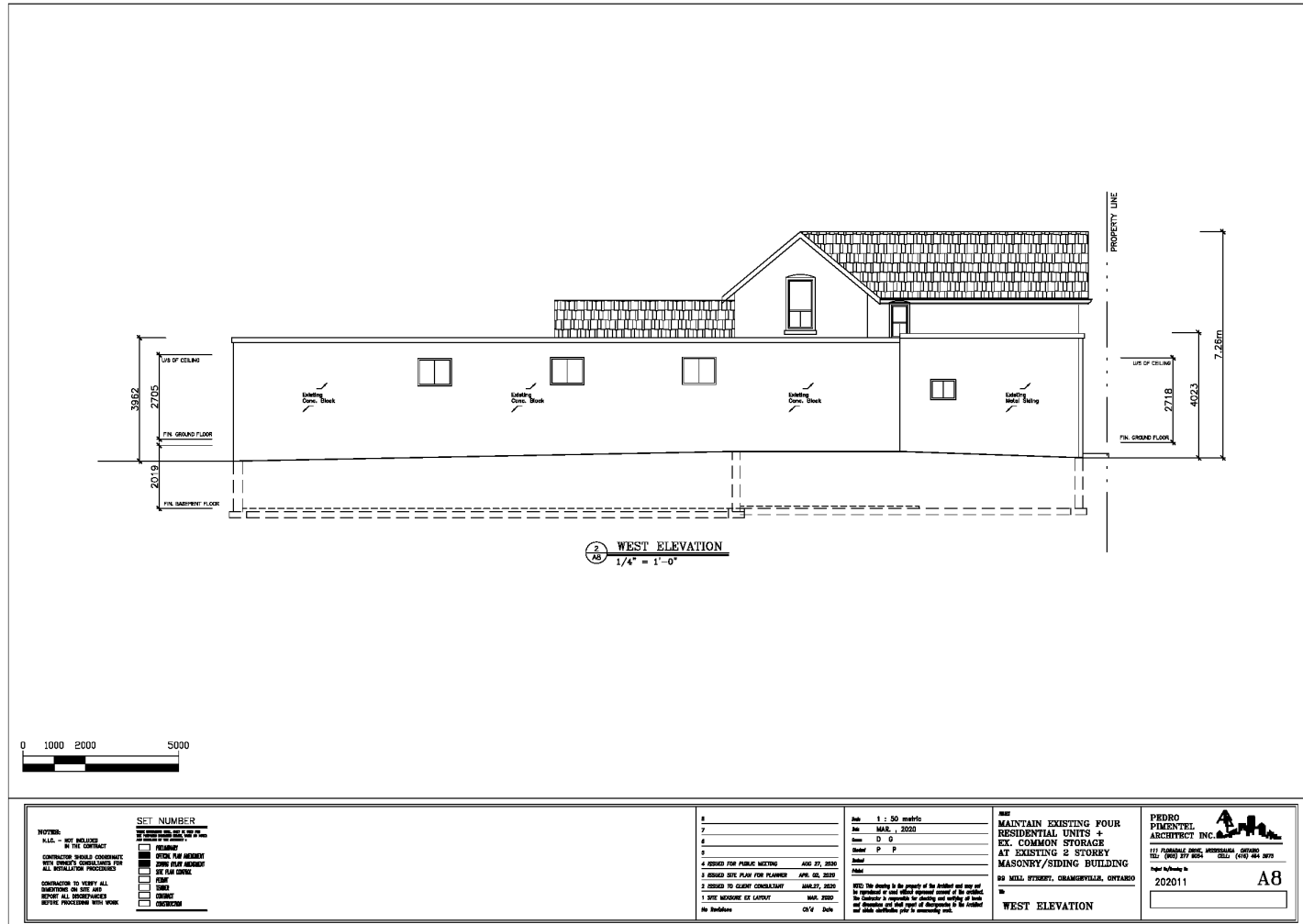
99 Mill - OPA and OPZ 2/20



99 Mill – OPA and OPZ 2/20



99 Mill – OPA and OPZ 2/20



99 Mill – OPA and OPZ 2/20

- ▶ The application for the OPA and OPZ 2/20 was circulated to several departments;
- ▶ So far, there are no concerns to the proposed changes only some conditions to be followed.
- ▶ We are working with the Town of Orangeville Departments to address all the conditions requested to bring the development to compliance.

Subject: 99 Mill Street
Public Meeting Information Report, OPZ 2/20

Department: Infrastructure Services

Division: Planning

Report #: IS-PL-2020-019

Meeting Date: September 23, 2020

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.

Recommendation

That report IS-PL-2020-019, 99 Mill Street Public Meeting Information Report, OPZ 2/20, be received by Council as information at the Public Meeting on September 23, 2020.

Background

Purpose of a Public Meeting

In accordance with the Planning Act, a Public Meeting is held for applicants to present their applications to the public and Council, to receive comments, and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation, decision or take a position on the applications at a Public Meeting. Upon receipt of any comments following the statutory public meeting and the response by the applicant to these comments, a future staff report with additional detail and analysis will be brought forward to Council for consideration.

Existing Site Context

The land subject to these applications are located on the east side of Mill Street, between Mary Street and South Wellington Street. The subject land is legally described as Lot 23, Block 7 on Registered Plan 138, and is municipally known as 99 Mill Street. The subject land has a lot area of approximately 0.063 hectares (0.157 acres), with approximately 15.6 metres (51.3 feet) of frontage along Mill Street. Attachment No. 1 includes a location map of the subject land.

The subject land is presently developed with a two-storey building, which previously contained a ground-level convenience store fronting onto Mill Street, with residential units above and to the rear. Over time, the convenience store use has vacated from the premises and four (4) dwelling units now occupying the building. The building is included on the Municipal Register of Cultural Heritage Properties as non-designated. Site photos are included as Attachment No. 2.

Existing land uses surrounding the subject land consist of:

- **North:** Low-rise residential uses comprised of single detached and semi-detached units.
- **East:** Princess Margaret Public School, and low-rise residential uses comprised of single detached, semi-detached and townhouse units.
- **South:** Railway Parkette, low-rise residential uses comprised of single detached, semi-detached and multiple-dwelling units, and industrial and commercial uses south of Town Line.
- **West:** Low-rise residential uses comprised of single detached, semi-detached and multiple-dwelling units.

Development Proposal

On, April 15, 2020, Pedro Pimentel Architect Inc. submitted applications on behalf of Clover Tuah to amend the Town's Official Plan and Zoning By-law. The applications propose to legalize the conversion of the existing building from a mixed-use commercial and residential building, to a multiple-residential building containing four (4) units. Three (3) parking spaces are currently provided within the driveway at the rear of the property, accessed by Peavoy Lane.

To permit this use, an Official Plan Amendment application has been submitted to re-designate the subject land from "Neighbourhood Commercial" to "Residential" (Schedule A – 'Land Use Plan') with a "Low Density Multiple" (Schedule C – 'Residential Density Plan') overlay designation., which permits a multiple-residential building.

Consistent with the Official Plan amendment, the Zoning By-law amendment application proposes to rezone the subject land from “Neighbourhood Commercial” (C2 Zone) to “Multiple Residential Medium Density” (RM1 Zone) with Site Specific Provisions to facilitate the proposed legalization of the existing residential units.

Additional Applications Required

In addition to the current applications, the following planning approvals would also be required to facilitate the proposed development:

1. **Site Plan Approval** to consider the exterior elements of the development, including site servicing and construction details, drainage and stormwater management, building materials and landscaping.

Analysis

County of Dufferin Official Plan

The subject land is designated “Urban Settlement Area” on Schedule ‘B1’ in the County of Dufferin Official Plan.

The County Official Plan identifies urban settlement areas as focal points for growth, which are intended to accommodate a broad range of uses. These areas are comprised of lands that provide full municipal services (i.e. sewage, water and stormwater management) and support a broad range of land uses and densities, including a mix of housing types, affordable housing options and alternative housing forms for special needs groups. Urban settlement areas are to be designed to support walkable communities with opportunities for public transit use.

Town of Orangeville Official Plan

The subject land is designated “Neighbourhood Commercial” on Schedule ‘A’ (Land Use Plan) in the Town of Orangeville Official Plan (“OP”). Neighbourhood Commercial areas are distributed in various parts of Orangeville, primarily in response to the location of residential uses. They are intended accommodate smaller scale retail uses that serve the immediate residential area, including: supermarkets, drug stores, hardware stores, service establishments, small retail outlets, recreational establishments, nursery schools, business or professional offices, and veterinarian clinics. Residential uses are permitted within upper floors of buildings containing other permitted uses. The existing Neighbourhood Commercial designation reflects the previous mixed-use building on the property, which included a convenience store on the ground floor with residential units above and to the rear of the retail store. The convenience retail use vacated the site many years ago and there is no intent to revive a commercial retail use at this location.

The OP amendment proposes to re-designate the subject lands to “Residential” (Schedule A – ‘Land Use Plan’) with a “Low Density Multiple” (Schedule C – ‘Residential Density Plan’) overlay. The Low Density Multiple designation permits a range of residential uses including single detached, 2 to 4 unit dwellings, and row/townhouses. The maximum permitted density is 49 units per net residential hectare. A Site Specific policy is proposed to permit a maximum density of up to 64 units per hectare in order to legalize the 4 units at this location, based on a site area of approximately 643.5 square-metres.

Town of Orangeville Zoning By-law No. 22-90

The subject land is zoned “Neighbourhood Commercial” (C2 Zone) with Special Provision 24.58 on Schedule ‘A’ (Map No. C4) to Zoning By-law No. 22-90, as amended. The Special Provision limits the use of the subject land to convenience retail on the ground floor with dwelling units on the upper floors.

Consistent with the OP amendment application, the Zoning By-law amendment application proposes to rezone the subject lands to “Multiple Residential Medium Density” (RM1 Zone) to legalize the conversion of the existing building to a residential building containing 4 units. The ‘C2’ zone permits the following uses:

- Converted Dwelling House
- Multiple Dwelling
- Townhouse Dwelling
- Home Occupation
- Public Park or Playground
- Crisis Care Facility
- Group Home
- Nursing Home
- Retirement Home

Site specific provisions are also being requested in recognition of the location of the existing building on the subject land. The following site specific provisions to the “Multiple Residential Medium Density” Zone (Section 12) standards of the by-law are proposed:

Regulation (RM1 Zone)	Requirement	Site Specific
Lot Area (min)	500 sq. m.	-
Lot Frontage (min)	20 m	15.63 m
Front Yard (min)	6 m	0.62 m
Interior side yard (min)	½ the height of the building	north - 0.006m; south - 0.96 m
Rear yard (min)	10 m	-
Building height (max)	14 m	-
Density	99 units per hectare	4 units (64 units per hectare)

In addition, the following site specific provision to the General Provisions (Section 5.17.1) of the by-law is proposed:

Regulation (General Provisions)	Requirement	Site Specific
Parking Space Requirements (min)	2 spaces per unit = 8 spaces	1.25 spaces per unit = 5 spaces

As previously mentioned, a Site Plan application will be required to implement the proposal and allow staff to consider the exterior elements of the development.

Comments Received

General Public

The applications were received on April 15, 2020 and deemed incomplete by Planning Division staff on April 21, 2020 due to certain required supporting information not being included with the application submission. The applications were subsequently deemed complete on May 8, 2020 upon receipt of the outstanding submission material.

In accordance with the requirements of the Planning Act, on May 21, 2020, a Notice of Complete Application 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; and
- iv. posted via signage on the subject property.

On September 3, 2020, A Notice of Public Meeting was provided in the same manner as described above.

Staff have not received any written submissions from members of the public with respect to the proposed development.

Internal Departments and External Agencies

Comments received to-date from the following agencies and Town departments have expressed no concerns with the application:

- Heritage Orangeville
- Fire Department
- Dufferin County – Planning
- Canada Post

Specific comments received to-date from internal departments and external agencies are summarized as follows:

- **Infrastructure Services, Environment Division** noted that no source protection requirements need to be met, as there are no proposed expansions to paved or impermeable areas.

- **Infrastructure Services, Building Division** has noted that a significant amount of internal work has been completed without permits, and building permits will be required.
- **Infrastructure Services, Transportation and Development** expressed no concern and noted that a detailed review will be completed at the Site Plan stage.
- **Infrastructure Services, Planning Division** has requested updates to the Zoning By-law Amendment and Planning Rationale Report to accurately represent the proposed development. Based on recent discussions with the applicant regarding the current parking configuration for the site (3 spaces) relative to the minimum required by the Zoning By-law (eight (8) spaces for the four (4) dwelling units), the applicant is proposing to revise the site configuration to provide two additional spaces, for a total of five (5) spaces. The existing site is physically unable to accommodate eight (8) parking spaces as required by the By-law.

As of the time of writing this report, there have been no additional comments received from internal departments or external public agencies with respect to this application.

Financial Impact

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

Respectfully submitted:

Douglas G. Jones, M.E.Sc., P.Eng.

General Manager, Infrastructure Services

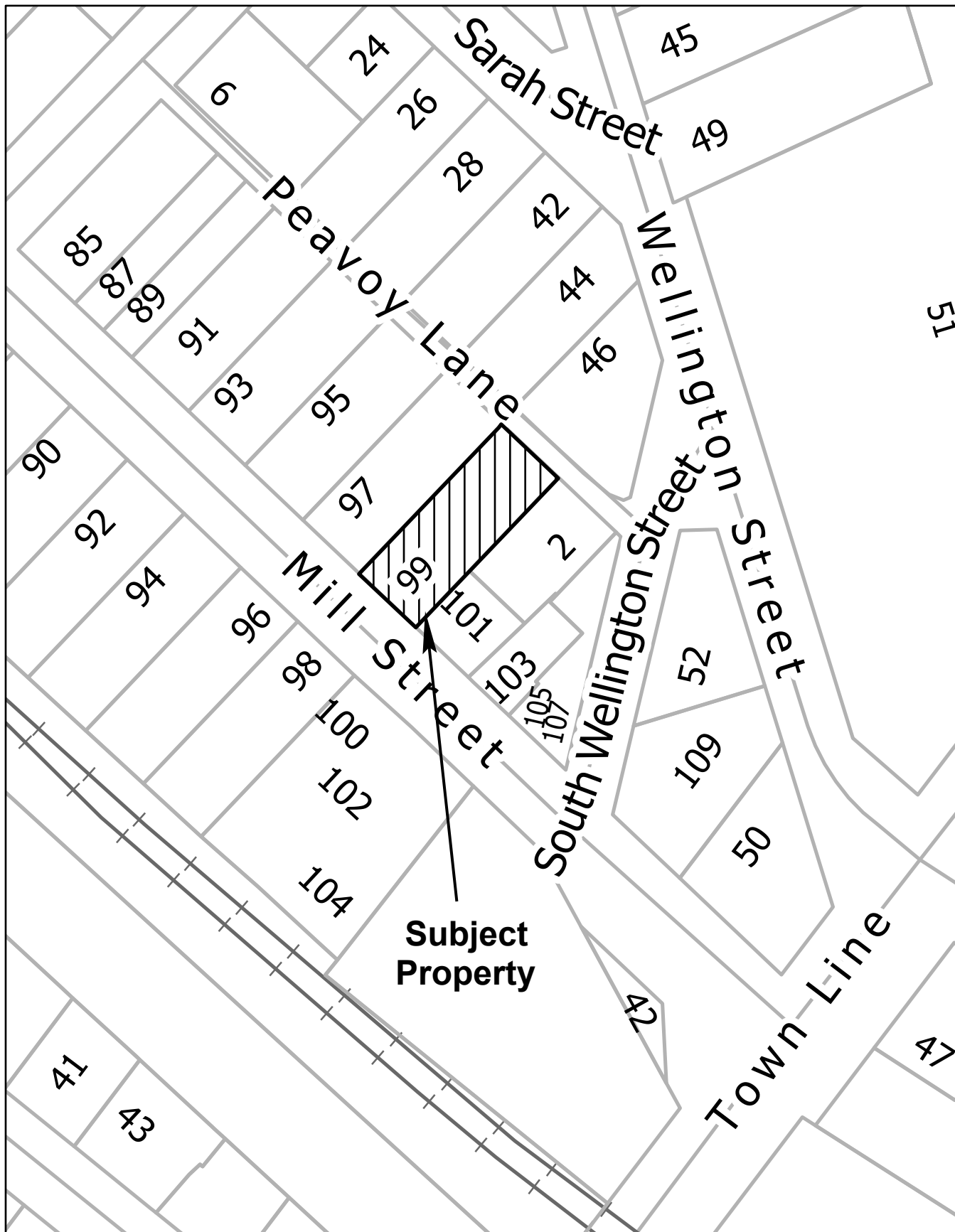
Prepared by:

Larysa Russell, MCIP, RPP

Senior Planner, Infrastructure Services


Attachments:

1. Location Map
2. Site Photos (August 28, 2020)
3. Conceptual Site Plan





 Subject Lands

 Photo Number & Location

1. Subject lands, Mill Street frontage, looking east at existing building.



2. Subject lands, Peavoy Lane frontage, looking west at existing building.



3. Subject lands, amenity area at rear.



4. Peavoy Lane, looking north towards Mary Street.



5. Peavoy Lane, looking south towards Princess Margaret Public School.

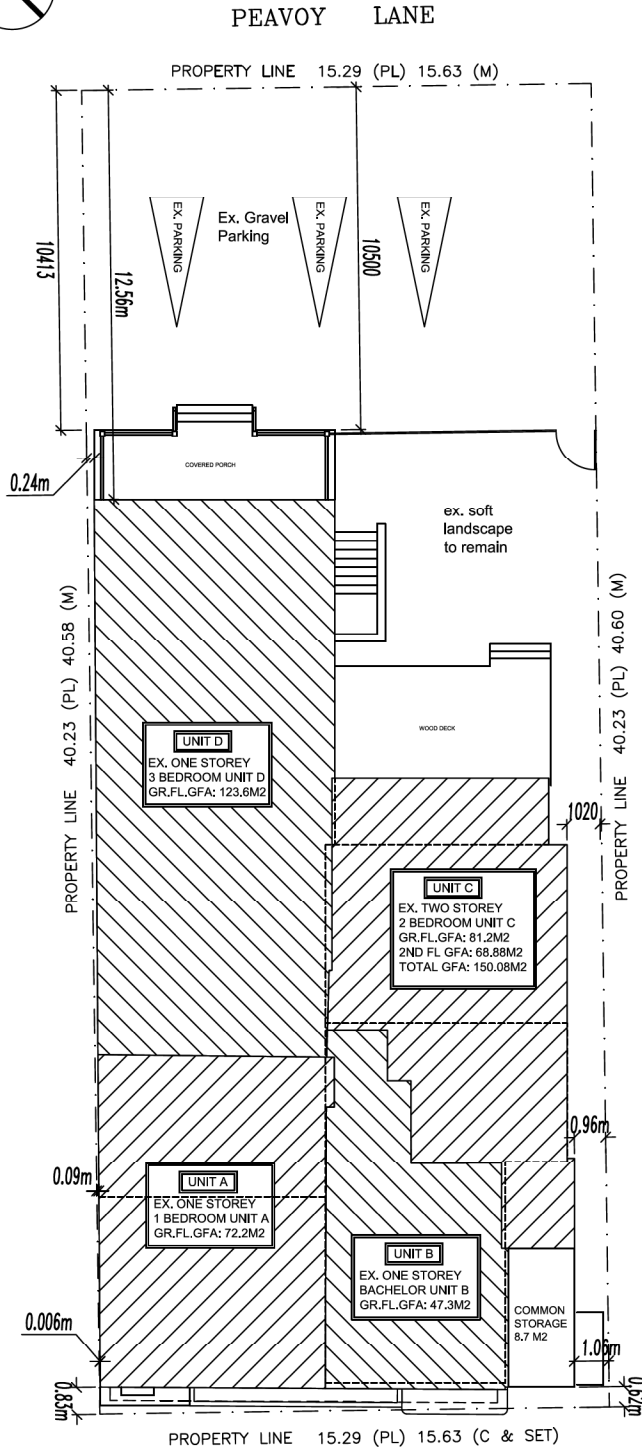


6. Mill Street, looking north towards Mary Street.



7. Mill Street, looking south towards Town Line.





SITE STATISTICS :

ZONE :

LOT AREA = 6,829.4 SQ. FT. (634.45 M2)

TOTAL EX. GFA AREA = 4,326 S.F. (401.88 m2)

EXISTING FRONT YARD SETBACK = 0.62 M
(EX. CONDITIONS TO REMAIN)

EXISTING SOUTH SIDE YARD SETBACK = 0.96 M
(EX. CONDITIONS TO REMAIN)

EXISTING NORTH SIDE YARD SETBACK = 0.006 M and 0.09 M
(EX. CONDITIONS TO REMAIN)

EXISTING REAR YARD SETBACK = 12.56 M
(EX. CONDITIONS TO REMAIN)

EX. HEIGHT TO TOP OF RIFGE ROOF = 7.164 M

(GFA):

EX. GROUND FL. AREA = 3,584.5 SQ.FT. (333 m2)

EX. SECOND FL. AREA = 741.44 SQ.FT. (68.88 m2)

TOTAL EXISTING FLOOR GFA AREA = 4,326 S.F. (401.88 m2)

EX. UNITS GFA STATISTICS

UNIT A EX. ONE STOREY 1 BEDROOM GR.FL.GFA: 72.2 M2

UNIT B EX. ONE STOREY BACHELOR GR.FL.GFA: 47.3 M2

UNIT C EX. TWO STOREY 2 BEDROOM GR.FL. + 2ND FL. GFA: 150.08 M2

UNIT D EX. ONE STOREY 3 BEDROOM GR.FL.GFA: 123.6 M2

COMMON GROUND FLOOR STORAGE GFA: 8.7 M2

EX. BUILDING AREA: 333 M2

EX. GRAVEL PARKING AREA AT REAR TO REMAIN

EX. SOFT LANDSCAPE AT REAR TO REMAIN

6
5
4 ISSUED ZONING BYLAW AMENDMENT APR. 03, 2020
3 ISSUED OFFICIAL PLAN AMENDMENT APR. 03, 2020
2 APPROVED BY CLIENT MAR 5, 2020
1 SITE MEASURE EX. LAYOUT MAR 3, 2020
No Revisions Ch'd Date

PEDRO PIMENTEL ARCHITECT INC.

111 FLORADALE DRIVE, MISSISSAUGA, ONTARIO
TEL: (905) 277 9054 CELL: (416) 464 3975

PROJECT

MAINTAIN EXISTING FOUR RESIDENTIAL UNITS AT EXISTING 2 STOREY MASONRY/SIDING BUILDING

99 MILL STREET, ORANGEVILLE, ONTARIO

SITE PLAN

SITE STATISTICS

Scale 1 : 150

Date MAR, 2020

Drawn

Checked P P

Revised

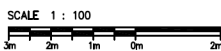
Printed

Project No/Drawing No

202011 A1

INFORMATION TAKEN FROM
PLAN OF SURVEY OF
LOT 23, BLOCK 7
REGISTERED PLAN 138
TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN

"TABLE 2"





Public Meeting Presentation

**Applications by 2040771 Ontario Inc. & Habitat for Humanity
c/o Van Harten Surveying Inc.**

670-690 Broadway

Town File No. CD 2/20

Wednesday September 23, 2020

7:00 pm

Summary of Applications

Applications: Plan of Vacant Land Condo

Submitted by: 2040771 Ontario Inc. & Habitat for Humanity c/o Van Harten Surveying Inc.

Related Applications: Official Plan and Zoning By-law Amendment (OPZ 4/19)

Location: 670-690 Broadway

File Number: CD 2/20

Received on: August 17, 2020

Deemed complete on: August 24, 2020

Proposal:

To subdivide the subject lands to create 33 lots for townhouse units, delineate the common elements comprised of a private road, parkette and visitor parking, and to establish appropriate easements.

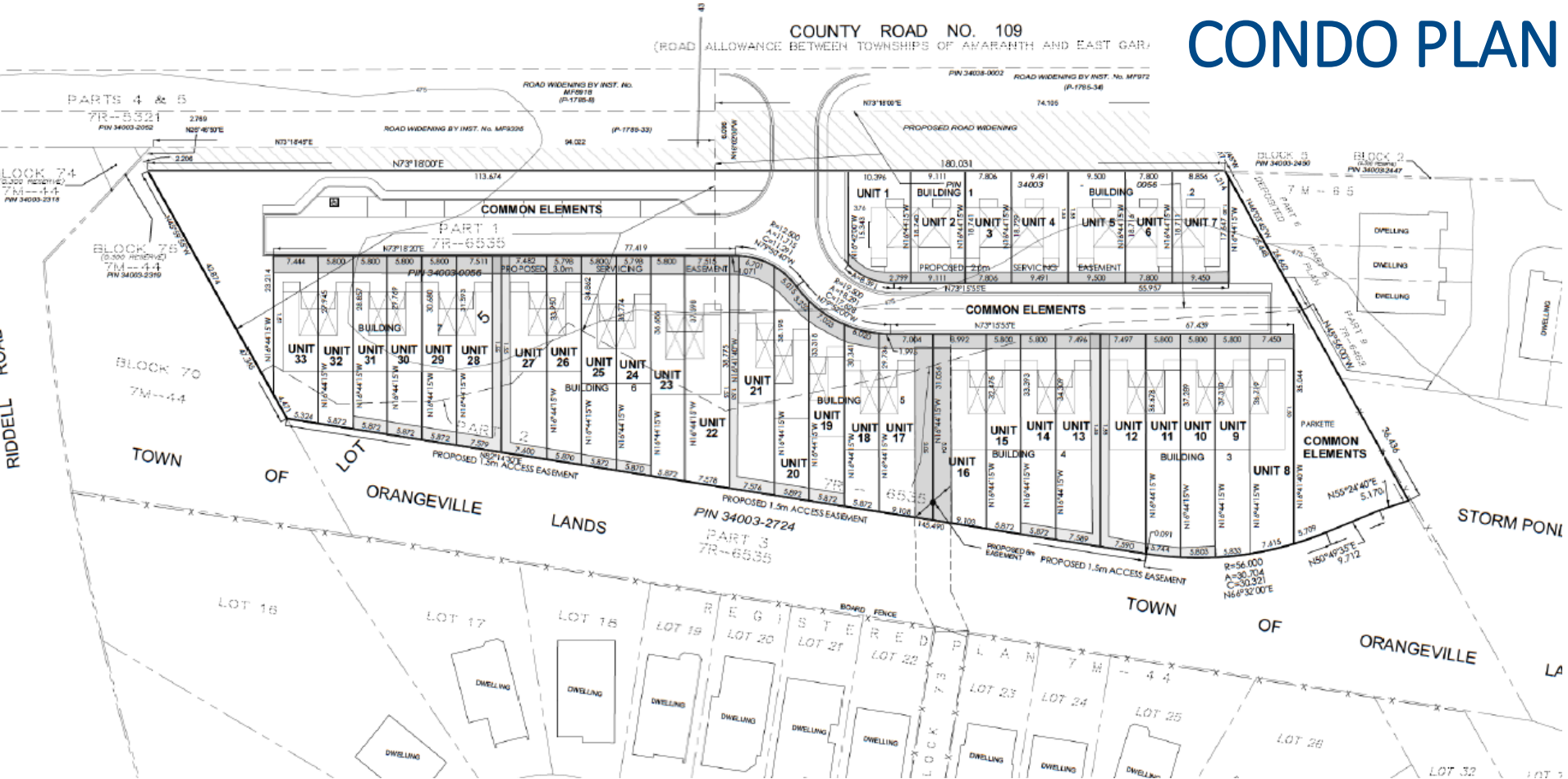
Subject Lands



SITE LOCATION

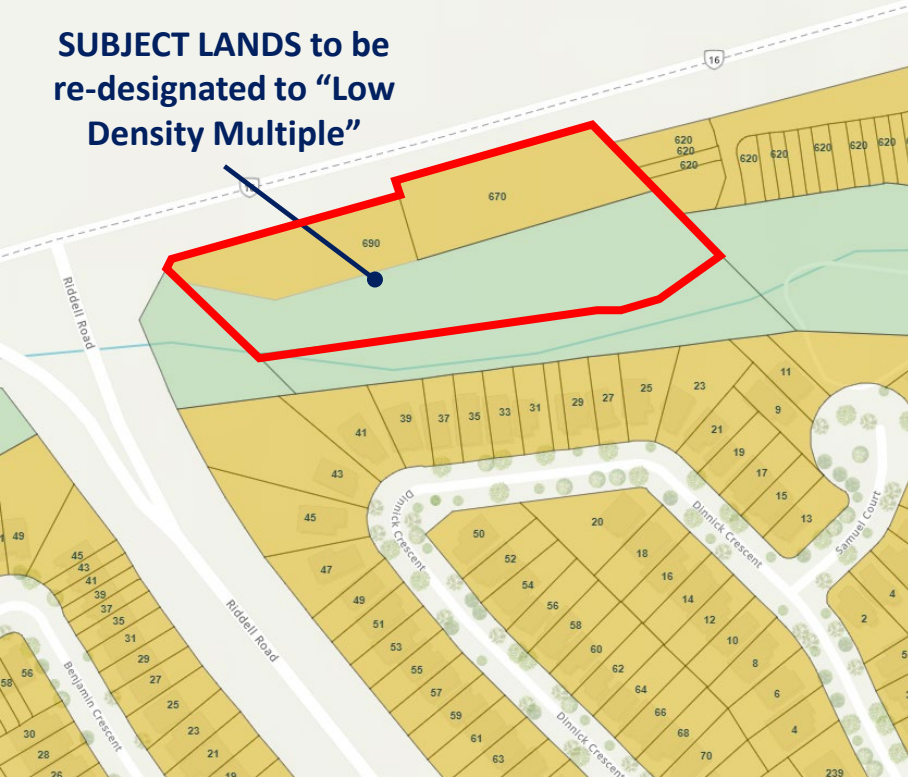
CONDO PLAN

COUNTY ROAD NO. 109
(ROAD ALLOWANCE BETWEEN TOWNSHIPS OF AMARANTH AND EAST GAR)

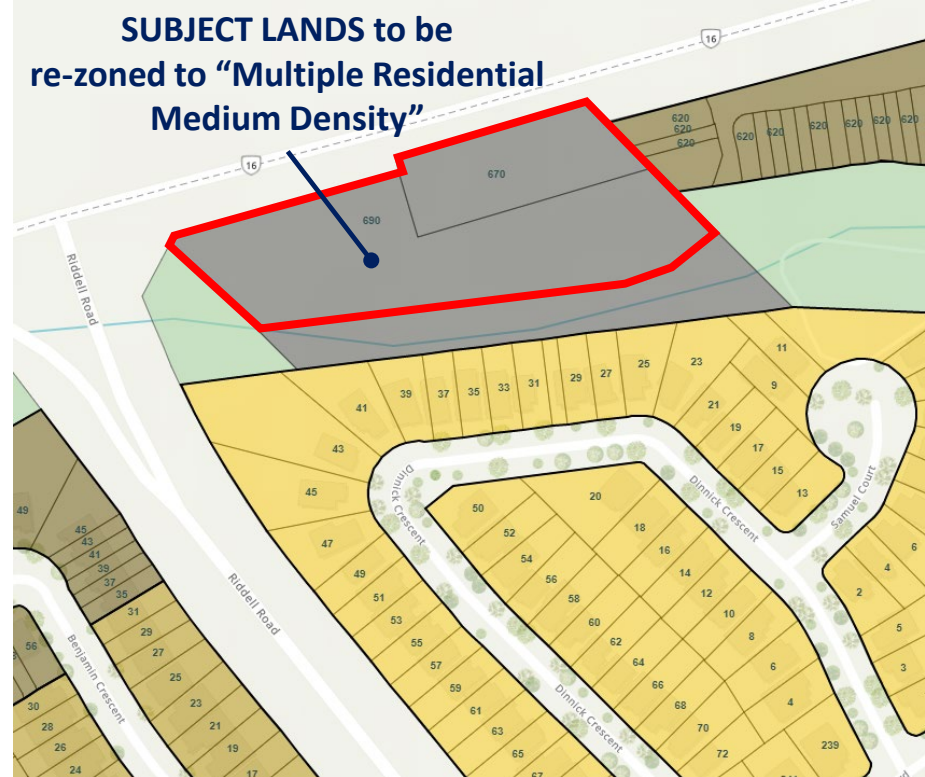


RELATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS (OPZ 4/19)

SUBJECT LANDS to be re-designated to “Low Density Multiple”



SUBJECT LANDS to be re-zoned to “Multiple Residential Medium Density”



- Residential
- Open Space - Conservation

- Residential, Fourth Density
- Residential, Sixth Density
- Development
- Open Space - Conservation
- Multiple Residential Medium Density

Comments Received

Agency and Department Circulation:

No comments received to-date.

Public Comments:

No comments received to-date.

Next Steps

1. Statutory public meeting & information report to Council (Today)
2. Planning Division staff review of comments received through public consultation and circulation review - for applicant response
3. Planning Division staff to prepare a recommendation report for a Council decision
4. Applicant to pursue further required planning approvals, pending a decision on the Condominium Plan and the Official Plan and Zoning By-law Amendments

Thank You

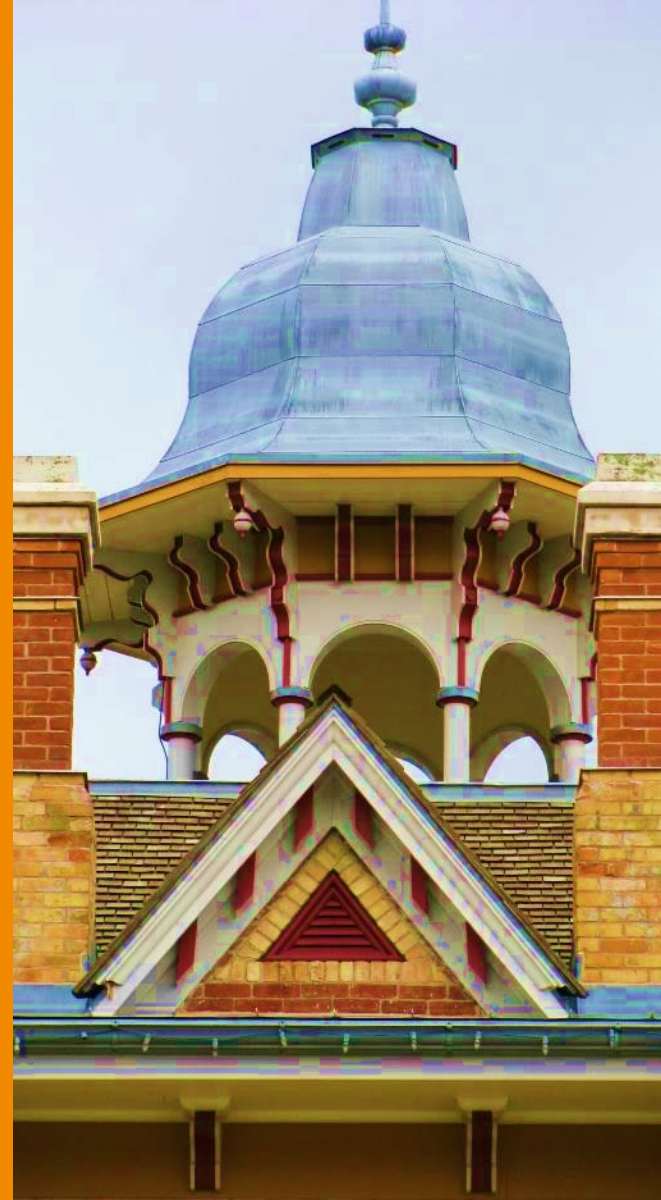
For further information, please contact:

Larysa Russell, MCIP, RPP

Senior Planner, Planning, Infrastructure Services

519-941-0440 Ext. 2254

lrussell@orangeville.ca



Draft Plan of Vacant Land Condominium

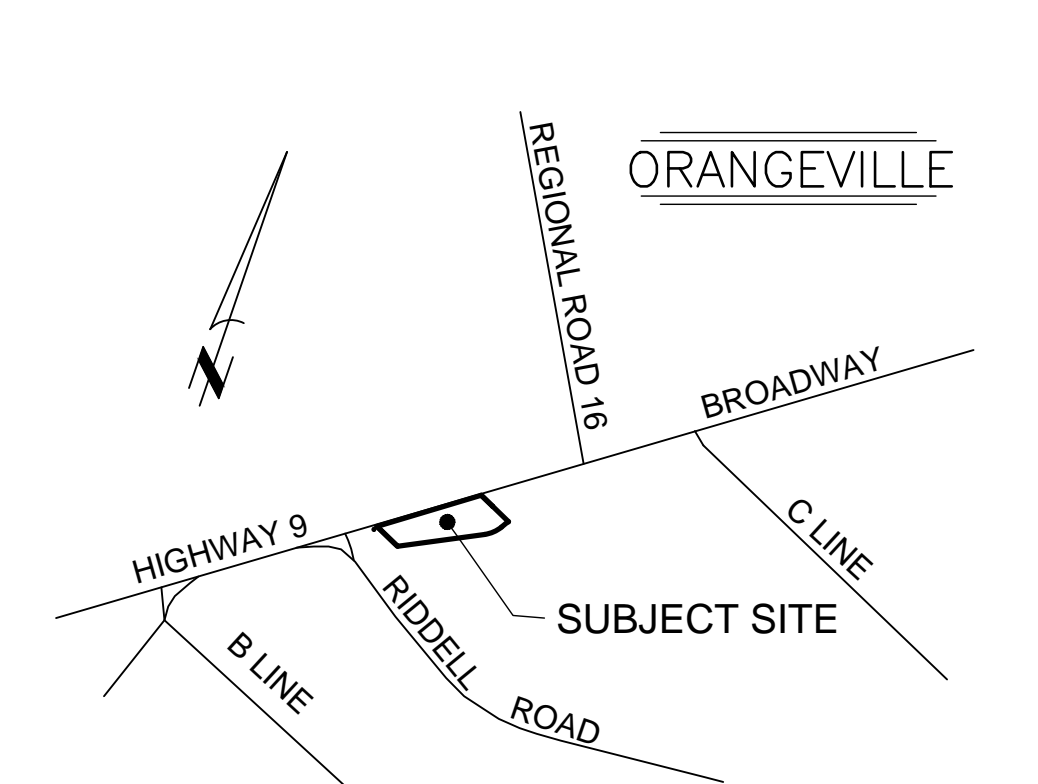
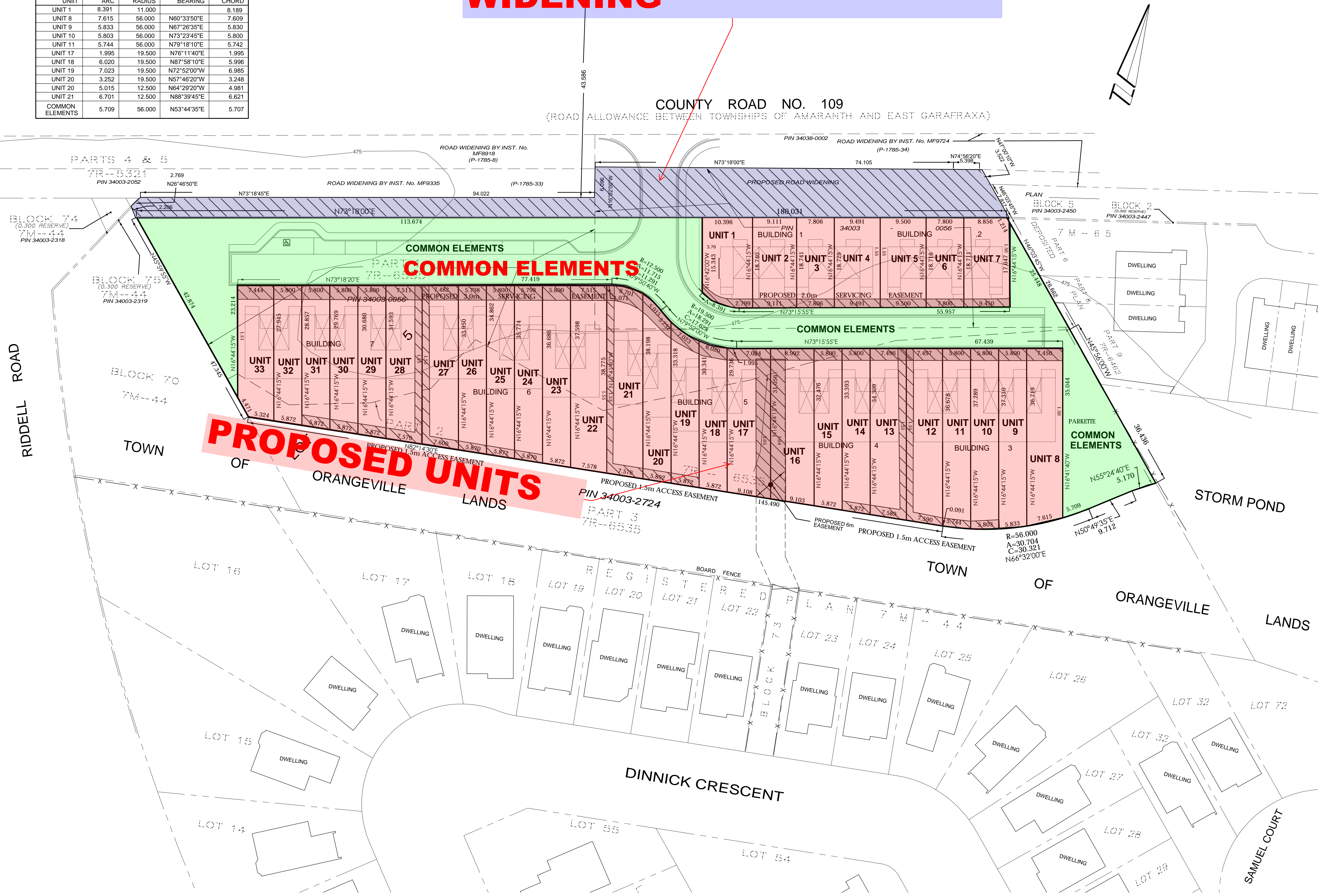
DRAFT PLAN OF VACANT LAND CONDOMINIUM
PART OF LOT 5, CONCESSION C
(GEOGRAPHIC TOWNSHIP OF EAST GARAFRAXA)
TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN

SCALE 1 : 400
VAN HARTEN SURVEYING INC.

**PROPOSED ROAD
WIDENING**

CURVE TABLE

UNIT	ARC	RADIUS	BEARING	CHORD
UNIT 1	8.391	11.000		8.189
UNIT 8	7.615	56.000	N60°33'50"E	7.609
UNIT 9	5.833	56.000	N67°26'35"E	5.830
UNIT 10	5.803	56.000	N73°23'45"E	5.800
UNIT 11	5.744	56.000	N79°18'10"E	5.742
UNIT 17	1.995	19.500	N76°11'40"E	1.995
UNIT 18	6.020	19.500	N87°58'10"E	5.996
UNIT 19	7.023	19.500	N72°52'00"W	6.985
UNIT 20	3.252	19.500	N57°46'20"W	3.248
UNIT 20	5.015	12.500	N64°29'20"W	4.981
UNIT 21	6.701	12.500	N88°39'45"E	6.621
COMMON ELEMENTS	5.709	56.000	N53°44'35"E	5.707



UNIT & COMMON ELEMENTS AREAS

UNIT	AREA m ²	UNIT	AREA m ²
1	187.5	18	173.3
2	170.8	19	183.1
3	146.2	20	209.4
4	177.7	21	290.4
5	177.8	22	286.4
6	146.0	23	215.4
7	176.5	24	210.1
8	267.5	25	204.8
9	215.0	26	199.5
10	216.7	27	250.0
11	214.8	28	241.3
12	270.5	29	180.6
13	261.6	30	175.3
14	196.3	31	170.0
15	191.0	32	164.7
16	285.6	33	199.8
17	273.1	COMMON ELEMENTS	2927.6

- SCHEDULE:**
(UNDER SECTION 51(17) OF THE PLANNING ACT)
- (a) BOUNDARIES AS SHOWN
 - (b) WIDTHS OF ROADS AS SHOWN
 - (c) KEY PLAN AS SHOWN
 - (d) PURPOSE OF SITE: 3 STOREY TOWNHOUSE CONDOMINIUMS
 - (e) EXISTING USES OF ADJOINING LANDS AS SHOWN
 - (f) DIMENSIONS OF UNITS AS SHOWN
 - (g) NATURAL FEATURES N/A
 - (h) MUNICIPAL WATER AVAILABLE
 - (i) GRAVEL AND LOAM
 - (j) CONTOURS AS SHOWN
 - (k) ALL MUNICIPAL SERVICES AVAILABLE
 - (l) NO EASEMENTS FOUND ON SUBJECT PROPERTY ~~(PROPOSED SERVING AND ACCESS EASEMENTS)~~

ADDITIONAL INFORMATION
SITE AREA: 0.990 ha
NUMBER OF RESIDENTIAL UNITS: 33

OWNER'S CERTIFICATE
2040771 INC. AUTHORIZES THE SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF ORANGEVILLE PLANNING DEPARTMENT.
Brent Hollenbeck
BRENT HOLLENBECK
2040771 ONTARIO INC.
AUGUST 13, 2020
DATE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.
James M. Laws
JAMES M. LAWS, O.L.S.
Van Harten Surveying Inc.
AUGUST 13, 2020
DATE

NOTE:
DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elima Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com info@vanharten.com		
DRAWN BY: GS CHECKED BY: JML PROJECT No: 26941-19		
Aug 13, 2020-7:35:54 PM G:\EAST GARAFRAXA\CONC\HABITAT 670 BROADWAY\ACAD\IDRAFT PLAN 680 BROADWAY.dwg		

Elevations

UNITS ALONG BROADWAY



④ DF-1 END
LEFT ELEVATION 'A'

④ DF-1 END ③ DF-1 ② DF-1 (REV) REVERSED ① DF-1 CORNER REVERSED
FRONT ELEVATION 'A' (FACING COUNTY RD 109)



① DF-1 CORNER REVERSED
RIGHT (WEST) ELEVATION 'A'

① DF-1 CORNER REVERSED ② DF-1 (REV) REVERSED ③ DF-1 ④ DF-1 END
REAR ELEVATION 'A' (FACING INTERNAL STREET)

BUILDING 1 DUAL FRONTING

1	ISSUED FOR SPA	AUG 25/20	ARM
2			
3			
4			
5			
6			
7			
8			
9			
10			

VAD DESIGN
255 Consumers Rd
Suite 120
Toronto ON M2J 1R4
t 416.630.2255
f 416.630.4782
vadesign.com

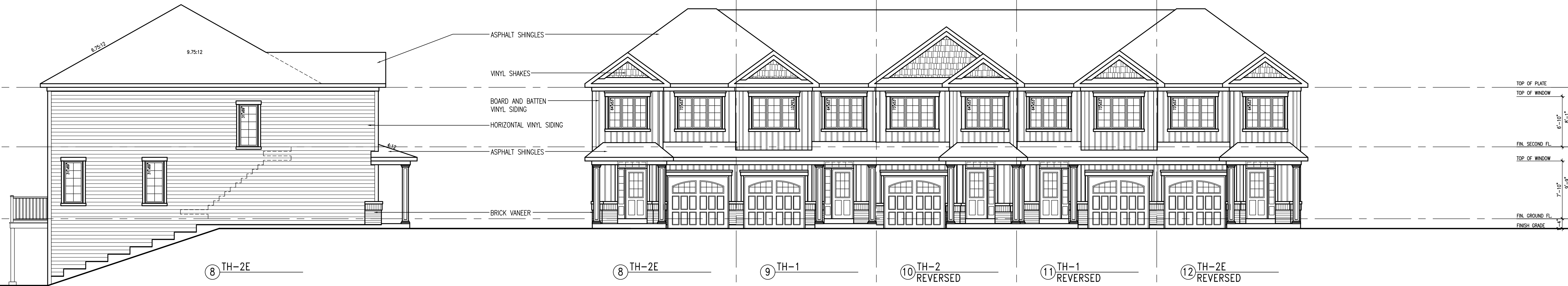
BRENTWOOD BUILDING CORP.

project name: DUAL FRONTING TOWNHOUSES
location: ORANGEVILLE, ON.
drawing no: 18019-B1.1

DATE: AUG 2020
SCALE: 1/8" = 1'-0"

Elevations

UNITS ALONG SOUTH SIDE OF INTERIOR ROAD



LEFT ELEVATION 'B'

FRONT ELEVATION 'B'



LEFT ELEVATION 'B'

FRONT ELEVATION 'B'

BUILDING 3 STANDARD TOWN HOMES

1	ISSUED FOR SPA	AUG 25/20	ARM
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.

VAD DESIGN
255 Consumers Rd
Suite 120
Toronto ON M2J 1R4
t 416.630.2255
f 416.630.4782
va3design.com

BRENTWOOD BUILDING CORP.

project name: STANDARD TOWNHOMES
project no: 18019
location: ORANGEVILLE, ON.
BLOCK ELEVATIONS
drawing no: B3.1
date: AUG 2020
scale: 1/8" = 1'-0"
sheet: 07
total: 67

Revised Concept Plan - Landscape

OPZ Public Meeting Comments

1. Flooding in Town-owned lands
2. Existing trees & vegetation / Overlook on Dinnick / Parkette
3. Telecom Issues
4. Walkway Connection

Summary of Changes

Statistic	Original Concept	Current Concept
Dual Frontage Townhouses	19	7
Standard Townhouses	21	26
Total Units	40	33
Density	41 units per net hectare	34 units per net hectare
Parking	2 resident spaces per unit 10 visitor spaces	2 resident spaces per unit 9 visitor spaces
Parkette	none	198 square metres
Walkway	Proposal to connect south to Dinnick Crescent	Connecting east to adjacent townhouse development



GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

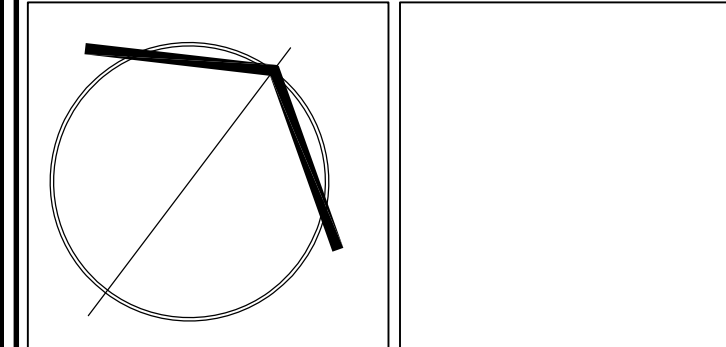
KEY PLAN

LEGEND

- EXISTING TREES TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PERENNIALS / GRASSES
- SODDING
- DECORATIVE UNIT PAVING
- CONCRETE PATIO SLABS
- DAFFODIL MIX
- BUFFER AREA SHRUBS 1m o.c.
- UPLAND SEED MIX
- WETLAND SEED MIX
- 1.8m HT. WOOD PRIVACY FENCE
- DECORATIVE METAL FENCE
- CHAIN LINK FENCE
- GATE
- MASONRY PILLAR

No.	DATE	REVISION	BY
1	JUNE 24, 2020	EXISTING TREE INVENTORY	M.R.

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



SBK
STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT:
2040771 ONTARIO INC.
670 AND 690 BROADWAY
PART OF LOT 5, CONCESSION C
GEOGRAPHIC TOWNSHIP EAST GARAFRAXA
TOWN OF ORANGEVILLE, COUNTY OF DUFFERIN

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

SCALE: 1 : 300	PROJECT No. 20-5468
DATE: JUNE 2020	DRAWING No. L100
DRAWN BY: SS	
CHECKED BY: LB	

Subject: 670-690 Broadway
Public Meeting Information Report, CD 2/20

Department: Infrastructure Services

Division: Planning

Report #: IS-PL-2020-020

Meeting Date: September 23, 2020

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.

Recommendation

That report IS-PL-2020-020, 670-690 Broadway Public Meeting Information Report, CD 2/20, be received by Council as information at the Public Meeting on September 23, 2020.

Background

A Public Meeting was previously held on December 2, 2019 in consideration of Official Plan and Zoning By-law Amendment applications (OPZ 4/19) submitted for the subject lands. Since then, the applicant has submitted a Vacant Land Condominium application to create the property fabric for the proposed development.

Under the Planning Act and Condominium Act, Vacant Land Condominium applications must follow a public process, given that they are similar to Plans of Subdivision. As

such, this Public Meeting is being held specifically in regard to the Vacant Land of Condominium application (CD 2/20) to meet the public participation and notice requirements for this application.

Purpose of a Public Meeting

In accordance with the Planning Act, a Public Meeting is held for applicants to present their applications to the public and Council, to receive comments, and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation, decision or take a position on the applications at a Public Meeting. Upon receipt of any comments following the statutory public meeting and the response by the applicant to these comments, a future staff report with additional detail and analysis will be brought forward to Council for consideration.

Existing Site Context

The lands subject to this application are comprised of two parcels located on the south side of Broadway, east of Riddell Road. The subject lands are municipally known as 670 & 690 Broadway and have a combined lot area of approximately 1.107 hectares (2.735 acres), with approximately 173 metres (567.59 feet) of frontage along Broadway. Attachment No. 1 includes a location map of the subject properties.

Two single-storey detached dwellings are situated on the subject lands, with one dwelling located on each of the two properties. Each dwelling has an independent driveway access onto Broadway.

Surrounding land uses generally consist of a mixture of commercial and industrial uses to the north (opposite to Broadway, within the Township of Amaranth), low and medium-density residential developments to the east, south and west, with conservation lands also immediately surrounding the subject properties

Development Proposal

Official Plan and Zoning By-law Amendment Applications (OPZ 4/19)

On July 25, 2019, Matthews Planning & Management Ltd. submitted applications on behalf of 2040771 Ontario Inc. & Habitat for Humanity to amend the Town's Official Plan and Zoning By-law to facilitate the development of forty (40) condominium townhouse units. The applications were deemed incomplete by Planning Division staff on September 4, 2019, and subsequently deemed complete on October 3, 2019.

A public meeting was held on December 2, 2019 to present the proposed development to Council and members of the public and answer any questions and obtain feedback. Several questions and concerns were expressed with respect to the proposed development and its potential impacts to traffic and natural features, as well as its

compatibility with surrounding residential areas. In response to the comments received, and through the ongoing application review process, the applicant has revised the concept plan. The current concept plan is included as Attachment No. 2. Key revisions made in comparison to the original development plan are summarized in the following table:

Statistic	Original Concept	Current Concept
Dual Frontage Townhouses	19	7
Standard Townhouses	21	26
Total Units	40	33
Density	41 units per net hectare	34 units per net hectare
Parking	2 resident spaces per unit 10 visitor spaces	2 resident spaces per unit 9 visitor spaces
Parkette	none	198 square metres
Walkway	Proposal to connect south to Dinnick Crescent	Connecting east to adjacent townhouse development

Draft Plan of Vacant Land Condominium (CD 2/20)

On August 17, 2020, Van Harten Surveying Inc. submitted a Vacant Land Condominium application on behalf of 2040771 Ontario Inc. & Habitat for Humanity. The purpose and effect of the Draft Plan of Vacant Land Condominium application is to subdivide the subject lands to create 33 lots for townhouse units, delineate the common elements comprised of a private road, parkette and visitor parking, and to establish appropriate easements.

Unlike a standard or common-element condominium where the dwelling units and common elements are created prior to the condominium registration, units within a vacant land condominium are created as vacant lots upon which buildings will be constructed after the condominium is registered. As such, the vacant land condominium resembles a plan on subdivision, but with land identified as either a privately-owned unit or common element. Required easements (i.e. servicing and access) can also be created through this process. Overall, it is an alternative approach that combines the traditional plan of subdivision, part lot control exemption and common-element condominium applications into one application process.

Subsection 9(2) of the Condominium Act, 1998 states that the approval process for a condominium must follow the approval process for plans of subdivision under the Planning Act. The Condominium Act also contains provisions that allow for a condominium application to proceed directly to final approval (i.e. Condominium Exemption), thereby bypassing the requirements for notification, public consultation and draft approval, which are part of the approval process for subdivisions under the Planning Act.

Most condominium applications processed by the Town are common-element condominiums that serve to legally establish the common elements that will be subject to condominium ownership within a development. These are circumstances where the development has proceeded through a prior planning approval process (i.e. land use, site plan approval, etc.) and are appropriate to facilitate the condominium approval through the exemption process.

For this application, because it is a vacant land condominium serving to create both individual units and common areas, and since the development is still proceeding through the land use approval process, it is appropriate to follow the typical subdivision approval process involving public consultation and draft plan approval. The Vacant Land Condominium Plan will implement the Official Plan and Zoning By-law Amendment applications (OPZ 4/19) and is included as Attachment No. 3. The Condominium Plan proposes to create the individual units (Units 1 to 33) and the common elements areas, which include the internal laneway, shared visitor parking area, a parkette feature within the eastern part of the site and associated landscaped areas. In addition, the Condominium Plan will establish the necessary easement areas for services (i.e. water, sanitary and stormwater management) within the condominium.

Additional Applications Required

In addition to the current applications, the following planning approvals would also be required to facilitate the proposed development:

1. **Site Plan Approval** to consider the exterior elements of the development, including site servicing and construction details, drainage and stormwater management, architectural design, tree preservation and landscaping;
2. **Residential Demolition** to permit the demolition of the two (2) existing detached dwellings on the subject properties; and
3. **Approval to remove the Holding (H) Symbol** to formally confirm and allocate the appropriate servicing capacities needed to accommodate the development.

Analysis

County of Dufferin Official Plan

The subject lands are designated “Urban Settlement Area” on Schedule ‘B1’ in the County of Dufferin Official Plan.

The County Official Plan identifies urban settlement areas as focal points for growth, which are intended to accommodate a broad range of uses. These areas are comprised of lands that provide full municipal services (i.e. sewage, water and stormwater management) and support a broad range of land uses and densities, including a mix of housing types, affordable housing options and alternative housing forms for special

needs groups. Urban settlement areas are to be designed to support walkable communities with opportunities for public transit use.

Town of Orangeville Official Plan

The subject lands are designated “Residential” and “Open Space Conservation” on Schedule ‘A’ (Land Use Plan) in the Town of Orangeville Official Plan (OP). The “Residential” designation permits a range of housing types including single detached, converted dwellings, semidetached dwellings, duplex dwellings, triplexes, quadruplexes, and multi-family housing including row/townhouses and apartments (Section E1.3). The “Open Space Conservation” designation represents areas where the land is protected for natural features, and development is prohibited. Permitted uses are limited to public works associated with watercourses (i.e. bridges, wells and sewage treatment facilities), outdoor recreational uses, and accessory uses, subject to approvals by all appropriate agencies (Section E5.3.6).

The related OP amendment application (OPZ 4/19) proposes to remove the “Open Space Conservation” designation from the southern part of the subject lands, such that the entirety of the subject land is designated “Residential”. The “Open Space Conservation” designation will remain on the newly delineated conservation land boundary between the subject lands and the properties on Dinnick Crescent, as shown in Attachment No. 1.

The related OP amendment application (OPZ 4/19) also proposes to re-designate the entirety of the subject lands as “Low Density Multiple” on Schedule ‘C’ (Residential Density Plan). The “Low Density Multiple” designation permits single detached, 2 to 4-unit dwellings and row/townhouses, at a maximum density of 49 units per net residential hectare (Section E1.4.3). The residential density resulting from the proposed development is approximately 34 units per net hectare.

The subject lands are designated as “Greenfield Areas” on Schedule ‘B1’ (Built Boundary) in the OP. The Town’s OP policies generally support development within the designated greenfield area, provided they be planned to achieve a density that contributes towards an overall minimum density of 46 resident and jobs per hectare (Section E1.11.8). Greenfield development should strive to be compact and transit supportive (Section D9.2.4), contribute to creating a complete community, support various mode of transportation, provide a diverse mix of land uses, ensure a high quality of public open spaces and urban design, and complement the established character of the neighbourhood (Section E1.11.7).

The Vacant Land Condominium Plan will implement the Official Plan and Zoning By-law Amendment applications (OPZ 4/19), and future Site Plan application.

Town of Orangeville Zoning By-law No. 22-90

The subject property is zoned “Development” (D) Zone, Holding (H) Symbol on Schedule ‘A’ (Map No. C1) to Zoning By-law No. 22-90, as amended. The ‘D’ Zone permits any existing dwelling units, as well as home occupations.

The related Zoning By-law amendment application (OPZ 4/19) proposes to rezone the subject lands to “Multiple Residential Medium Density” (RM1), with Special Provisions (SP 24.XXX), with a Holding (H) Symbol to permit the proposed development. Permitted uses within the RM1 Zone include multiple dwellings (i.e. a multi-unit residence with a common entrance), and townhouse dwellings, among other uses. The special provisions proposed are reflective of the specific attributes of the proposed development and are similar to the existing site-specific zone provisions (SP 24.201) for the adjacent townhouse development to the east (620 Broadway).

The Vacant Land Condominium Plan will implement the Official Plan and Zoning By-law Amendment applications (OPZ 4/19), and future Site Plan application.

Comments Received

General Public

The application was received on August 17, 2020 and deemed complete by Planning Division staff on August 24, 2020.

In accordance with the requirements of the Planning Act, on September 3, 2020, a Notice of Complete Application and Public Meeting 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; and
- iv. posted via signage on the subject property.

Staff have not received any written submissions from residents specifically with respect to this condominium application (CD 2/20). However, comments have been received concerning the related Official Plan and Zoning By-law Amendment applications (OPZ 4/19), as previously discussed in this report.

Internal Departments and External Agencies

The application was circulated to staff and external agencies on August 31, 2020. As such, as of the time of writing this report, no comments have been received from internal departments or external public agencies with respect to this application.

Financial Impact

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

Respectfully submitted:

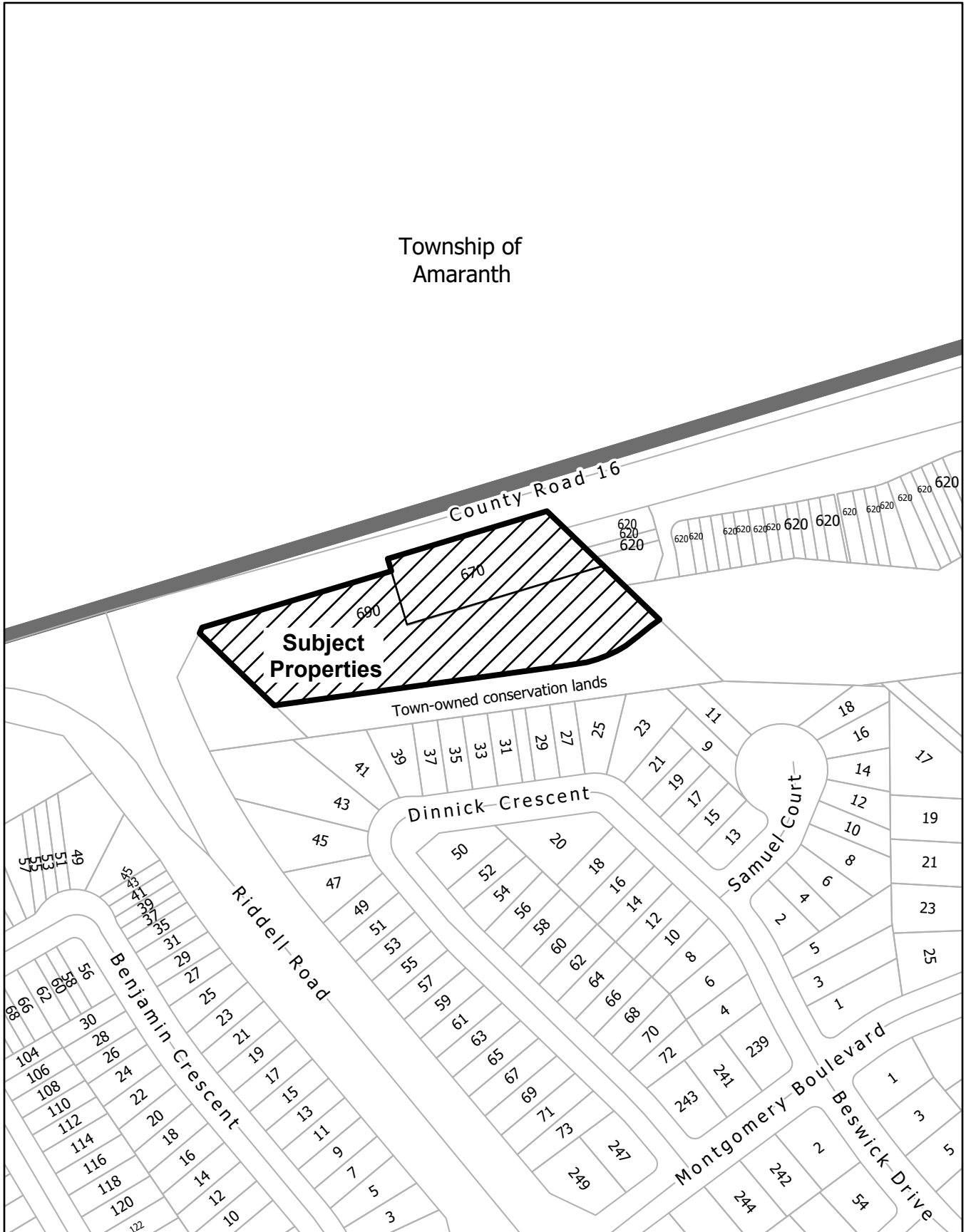
Prepared by:

Douglas G. Jones, M.E.Sc., P.Eng.
General Manager, Infrastructure Services

Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services

Attachments:

1. Location Map
2. Conceptual Site Plan
3. Draft Plan of Vacant Land Condominium



DRAFT PLAN OF VACANT LAND CONDOMINIUM
PART OF LOT 5, CONCESSION C
(GEOGRAPHIC TOWNSHIP OF EAST GABARAPARA)
TOWN OF ORANGEVILLE
COUNTY OF DUFRERIN

SCALE 1:400

UNIT	AREA m ²	UNIT	AREA m ²
1	100.9	16	163.3
2	149.2	17	208.4
3	177.8	18	206.4
4	177.8	19	206.4
5	177.8	20	206.4
6	149.2	21	214.4
7	149.2	22	214.4
8	149.2	23	214.4
9	207.5	24	204.8
10	216.0	25	199.5
11	216.7	26	250.0
12	216.7	27	250.0
13	251.6	28	175.3
14	251.6	29	180.0
15	191.0	30	184.7
16	256.9	31	257.9
17	253.1	COMMON ELEMENTS	257.9

CURVE TABLE

UNIT	RADIUS	BEARINGS	CHORD
UNIT 1	67.01	N07°23'53"E	7.029
UNIT 2	67.01	N07°23'53"E	7.029
UNIT 3	67.01	N07°23'53"E	7.029
UNIT 4	67.01	N07°23'53"E	7.029
UNIT 5	67.01	N07°23'53"E	7.029
UNIT 6	67.01	N07°23'53"E	7.029
UNIT 7	67.01	N07°23'53"E	7.029
UNIT 8	67.01	N07°23'53"E	7.029
UNIT 9	67.01	N07°23'53"E	7.029
UNIT 10	67.01	N07°23'53"E	7.029
UNIT 11	67.01	N07°23'53"E	7.029
UNIT 12	67.01	N07°23'53"E	7.029
UNIT 13	67.01	N07°23'53"E	7.029
UNIT 14	67.01	N07°23'53"E	7.029
UNIT 15	67.01	N07°23'53"E	7.029
UNIT 16	67.01	N07°23'53"E	7.029
UNIT 17	67.01	N07°23'53"E	7.029
UNIT 18	67.01	N07°23'53"E	7.029
UNIT 19	67.01	N07°23'53"E	7.029
UNIT 20	67.01	N07°23'53"E	7.029
UNIT 21	67.01	N07°23'53"E	7.029
UNIT 22	67.01	N07°23'53"E	7.029
UNIT 23	67.01	N07°23'53"E	7.029
UNIT 24	67.01	N07°23'53"E	7.029
UNIT 25	67.01	N07°23'53"E	7.029
UNIT 26	67.01	N07°23'53"E	7.029
UNIT 27	67.01	N07°23'53"E	7.029
UNIT 28	67.01	N07°23'53"E	7.029
UNIT 29	67.01	N07°23'53"E	7.029
UNIT 30	67.01	N07°23'53"E	7.029
UNIT 31	67.01	N07°23'53"E	7.029
UNIT 32	67.01	N07°23'53"E	7.029
COMMON ELEMENTS	67.01	N07°23'53"E	8.517

SCHEDULE:

(A) BOUNDARIES AS SHOWN IN THE PLANNING ACT

(B) BOUNDARIES AS SHOWN IN THE ZONING BY-LAW

(C) KEY PLAN AS SHOWN

(D) PURPOSE OF SITE: 3-STORY TOWNHOUSE CONDOMINIUM

(E) DISTRICT: SUBURBAN

(F) DIMENSIONS OF UNITS AS SHOWN

(G) DISTRICT: SUBURBAN

(H) MATERIALS: BRICK OR EQUIVALENT

(I) GRAVELING: LOAM

(J) ALL DIMENSIONS SHALL BE AS SHOWN

(K) ALL DIMENSIONS SHALL BE AS SHOWN

(L) NO EASEMENTS FOUND ON SUBJECT PROPERTY

(M) EASEMENTS: [REDACTED]

ADDITIONAL INFORMATION:

SITE AREA: 0.8239 HA

NUMBER OF RESIDENTIAL UNITS: 32

OWNERS CERTIFICATE:

20477 INC. AUTHORIZES THE SUBMISSION OF THE EXISTING PLAN OF SUBDIVISION TO THE TOWNSHIP OF ORANGEVILLE PLANNING DEPARTMENT.

(Signature)

DATE: AUGUST 13, 2020

SURVEYOR'S CERTIFICATE:

20477 INC. AUTHORIZES THE SUBMISSION OF THE EXISTING PLAN OF SUBDIVISION TO THE TOWNSHIP OF ORANGEVILLE PLANNING DEPARTMENT.

(Signature)

DATE: AUGUST 13, 2020

NOTE:

NOTICES SHOWN ON CURVES ARE ACCURATE.

METRIC:

METRIC HAS COORDINATES SHOWN ON THIS PLAN ARE NAD83/EAST CANADIAN DATUM TO BE USED BY FINANCING P.T.S.

Van Harten
 SURVEYING INC.
 AND SURVEYORS and ENGINEERS

PH: 514-884-0070 FAX: 514-884-1019
 www.vanharten.com info@vanharten.com

PROJECT NO.: 200419
 AUG 13, 2020 2:56:54 PM COMMENT: 100 BROADWAY ROAD DRAFT
 PLAN 600 BROADWAY ROAD



The Corporation of the Town of Orangeville

By-law Number 2020

A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its Council - Public Meeting held on September 23, 2020.

Whereas Section 5 (1) of the Municipal Act, 2001, as amended, provides that the powers of a municipal corporation shall be exercised by its council;

And whereas Section 5 (3) of the Municipal Act, 2001, as amended, provides that municipal powers shall be exercised by by-law;

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

1. That all actions of the Council of The Corporation of the Town of Orangeville at its Council – Public Meeting held on September 23, 2020, with respect to every report, motion, by-law, or other action passed and taken by the Council, including the exercise of natural person powers, are hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this or a separate by-law.
2. That the Mayor and Clerk are authorized and directed to do all the things necessary to give effect to the action of the Council of The Corporation of the Town of Orangeville referred to in the preceding section.
3. That the Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the Town of Orangeville.

Passed in open Council this 23rd day of September, 2020.

Sandy Brown, Mayor

Karen Landry, Clerk