



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**

**BY-LAW NUMBER 75 - 2011**

**A BY-LAW TO ADOPT AMENDMENT NO. 108 TO THE OFFICIAL PLAN**  
(Mountainwood Construction and Caulking Ltd, 48 C Line; OPZ 2/10)

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

1. Amendment No. 108 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 26TH DAY OF SEPTEMBER 2011.

Signed by R. Adams

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Rob Adams, Mayor

Signed by C. Johns

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Cheryl Johns, Clerk

**THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 108**

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The attached explanatory text and map, constituting Amendment Number 108 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 September 26, 2011.

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Rob Adams,  
Mayor

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Cheryl Johns,  
Clerk

**THE OFFICIAL PLAN  
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**PART A - THE PREAMBLE**

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject property from “Low Density Residential” to “Low Density Multiple”.

2. Location

This amendment applies to the lands described as Concession C, East Part of Lot 4, Part 1, 7R-1443, in the Town of Orangeville, municipally known at 48 C Line. The lands are located between Thompson Road and C Line.

3. Basis of the Amendment

This amendment will implement Council’s approval on May 31, 2010, of an Official Plan Amendment application to increase the permitted residential density on the property and allow for the development of 24 townhouse units.

The subject lands are surrounded by residential uses of varying densities. To the south is an existing condominium apartment building and townhouses. To the west, across Thompson Road, are single-detached dwellings and townhouses. To the north and east, across and along C Line, are single-detached dwellings on large lots.

On May 10, 2010, a public meeting was held with regard to the proposal. Concerns were noted with continued redevelopment and intensification along C Line. Therefore staff proposed and Council agreed, that an internal secondary plan review, to consider traffic and servicing impacts, be undertaken. Staff reviewed the sewage capacity in the existing system and found that there remains enough capacity for this development and those intensification sites further north along C Line. A traffic impact analysis was commissioned and determined the best location for the entrance to the development. This property had been previously identified as an Intensification Area as per Section E1.11 of the Official Plan. It has been found that the area can support further redevelopment, as envisioned.

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

**PART B - THE AMENDMENT**

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

1. Schedule "C" "Residential Density Plan" is hereby amended as shown on Schedule "A" attached.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 108



Lands to be Redesignated  
from Low Density Residential  
to Low Density Multiple

