



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**

**BY-LAW NUMBER 108 - 2011**

**A BY-LAW TO ADOPT AMENDMENT NO. 109 TO THE OFFICIAL PLAN (Linheath Holdings Ltd, 32 Town Line; OPZ 5/11)**

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. 109 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 12TH DAY OF DECEMBER 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. 109**

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The attached explanatory text and map, constituting Amendment Number 109 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 December 12, 2011.

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Rob Adams,  
Mayor

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Cheryl Johns,  
Clerk

**THE OFFICIAL PLAN  
FOR THE  
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AMENDMENT NO. 109**

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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 the "Low Density Multiple" to the "Medium Density" residential designation.

2. Location

This amendment applies to the lands described as Part of Lots 34 and 35, Plan 189, Lot 10 and Part of Lots 9, 11 and 12, Plan 213, Part 2 on Registered Plan 7R-6038, Town of Orangeville, County of Dufferin, municipally known as 32 Town Line. The lands are located on the north side of Town Line, between Amanda and Wellington Streets.

3. Basis of the Amendment

This amendment will implement Council's approval on November 21, 2011, of an Official Plan Amendment application to increase the permitted residential density on the property and allow for the development of an 18-unit, 3-storey apartment building.

The subject lands are surrounded by residential uses and an elementary school. To the west, east and south of the property are residential uses, which are primarily single-detached dwellings. North of the property is Princess Margaret Elementary School.

On October 24, 2011, a public meeting was held with regard to the proposal. Concerns were expressed as to the appropriateness of the redevelopment as its fit into the neighbourhood, and the potential traffic impacts on Town Line. A traffic opinion was commissioned and found that the traffic impacts would be minimal on the road network and that the proposed entrance is located appropriately. 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.

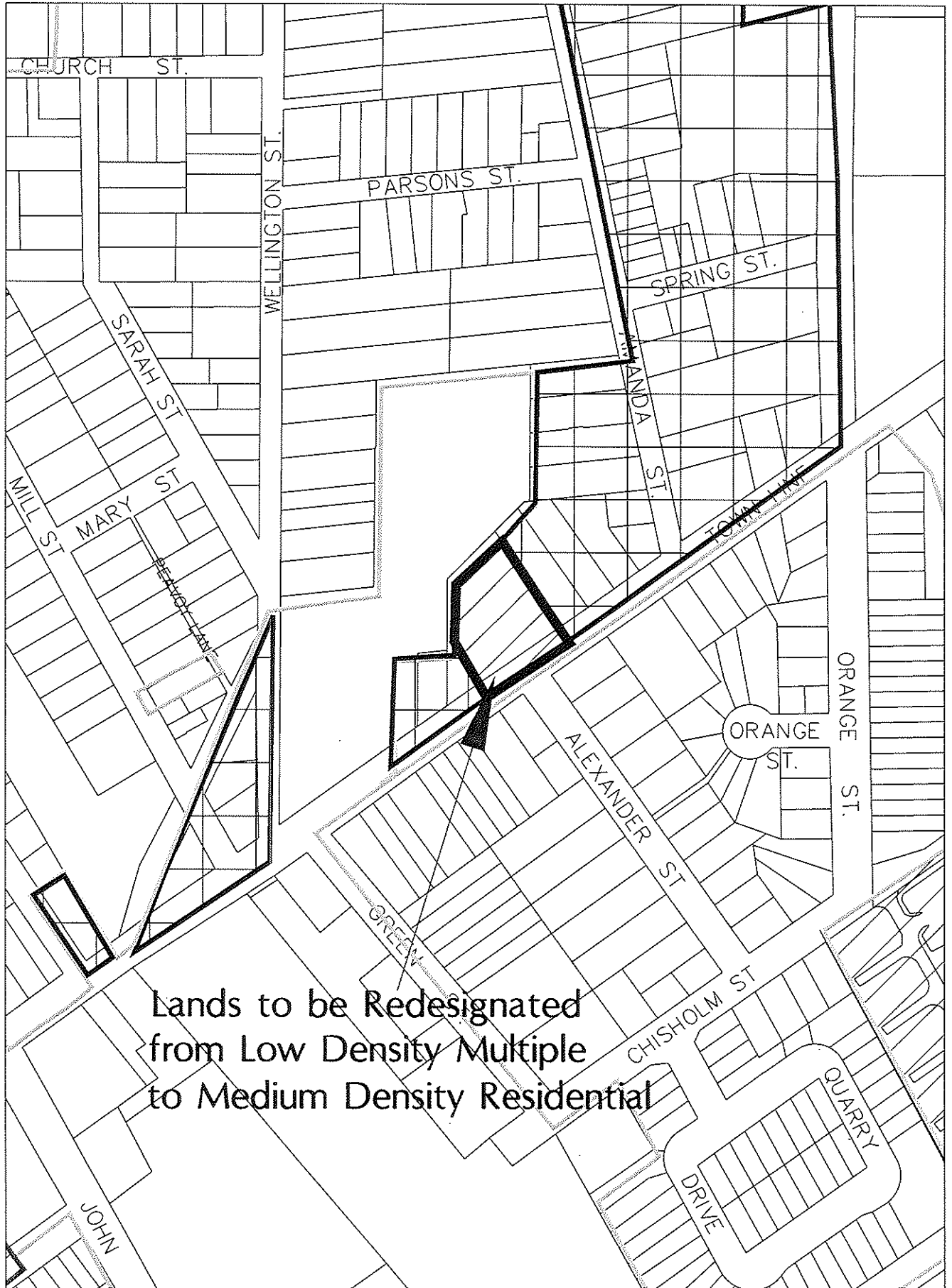
This amendment complies with the intent of the Official Plan's policies related to the criteria that is to be considered when amending the Plan.

**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. 109



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