

ORIGINAL



22 OP3592-054

**TOWN OF ORANGEVILLE**

**OFFICIAL PLAN AMENDMENT NO. 54**

**TO THE**

**ORANGEVILLE PLANNING AREA**

# DECISION

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

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I hereby approve all of Official Plan Amendment No. 54 to the Official Plan for the Town of Orangeville adopted by By-law No. 126-97.

Dated at Toronto this 28<sup>th</sup> of January, 1998



Audrey Bennett  
Manager  
Provincial Planning Services Branch  
Ministry of Municipal Affairs and Housing

File No.: 22-OP-3592-054  
Municipality: Town of Orangeville  
Subject Lands: Lots 15 and 16, R.P. 27A

Date of Decision: January 28, 1997  
Date of Notice: January 29, 1998  
Last Date of Appeal: February 18, 1998

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## NOTICE OF DECISION

With respect to an Official Plan Amendment  
Subsection 17(35) and 21 of the Planning Act

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A decision was made on the date noted above to approve all of Amendment No. 54 to the Official Plan for the Town of Orangeville as adopted by By-law 126-97.

### Purpose and Effect of the Official Plan Amendment

The Official Plan Amendment permits five single detached lots having a density of 28 units per net residential acre, whereas the Official Plan restricts the density to 25 units per net residential acre. A copy of the decision is attached.

### When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Area Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

### Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs and Housing to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group.

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

### Other Related Applications:

A rezoning application has been submitted to the Town of Orangeville.

### Getting Additional information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the Town of Orangeville.

### Mailing Address for Filing a Notice of Appeal

Ministry of Municipal Affairs and Housing  
Provincial Planning Services Branch  
777 Bay St 14th Flr  
Toronto ON M5G 2E5

Submit notice of appeal to the attention of Roger Hubbard, Area Planner.

Tele: (416) 585-6014  
Fax: (416) 585-4245

### When the Decision is Final

CERTIFIED A TRUE COPY OF  
THE ORIGINAL DOCUMENT.

.....C. Stohs.....  
Rep CLERK

**THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 54**

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The attached map and explanatory text, constituting Amendment Number 54 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 17 of the Planning Act, R.S.O., 1990, c. P. 13.

on the 27th day of October, 1997

  
MARY T. ROSE, MAYOR

  
LINDA J. DEAN, CLERK

C. Stelm  
Rep. Clerk

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 126-97

**A by-law to adopt Amendment No. 54 to the Official Plan for the Town of Orangeville**  
(Lots 15 and 16, Registered Plan 27A, Khwaja and Amna Ajib, OPZ 10/97)

WHEREAS Section 17(22) of the Planning Act, R.S.O. 1990, c. P. 13 provides that a municipality may adopt an official plan upon the meeting of the requirements of subsections (15) to (21) of Section 17.

NOW THEREFORE the Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, c. P.13 hereby enacts as follows:

1. Amendment No. 54 to the Official Plan for the Town of Orangeville, consisting of the explanatory text and accompanying maps 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. 54 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.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL  
THIS 27TH DAY OF OCTOBER, 1997.

Mary T. Rose  
MARY T. ROSE, MAYOR

Linda J. Dean  
LINDA J. DEAN, CLERK

## **PART A - THE PREAMBLE**

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

The purpose of the amendment is to add a special policy to the subject property, to increase the maximum permitted density in the "Low Density Residential" designation, to permit the redevelopment of the subject property with five single detached dwellings.

### **2. Location**

This amendment applies to the lands described as Lots 15 and 16, Registered Plan 27A, municipally known as 2A Buena Vista Drive, Town of Orangeville, County of Dufferin.

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

The subject property is designated "Low Density Residential" in the Town of Orangeville Official Plan with a special policy, "E8.21", to allow a photographic studio as an additional permitted use. The "Low Density Residential" designation permits single detached and two unit dwellings to a maximum density of 25 units per net residential hectare (10 units per net residential acre). Although the type of dwelling that the applicant is proposing to construct is in conformity with this designation, the resultant density of the proposed redevelopment will be 28 units per net residential hectare (11.3 units per net residential acre).

The applicant wishes to amend the Official Plan, by adding a special policy to the subject property, to permit a maximum density of 28 units per net residential hectare (11.3 units per net residential acre). The slight increase in the maximum permitted density will allow the applicant to redevelop the subject property with lots that are similar in area and frontage with those properties immediately to the north.

The proposal is compatible with the existing pattern of residential development on Lakeview Court. The redevelopment will supply additional housing units and create some variety in dwelling unit types in this neighbourhood.

## **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 deleting the notation "E8.21", that relates to Lots 15 and 16, Registered Plan 27A, to the lands shown in hatching on Schedule "A" to this amendment
2. Schedule "B" "Residential Density Plan" is hereby amended by deleting the notation

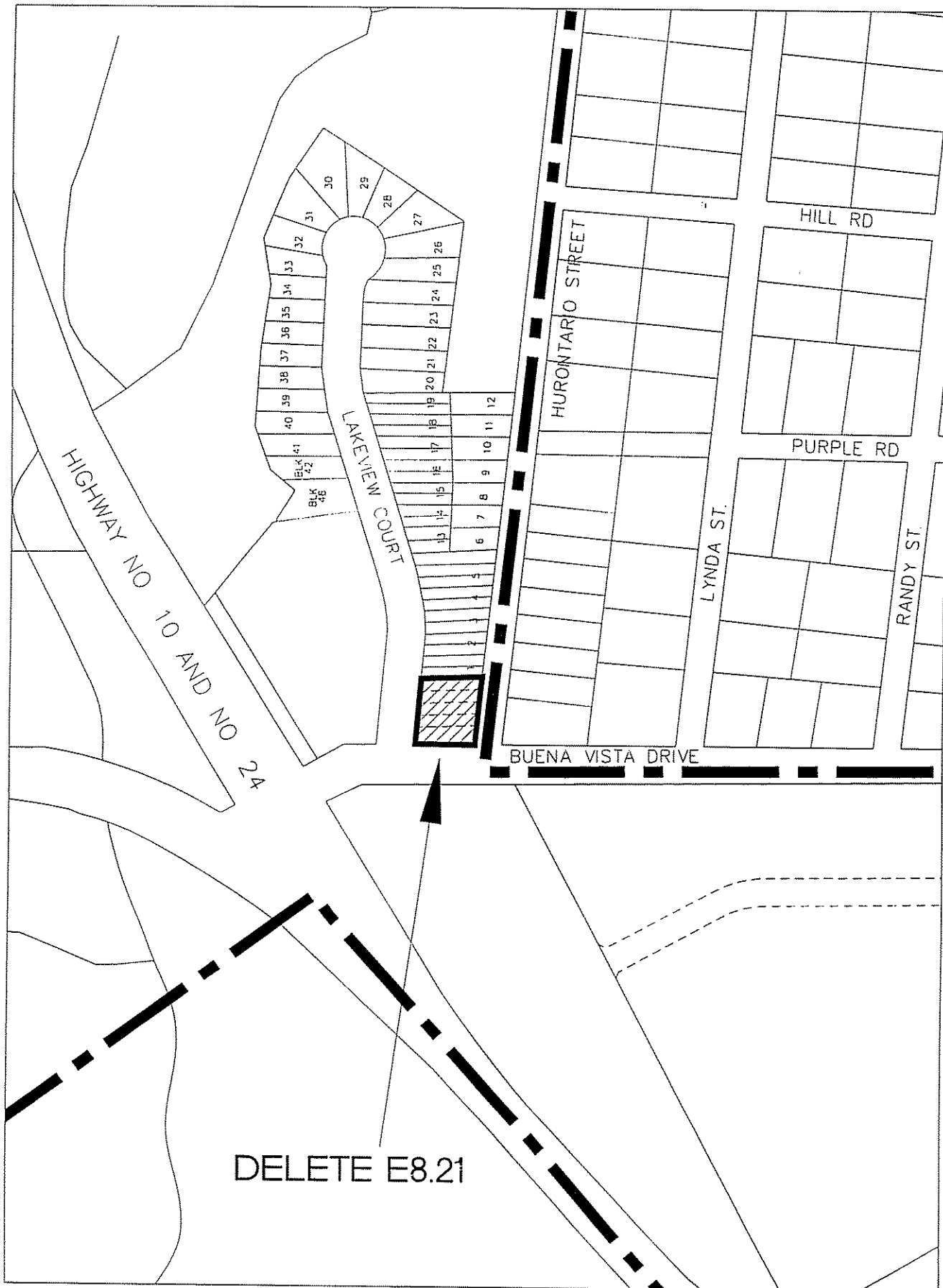
"E8.21", that relates to Lots 15 and 16, Registered Plan 27A, and adding the notation "E8.38" to the lands shown in hatching on Schedule "B" to this amendment.

3. That Section E8 is hereby amended by deleting subsection "E8.21" that relates to Lots 15 and 16, Registered Plan 27A.

4. That Section E8 is hereby amended by adding the following new subsection:

"E8.38        Notwithstanding the provisions of Section E1.4.2, a maximum density of 28 units per net residential hectare (11.3 units per net residential acre) shall be permitted on lands described as Lots 15 and 16, Registered Plan 27A."

Schedule "A" To Official Plan Amendment No. 54





Schedule "B" To Official Plan Amendment No. 54

