

22 - 0 P - 3592 - 001

THE OFFICIAL PLAN

OF THE

ORANGEVILLE PLANNING AREA

AMENDMENT NO. 1

O R I G I N A L

- 1

AMENDMENT NO. 1
TO THE
OFFICIAL PLAN FOR THE
TOWN OF ORANGEVILLE


This amendment to the Official Plan for the Town of Orangeville, adopted by the Council of the Corporation of the Town of Orangeville, is hereby modified under the provisions of sections 17 and 21 of the Planning Act, 1983 as follows:

1. PART B - THE AMENDMENT, page 3, is hereby modified by deletion of section 2.) and its replacement with the following wording:

"2.) Schedule 'A' - Land Use Plan is amended as shown on Schedules 'A' and 'B' to this Amendment, attached."
2. Official Plan Amendment No. 1 is hereby modified by adding Schedule 'B' to Official Plan Amendment No. 1, showing the redesignation of an area of land south of Fourth Avenue between Third Street and Highway No. 10 from "Industrial" to "Highway Commercial", the lands concerned being shaded brown.

As thus modified, this amendment is hereby approved under sections 17 and 21 of the Planning Act, 1983 as Amendment No. 1 to the Official Plan for the Town of Orangeville.

Date: Jan 22...., 1988.


L.J. Fincham
Director
Plans Administration
Branch
Central & Southwest

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 1

The attached map and explanatory text, constituting Amendment Number 1 to the Official Plan for the Town of Orangeville was adopted by the Council of the Corporation of the Town of Orangeville, under the provisions of Section 21 of The Planning Act, S.O., 1983.

on the^{13th}..... day of^{Dec}..... 1987.

William C. Harris
Clerk

.....
Mayor

I, MR. WILLIAM C. NORRIS, CLERK OF THE TOWN OF ORANGEVILLE,
HEREBY DECLARE THAT NOTICE OF A PUBLIC MEETING WAS GIVEN IN
ACCORDANCE WITH THE PROVISIONS OF SECTION 17(2) OF THE
PLANNING ACT, S.O. 1983. I ALSO DECLARE THAT THE REQUIREMENTS
OF GIVING NOTICE OF THE ADOPTION OF AMENDMENT NUMBER 1 HAVE
BEEN COMPLIED WITH IN ACCORDANCE WITH SECTION 17(8) OF THE
PLANNING ACT, S.O., 1983.

July 16/87
DATE

William C. Norris
CLERK

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 1

PART A - THE PREAMBLE does not constitute part of this Amendment.

PART B - THE AMENDMENT, consisting of the text and map constitutes Amendment No. 1 to the Official Plan for the Town of Orangeville.

PART A - THE PREAMBLE

1.) PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to permit professional offices within a "Low Density Multiple" residential designation for a specific property as described below.

2.) LOCATION

The subject property is occupied by a row house. The lands are described as Part of Lots 3, 4 and 5, Block No. 1, Plan 212. The municipal address is 4 Zina Street. Surrounding land uses include the Orangeville Baptist Church to the north, a physician's office located within a similar row house unit immediately to the east, the Central Business District to the south, and 3 other row house units and a municipal parking lot to the west.

3.) BASIS

The subject lands are designated "Low Density Multiple" residential in the 1985 approved Official Plan for the Town of Orangeville and zoned Multiple Family Residential (RM5) in Zoning By-law 60-77. A professional office is not a permitted use within the 'Low Density Multiple' designation and the Multiple Family Residential (RM5) Zone.

The applicant proposes the establishment of an optometry office in the row house. The subject property is located adjacent to a similar row house unit with a municipal address of 2 Zina Street, which contains a physician's office. This property was rezoned on May 22, 1984 to permit a professional office, and is the subject of Special Policy E8.14 in the Official Plan. This policy permits a professional office in a residential designation at that location.

The site is a logical location for professional offices and would be compatible with surrounding land uses.

PART B - THE AMENDMENT

The Official Plan for the Town of Orangeville is amended as follows:

- 1.) Special Policy E8.14 is amended to read as follows:

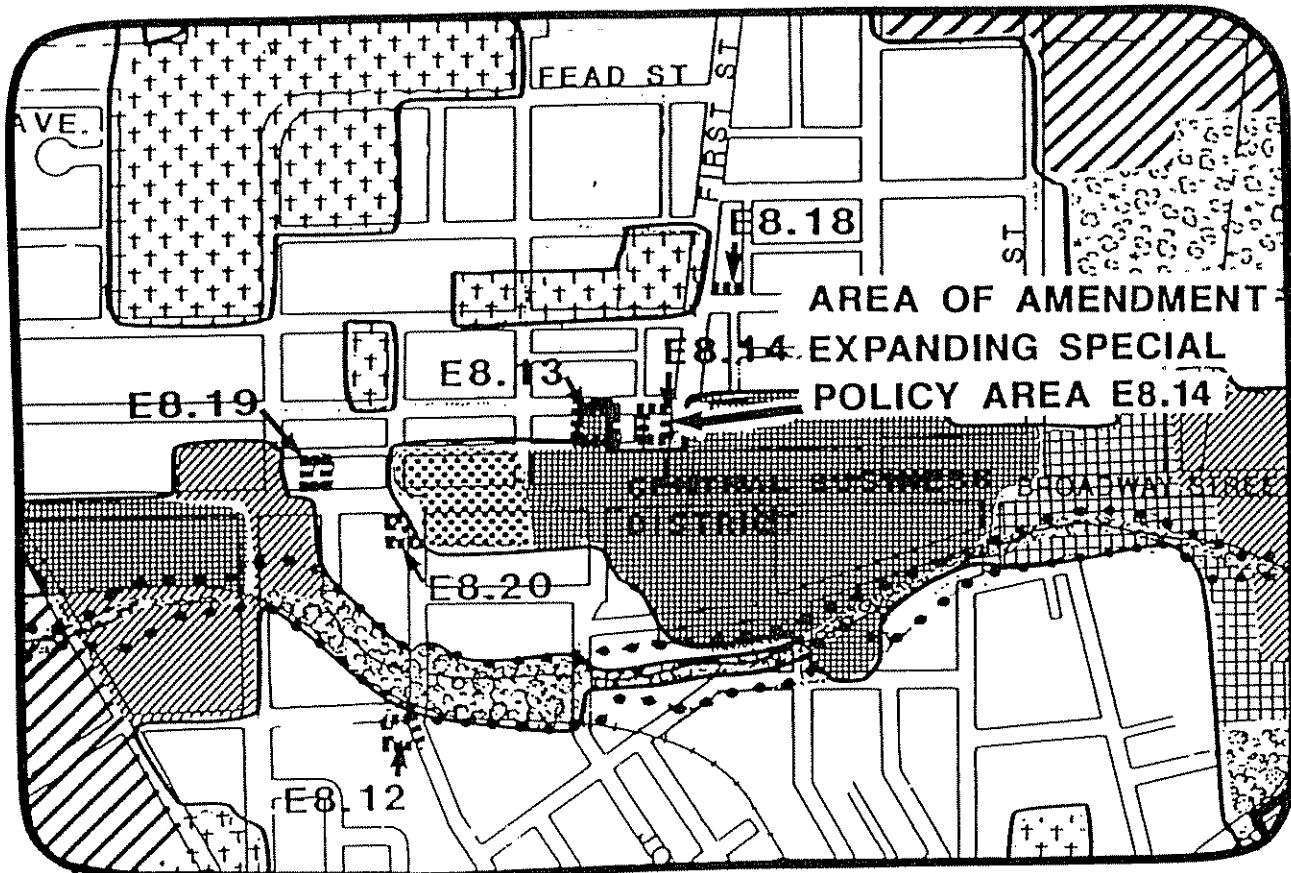
"E8.14

Notwithstanding the Residential designation, professional offices shall also be permitted within the row house units located at 2 and 4 Zina Street, at the southwest corner of Zina and First Street."

MODIFICATION

- 2.) Schedule 'A' - Land Use Plan is/amended as shown on Schedule 'A' to this Amendment, attached.

UNDER SECRETARY OF
THE PLANNING BOARD, 1993



SCHEDULE A
THE OFFICIAL PLAN OF THE
ORANGEVILLE PLANNING AREA

LAND USE PLAN



SCALE 1:10 000

- Residential
- General Commercial
- Neighbourhood Commercial
- Restricted Commercial Residential
- Highway Commercial
- Convenience Commercial
- Industrial
- Open Space Recreation
- Open Space Conservation
- Institutional
- Contingency Secondary School Site
- Policies for Specific Areas
Refer to Schedule B of the Official Plan
- Approximate Extent of Mill Creek Floodline
(See Policy 11.4.1)

