

**SCHEDULE "B"**  
**OFFICIAL PLAN AMENDMENT**

**THE OFFICIAL PLAN**  
**FOR THE**  
**TOWN OF ORANGEVILLE**  
**AMENDMENT NO. 115**

---

The attached explanatory text and map, constituting Amendment Number 115 to the Official Plan for the Town of Orangeville, was approved by the Ontario Municipal Board on March 20, 2014.

---

Rob Adams,  
Mayor

---

Susan Greatrix,  
Clerk

**THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 115**

**PART A – THE PREAMBLE**

**1. Purpose of the Amendment**

The purpose of the Amendment is to redesignate the subject lands from Open Space Conservation and Low Density Multiple to Open Space Conservation, Open Space Recreation, Medium Density Residential, High Density Residential, Neighbourhood Commercial, and Service Commercial and to add special policies to permit maximum densities and/or total number of dwelling units.

**2. Location**

This amendment applies to the lands described as Part of Lot 2, Concession C, Parts 1 and 2, Reference Plan 7R-4744, Subject to Easement over Part 2, Reference Plan 7R-4744 as in LTD20318 and Part of Lot 3, Concession C, Part 2, Reference Plan 7R-4592. The lands are located west of Riddell Road and south of Alder Street.

**3. Basis of the Amendment**

The subject lands, which constitute 11.36 hectares, are abutted on the west by open space and residential uses, on the north by commercial and open space, on the east by a mix of institutional, commercial, and general industrial uses, and to the south general industrial uses. The properties are currently vacant of buildings. There is some open space land located on the properties which is currently under private ownership.

In November 2012, Official Plan, Zoning By-law Amendment and Plan of Subdivision applications were submitted to permit a high density residential development in addition to a neighbourhood commercial development. In December 2012, a public information meeting was held to provide the public with information related to the applications.

In May 2013, an amendment to the applications was submitted to the Town. The applications were amended to include lands south of the Spencer Avenue extension which were excluded as part of the initial applications. The applicant proposed to redesignate these lands to accommodate a hotel and to accommodate 155 townhouse dwellings.

In addition to the above noted amendments, the applicant also revised the total number of residential units proposed. As a result of the amended applications, staff held a public information meeting on June 19, 2013.

On July 31, 2013, the owners filed an appeal to the Ontario Municipal Board (OMB) on the Official Plan Amendment and Zoning By-law Amendment applications and the Plan of Subdivision application and notified the Town of same, due to a non-decision of Council on the applications within the prescribed 180 days (Official Plan Amendment and Plan of Subdivision applications) and 120 days (Zoning By-law Amendment application) of submission of the applications.

Since the amendment in 2013 and as part of the settlement discussions, the total number of dwelling units to be accommodated in the four apartment style buildings has decreased from 350 to 293. The total number of apartment style buildings has also decreased from five to four. In addition, the total number of townhouse dwellings proposed for Block 4, south of the Spencer Avenue extension, decreased from 155 to a maximum of 120 units.

In preparing the current Amendment, the Town has considered several planning objectives, constraints, and the interests of the community. The development of the lands will allow for additional residential dwelling units, commercial development, and open space conservation and recreation. The overall plan for the area will provide a balanced mix of land uses which is appropriate given the existing physical, social, and economic context within which the lands must be considered. The proposed 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:

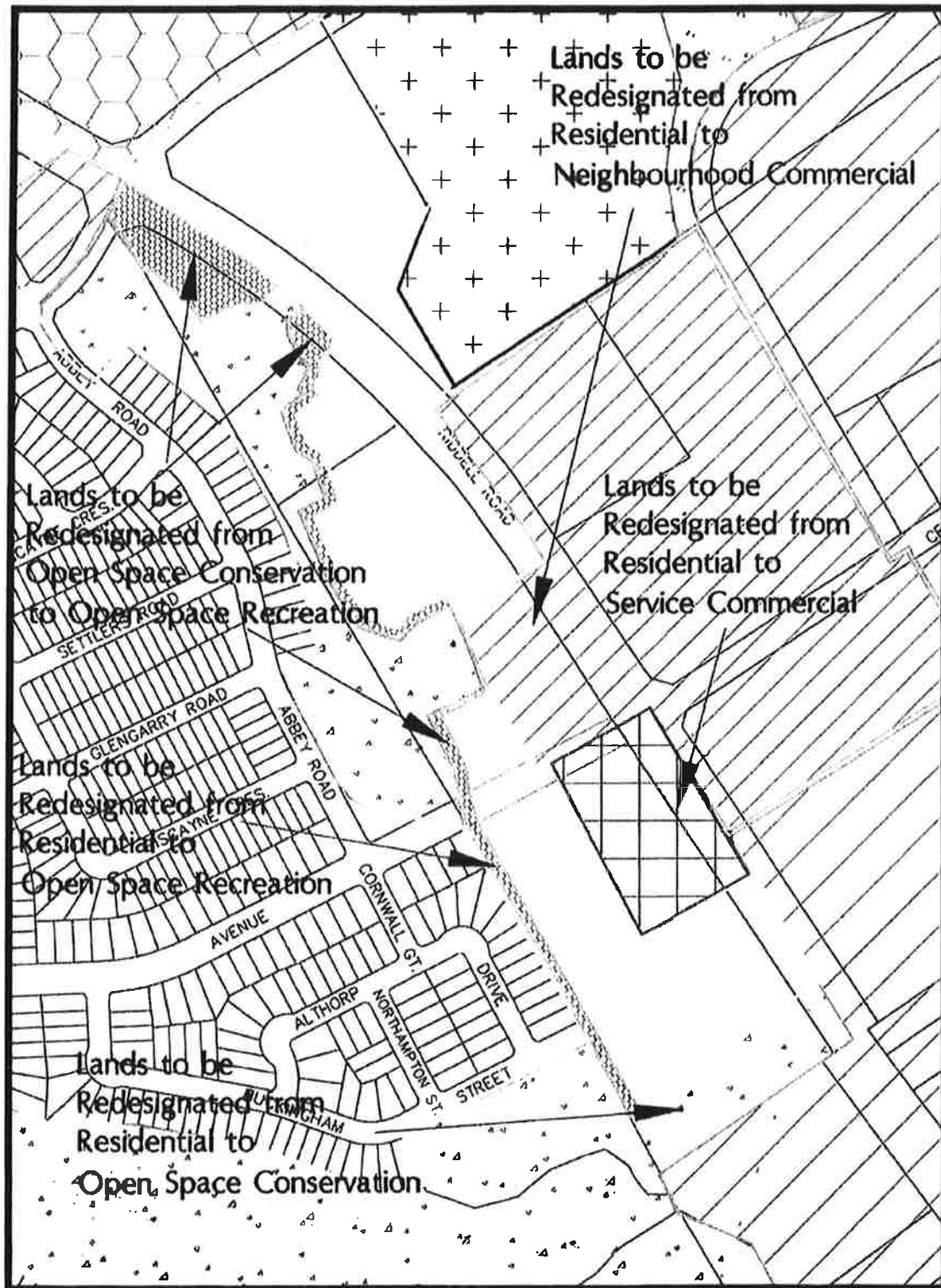
1. Section E8.19 is deleted.
2. Schedule "B" "Policies for Specific Areas" is hereby amended by deleting reference to E8.19.
3. Section E8 "Policies for Specific Areas" is hereby amended by adding the following policy:  
  
"E8.69 Notwithstanding the High Density Residential designation, a maximum density of 119 units per net residential hectare is permitted."
4. Section E8 "Policies for Specific Areas" is hereby amended by adding the following policy:  
  
"E8.70 Notwithstanding the High Density Residential designation, a maximum density of 152 units per net residential hectare is permitted."

5. Section E8 "Policies for Specific Areas is hereby amended by adding the following policy:

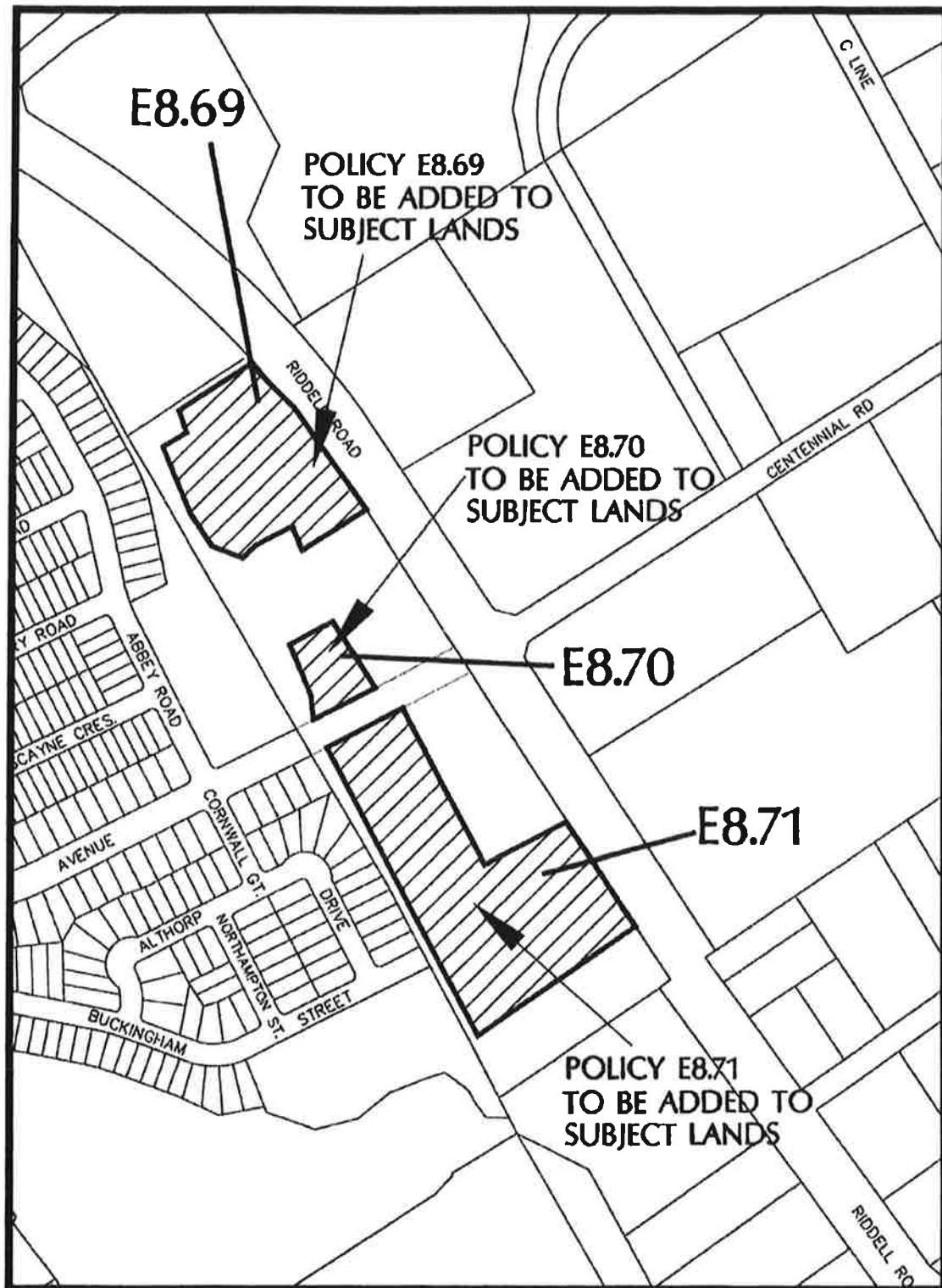
"E8.71 Notwithstanding the Medium Density Residential designation, a maximum density of 60 units per net residential hectare, not to exceed a total of 109 units, is permitted."

6. Schedule "A" Land Use Plan is hereby amended by redesignating portions of the lands from Open Space Conservation and Residential to Open Space Conservation, Open Space Recreation, Neighbourhood Commercial, Service Commercial as shown on the attached Schedule "A" to this Amendment.
7. Schedule "B" Policies for Specific Areas is hereby amended by showing the lands subject to "Policies for Specific Areas" and adding reference to Policy E8.69, E8.70, and E8.71 as shown on the attached Schedule "B" to this Amendment.
8. Schedule "C" Residential Density Plan is hereby amended by redesignating the lands from Low Density Multiple to High Density Residential and Medium Density Residential as shown on the attached Schedule "C" to this Amendment.
9. Schedule "E" Roads Plan is hereby amended by redesignating the portion of Spencer Avenue designated as Future Collector Road – Minor to Collector Road – Minor as shown on the attached Schedule "D" to this Amendment.

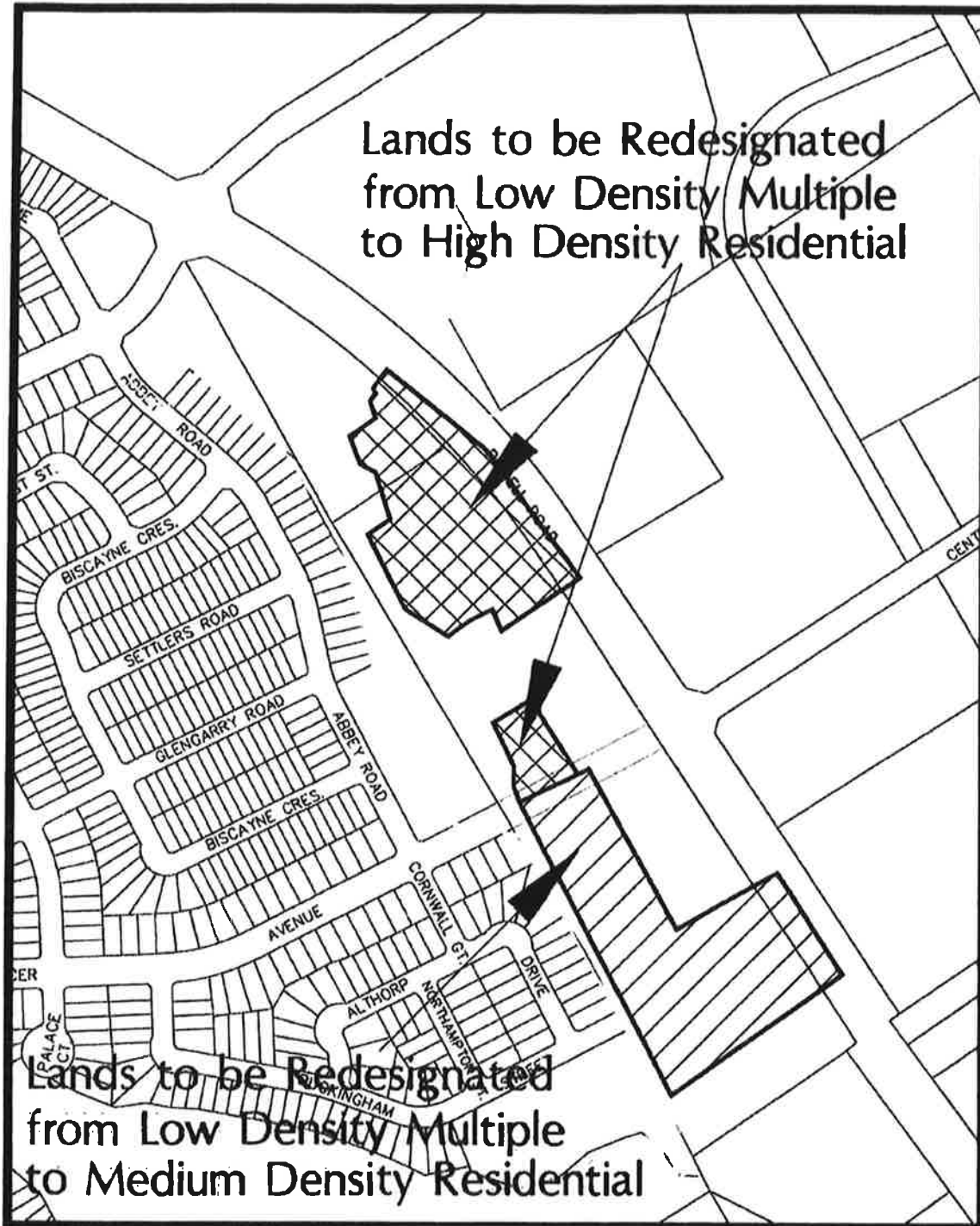
SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 115



SCHEDULE "B" TO OFFICIAL PLAN AMENDMENT NO. 115



SCHEDULE "C" TO OFFICIAL PLAN AMENDMENT NO. 115



SCHEDULE "D" TO OFFICIAL PLAN AMENDMENT NO. 115

