



**The Corporation of the Town Of Orangeville**

**BY-LAW NUMBER 44 - 2013**

**A BY-LAW TO ADOPT AMENDMENT NO. 114 TO THE  
OFFICIAL PLAN (Hamount Investments Ltd, 20 and 32 C Line;  
OPZ 7/12)**

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. 114 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 6th day of May, 2013.

Handwritten signature of Rob Adams in black ink.

Rob Adams, Mayor

Handwritten signature of Cheryl Johns in blue ink.

Cheryl Johns, Clerk

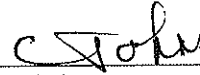
THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 114

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The attached explanatory text and map, constituting Amendment Number 114 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 May 6, 2013.



Rob Adams,  
Mayor



Cheryl Johns,  
Clerk

**THE OFFICIAL PLAN  
FOR THE  
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AMENDMENT NO. 114**

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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 Part of Lot 4, Concession C; Part 6, 7R-1273 and Part 2, 7R-1443, in the Town of Orangeville, municipally known at 20 and 32 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 April 8, 2013, of an Official Plan Amendment application to increase the permitted residential density on the property and allow for the development of 50 townhouse units.

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

On June 25, 2012, a public meeting was held with regard to the proposal and on November 27, 2012 a public information session was held to consider revisions in the width of a buffer and additional landscaping. The results of an internal secondary plan review, to consider traffic and servicing impacts for intensification in the area, found that there remains enough capacity for this development and those intensification sites further north along C Line. The entrance to the development conforms to the requirements of the traffic operations study that was conducted for this area in 2010. 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. 114

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

