



The Corporation of the Town of Orangeville

By-law Number 62 - 2014

A By-law to Adopt Amendment No. 116 to the Official Plan
(King 8th Holdings Inc.; 60-62 First Street; OPZ 1/13).

The Council of the Corporation of The Town of Orangeville, in accordance with the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 116 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text and maps is hereby adopted.

Passed in open Council this 23rd day of June, 2014.

Handwritten signature of W. Maycock in black ink.

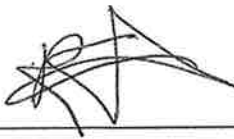
W. Maycock, Deputy Mayor

Handwritten signature of Susan Greatrix in black ink.

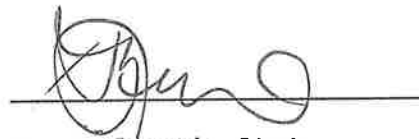
Susan Greatrix, Clerk

The Official Plan
for the
Town of Orangeville
Amendment No. 116

The attached explanatory text and map, constituting Amendment Number 116 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 22 of the Planning Act, R.S.O., 1990, c. P.13 on June 23, 2014.

A handwritten signature in black ink, consisting of a stylized 'R' followed by a series of loops and a final upward stroke, positioned above a horizontal line.

Rob Adams, Mayor

A handwritten signature in black ink, featuring a large circular loop followed by a series of smaller loops and a final downward stroke, positioned above a horizontal line.

Susan Greatrix, Clerk

The Official Plan for The Town of Orangeville Amendment No. 116

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject lands from “High Density Residential” to “Medium Density Residential” and to add a special policy to permit a maximum density and/or total number of dwelling units in order to allow a 41 unit common element condominium townhouse development on the subject lands.

2. Location

This amendment applies to the lands described as Lots 1 and 2, Registered Plan 275 and Part of Lot 5, Block 17, Registered Plan 212, municipally known as 60-62 First Street. The lands comprise 0.82 hectares and are located on the west side of First Street, north of Fead Street.

3. Basis of the Amendment

The subject lands are predominantly surrounded by single detached dwellings with a mix of residential and commercial uses on the east side of First Street.

On May 29, 2013 an informal public open house was held to present information pertaining to the applications for public review and comment and on June 24, 2013, the statutory public meeting was held. The property is located in an Intensification Area as identified on Schedule B1 Built Boundary to the Town’s Official Plan and subject to policies E1.11 which permits development at higher density than currently exists.

An official plan amendment is needed since the High Density designation in the Official plan does not specifically allow the townhouse form of development. In preparing the current Amendment, the Town has considered several planning objectives, constraints and interests of the community. The development of the lands will allow for a form of development and tenure that appears to be in demand in the Town of Orangeville. Given recent demographic trends and maturation and an aging population, this type and density of development will continue to provide a range and mix of housing options. 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. The basis for this amendment is as follows:

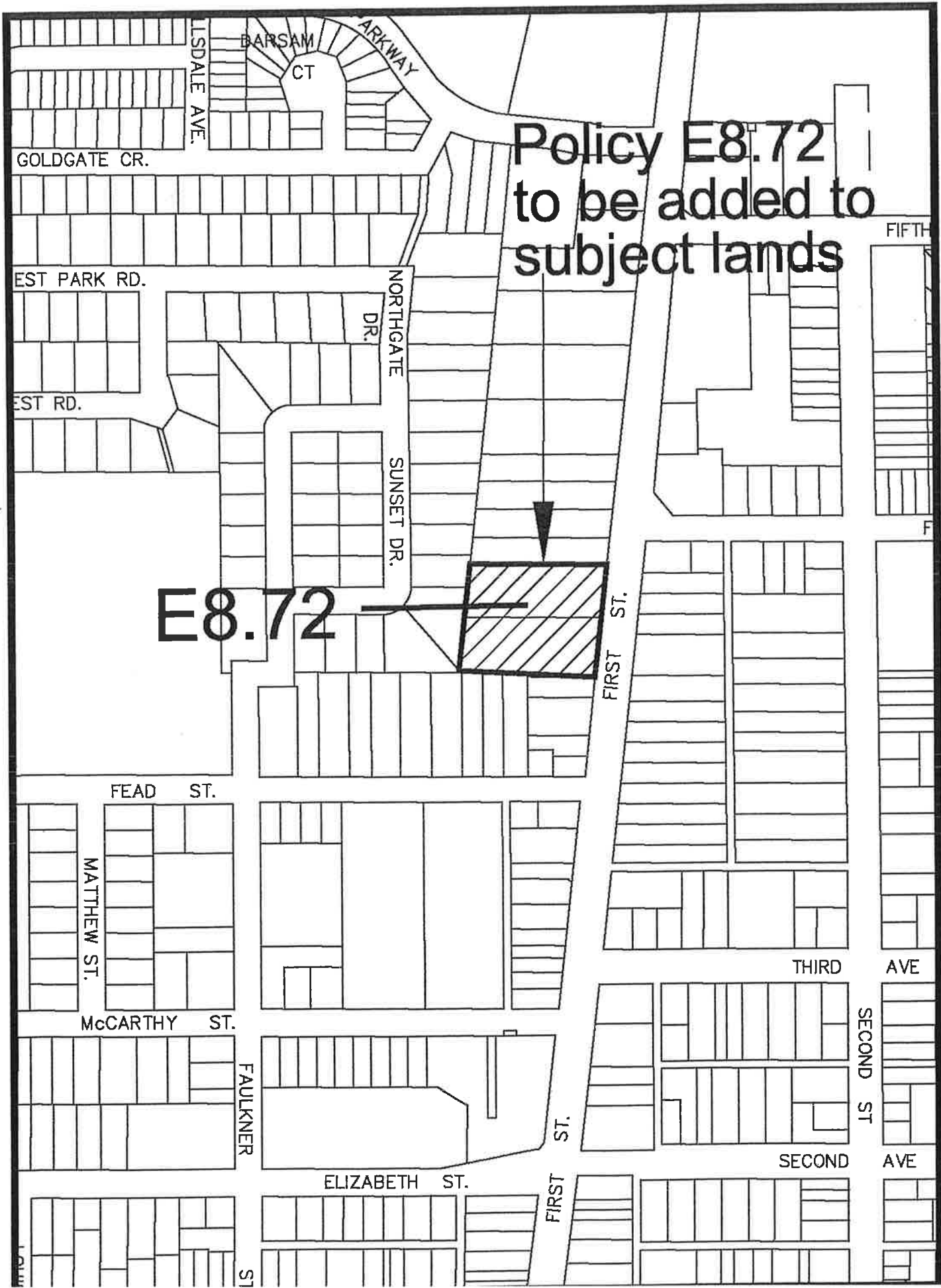
1. It complies with the Provincial Policy Statement and Places to Grow in promoting infilling and intensification;
2. It provides an opportunity for an additional type of housing opportunity in accordance with the Official Plan's policies to provide a balanced range of housing that meets a variety of needs in terms of size, type, ownership status and location;
3. The density of the proposed development while being reduced from 145 units per net residential hectare to 50 units per net residential hectare still provides a greater density of development than the existing two single detached dwelling units;
4. The townhouse form of development is an appropriate transition from single family residential to the west; and
5. The site servicing study and traffic analysis support the suitability of the site for townhouse development.

Part B – The Amendment

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

1. Section E8 “Policies for Specific Areas” is hereby amended by adding the following policy:

“E8.72 Notwithstanding the Medium Density designation, a maximum density of 50 units per net residential hectare or 41 units is permitted, whichever is less.”
2. Schedule “B” Policies for Specific Areas is hereby amended by showing the lands subject to “Policies for Specific Areas” and adding reference to Policy E8.72 as shown on the attached Schedule “A” to this amendment.
3. Schedule “C” “Residential Density Plan” is hereby amended by redesignating the lands from High Density Residential to Medium Density Residential as shown on Schedule “B” attached to this amendment.



Policy E8.72
to be added to
subject lands

E8.72

