



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**

**BY-LAW NUMBER 70 - 2011**

**A BY-LAW TO ADOPT AMENDMENT NO. 107 TO THE OFFICIAL PLAN** (Dods and McNair Funeral Home, Second Ave; OPZ 2/09)

The Council of the Corporation of The Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 107 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text and map is hereby adopted.

PASSED IN OPEN COUNCIL THIS 12TH DAY OF SEPTEMBER 2011.

Signed by R. Adams  
Rob Adams, Mayor

Signed by S. Lankheit  
Susan Lankheit, Deputy Clerk

**THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 107**

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The attached explanatory text and map, constituting Amendment Number 107 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, R.S.O., 1990, c. P.13 on September 12, 2011.

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Rob Adams,  
Mayor

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Susan Lankheit,  
Deputy Clerk

**THE OFFICIAL PLAN  
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AMENDMENT NO. 107**

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**PART A - THE PREAMBLE**

**1. Purpose of the Amendment**

The purpose of the amendment is to amend the Residential designation on the subject property to permit a parking lot associated with the nearby Dods and McNair Funeral Home.

**2. Location**

This amendment applies to the lands described as Part of Lot 9, Block 7, Plan 159, Part 1 7R5727 (PIN 34024-0191 (LT)), on Second Ave in the Town of Orangeville. The lands are located on the east side of the public lane way between 3 Second Avenue and 21 First Street, and on the north side of Second Avenue.

**3. Basis of the Amendment**

This amendment will implement Council's approval on April 26, 2010, of an Official Plan Amendment application to create a site-specific policy that permits a parking lot to be the sole use on a residential property.

The subject property is located across the lane from the associated commercial use, the Dods & McNair Funeral Home. Abutting the northern and eastern limits of the property is a residential lot with a single detached dwelling. The subject property was created by consent from this property (3 Second Avenue) in 2008. Further north of the property are a combination of residential and commercial uses. Further east of property are additional residential uses. Across Second Avenue, to the south of the property, is another parking lot associated with the same funeral home and residential uses. West of the property, across the public lane, is the Dods and McNair Funeral Home.

On February 8, 2010, a public meeting was held with regard to the proposal. A number of neighbours expressed concern with, among other things, the potential impact of the parking lot on the stability of residential neighbourhood. As such the wording of the amendment was crafted to restrict the expansion of the funeral home based on the additional parking provided by the respective application. The amendment was supported based on the fact that it would reduce the demand for on-street parking on Second Avenue and would be subject to site plan control to ensure that no adverse impacts from site grading or drainage would result. The site plan approvals process also

required the approval of a landscaping plan to ensure proper screening of the parking lot.

This amendment complies with the intent of the Official Plan's policies related to the criteria that is to be considered when amending the Plan.

## **PART B - THE AMENDMENT**

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

1. Schedule "B" "Policies for Specific Areas" is hereby amended as shown on Schedule "A" attached.
2. Section E8 – Policies for Specific Areas is hereby amended by adding Section E8.68:

"The subject lands, located on the north side of Second Avenue, east of First Street abutting the municipal lane, are designated Low Density Residential but may be used to provide parking serving the nearby existing funeral home at 21 First Street to the west. This exemption from the general land use policies of the Official Plan is granted on the basis of the location of the subject property being at the edge of the residential area and that the provision of driveway access will be from the municipal lane only, opposite the parking lot of the funeral home. The parking area is intended to provide surplus parking for the funeral home only and is not intended to facilitate any respective future expansions of the business or provide commercial parking for any other property. The development of the parking area will be subject to the execution of a site plan agreement requiring landscape screening along the property boundaries to buffer the residential neighbourhood from the parking area."

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 107

