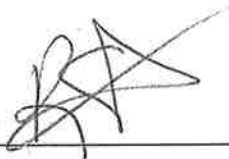


**The Official Plan**  
**for the**  
**Town of Orangeville**  
**Amendment No. 117**

The attached explanatory text and map, constituting Amendment Number 117 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 September 29, 2014.

A handwritten signature in black ink, appearing to be 'Rob Adams', written over a horizontal line.

Rob Adams, Mayor

A handwritten signature in black ink, appearing to be 'Susan Greatrix', written over a horizontal line.

Susan Greatrix, Clerk

**The Official Plan  
for The Town of Orangeville  
Amendment No. 117**

**Part A – The Preamble**

**1. Purpose of the Amendment**

The purpose of the amendment is to redesignate the subject lands from “Neighbourhood Commercial” to “Neighbourhood Commercial” with a Special Policy to permit a maximum density and/or total number of dwelling units in addition to permitting dwelling units at and below grade in order to allow a 43 unit multiple dwelling with 186 square metres (2,000 square feet) of neighbourhood commercial development on the subject lands.

**2. Location**

This amendment applies to the lands described as Lot 100, Registered Compiled Plan 335, municipally known as 310 Broadway. The lands comprise 0.36 hectares and are located on the south side of Broadway, east of Banting Drive.

**3. Basis of the Amendment**

The subject lands are abutted on the west and east sides by neighbourhood commercial plazas. Across Broadway, north of the property, is Banting Drive and established residential uses. South of the property is Mill Creek and the Town-owned rail line.

On June 23, 2014 the statutory public meeting was held to present the applications for public review and comment.

An Official Plan Amendment is needed since the “Neighbourhood Commercial” designation in the Official plan does not allow for dwelling units at or below grade. 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 proposed commercial development ensures insures that a mixed use development is constructed on the subject property which is in keeping with the "Neighbourhood Commercial" designation; and
3. The multiple dwelling and associated neighbourhood commercial space are appropriate uses considering the adjacent neighbourhood commercial developments located immediate to the west and east of the subject property and the residential uses on the north side of Broadway.

## **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:  
  
"E8.73 Notwithstanding the "Neighbourhood Commercial designation, dwelling units are permitted on the ground floor and below grade within buildings containing other permitted uses. In addition, a maximum density of 119 units per net residential hectare or 43 dwelling units within a multiple dwelling 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 E8.73 as shown on the attached Schedule "A" to this amendment.

Schedule 'A' to Official Plan Amendment No. 117

