



The Corporation of the Town of Orangeville

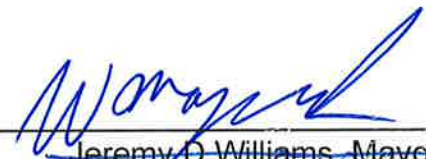
By-law Number 007 - 2018

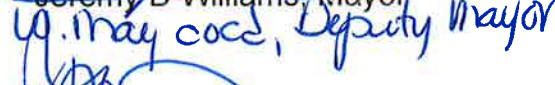

A By-law to Adopt Amendment No. 121 to the Official Plan (Barhydt Holdings Inc.; 35-37 First Street; OPZ3/17)

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. 121 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 29th day of January, 2018.




Jeremy D Williams, Mayor

W. Maycock, Deputy Mayor


Susan Greatrix, Clerk

**The Official Plan
for the
Town of Orangeville
Amendment No. 121**

The attached explanatory text and map, constituting Amendment Number 121 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 January 29, 2018.



Jeremy D. Williams, Mayor
W. Maycock, Deputy Mayor



Susan Greatrix, Clerk

Explanatory Notes for OPA 121

The purpose and effect of Official Plan Amendment No. 121 (OPA 121) is to redesignate the subject lands from "Restricted Commercial/Residential (Special Policy E8.54)" to "Restricted Commercial/Residential (Special Policy E8.77)" to add a special policy to permit a converted dwelling containing up to six (6) dwelling units within the existing converted dwelling on the subject lands.

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

Explanatory Notes for By-law Number 06-2018

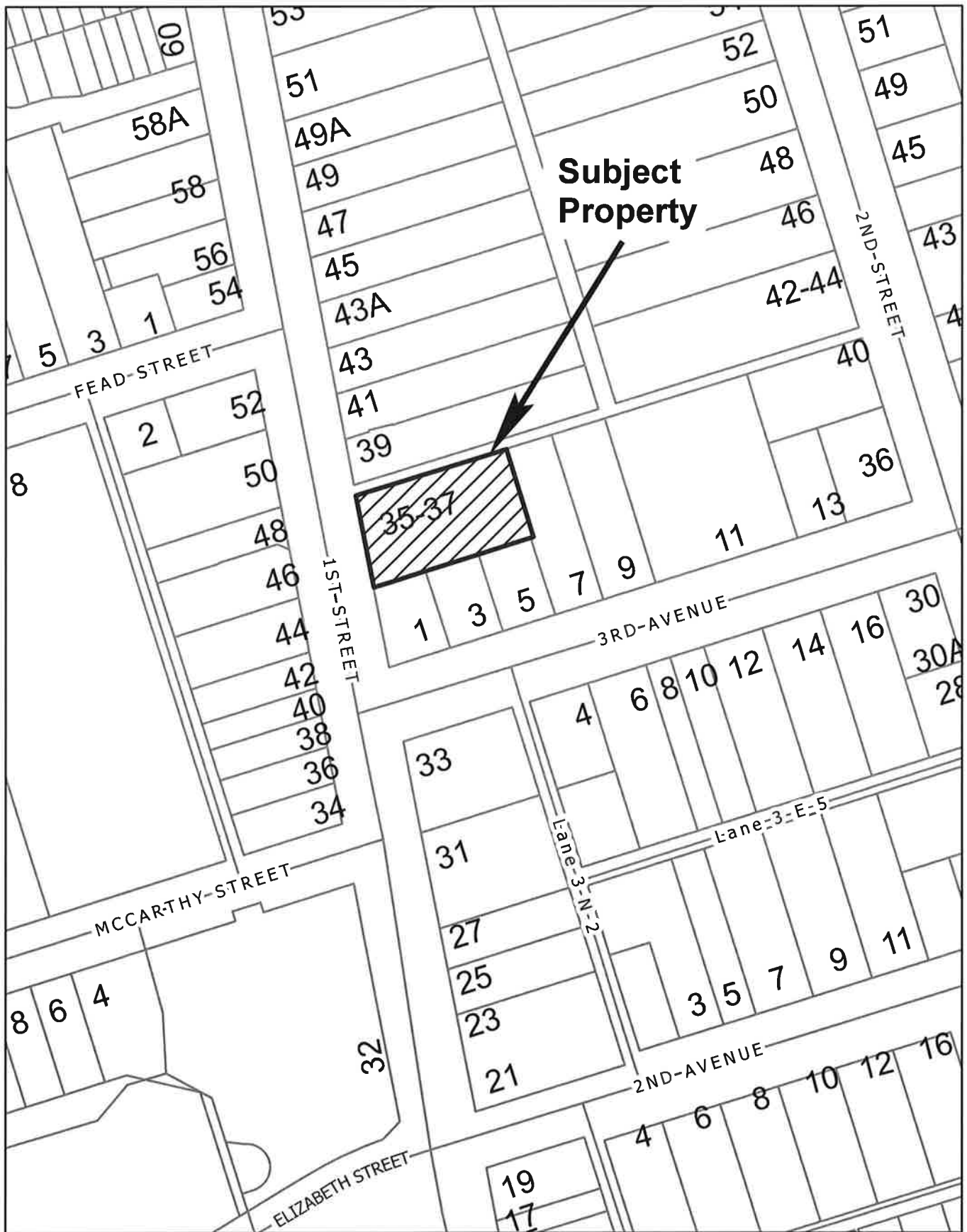
The purpose and effect of By-law Number 06-2018 is to amend the Town of Orangeville Zoning By-law 22-90, as amended, from Restricted Commercial/Residential (C5) Zone, Special Provision (SP 24.158) to a site-specific Restricted Commercial (C5) Zone, Special Provision (SP 24.216) to permit a converted dwelling house containing not more than six (6) dwelling units within the existing converted dwelling house on the subject lands.

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

The lands affected by By-law Number 06-2018 are also affected by Official Plan Amendment No. 121 (OPA 121).

Location Map

Applicant: Barhydt Holdings Inc.



The Official Plan for The Town of Orangeville Amendment No. 121

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject lands from “Restricted Commercial/Residential (Special Policy E8.54)” to “Restricted Commercial/Residential (Special Policy E8.77)” to permit a converted dwelling containing up to six (6) dwelling units within the existing converted dwelling on the subject lands.

2. Location

This amendment applies to the lands described as Lots 3 & 4, Block 10 (Plan 201), save and except Part 3 (Reference Plan 7R2304) and municipally known as 35-37 First Street. The lands comprise a single parcel of approximately 0.16 hectare (0.39 acre) in lot area and approximately 31.12 metres of lot frontage onto First Street. The lands are located on the east side of First Street, between Third Avenue (south) and Fourth Avenue (north).

3. Basis of the Amendment

Adjacent land uses include existing commercial land uses to the north and south (along First Street) and low density residential land uses to the east and west. An existing multi-storey converted dwelling is located on the lot.

The statutory public meeting was held on November 27, 2017. The property is designated “Restricted Commercial/Residential (Special Policy E8.54)” which permitted uses include a converted dwelling containing up to five (5) dwelling units. The proposed development includes the addition of another dwelling unit within the converted dwelling for a total of six (6) dwelling units.

An Official Plan Amendment is required to the “Restricted Commercial/Residential” designation in the Official Plan. Special Policy E8.77 will permit a converted dwelling containing up to six (6) dwelling units within the existing converted dwelling on the subject lands.

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:

“E8.77 Notwithstanding the permitted uses of the “Restricted Commercial/Residential” designation and notwithstanding Special Policy E8.54 to Schedule ‘B’ of the Town of Orangeville Official Plan, permitted uses shall include a converted dwelling containing up to six (6) dwelling units within the existing converted dwelling on the subject lands.”

Policy E8.54 is to be deleted and replaced with Special Policy E8.77.

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 E8.77 as shown on the attached Schedule “A” to this Amendment. Special Policy E8.54 is to be deleted and replaced with Special Policy E8.77.

Schedule 'A' to Official Plan Amendment No. 121

