



## **The Corporation of the Town of Orangeville**

### **By-law Number 2021-087**

#### **A By-law to Adopt Amendment No. 129 to the Official Plan (Services and Housing in the Province: 236 First Street; OPZ-2021-01).**

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. 129 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 6<sup>th</sup> day of December, 2021.

  
Sandy Brown, Mayor

  
Karen Landry, Clerk

**The Official Plan  
for the  
Town of Orangeville  
Amendment No. 129**

The attached explanatory text and map, constituting Amendment Number 129 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 6, 2021.



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Sandy Brown, Mayor



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Karen Landry, Clerk

**The Official Plan  
for The Town of Orangeville  
Amendment No. 129**

**Part A – The Preamble**

**1. Purpose of the Amendment**

The purpose of the amendment is to re-designate the subject lands from “Service Commercial with Special Policy E8.11” to “Service Commercial with Special Policy E8.11”, as amended, to permit a supportive housing use, in addition to the retirement use already permitted under Special Policy E8.11.

**2. Location**

This Amendment applies to the lands described as Part of the East ½ of Lot 3, Concession 2, Town of Orangeville, County of Dufferin and municipally known as 236 First Street. The lands comprise a single parcel of approximately 0.94 hectares (2.3 acres) in area, with 112.7 metres (369.8 feet) of frontage along First Street. The subject lands are located on the west side of First Street, between Starrview Crescent and Hansen Boulevard. Land uses surrounding the subject property are predominantly commercial, with existing residential uses adjacent to the north and west of the property.

**3. Basis of the Amendment**

A site-specific application to amend the Town of Orangeville Official Plan was submitted on September 2, 2021 by Services and Housing in the Property (SHIP), being the owner of the subject property.

The subject lands are designated “Service Commercial” on Schedule ‘A’ “Land Use Plan” and subject to “Special Policy E8.11” on Schedule ‘B’ “Policies for Specific Areas” in the Town of Orangeville Official Plan. The Service Commercial policies permit a range of commercial uses and the Special Policy E8.11 permits a retirement home on the subject lands as an additional permitted land use. An Official Plan Amendment is needed to re-designate the subject lands as “Service Commercial with Special Policy E8.11”, as amended, on Schedule ‘A’ “Land Use Plan” and Schedule ‘B’ “Policies for Specific Areas” in order to permit “supportive housing” on the subject lands.

On October 4, 2021, a statutory public meeting was held for public review and comment. In preparing the current amendment, the Town has considered several planning objectives, constraints, and interests of the community. The proposed use of the subject lands will allow for an adaptive re-use of an existing motel use on the

property, efficiently utilizing existing municipal infrastructure. It will introduce an affordable housing tenure with ancillary support functions that appear to be in demand in the Town of Orangeville. The proposed use will contribute to the Town's objectives to provide a range and mixture of housing options and tenures. The amendment complies with the intent of the Official Policies found under Section 112 with respect to the criteria that is to be considered when amending the Plan.

The basis for this amendment is summarized as follows:

1. The proposed development is consistent with the Provincial Policy Statement.
2. The proposed development conforms to the Growth Plan for the Greater Golden Horseshoe.
3. The proposed development conforms to the Dufferin County Official Plan.
4. The proposed development conforms to the general intent and purpose of the Town of Orangeville Official Plan.
5. The proposed development provides an additional type of housing in accordance with the Residential policies of the Official Plan, which aim to provide a balanced range of housing types that meets a variety of needs in terms of size, type, ownership status and location;
6. The proposed development will make efficient use of an existing, underutilized building that has access to full municipal services, within an area of the Town characterized by a broad range of uses.

## **Part B – The Amendment**

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

1. Section E8 “Policies for Specific Areas” is hereby amended by replacing E 8.11 with the following policy:

“E8.11 Notwithstanding the Service Commercial designation, a ‘retirement home’ and ‘supportive housing’ uses are also permitted. Supportive housing shall generally mean a facility that contains dwelling units and provides onsite support services and resources to assist residents in maintaining a level of independence.

