



## **The Corporation of the Town of Orangeville**

### **By-law Number 104 - 2017**

#### **A By-law to Adopt Amendment No. 120 to the Official Plan (Ken and Lisa Snell; 54 Broadway; OPZ2/17)**

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 P13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 120 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 11<sup>th</sup> day of December, 2017.

A blue ink signature of Warren Maycock, written in a cursive style.

Warren Maycock, Deputy Mayor

A blue ink signature of Susan Greatrix, written in a cursive style.

Susan Greatrix, Clerk

**The Official Plan  
for the  
Town of Orangeville  
Amendment No. 120**

The attached explanatory text and map, constituting Amendment Number 120 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 December 11, 2017.

A handwritten signature in black ink, appearing to read 'W Maycock', written over a horizontal line.

Warren Maycock, Deputy Mayor

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

Susan Greatrix, Clerk

### **Explanatory Notes for OPA 120**

The purpose and effect of Official Plan Amendment No. 120 (OPA 120) is to redesignate the subject lands from "Service Commercial" to "Restricted Commercial/Residential" and to add a special policy (Special Policy E8.76) to permit one (1) dwelling unit on an upper floor of the existing building on the subject lands.

The location of the subject lands is shown on the accompanying Key Map.

### **Explanatory Notes for By-law Number 103-2017**

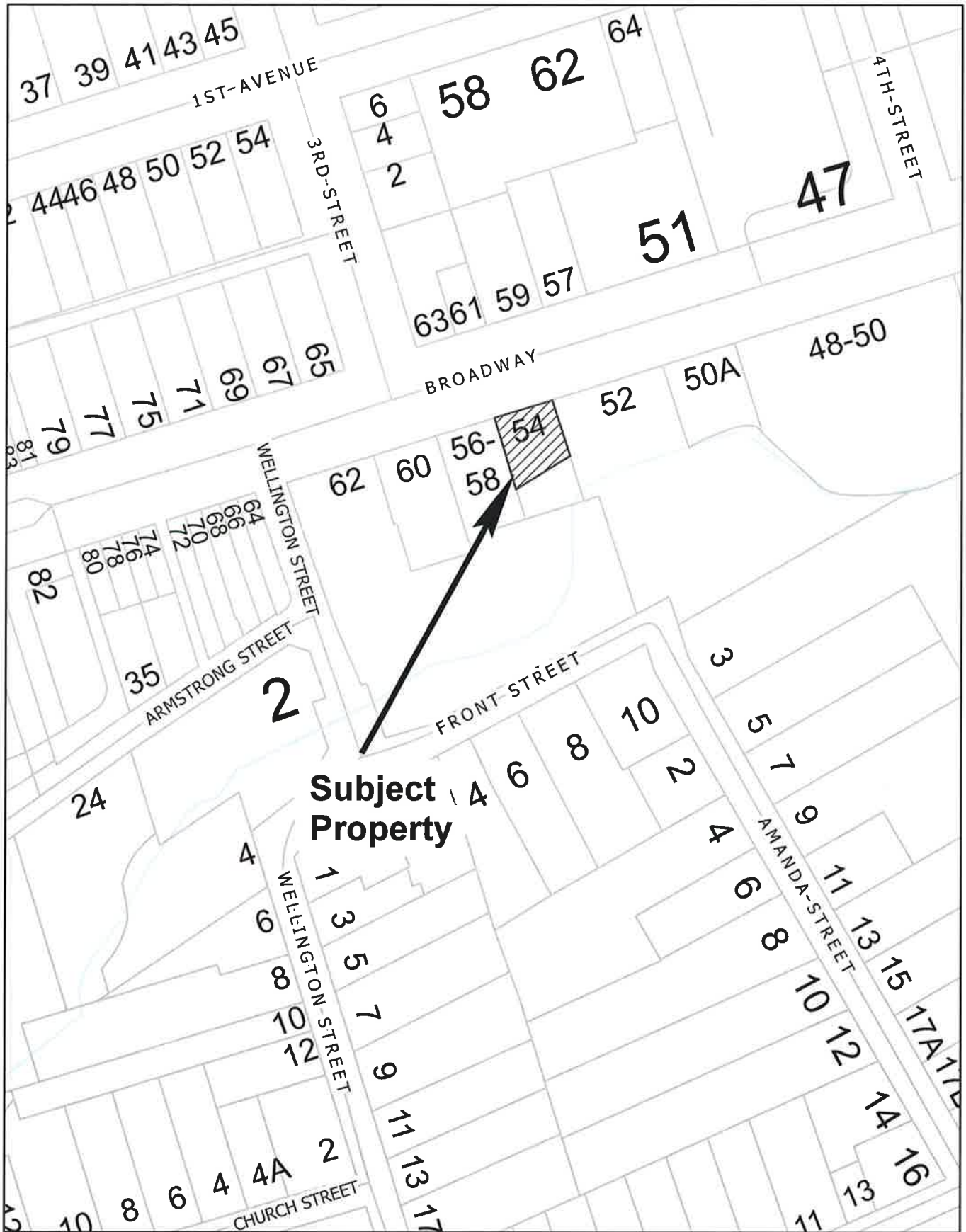
The purpose and effect of By-law Number 103-2017 is to amend the Town of Orangeville Zoning By-law 22-90, as amended, from Service Commercial (C3) Zone to a site-specific Restricted Commercial/Residential (C5) Zone, Special Provision (SP 24.215) to permit a dwelling unit in the proposed second storey addition to the existing commercial building and to reduce the minimum required rear yard setback from 7.5 metres to 6.4 metres.

The location of the subject lands is shown on the accompanying Key Map.

The lands affected by By-law Number 103-2017 are also affected by Official Plan Amendment No. 120 (OPA 120).

Location Map

Applicants: Ken and Lisa Snell



# **The Official Plan for The Town of Orangeville Amendment No. 120**

## **Part A – The Preamble**

### **1. Purpose of the Amendment**

The purpose of the amendment is to redesignate the subject lands from “Service Commercial” to “Restricted Commercial/Residential” and to add a special policy (Special Policy E8.76) to permit one (1) dwelling unit on an upper floor of the existing building on the subject lands.

### **2. Location**

This amendment applies to the lands described as Part of Lot 2, Block 4 (Plan 138), municipally known as 54 Broadway. The lands comprise a single parcel of approximate lot area of 0.044 hectares (0.11 acres) with approximate lot frontage of 20.22 metres onto Broadway. The lands are located on the south side of Broadway, east of Wellington Street and west of Town Line.

### **3. Basis of the Amendment**

The subject lands are predominantly surrounded by commercial uses, with commercial land uses located to the north, east and west with Mill Creek located immediately to the south. The Central Business District is located in close proximity to the west.

The statutory public meeting was held on October 30, 2017. The property is designated “Service Commercial” which permits a variety of commercial and service-oriented land uses. Residential uses are not permitted in the “Service Commercial” designation. The proposed development includes the addition of a second storey to the existing commercial building and an enclosed stairwell on the rear (south) side of the structure.

An Official Plan Amendment is required to the “Restricted Commercial/Residential” designation in the Official Plan. The redesignation would permit the addition of one (1) dwelling unit in a proposed second storey addition where the “Restricted Commercial/Residential” designation would otherwise permit residential land uses in the form of detached, semi-detached, duplex and triplex residences in converted house-form buildings. The proposed redesignation would apply to the existing commercial structure on the property only.

A Special Policy in the Official Plan (E8.76) will permit one (1) dwelling unit in the upper floor of the existing commercial building.

## **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:  
  
“E8.76 Notwithstanding the ‘Restricted Commercial/Residential’ designation, one (1) dwelling unit on the upper floor of the existing commercial building is permitted”.
2. Schedule “A” “Land Use Plan” is hereby amended by redesignating the lands from “Service Commercial” to a site-specific “Restricted Commercial/Residential” designation as shown on the attached Schedule “A” to this Amendment.
3. Schedule “B” “Policies for Specific Areas” is hereby amended by showing the lands subject to “Policies for Specific Areas” and adding reference to Policy E8.76 as shown on the attached Schedule “B” to this Amendment.



# Schedule 'A' to Official Plan Amendment No. 120



# Schedule 'B' to Official Plan Amendment No. 120

