



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 11 - 2009

A BY-LAW TO ADOPT AMENDMENT NO. 102 TO THE OFFICIAL PLAN (1751188 Ontario Inc., 6 McCarthy Street; OPZ 6/08)

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. 102 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text and map is hereby adopted.

PASSED IN OPEN COUNCIL THIS 9TH DAY OF FEBRUARY, 2009.

A stylized handwritten signature of Rob Adams, consisting of a large 'R' and 'A' intertwined.

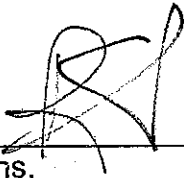
Rob Adams, Mayor

A handwritten signature of Cheryl Johns, appearing to be 'C Johns'.

Cheryl Johns, Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 102**

The attached explanatory text and map, constituting Amendment Number 102 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 February 9, 2009.



Rob Adams,
Mayor



Cheryl Johns,
Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 102

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject lands from Low Density Residential to Institutional to permit the development of a parking lot associated with a proposed development on the lands to the east and south of the property (Lord Dufferin Centre).

2. Location

This amendment applies to the lands described as Part of Lots 15 and 16, Blocks 9 Plan 212, municipally known as 6 McCarthy Street. The lands comprise 0.052 hectares and are located on the south side of McCarthy Street, west of First Street.

3. Basis of the Amendment

The amendment will implement Council's approval on February 9, 2009, of an Official Plan Amendment application to redesignate the lands to permit the development of a portion of a parking lot associated with the redevelopment of the abutting lands to the east and south at the Lord Dufferin Centre retirement residence. The proposed parking lot will accommodate 10 spaces.

The subject lands are located on a local road. The lands to the west are designated for and utilized by Low Density Residential uses, to the north, across McCarthy Street, are designated for and utilized by High Density Residential uses, and to the east and south are being utilized by the existing Lord Dufferin Centre retirement residence and its parking area.

In this land use context, the introduction of a parking lot in this location is considered to be compatible with the Low Density Residential area to the west and High Density Residential area to the north, and not detrimental to the future stability of these areas. Since the development of the parking lot will be subject to site plan control associated with the redevelopment of the abutting lands to the east and south, there is an opportunity to ensure that the proposed parking lot will be suitably screened and buffered, and not detract from, from the adjacent residential neighbourhood.

The provision of additional apartment-style housing units geared towards the seniors' market will result from the proposed redevelopment project on the adjacent lands; the parking lot on the subject property will facilitate that housing project. This will provide a housing style that is in short supply in Orangeville. While the average age is increasing throughout our society, Statistics Canada data indicates that Orangeville's population is aging faster than the Provincial and National averages. Smaller communities in the Greater Toronto Area, such as Orangeville where there is a broad range of services and amenities and a high quality of life, will see this trend continue to a greater extent than in other, less desirable areas. Housing facilities geared towards this growing residential market segment will become more in demand as time goes on. The location of this proposed senior's housing project, in proximity to the downtown and this community's greatest concentration of amenities is ideal.

The amendment complies with the intent of the Official Plan's policies related to the criteria that is to be considered when amending the Plan.

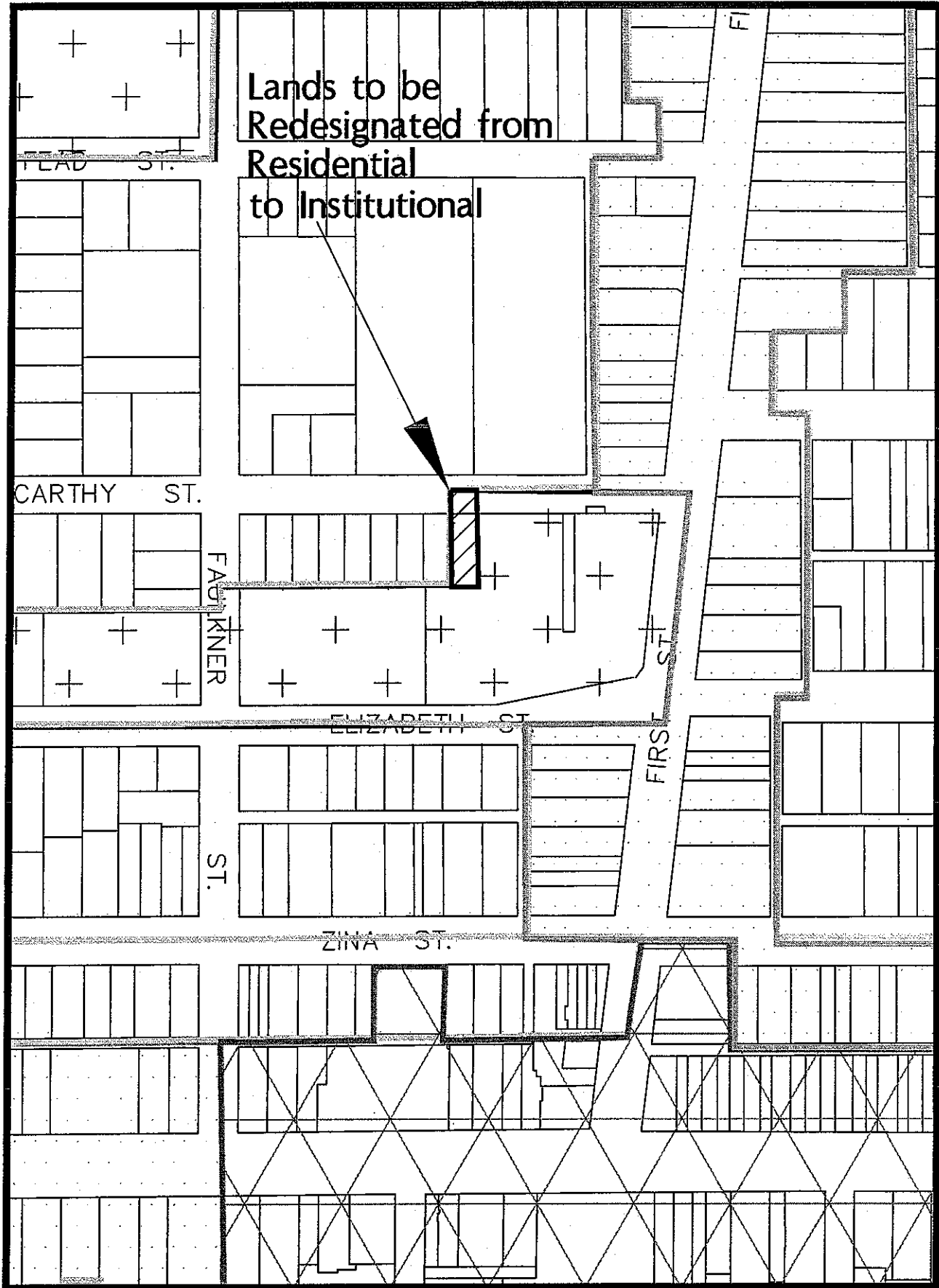
The proposed amendment is also consistent and complies with the policies set out in the Provincial Policy Statement and the Places to Grow plan in that it supports the redevelopment and intensification of residential uses in the Town's built up area. Based on the population and demographic trends evident for the community, the proposed amendment will also contribute to the Province's vision of encouraging the development of "complete communities".

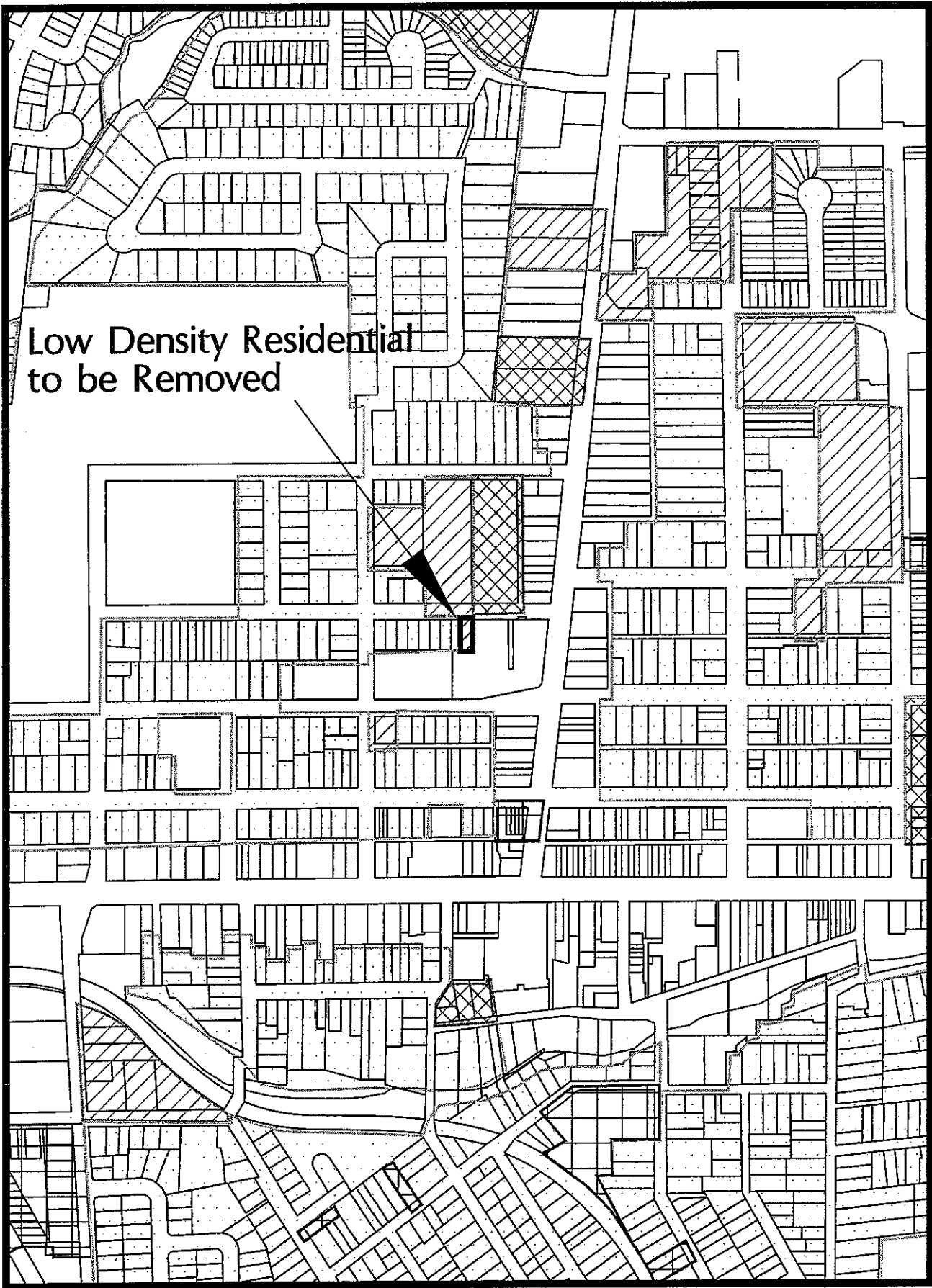
PART B - THE AMENDMENT

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

1. Schedule "A" "Land Use Plan" is hereby amended by changing the land use designation of the subject lands, municipally known as 6 McCarthy Street, to "Institutional", in accordance with Schedule "A" attached hereto.
2. Schedule "C" "Residential Density Plan" is hereby amended by deleting the "Low Density Residential" land use designation on the subject lands, in accordance with Schedule "B" attached hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 102





Low Density Residential
to be Removed