



Agenda
Committee of Adjustment Meeting

Wednesday, November 2, 2022, 6:00 p.m.
Chair and Secretary-Treasurer Participating Remotely
The Corporation of the Town of Orangeville

NOTICE

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

Prior to the meeting, written comments may be sent to the Acting Secretary-Treasurer of the Committee of Adjustment by email at tmacdonald@orangeville.ca. Such written comments will become part of the public record.

Members of the public may access the meeting on the above-noted date and time by telephone at: +1 289-801-5774, Conference ID 672 918 887#.

Please note that your full name and comments will be part of the public record and will be included in the minutes of the meeting.

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

1. **Call to Order**
2. **Disclosures of (Direct or Indirect) Pecuniary Interest**
3. **Adoption of Minutes of Previous Meeting**
Recommendations:
That the minutes of the following meeting are approved:

2022-10-05 Committee of Adjustment Minutes
 - 3.1. **2022-10-05 Committee of Adjustment**
4. **Statutory Public Hearing**

4.1. File No. A13-22 - 30 William Street

In the matter of an application by Donald and Judith Farnan for a minor variance to Zoning By-law 22-90, as amended, on property described as Part of Lot 6, Block 6, Plan Number 216 municipally known as 30 William Street, in the Town of Orangeville, in the County of Dufferin, under the provisions of Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The subject property is zoned “Residential Second Density (R2) Zone”.

Explanatory Note:

The applicants are requesting minor variances to permit an accessory dwelling unit only within the accessory structure of a detached dwelling, and to increase the maximum height of an accessory building from 4.3 metres to 5 metres. These variances are to permit the construction of an accessory dwelling unit in an existing detached garage.

4.1.1. Planning Report - A13-22 - 30 William Street

Recommendations:

That Planning Report – A13-22 – 30 William Street be received;

And that the Minor Variance Application (File No. A13-22) to permit an accessory dwelling unit only within the accessory structure of a detached dwelling, and to increase the maximum height of an accessory building from 4.3 metres to 5 metres, be approved, generally in accordance with the submitted Site Plan.

4.1.2. Report from Orangeville Hydro dated October 16, 2022

4.2. File No. A14-22 - Armstrong Street

In the matter of an application by Robert Mair/Mair Corp. for a minor variance to Zoning By-law 22-90, as amended, on property described as Part of Lot 3, Block 5, Registered Plan 138, Part of Lot 1, Concession E, Parts 10-17 on Reference Plan 7R-2865 located on Armstrong Street, in the Town of Orangeville, in the County of Dufferin, under the provisions of Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The subject property is zoned “Central Business District (CBD) Zone, S.P. 24.148”.

Explanatory note:

The applicant is requesting minor variances to increase the maximum permitted building height from 12 metres to 13.5 metres, to reduce the minimum required landscape strip adjacent to the street line from 3 metres to 1.5 metres, and to reduce the minimum required rear yard setback from 7.5 metres to 0.30 metres. These variances are to permit the construction of a residential building.

Recommendations:

That Planning Report – A14-22 – Armstrong Street be received;

And that the Minor Variance Application (File No. A14-22) to increase the maximum permitted building height from 12 metres to 13.5 metres; to reduce the minimum required landscape strip adjacent to the street line from 3 metres to 1.5 metres; and to reduce the minimum required rear yard setback from 7.5 metres to 0.30 metres; be approved, subject to the following condition:

1. That the variances be limited to the extent shown in accordance with the approved Site Plan (File No. SPA-2022-04).

4.2.1. Planning Report - A14-22 - Armstrong Street

4.2.2. Report from Orangeville Hydro dated October 16, 2022

5. Items for Discussion

None.

6. Correspondence

None.

7. New Business

8. Date of Next Meeting

The next meeting is scheduled for December 7, 2022 at 6 p.m.

9. Adjournment



Minutes of a Committee of Adjustment Meeting

Electronic Participation

October 5, 2022, 6:00 p.m.

**Chair and Secretary-Treasurer Participating Remotely
The Corporation of the Town of Orangeville**

Members Present: Alan Howe
 Rita Baldassara
 S. Wilson
 Todd Taylor

Staff Present: L. Russell, Senior Planner
 T. MacDonald, Acting Secretary-Treasurer

1. Call to Order

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Adoption of Minutes of Previous Meeting

Moved by Rita Baldassara

That the minutes of the following meeting are approved:

2022-08-03 Committee of Adjustment Minutes

Carried

3.1 2022-08-03 Committee of Adjustment

4. Statutory Public Hearing

4.1 File No. A12/22 - 3 Paisley Way

4.1.1 Planning Report - A12-22 - 3 Paisley Way

The Chair asked if anyone wished to speak in favour of the application.

Chetan Sachdeva spoke in favour of the application and outlined the minor nature of the application.

The owner of the property spoke in favour of the application and requested that the committee approve the application.

The Chair asked if anyone else wished to speak in favour of the application and there were none.

The Chair asked if anyone wished to speak in opposition to the application and there were none.

Moved by Todd Taylor

That Planning Report – A12-22 – 3 Paisley Way be received;

And that the Minor Variance Application (File No. A12-22) to increase the maximum permitted rear yard encroachment from 0.6 metres to 1.7 metres in order to permit the construction of stairs for access into an accessory apartment, be approved, generally in accordance with the submitted Site Plan;

And that the report from Orangeville Hydro dated September 16, 2022, be received;

And that the report from Annie Li, Planner, Planning and Development Services, Credit Valley Conservation, dated September 16, 2022, be received.

Carried

4.1.2 Report from Orangeville Hydro dated September 16, 2022

4.1.3 Report from Annie Li, Planner, Planning and Development Services, Credit Valley Conservation dated September 16, 2022

5. Items for Discussion

5.1 2023 Calendar of Meeting Dates

Moved by Rita Baldassara

That the 2023 Calendar of Meeting Dates be received.

Carried

6. Correspondence

None.

7. New Business

None.

8. Date of Next Meeting

The next meeting is scheduled for November 2, 2022.

9. Adjournment

The meeting was adjourned at 6:08 p.m.

Subject: Planning Report – A13-22- 30 William Street

Department: Infrastructure Services

Division: Planning

Meeting Date: 2022-11-02

Recommendations

That Planning Report – A13-22 – 30 William Street be received;

And that the Minor Variance Application (File No. A13-22) to permit an accessory dwelling unit only within the accessory structure of a detached dwelling, and to increase the maximum height of an accessory building from 4.3 metres to 5 metres, be approved, generally in accordance with the submitted Site Plan.

Introduction

Legal Description: Part of Lot 6, Block 6, Plan Number 216

Municipal Address: 30 William Street

Applicant(s): Donald and Judith Farnan

Official Plan Designation: 'Low Density Residential' (Schedule 'C')

Zoning (By-law 22-90): Residential Second Density (R2) Zone

Purpose: The applicants are requesting minor variances to permit an accessory dwelling unit only within the accessory structure of a detached dwelling, and to increase the maximum height of an accessory building from 4.3 metres to 5 metres.

These variances are to permit the construction of an accessory dwelling unit in an existing detached garage.

Background

The subject property is located on the west side of William Street, between Henry Street and Hannah Street. The property is approximately 564 square metres (6,070 square feet) in area, with 14 metres (46 feet) of frontage along William Street. A 1-storey detached

dwelling exists on the property and is situated within a low-density residential neighbourhood. There is also an existing 1-storey detached garage located at the rear of the property. The location of the subject lands is indicated on Attachment No. 1.

The applicant is proposing to convert the existing 1-storey detached garage into a second dwelling unit, containing 2 parking spaces on the ground floor, with the accessory apartment located above, as shown in Attachment 2. The Zoning By-law does not permit a second dwelling unit within an accessory structure (Section 5.29). Further, the Zoning By-law requires that the accessory structure not occupy more than 10% of the lot, not exceed 4.3 metres in height, nor be closer than 1.2 metres to a side or rear lot line (Section 5.2.2). Therefore, the purpose of this application is to permit an accessory dwelling unit only within the accessory structure of a detached dwelling, and to increase the maximum height of an accessory building from 4.3 metres to 5 metres.

Pending the Committee of Adjustment approval of this application, the proposed development will comply with the Zoning By-law, but will still require applicable permits under the Ontario Building Code.

Analysis

Section 45(1) of the Planning Act, R.S.O. 1990, as amended, outlines four tests that the Committee of Adjustment must be satisfied have been met when considering an application for a minor variance. Planning Division staff offer the following comments for the Committee's consideration in review of these four tests:

1. Conformity with the Official Plan

The subject property is designated "Low Density Residential" in the Town of Orangeville Official Plan. Detached dwellings and accessory structures are permitted land uses pursuant to the residential policies of the Official Plan. Section E.15 of the Official Plan speaks to permissions for second dwelling units. It permits the creation of an accessory building on a lot as a second dwelling unit, subject to the provisions of the Zoning By-law. Pending a Committee of Adjustment approval of this application, the proposed development will comply with the provisions of the Zoning By-law.

The increased height of the accessory building does not conflict with or offend any high-level policy direction of the Official Plan.

The proposed variances are considered to conform with the intent of the Official Plan.

2. General Intent of the Zoning By-law is Maintained

The subject lands are zoned Residential Second Density (R2) Zone on Schedule 'A' of Zoning By-law 22-90, as amended. The R2 Zone permits a range of residential uses, including detached dwellings.

As previously described, the Official Plan provides direction to permit second dwelling units in accessory structures (Section E.15), subject to the provisions of the Zoning By-law. The Zoning By-law only permits second dwelling units within single and semi-detached dwellings (Section 5.29), provided that there is only one entrance in the front wall of the dwelling unit, and at least 3 parking spaces are provided. As such, the applicant is requesting a minor variance to permit an accessory dwelling unit only within the accessory structure of a detached dwelling. It should be noted that only one additional dwelling unit is permitted per property.

The Zoning By-law does not provide as-of-right permissions for second dwelling units within accessory structures. This provides an opportunity to individually evaluate such proposals to ensure that they are suitable for the lot, and to determine if it is appropriate for the application to proceed through a Minor Variance or a Zoning By-law Amendment. Based on the proposal, staff have determined that Minor Variance is the appropriate process.

The subject property is 564 square metres (6,070 square feet) in area. The property currently contains a detached dwelling as well as the detached garage that is proposed to be converted into an accessory apartment, as shown in Attachment No. 2. No additional variances for setbacks or coverage are required. Vehicular access to the accessory unit is provided via the existing driveway from William Street. Ample parking is provided within the existing driveway, in addition to the two parking spaces contained within the detached garage.

The Zoning By-law prescribes a maximum height of 4.3 metres (Section 5.2.2) for an accessory structure, which is not adequate to facilitate a second dwelling unit above the garage. As such, the applicant is requesting a minor variance to increase the maximum accessory building height from 4.3 metres to 5 metres.

The purpose of the 4.3 metre height restriction is to limit accessory structures to 1-storey in order to minimize sight-line and privacy impacts on adjacent properties.

The detached garage currently has interior side yard setbacks of approximately 2 metres (north) and 3 metres (south). This exceeds required 1.2 metre interior side yard setback for an accessory structure, and maintains the intent of the required 1.5 metre setback requirement for a 2-storey dwelling within the R2 Zone. Further, the accessory structure is setback approximately 3 metres from the rear yard, which also exceeds the required 1.2 metres setback for an accessory structure. As such, the existing 5.0 metre detached garage height is not anticipated to have adverse impacts associated with overlook into the neighbouring yards when converted into an accessory apartment. In order to further mitigate any impacts, the variances are limited to the extent shown in Attachment No. 2.

The requested variances maintain the general intent of the Zoning By-law.

3. Desirable Development or Use of the Land, Building or Structure

Single detached dwellings and second dwelling units are permitted uses pursuant to the policies of the Zoning By-law No. 22-90. The proposed variances will not have adverse impacts on surrounding properties, while facilitating an additional unit on the property.

The requested variances are considered desirable and appropriate for the use of the land.

4. Minor in Nature

In consideration of the foregoing, the application for minor variances to Zoning By-law No. 22-90 is deemed minor in nature.

Infrastructure Services – Transportation & Development Comments:

Infrastructure Services has reviewed the Notice of Hearing for minor variances, Application No. A-13/22 for the property described as Part of Lot 6, Block 6, Plan Number 216, municipally known as 30 William Street, in the Town of Orangeville, County of Dufferin. The minor variances are to permit an accessory dwelling unit only within the accessory structure of a detached dwelling, and to increase the maximum height of an accessory building from 4.3 metres to 5 metres. These variances are to permit the construction of an accessory dwelling unit in an existing detached garage.

Infrastructure Services is not aware of any grading, drainage or servicing issue that would preclude the granting of these minor variances. Concluding, Infrastructure Services, Transportation and Development Division does not object to the minor variances to permit an accessory dwelling unit only within the accessory structure of a detached dwelling, and to increase the maximum height of an accessory building from 4.3 metres to 5 metres. These variances are to permit the construction of an accessory dwelling unit in an existing detached garage.

Strategic Alignment

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

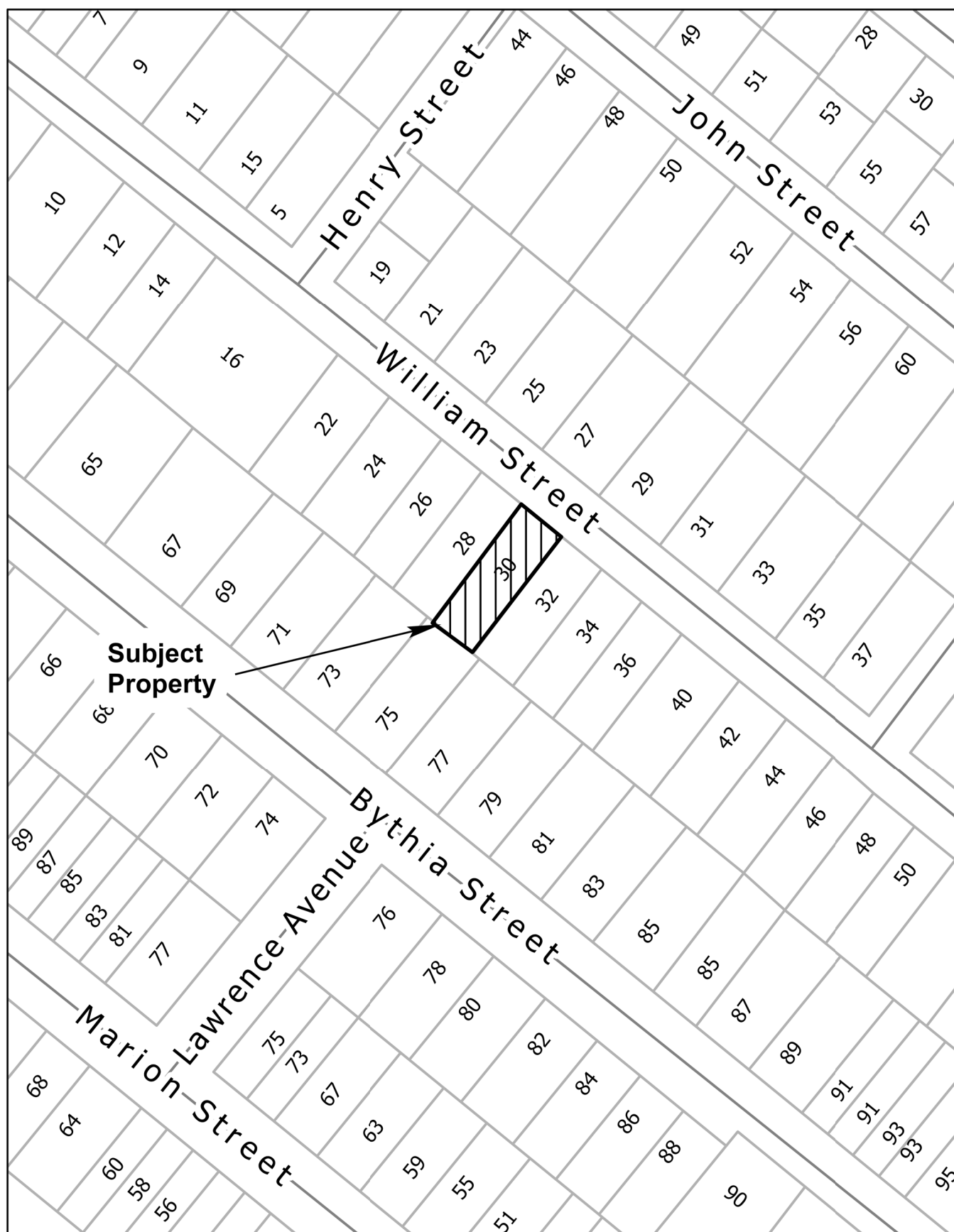
Prepared by

Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services
Services

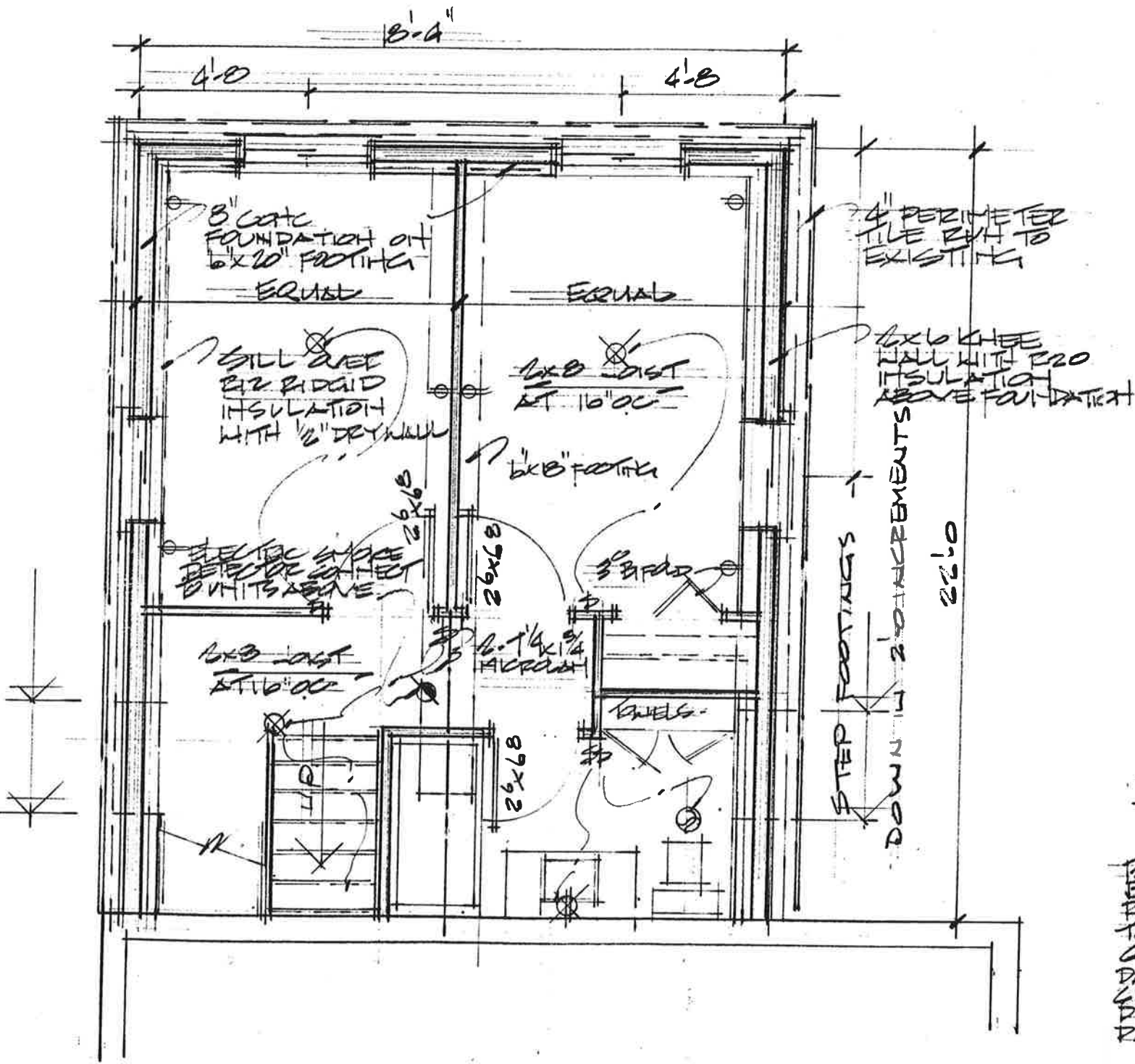
Reviewed by

Brandon Ward, MCIP, RPP
Manager of Planning, Infrastructure

Attachment(s): 1. Location Map
 2. Site Plan



Attachment 2

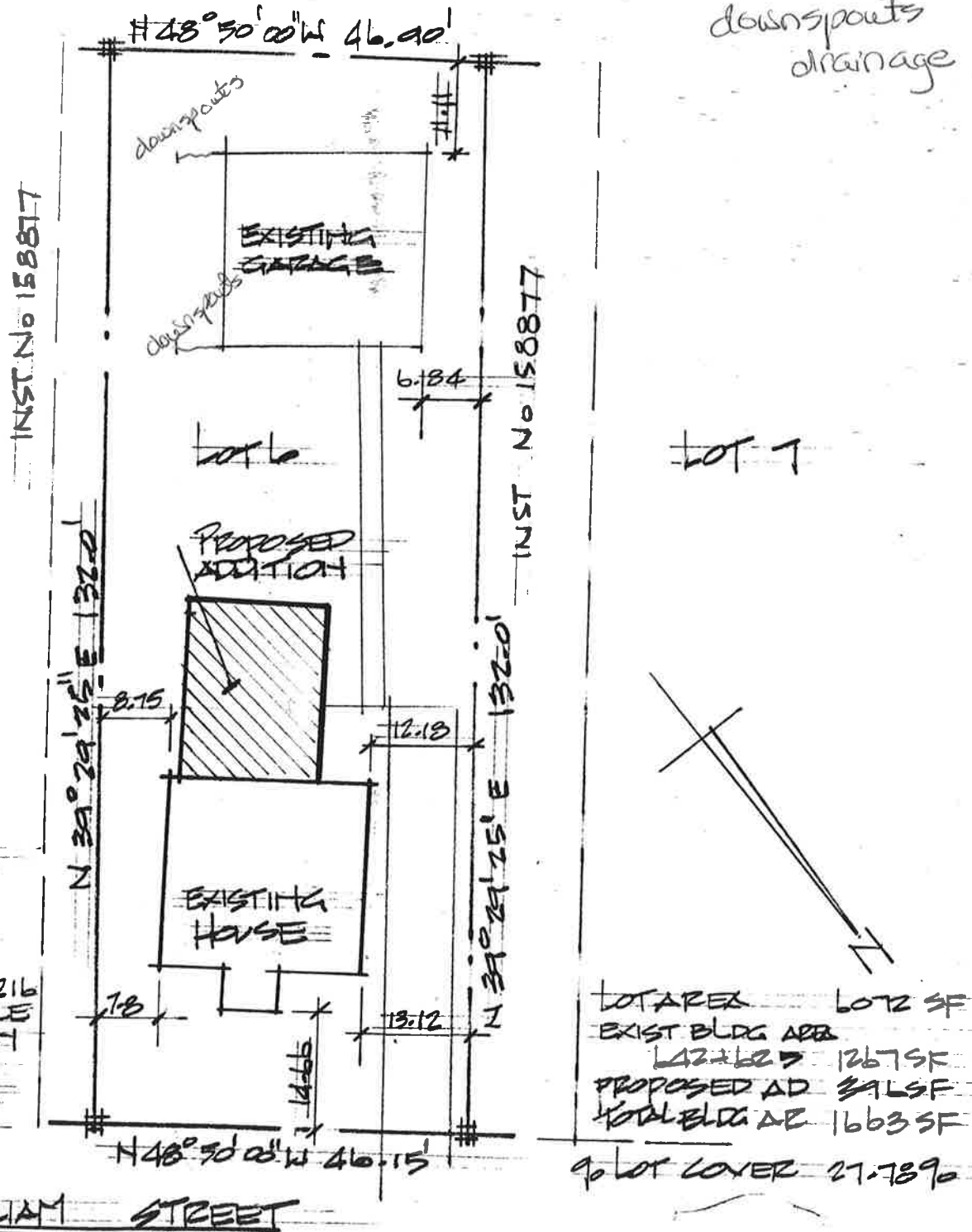


POWER FLOOR PLAN
SCALE 1/4" = 1'-0"

GATE PLAN
SCALE 1" = 20'-0"
PART OF LOT 6
BLOCK 6
REGISTERED PLAN No 216
TOWN OF OSHKOSHEE
COUNTY OF DUFFERIN
DATA TAKEN FROM D.J.
GULLEY LTD (216)
DWG NO 201-80
DATED JAN 16 1990

- ① The height of the existing garage is 4.755m (15'6")
- ② Water & sewage will be serviced from the house.

There will be no changes to grading or downspouts drainage



WILLIAM STREET

Conceptual drawing of a shed dormer on a gambrel roof



From: [Rob Koekkoek](#)
To: [Laurel Yarenko](#)
Cc: [Tracy MacDonald](#)
Subject: RE: Notice of Hearing - 30 William Street
Date: Sunday, October 16, 2022 9:19:58 PM
Attachments: [image001.png](#)

Hello Laurel,

We have no concerns with this application.

[Rob Koekkoek](#)



From: Laurel Yarenko <lyarenko@orangeville.ca>
Sent: October 14, 2022 1:13 PM
Cc: Tracy MacDonald <tmacdonald@orangeville.ca>
Subject: Notice of Hearing - 30 William Street

Good afternoon,

Please find attached the notice of hearing with respect to the minor variance application relating to 30 William Street. The agenda for the November 2 Committee of Adjustment meeting will be available on the Town of Orangeville website by October 28.

Thanks and have a great weekend,

Laurel Yarenko | Administrative Assistant | Corporate Services

Town of Orangeville | 87 Broadway | Orangeville ON L9W 1K1

519-941-0440 Ext. 2219 | Toll Free 1-866-941-0440 Ext. 2219

lyarenko@orangeville.ca | www.orangeville.ca



Election Day is October 24, 2022

Visit elections.orangeville.ca to learn more.

Subject: Planning Report – A14-22 – Armstrong Street

Department: Infrastructure Services

Division: Planning

Meeting Date: 2022-11-02

Recommendations

That Planning Report – A14-22 – Armstrong Street be received;

And that the Minor Variance Application (File No. A14-22) to increase the maximum permitted building height from 12 metres to 13.5 metres; to reduce the minimum required landscape strip adjacent to the street line from 3 metres to 1.5 metres; and to reduce the minimum required rear yard setback from 7.5 metres to 0.30 metres; be approved, subject to the following condition:

- 1. That the variances be limited to the extent shown in accordance with the approved Site Plan (File No. SPA-2022-04).**

Introduction

Legal Description: Part of Lot 3, Block 5, Registered Plan 138, Part of Lot 1, Concession E, Parts 10-17 on Reference Plan 7R-2865

Municipal Address: Armstrong Street

Applicant(s): Robert Mair

Official Plan Designation: ‘Central Business District’ (Schedule ‘A’)

Zoning (By-law 22-90): Central Business District, S.P. 24.148

Purpose: The applicant is requesting minor variances to:

1. increase the maximum permitted building height from 12 metres to 13.5 metres;
2. reduce the minimum required landscape strip adjacent to the street line from 3 metres to 1.5 metres; and
3. reduce the minimum required rear yard setback from 7.5 metres to 0.30 metres.

These variances are to permit the construction of a residential building.

Background

The subject property is located on the north side of Armstrong Street, south of Broadway, between Wellington Street and Mill Street. The property is approximately 333 square metres (3,585 square feet) in area, with 12.73 metres (42 feet) of frontage along Armstrong Street.

The property is currently vacant and situated within a mixed-use area. Adjacent to the east of the property is the Train Station building at 35 Armstrong Street (currently Barley Vine Rail), which is designated (under Part V of the Ontario Heritage Act) within the Downtown Heritage Conservation District. The location of the subject lands is indicated on Attachment No. 1.

The applicant has submitted a Site Plan application (SPA-2022-04) to facilitate the development of a 3-storey triplex, with 3 parking spaces. Through staff review of the initial Site Plan submission, staff have noted that three provisions of the Zoning By-law are not met, as follows:

1. a building height of 13.5 metres is proposed, whereas a maximum height of 12.0 metres is permitted;
2. a 1.5 metre-wide landscape strip is proposed adjacent to the street line, whereas a minimum landscape strip width of 3.0 metres is required; and
3. a rear yard setback of 0.30 metres is proposed, whereas a minimum setback of 7.5 metres is required.

Due to constraints of the site, and site plan revisions made to address comments from Heritage Orangeville, the applicant cannot meet these By-law provisions. Therefore, the purpose of this application is to increase the maximum permitted building height from 12 metres to 13.5 metres; reduce the minimum required landscape strip adjacent to the street line from 3 metres to 1.5 metres; and reduce the minimum required rear yard setback from 7.5 metres to 0.30 metres.

Staff are in the process of reviewing a resubmission of the Site Plan application. The current version of the Site Plan is included as Attachment 2. The Architectural Drawings are included as Attachment 3.

Pending a Committee of Adjustment approval of this application, the proposed development will comply with the Zoning By-law, but will still require applicable permits under the Ontario Building Code.

Analysis

Section 45(1) of the Planning Act, R.S.O. 1990, as amended, outlines four tests that the Committee of Adjustment must be satisfied have been met when considering an application for a minor variance. Planning Division staff offer the following comments for the Committee's consideration in review of these four tests:

1. Conformity with the Official Plan

The subject property is designated “Central Business District” in the Town of Orangeville Official Plan. The CBD is a mixed-use area that permits a range of commercial and residential uses. The proposed variances pertain to site-specific configuration details of the proposal to facilitate a triplex. The variances do not conflict with or offend any high-level policy direction of the Official Plan.

The proposed variances are considered to conform with the intent of the Official Plan.

2. General Intent of the Zoning By-law is Maintained

The subject lands are zoned Central Business District (CBD) Zone, with Special Provisions (S.P.) 24.84 on Schedule ‘A’ of Zoning By-law 22-90, as amended. The CBD zone permits a range of commercial uses, including retail, and also permits residential uses on upper floors. Stand alone residential uses, including a triplex, are permitted on lots that do not abut Broadway.

Section 13A.3 prescribes a minimum rear yard setback of 7.5 metres, and a minimum front yard setback of 0 metres.

The applicant is requesting a minor variance to reduce the minimum required rear yard setback from 7.5 metres to 0.30 metres.

As previously noted, the proposed development is located directly east of the Train Station at 35 Armstrong Street (currently Barley Vine Rail), which is a designated building (Part V) on the Town’s Municipal Heritage Register. Heritage Orangeville noted that the eastern portion of the Train Station (patio abutting the proposed development) is the most significant heritage attribute, and its exposure to the streetscape should not be compromised. As such, the applicant has worked with Town staff and Heritage Orangeville to revise the development such that the proposed triplex is pushed to the rear of the property. This results in a rear yard setback of 0.3 metres, and a front yard setback of 8.5 metres, which allows views into the patio side of the Train Station, as seen in Attachments 2 and 3. Staff are satisfied that the placement of the building is appropriate as it meets the goals of Heritage Orangeville, essentially reversing the front and rear yard setback requirements. It is not anticipated to have adverse impacts on surrounding properties.

Special Provision 24.148 limits the building height on this property to 12.0 metres, whereas the standard CBD zone permits a height of 23.0 metres. Section 5.13 ‘Height Exemptions’ permits certain structures above the permitted height, including elevator enclosures.

The applicant is requesting a minor variance to increase the maximum permitted building height from 12.0 metres to 13.5 metres.

The purpose of the reduced building height for this property, and the surrounding area, is to maintain the character of the downtown heritage district. As previously noted, the applicant has worked with Town staff and Heritage Orangeville to modify the design of the building so that it is compatible with the heritage character of the area, and the

Designated Train Station (35 Armstrong Street) located to the west side of this proposed development.

As seen in the elevations (Attachment 2), the majority of the building massing is 10.5 metres high, falling within the permitted 12.0 metre height. However, additional height is required in order to accommodate an elevator enclosure and staircase enclosure which provides access to the proposed rooftop patio. The elevator enclosure with a height of 14.32 metres is a permitted exception (Section 5.13); however, the staircase enclosure with a height of 13.41 metres is not. The staircase enclosure is designed to be integrated into the massing of the elevator enclosure. As such, staff are satisfied that an additional height of 1.5 metres, for a total height of 13.5 metres, will not adversely impact surrounding properties.

The General Provisions of the By-law (Section 5.17.7) prescribe that surface parking be setback a minimum of 3.0 metres from any street line and that the 3.0 metres consist of a landscape strip.

The applicant is requesting a minor variance to reduce the minimum required landscape strip adjacent to the street line from 3 metres to 1.5 metres.

The purpose of the landscape strip is to ensure that there is sufficient space for appropriate plantings. The plantings act as a visual and physical buffer between the hardscape street and parking area.

The proposed landscape strip is located at the front of the property along Armstrong Street. Due to the angled nature of Armstrong Street, the side lot lines of the property do not intersect with the street at a 90-degree angle. The building is proposed to be erected parallel to the side property lines. The proposed parking is oriented perpendicular to the building in the front yard. This creates a landscape strip that tapers from 3.28 metres on the west side to 1.5 metres on the east side as shown on Attachment 2. Staff are satisfied that there this will provide a sufficient landscape buffer between the parking spaces and sidewalk.

As previously mentioned, staff are in the process of reviewing the related Site Plan application on the subject lands (File No. SPA-2022-04). In order to limit the extent of the variances in accordance with the Site Plan, staff have recommended a condition to this effect. Subject to this condition, the requested variances are considered desirable and appropriate for the use of the land.

3. Desirable Development or Use of the Land, Building or Structure

A triplex is a permitted use pursuant to the policies of the Zoning By-law No. 22-90. The proposed variances will not have adverse impacts on surrounding properties, while facilitating the development of a vacant lot within the downtown core.

The requested variances are considered desirable and appropriate for the use of the land.

4. Minor in Nature

In consideration of the foregoing, the application for minor variances to Zoning By-law No. 22-90 is deemed minor in nature.

Infrastructure Services – Transportation & Development Comments:

Infrastructure Services has reviewed the Notice of Hearing for minor variances, Application A-14/22 for the property described as Part of Lot 3, Registered Plan 136, Part of Lot 1, Concession E, Parts 10-17 on Reference Plan 7R-2865, municipally known as Armstrong Street in the Town of Orangeville. The applicants are requesting minor variances to increase the maximum permitted building height from 12 metres to 13.5 metres, to reduce the minimum required landscape strip adjacent to the street line from 3 metres to 1.5 metres, and to reduce the minimum required rear yard setback from 7.5 metres to 0.30 metres. These variances are to permit the construction of a residential building.

Infrastructure Services is not aware of any grading, drainage or servicing issue that would preclude the granting of these minor variances. Concluding, Infrastructure Services, Transportation and Development Division does not object to the minor variances to increase the maximum permitted building height from 12 metres to 13.5 metres, to reduce the minimum required landscape strip adjacent to the street line from 3.0 metres to 1.5 metres, and to reduce the minimum required rear yard setback from 7.5 metres to 0.3 metres.

Strategic Alignment

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

Prepared by

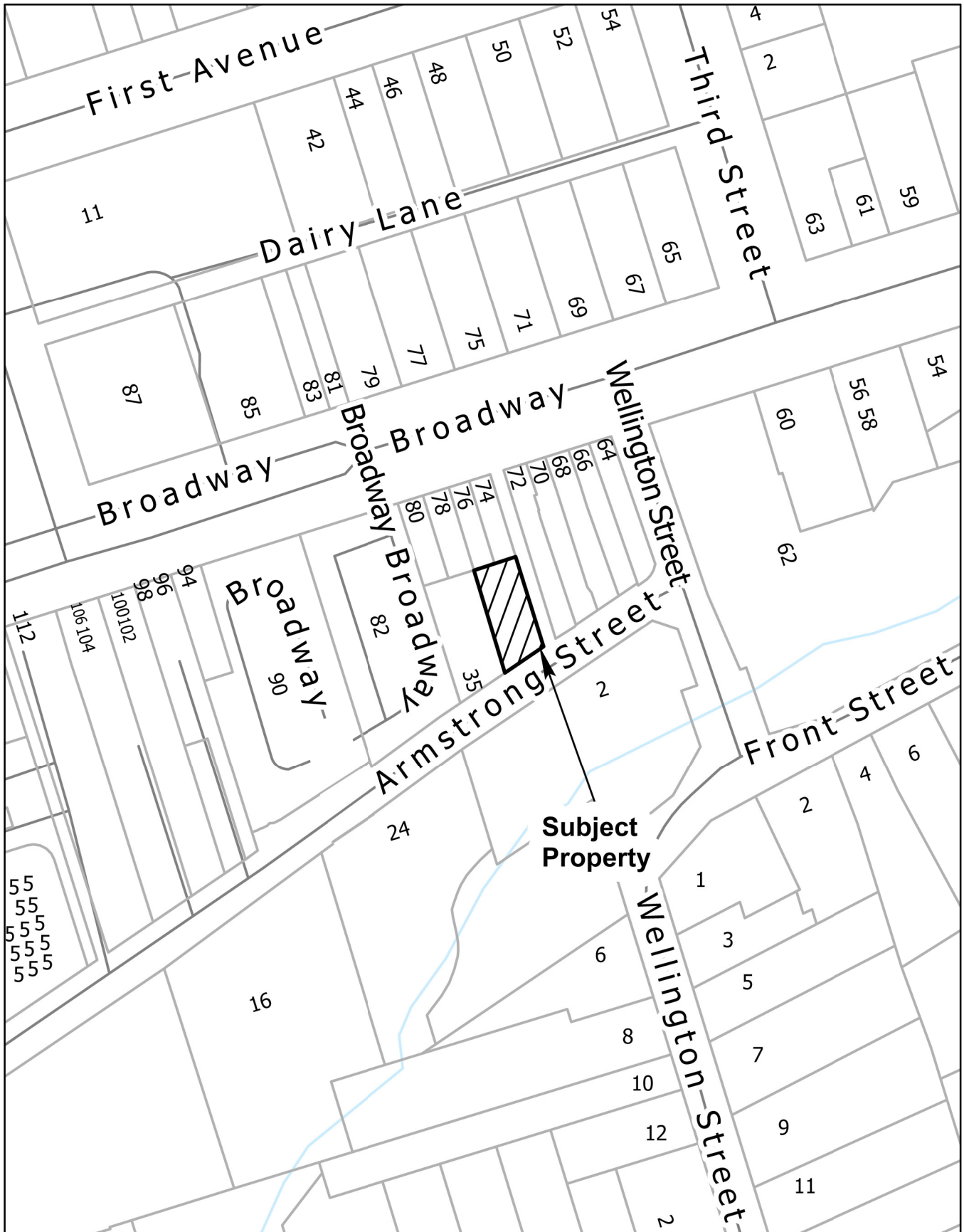
Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services
Services

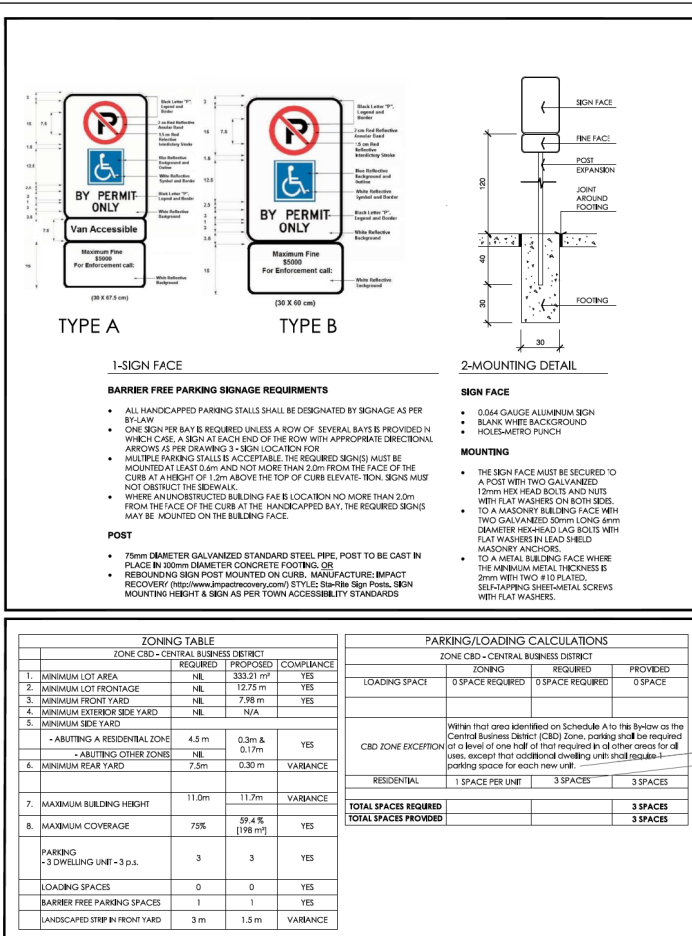
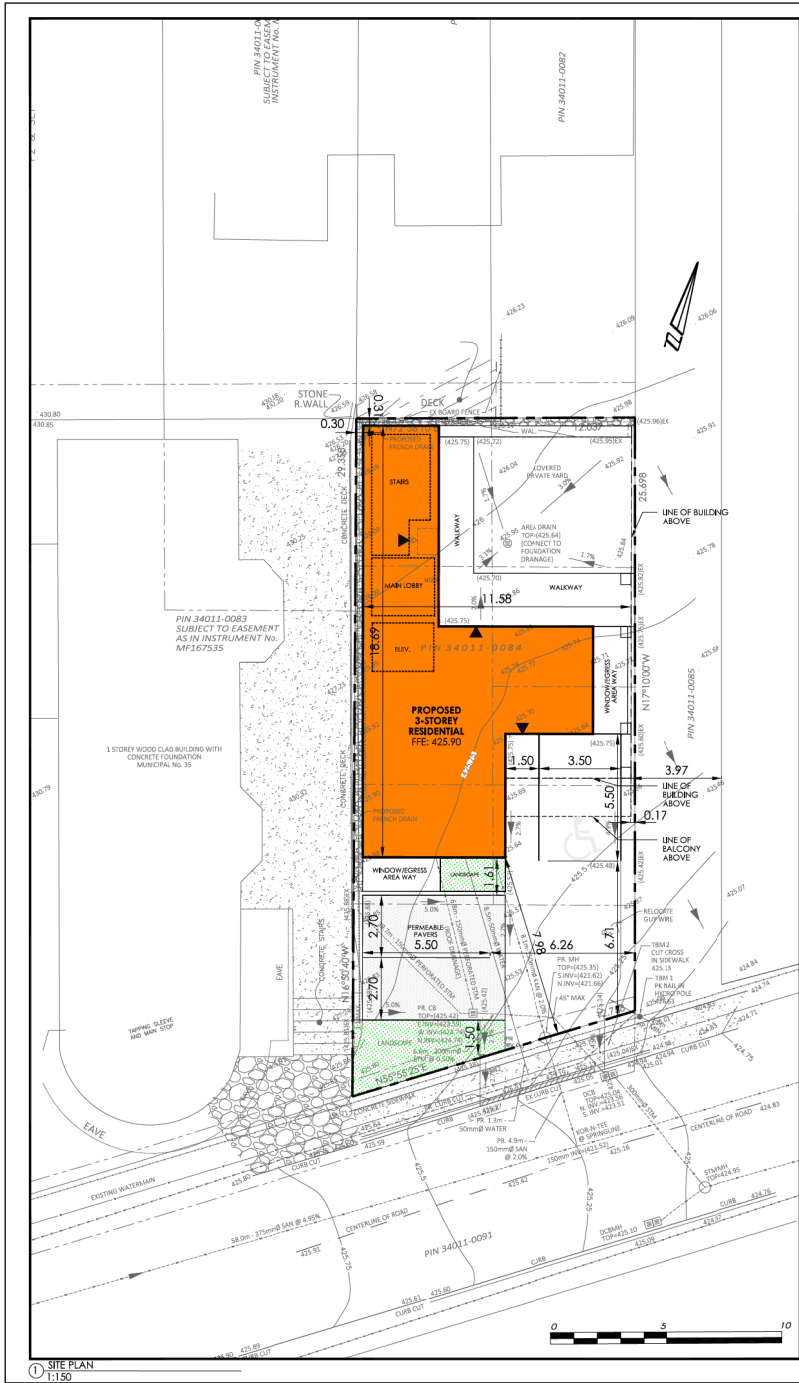
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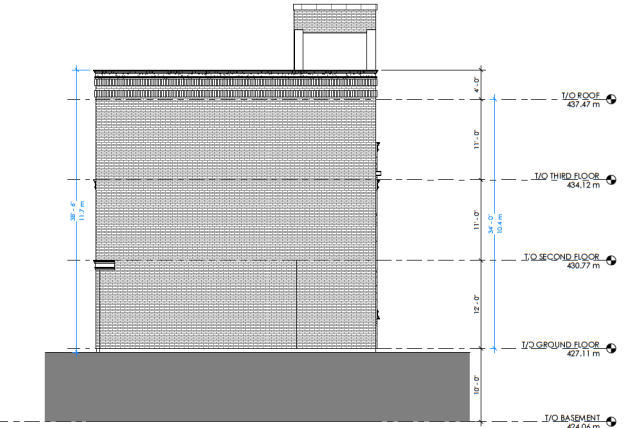
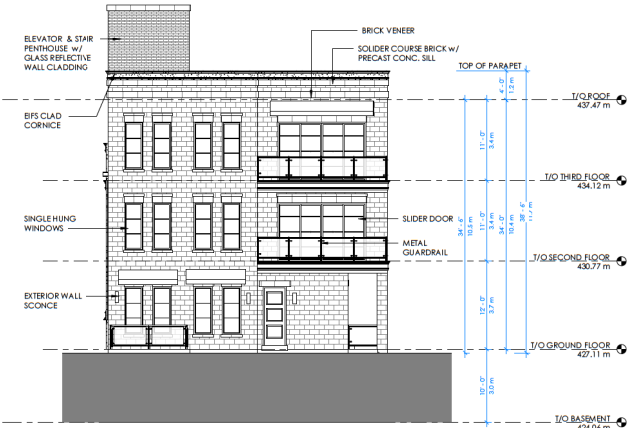
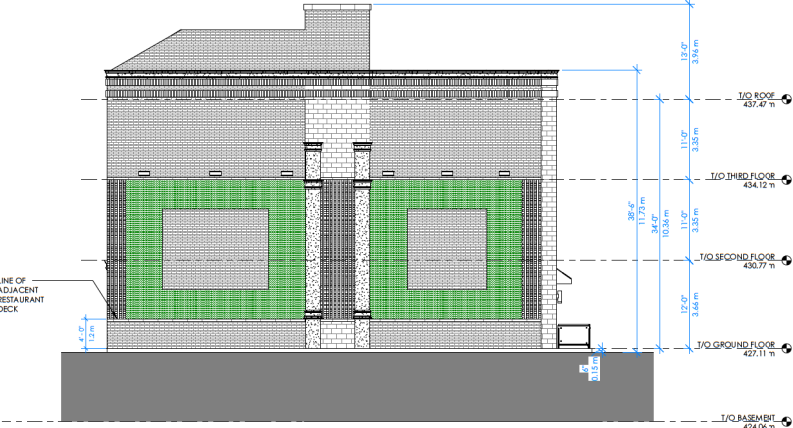
Brandon Ward, MCIP, RPP
Manager of Planning, Infrastructure

Attachment(s):

1. Location Map
2. Site Plan
3. Architectural Drawings



[illegible]



PROJECT NAME
VACANT LANDS EAST OF ARMSTRONG ST.

PROJECT ADDRESS
35 ARMSTRONG, ORANGEVILLE ON

CLIENT
ROBBIE MAIR

ARCHITECT
KHALSA DESIGN INC.


KHALSA

BRAMPTON, ON
TELEPHONE: 607-468-2940

CONSULTANTS:

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REGISTRATION

Project number 21050
Date 08/25/2022
Drawn by ASB
Checked by KJL
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

ELEVATIONS

A-300
VACANT LANDS EAST OF ARMSTRONG ST.



STREET PERSPECTIVE AT ARMSTRONG STREET

PROJECT NAME

VACANT LANDS EAST OF ARMSTRONG ST.

PROJECT ADDRESS

35 ARMSTRONG, ORANGEVILLE ON

CLIENT

ROBBIE MAIR

ARCHITECT

KHALSA DESIGN INC.

BRAMPTON, ON

TELEPHONE: 647-468-2940

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REGISTRATION

Project number

21050

Date

08/25/2022

Drawn by

ASB

Checked by

KID

Scale

REVISIONS

No.	Description	Date

RENDERING

A-302

VACANT LANDS EAST OF ARMSTRONG ST.



VIEW OF NEW PROPOSED BUILDING FROM ADJACENT RESTUARANT



VIEW OF NEW PROPOSED BUILDING FROM ADJACENT RESTUARANT



STREET CONCEPTUAL PERSPECTIVE WITH NEW PROPOSED BUILDING

PROJECT NAME

VACANT LANDS EAST OF ARMSTRONG ST.

PROJECT ADDRESS

35 ARMSTRONG,
ORANGEVILLE ON

CLIENT

ROBBIE MAIR

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**GREENWALL &
PERSPECTIVE**

A-303

VACANT LANDS EAST OF
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