



The Corporation of the Town of Orangeville

By-law Number 028 - 2018

A By-law to Adopt Amendment No. 119 to the Official Plan (Hamount Investments Ltd.; 31 Town Line; OPZ1/17)

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 P13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 119 to the Official Plan for the Town of Orangeville, consisting of the attached explanatory text and maps is hereby adopted.

Passed in open Council this 11th day of June, 2018.

Handwritten signature of Jeremy D Williams in blue ink.

Jeremy D Williams, Mayor

Handwritten signature of W. Maycock in blue ink.

Susan Greatrix, Clerk

**The Official Plan
for the
Town of Orangeville
Amendment No. 119**

The attached explanatory text and map, constituting Amendment Number 119 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 June 11, 2018.



Jeremy D. Williams, Mayor

W. Maycock, Deputy Mayor



Susan Greatrix, Clerk

Explanatory Notes for OPA 119

The purpose and effect of Official Plan Amendment No. 119 (OPA 119) is to redesignate the subject lands from “Low Density Residential” to “Medium Density Residential” to permit the development of nine (9) street townhouse dwellings on the subject lands.

The location of the subject lands is shown on the accompanying Key Map.

Explanatory Notes for By-law Number 028-2018

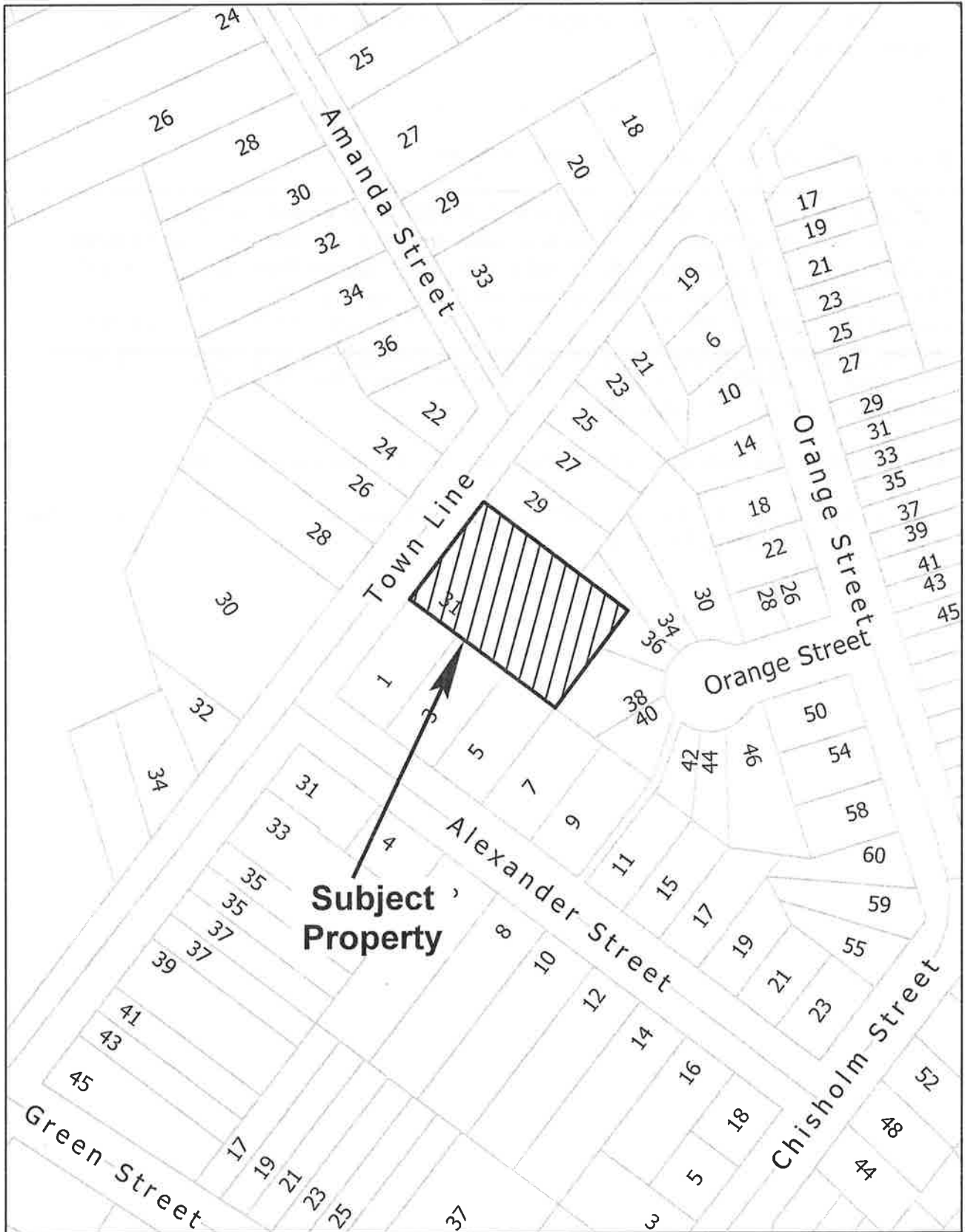
The purpose and effect of By-law Number 028-2018 is to amend the Town of Orangeville Zoning By-law 22-90, as amended, from the Residential Second Density (R2) Zone to the Residential Fifth Density (R5) Zone, Special Provision (SP 24.213), Holding (H) Symbol to permit the development of a maximum of nine (9) street townhouse dwellings with frontage onto a private street and site specific regulations related to minimum required lot area and lot frontage/dwelling unit; minimum required floor area of each street townhouse unit; maximum permitted lot coverage; and, maximum permitted driveway width.

The location of the subject lands is shown on the accompanying Key Map.

The lands affected by By-law Number 028-2018 are also affected by Official Plan Amendment No. 119 (OPA 119).

Location Map

Applicant: Hamount Investments Ltd.



**The Official Plan
for The Town of Orangeville
Amendment No. 119**

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 “Medium Density Residential” to allow for the development of nine (9) townhouse dwellings on the subject lands.

2. Location

This amendment applies to the lands described as Lots 64 and 65, Registered Plan 219, municipally known as 31 Town Line. The lands comprise 0.24 hectares (0.60 acres) and are located on the south side of Town Line, between Alexander Street to the west and Orange Street to the east.

3. Basis of the Amendment

The subject lands are predominantly surrounded by low density residential dwellings (west, east and south) with a public elementary school located to the north. Lands situated on the north side of Town Line are designated and zoned for a street townhouse development with a total of 14 units.

On September 11, 2017 the statutory public meeting was held. The property is designated “Low Density Residential” which permits single detached and two unit dwellings to a maximum density of 25 units per net residential hectare.

An Official Plan Amendment to the “Medium Density Residential” designation is required to facilitate the development of nine (9) street townhouse dwellings on the subject lands. The maximum permitted residential density in the “Medium Density Residential” designation is 99 units per net residential hectare and permits development in the form of townhouses and apartments. The lands are located within an ‘Intensification Area’. The residential density of the proposed townhouse development is 37.50 units per net residential hectare.

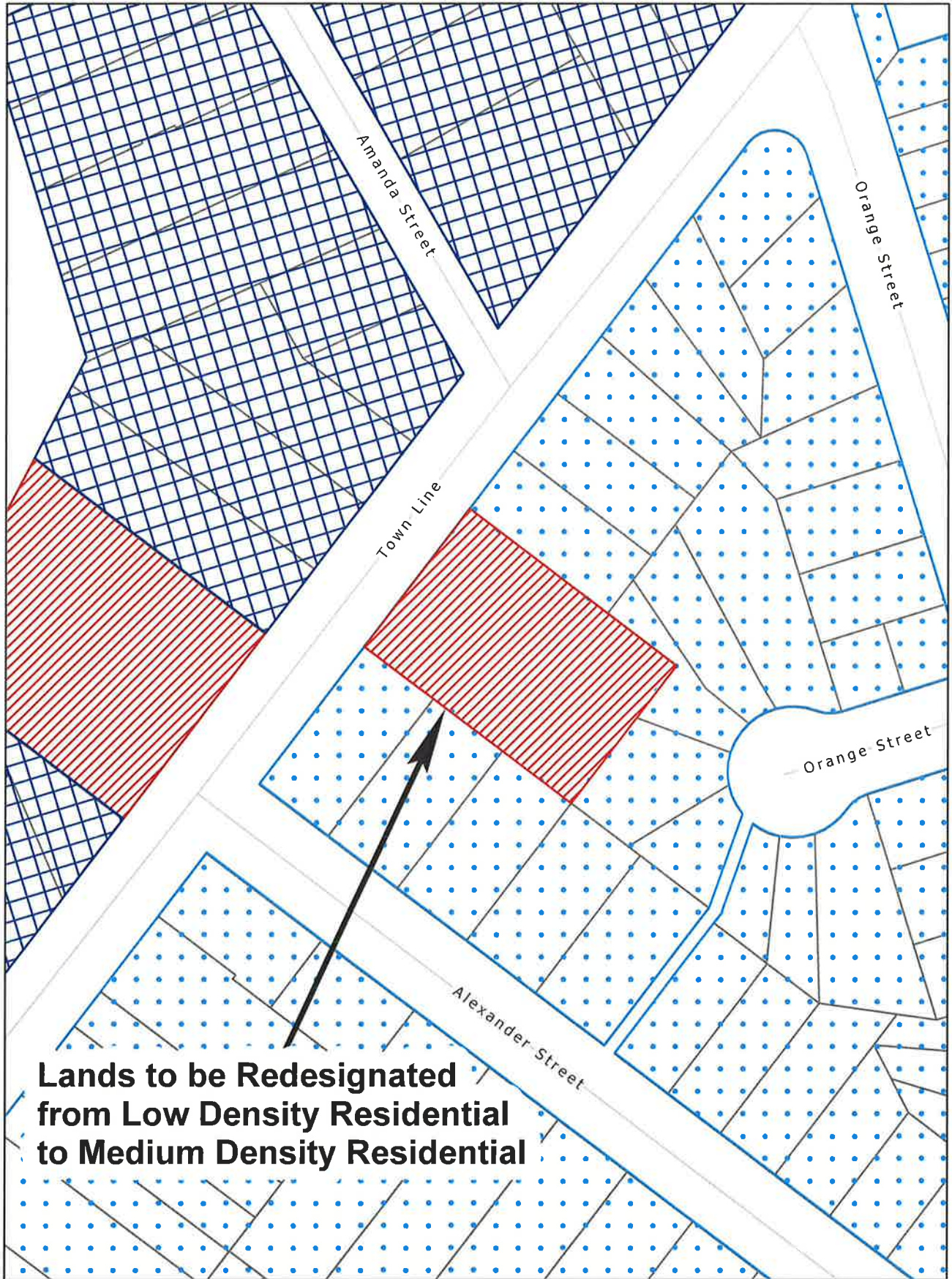
The development is supported by the policies of the Provincial Policy Statement (2014), Growth Plan for the Greater Golden Horseshoe, and, the Town of Orangeville Lands Needs Assessment (2016) which identifies this property as a site for future residential intensification.

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 by redesignating the lands from "Low Density Residential" to "Medium Density Residential" as shown on Schedule "A" attached to this Amendment.

Schedule 'A' to Official Plan Amendment No. 119



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

