



THE CORPORATION OF THE TOWN OF ORANGEVILLE

87 Broadway,
Orangeville, On. L9W 1K1
Phone: (519) 941-0440

NOTICE OF THE ADOPTION OF OFFICIAL PLAN AMENDMENT

TAKE NOTICE THAT the Council of The Corporation of the Town of Orangeville passed By-law No. 124-2004 adopting Official Plan Amendment No. 93 on the 13th day of December, 2004, under the provisions of the Planning Act, R.S.O. 1990, c.P.13.

AND TAKE NOTICE THAT a notice of appeal to the Ontario Municipal Board in respect to the by-law may be submitted to the Clerk of The Corporation of the Town of Orangeville no later than the **5th day of January, 2005**. The notice of appeal must set out the specific part of the official plan amendment to which the appeal applies and the reasons for the appeal. Only individuals, corporations and public bodies may appeal a decision of the municipality to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf. The Ontario Municipal Board requires that a notice of appeal be accompanied by a cheque in the amount of \$125 payable to the Minister of Finance.

AND TAKE NOTICE THAT the official plan amendment is exempt from approval by The Ministry of Municipal Affairs, and the decision of Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

DATED AT THE TOWN OF ORANGEVILLE THIS 16TH DAY OF DECEMBER, 2004.

CHERYL JOHNS, A.M.C.T.
Clerk

THE PURPOSE AND EFFECT:

Official Plan Amendment No. 93 (OPA 93) affects the Credit Springs Estates lands which comprise 39.61 ha (98 acres) located on the east side of B Line (County Road 23), north of Town Line, and the north side of Town Line, east of B Line. These lands are designated Estate Residential and Open Space Conservation in the Official Plan.

The Estate Residential designation permits "single detached dwellings on full municipal services to a maximum density of 5 units per net residential hectare (2 units per net residential acre)."

The purpose of OPA 93 is to allow the calculation of maximum density to include the "buffer lands" located between the proposed residential lots and the wetlands, despite the conveyance of the "buffer lands" to the Town of Orangeville.

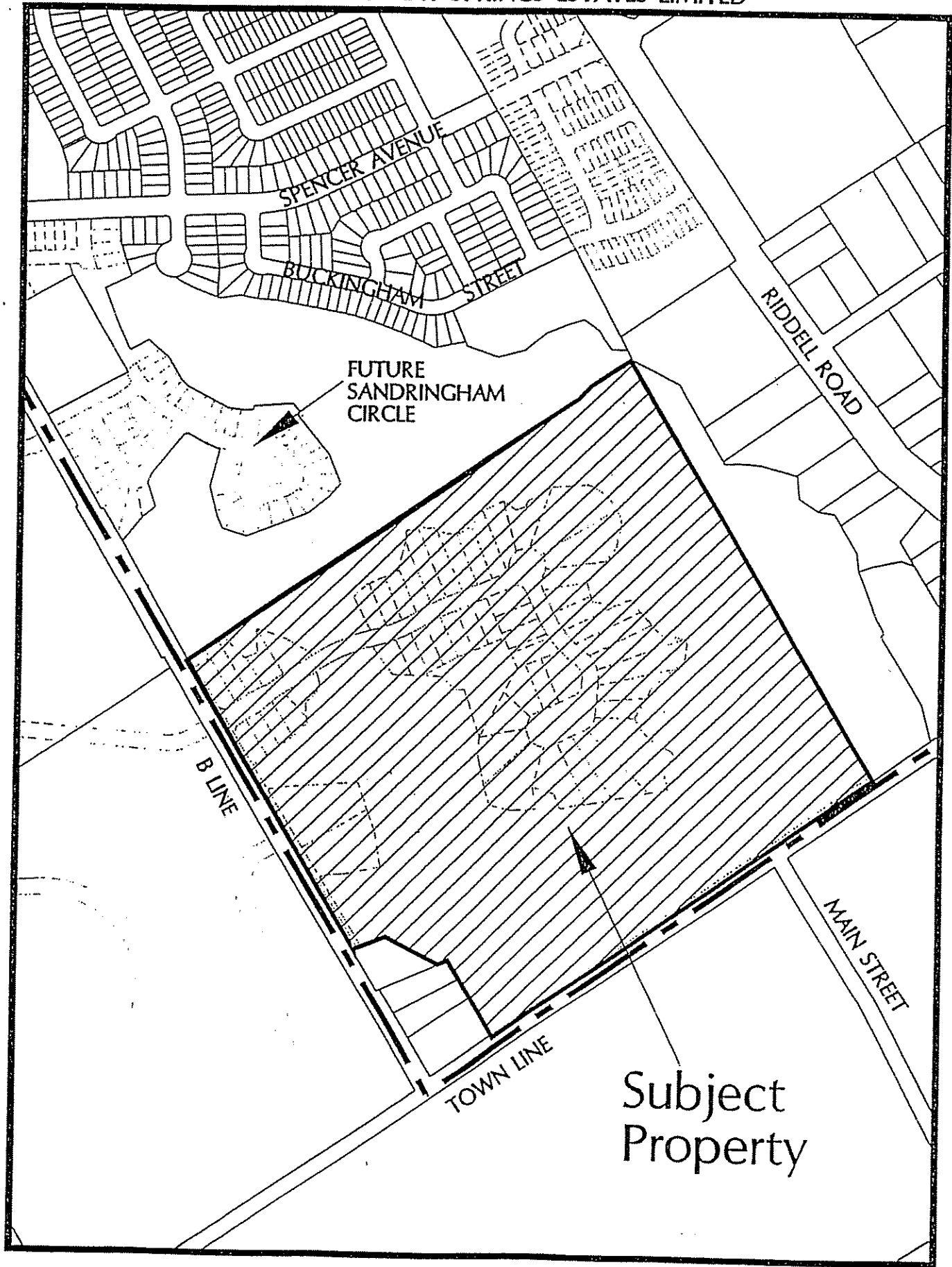
The effect of OPA 93 will be to permit the proposed 52-lot residential subdivision which will have a density of 4.85 units per net hectare, with the "buffer lands" included. With the buffer lands excluded, the density would have been 6.79 units per net hectare.

The location of the lands affected by OPA 93 is shown on the accompanying Key Map.

See Key Map on reverse.


LOCATION MAP

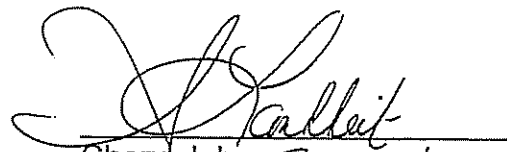
APPLICANT: CREDIT SPRINGS ESTATES LIMITED



THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 93

The attached explanatory text and map, constituting Amendment Number 93 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, c. P.13. on December 13, 2004.


Drew Brown
Mayor


~~Cheryl Johns~~ SUSAN LANKHEIT
DEPUTY Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 93

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to adopt a site-specific development policy for the subject lands.

2. Basis of the Amendment

The subject lands are located on the east side of B Line, north of Town Line, and on the north side of Town Line, east of B Line, and have an area of 39.67 ha (98 acres).

The lands are designated Estate Residential and Open Space Conservation in the Official Plan. The Open Space Conservation lands are part of the Caledon Lake Wetland Complex.

As part of the consideration of the application submitted by the owner, it was determined that it would be preferable for the "buffer lands", located between the developable portion of the residential lots and the wetlands, to be dedicated to a public agency, instead of remaining as part of the lots.

The buffer lands are designated Estate Residential and accordingly would be included in the calculation of maximum density if they form part of the residential lots. Once they are dedicated to a public agency, they can no longer be included in the density calculation.

To facilitate the conveyance of the buffer lands to a public agency, where they will be more protected from adverse impacts, it is considered appropriate to adopt a site-specific policy to allow the buffer lands to be included in the calculation of maximum density, notwithstanding their public ownership. This adjustment will have no impact on the physical character of the estate residential project.

This amendment will allow the enactment of a zoning by-law amendment that will permit a 52-lot residential subdivision.

PART B - THE AMENDMENT

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

1. Section "E" of the Official Plan is hereby amended to add the following text thereto:

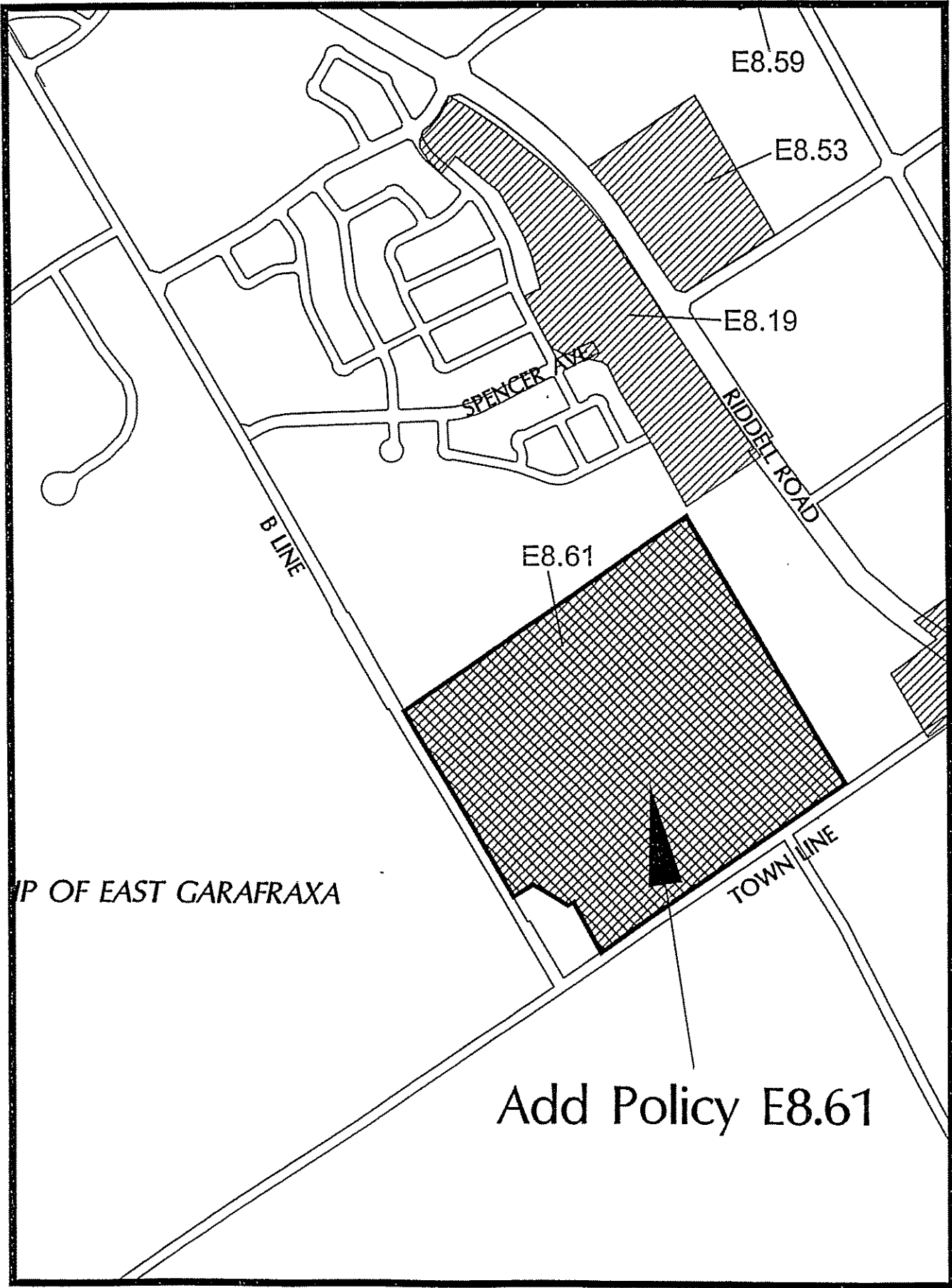
"E8.61

Notwithstanding the definition contained in Section E1.4 of the Official Plan, "net residential hectare" may include publicly owned "buffer lands", located between the residential lots and wetlands in this area."

Credit Springs Estates, B Line

2. Schedule "B" to the Official Plan is hereby amended in accordance with Schedule "A" hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 93



Add Policy E8.61



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 124 -2004

A by-law to adopt Amendment No. 93 to the Official Plan (Credit Springs Estates Limited, B Line, OPZ 8/03).

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, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 93 to the Official Plan for the Town of Orangeville, consisting of the attached explanatory text and map is hereby adopted.

READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 13th DAY OF DECEMBER, 2004.

A handwritten signature in black ink, appearing to read "Drew Brown".

Drew Brown, Mayor

A handwritten signature in black ink, appearing to read "Cheryl Johns".

~~Cheryl Johns, Clerk~~
SUSAN LANKHEIT, DEPUTY CLERK



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 125 - 2004

BEING A BY-LAW TO AMEND BY-LAW 22-90, AS AMENDED (Credit Springs Estates Limited, B Line, OPZ 8/03).

WHEREAS on March 29 and May 31, 2004, the Public Consultation Committee held public meetings with respect to Zoning Amendment Application Z 8/03;

AND WHEREAS on December 13, 2004, Council approved the application;

BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Orangeville as follows:

1. THAT Zoning Map E2 to By-law 22-90, as amended, is hereby in accordance with Schedule "A" hereto.
2. THAT By-law 22-90, as amended, is hereby further amended by deleting Sections 24.68 and 24.69, and by substituting the following text therefor:

"24.68 The face of a garage that is attached to or integrated into a *single detached dwelling* may protrude a maximum distance of 2.5 metres beyond one or more of the following:

- (a) the main front wall of the dwelling;
- (b) a habitable second floor located above the garage, or
- (c) a fully-roofed front porch or verandah.

Holding symbol

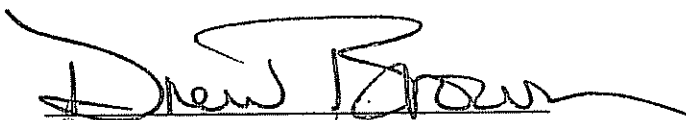
The holding symbol may be removed from the lands zoned R1 S.P. 24.68 when the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development."

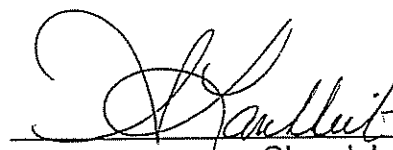
[Credit Springs Estates, B Line]

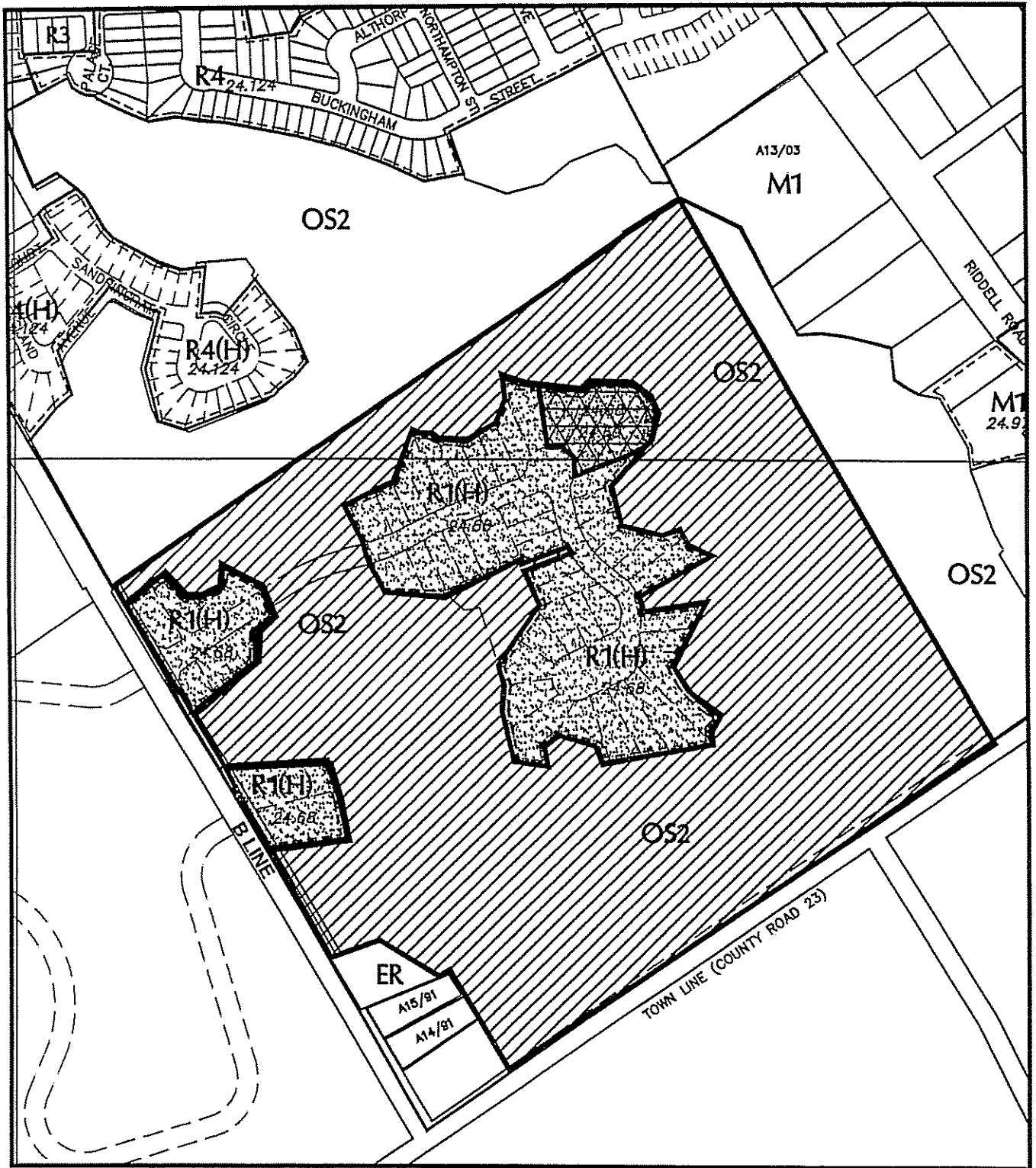
"24.69 Notwithstanding Section 7.2(6) hereof, all *buildings, structures* and paved areas shall be located at least 15 metres from the *rear lot line*."

[Lots 14, 15, 16, Credit Springs Estates, B Line]

READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 13th DAY OF DECEMBER, 2004.


Drew Brown, Mayor


Cheryl Johns, Clerk.
SUSAN LANKHEIT, DEPUTY CLERK



THE CORPORATION OF THE
TOWN OF ORANGEVILLE

**SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW 22-90**

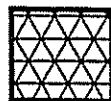
SCHEDULE "A" TO BY-LAW NO. 125-2004

PASSED THE 13 DAY OF DECEMBER, 2004

MAYOR



LANDS TO BE ZONED RESIDENTIAL
FIRST DENSITY (R1)(H) ZONE, S.P. 24.68



SPECIAL PROVISION 24.69 TO
BE ADDED TO SUBJECT LANDS



LANDS TO BE ZONED OPEN SPACE
CONSERVATION (OS2) ZONE

DEPUTY CLERK

ZONING MAP NO. E2



THE CORPORATION OF THE TOWN OF ORANGEVILLE

87 Broadway,
Orangeville, On. L9W 1K1
Phone: (519) 941-0440

NOTICE OF THE PASSING OF A ZONING BY-LAW

TAKE NOTICE THAT the Council of The Corporation of the Town of Orangeville passed By-law 125-2004 on the 13th day of December, 2004, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

AND TAKE NOTICE THAT a notice of appeal to the Ontario Municipal Board in respect to the by-law may be submitted to the Clerk of The Corporation of the Town of Orangeville no later than the **5th day of January, 2005**. The notice of appeal must set out the objection to the by-law and the reasons in support of the objection. Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. The Ontario Municipal Board requires that a notice of appeal be accompanied by a cheque in the amount of \$125 payable to the Minister of Finance.

DATED AT THE TOWN OF ORANGEVILLE THIS 16TH DAY OF DECEMBER 16, 2004

CHERYL JOHNS, A.M.C.T.
Clerk

PURPOSE AND EFFECT

The purpose of By-law 125-2004 is to amend the Town of Orangeville Zoning By-law (By-law 22-90, as amended) in relation to the Credit Springs Estates property, which comprises 39.61 ha (98 acres) located on the east side of B Line (County Road 23), north of Town Line, and the north side of Town Line, east of B Line. The existing zoning of this property is Open Space Conservation (OS2) and Estate Residential (ER)(S.P. 24.68, S.P. 24.69). By-law 125-2004 would rezone the property to Open Space Conservation (OS2) and Residential First Density (Holding)(R1)(S.P. 24.68, 24.69)(H).

The effect of By-law 125-2004 is to allow a residential subdivision containing 52 lots for detached dwellings with full municipal services. All but two of the lots will front on a new municipal road running east from B Line (County Road 23).

By-law 125-2004 contains special provisions controlling the extent to which a garage may project forward of the front face of the dwelling.

By-law 125-2004 incorporates a holding symbol which will be removed once Council is satisfied that water supply and sewage treatment capacity may be allocated to the development.

By-law 125-2004 incorporates special rear yard setbacks for three of the lots to protect the wooded areas at the backs of those lots.

By-law 125-2004 would zone the majority of the property as Open Space Conservation, within which area only conservation, outdoor recreational uses and certain public works are allowed.

Council has also adopted an accompanying Official Plan Amendment (OPA 93) and on December 13, 2004, Council gave draft approval to the plan of subdivision.

See Key Map on reverse.

LOCATION MAP

APPLICANT: CREDIT SPRINGS ESTATES LIMITED

