

The Official Plan for The Town of Orangeville Amendment No. 118

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject lands from “Low 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 for a converted dwelling containing four dwelling units on the subject lands.

2. Location

This amendment applies to the lands described as Lot 23, Registered Plan 73, municipally known as 45 Church Street. The lands comprise 0.07 hectares and are located on the south side of Church Street, east of Bythia Street.

3. Basis of the Amendment

The subject lands are predominantly surrounded by a mix of residential uses of varying densities including single detached, semi-detached, townhouse and apartment type dwellings.

On May 12, 2014 the statutory public meeting was held. The property is designated “Low Density Residential” which permits single detached and two unit dwellings to a maximum density of 25 units per net residential hectare. The owner is proposing to legalize the existing converted dwelling containing four dwelling units.

An Official Plan Amendment is needed since the “Low Density” designation in the Official Plan does not permit dwellings containing more than two units. The “Medium Residential Density” designation will allow a converted dwelling containing four dwelling units which is a density of 58 units per net residential hectare. A Special Policy in the OP will limit the density on the subject property to 4 units or a maximum density of 58 units per net residential hectare, whichever is less.

Part B – The Amendment

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

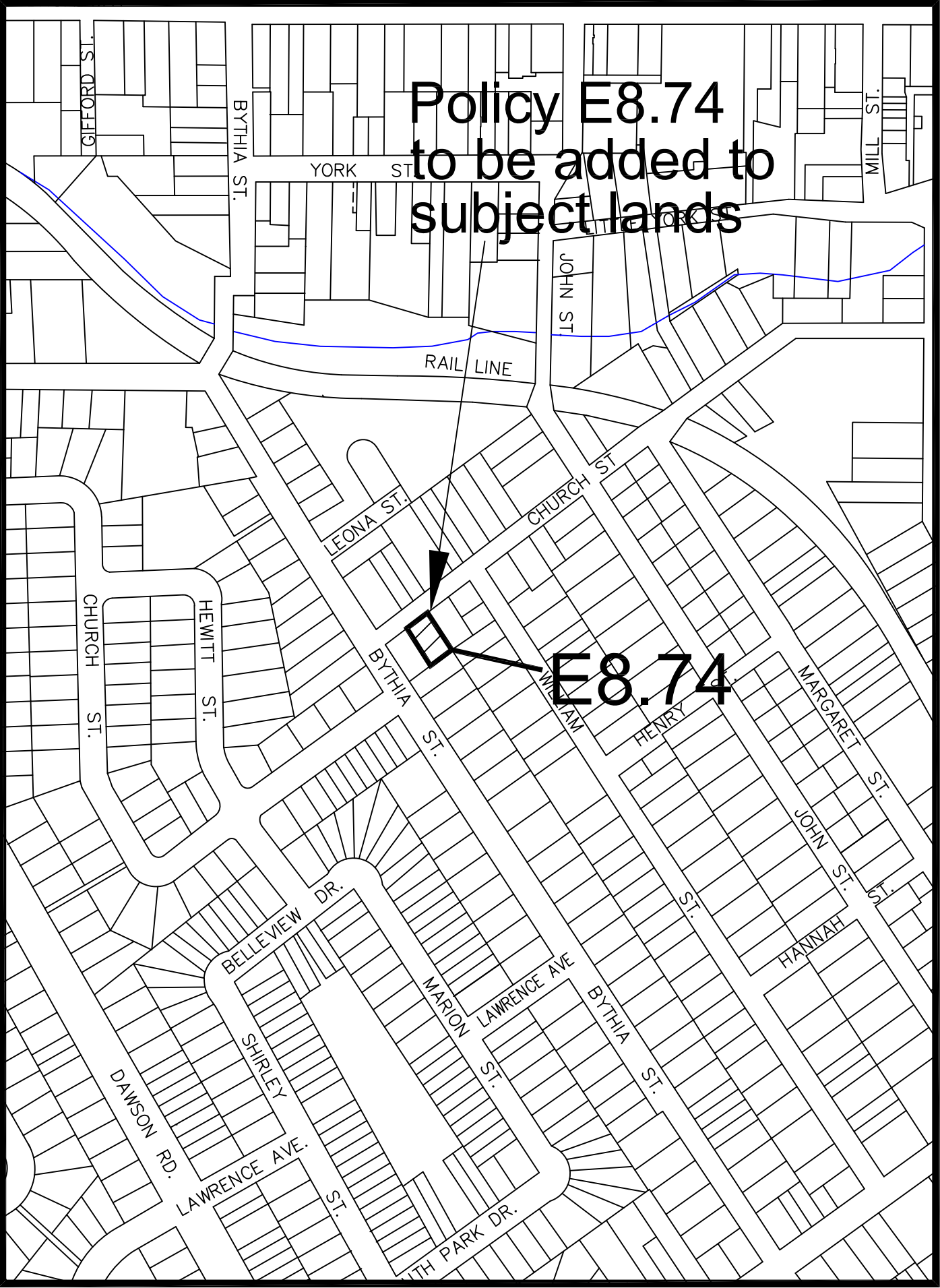
1. Section E8 “Policies for Specific Areas” is hereby amended by adding the following policy:

“E8.74 Notwithstanding the Medium Density designation, a maximum density of 58 units per net residential hectare or 4 dwelling 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 E8.74 as shown on the attached Schedule “A” to this Amendment.
3. Schedule “C” “Residential Density Plan” is hereby amended by redesignating the lands from “Low Density Residential” to “Medium Density Residential” as shown on Schedule “B” attached to this Amendment.

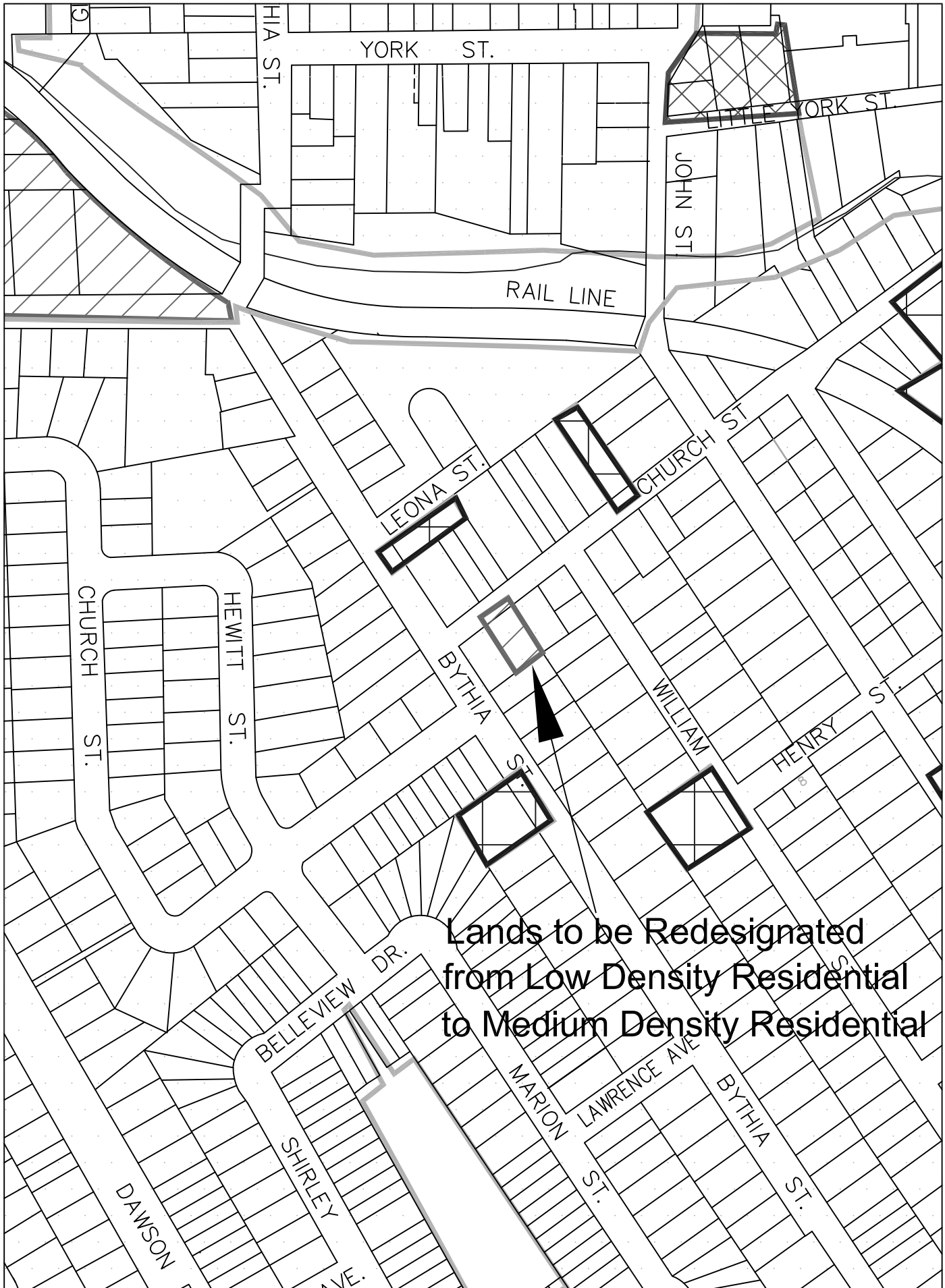


**Policy E8.74
to be added to
subject lands**

E8.74



Schedule 'B' to Official Plan Amendment No. 118



Lands to be Redesignated
from Low Density Residential
to Medium Density Residential