



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 93 - 2012

A BY-LAW TO ADOPT AMENDMENT NO. 112 TO THE OFFICIAL PLAN (2173520 Ontario Inc., 1 Chisholm Street; OPZ 8/10).

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. 112 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 NOVEMBER 2012.

Handwritten signature of Rob Adams in black ink.

Rob Adams, Mayor

Handwritten signature of Cheryl Johns in black ink.

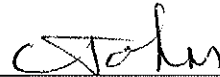
Cheryl Johns, Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 112**

The attached explanatory text and map, constituting Amendment Number 112 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 November 12, 2012.



Rob Adams,
Mayor



Cheryl Johns,
Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 112**

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 Lots 34 and 35 of Registered Plan 219, in the Town of Orangeville, municipally known at 1 Chisholm Street. The lands are located on the northeast corner of Chisholm Street and Green Street.

3. Basis of the Amendment

This amendment will implement Council's approval on March 7, 2011, of an Official Plan Amendment application to redesignate the property to allow for the development of 8 townhouse units.

The subject lands comprise an Intensification Area as designated in the Official Plan, and are surrounded by a variety of uses including residential uses to the east and southeast across Chisholm Street and commercial and industrial uses abutting to the north and to the south and west across Chisholm and Green Streets respectively.

On January 24, 2011, a public meeting was held with regard to the proposal. A number of comments from the surrounding area residents were received prior to and at the public meeting. Concerns were raised regarding the existing mature trees on the property and as such, the owner will be required to submit a tree preservation study as part of the site plan approval process. Concerns were also raised regarding possible contamination of the lot from the historical industrial uses in the vicinity of the property. Given the immediate surrounding area and the nature of residential uses being considered as a sensitive land use, an Environmental Site Assessment and a Record of Site Condition will be required as part of the further development of the property. Finally, traffic safety concerns were also identified however, following investigation and research by the Town's traffic consultant (Triton Engineering), it was deemed that additional traffic analysis and sidewalk construction were unnecessary. Based on comments received from Public Works in addition to other comments submitted, staff proposed and Council agreed, that a holding provision be applied to the property. The

conditions of removal of the holding provision must be satisfied for the proposed development to proceed.

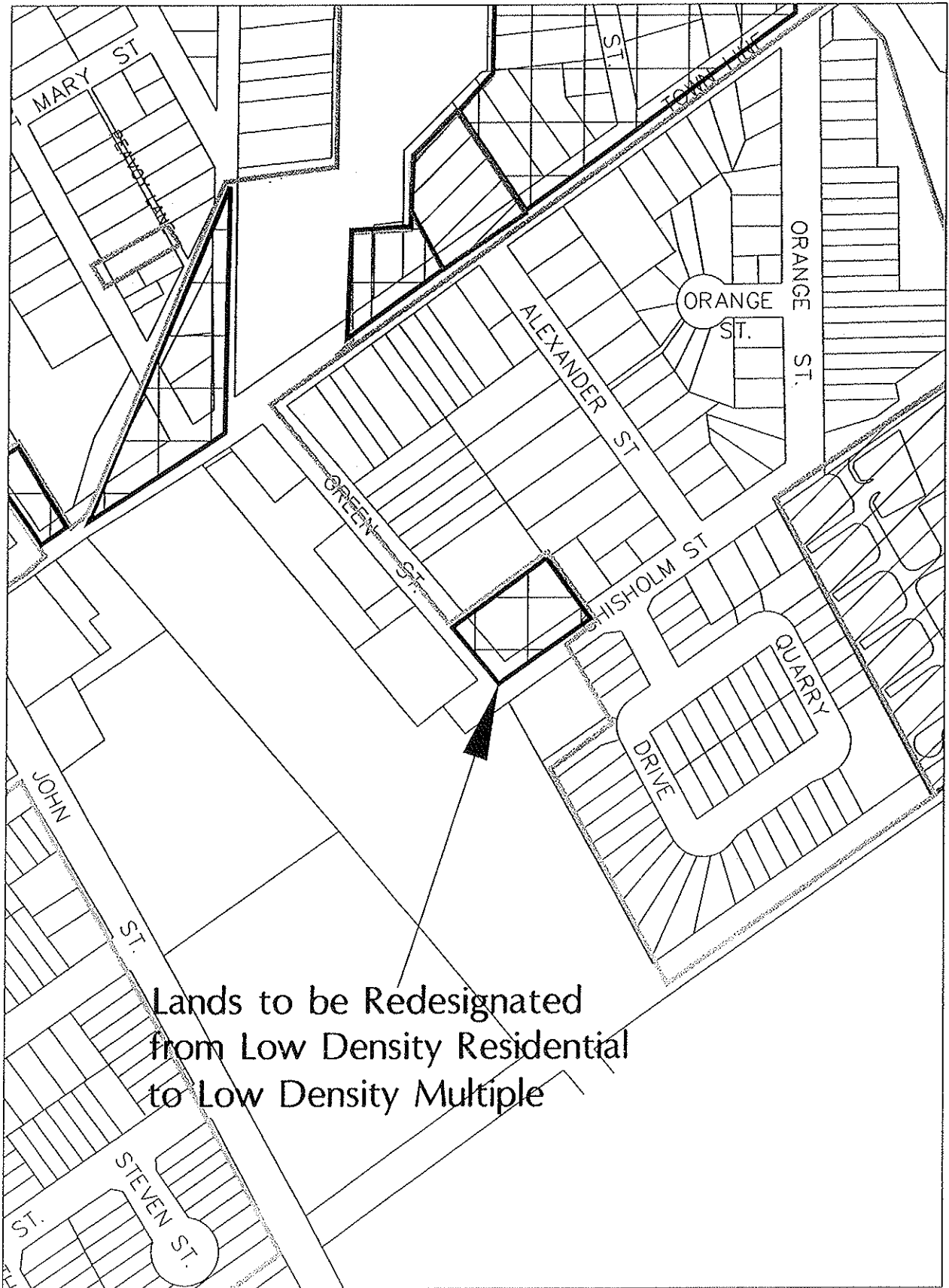
Given that the area is one that is in a state of transition, it has been found that the area can support redevelopment, as envisioned. This amendment complies with the intent of the Official Plan's policies related to the criteria that are to be considered when amending the Plan.

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. 112



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