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TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 49

TO THE

ORANGEVILLE PLANNING AREA

DECISION

With respect to an Official Plan Amendment
Subsection 17(34) of the Planning Act

I hereby approve all of proposed Amendment No. 49 to the Official Plan for the Town of Orangeville adopted by By-law No. 63-96.

Dated at Toronto this 2nd of August, 1996.



Patricia Boeckner
Manager
Provincial Planning Services Branch
Ministry of Municipal Affairs and Housing

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 63-96

**A BY-LAW TO ADOPT OFFICIAL PLAN AMENDMENT
NO. 49, BEING AN AMENDMENT TO PERMIT A PLACE
OF WORSHIP AS A TEMPORARY ADDITIONAL
PERMITTED USE ON A PROPERTY DESIGNATED
"INDUSTRIAL".**

The Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, Chapter P.13, and amendments thereto, hereby enacts as follows:

- 1) Amendment No. 49 to the Official Plan of the Town of Orangeville, consisting of the explanatory text is hereby adopted.
- 2) The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for the approval of Amendment No. 49 to the Official Plan for the Town of Orangeville.
- 3) This By-law shall come into force and take effect on the day of final passing thereof.

PASSED IN OPEN COUNCIL THIS 8TH DAY OF JULY, A.D. 1996.

Mary T. Rose
Head of Council

Linda J. J. J. J.
Clerk

By-law read a first and second time this 8TH day of JULY, A.D. 1996.

By-law read a third time this 8TH day of JULY, A.D. 1996.

Certified a true copy of By-law
No. 63-96 of The Corporation
of the Town of Orangeville

C. Stohs
Dep. Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 49

The attached map and explanatory text, constituting Amendment Number 49 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 21 of the Planning Act, R.S.O., 1990, Ch. P13.

on the 8 day of JULY, 1996

Linda J. Lean
CLERK

Mary T. Rose
MAYOR

CERTIFIED A TRUE COPY OF
THE ORIGINAL DOCUMENT.

.....C. John.....
Dep. CLERK

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to permit a place of worship as a temporary additional permitted use on a property designated "Industrial" in the Town's Official Plan.

2. Location

This amendment applies to the lands described as Lot 26, Registrar's Compiled Plan 335, municipally known as 16 Centennial Road, Town of Orangeville.

3. Basis of the Amendment

The subject property is currently designated "Industrial" in the Town's Official Plan. Permitted uses include a wide range of manufacturing, warehousing as well as limited retail uses. The only institutional uses which are permitted are those which are "a necessary adjunct to industrial operations". The proposed use of the property as a place of worship is not considered a necessary adjunct to an industrial operation and therefore would not comply with the Official Plan.

In reviewing the proposed Official Plan amendment, staff have considered the following points:

- the need for the church to locate in the proposed location;
- the long-term use of the property;
- compatibility of the property for the proposed use; and
- the changing nature of "industrial" areas.

Need

Staff have had many discussions with institutional users who are frustrated in their attempts to find locations zoned to permit such uses in Orangeville. Due to the lack properties zoned Institutional and the high expense involved in acquiring property zoned for uses which produce a higher economic rent, the ability to find a location for an institutional use is constrained.

Long-term use

It is intended that the use of the property for a place of worship will only be temporary. The Orangeville Christian Fellowship has indicated that it is their long-term intent to construct a purpose-built facility in an appropriate location at such time that it is feasible. With respect to amending the Official Plan, it would only be appropriate to have the "Industrial" designation remain and to add a place of worship as a permitted use on the subject property. In this manner when the Orangeville Christian Fellowship were to move to a permanent facility, the industrial use of the property could once again be reinstated.

Compatibility

The proposed building can easily be converted to provide for a place of worship and an appropriate number of parking spaces can be provided (see Figure 2 and Figure 3). Generally, light industrial uses surround the property and thus would not interfere with the worship activities. Because the Orangeville Christian Fellowship meets on Sunday there is little opportunity for conflict due to the decreased level of activity in the industrial park on that day. Likewise, any increase in traffic created by the place of worship will have less effect on the industrial park.

The changing nature of "industrial" areas

Modern industrial areas offer much more than just a manufacturing or warehousing environment. Today's "business parks" or "employment areas" as they are often known, provide for a wide variety of uses to serve nearby businesses and the community as a whole. In general, the range of permitted uses have been greatly expanded to include various service uses, recreation uses and some institutional uses. Such an expansion of permitted uses has been made possible through the appearance of lighter "high-tech" and research facilities as well as improved industrial operations which emanate much less noise, dust and odour than in previous eras.

Based on the above considerations, staff see no reason why a place of worship cannot be added as a permitted use in the Official Plan on the site at 16 Centennial Road. However, because of the relatively limited supply of employment land in the Town, staff would recommend approval of a temporary rezoning.

On the basis of the foregoing review and the lack of any substantial concerns at the statutory public meeting of June 24, 1996, Council of the Town of Orangeville has deemed it appropriate to adopt Official Plan Amendment No. 49.

PART B - THE AMENDMENT

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

1. Schedule "A" " Land Use Plan" is hereby amended by adding the notation "E8.36" to the lands shown in hatching on Schedule "A" to this amendment.

2. That Section E8. is hereby amended by adding the following:

"E8.36 Notwithstanding the uses permitted by the "Industrial" designation of this plan, a place of worship may be permitted as a temporary use subject to the provisions of an implementing zoning by-law passed under Section 39 of the Planning Act on the property described as Lot 26, Registrar's Compiled Plan 335."

Schedule "A" To Official Plan Amendment No. 49

