

22 - OP - 3592 - 002

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OFFICIAL PLAN AMENDMENT # 2


TOWN OF ORANGEVILLE

O R I G I N A L

AMENDMENT NO. 2  
TO THE  
OFFICIAL PLAN FOR THE  
TOWN OF ORANGEVILLE

This amendment to the Official Plan for the Town of Orangeville, adopted by the Council of the Corporation of the Town of Orangeville, is hereby approved under Sections 17 and 21 of the Planning Act, 1983 as Amendment No. 2 to the Official Plan for the Town of Orangeville.

Date: *Jan. 20, 1988.*

  
L.J. Fincham  
Director  
Plans Administration  
Branch  
Central & Southwest

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 2

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The attached map and explanatory text, constituting Amendment Number 2 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 21 of The Planning Act, S.O., 1983.

on the .....<sup>14<sup>th</sup></sup>..... day of September....., 1987.

William C. Worris  
Clerk

John Harvey  
Mayor

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 2

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PART A - THE PREAMBLE does not constitute part of this Amendment.

PART B - THE AMENDMENT, consisting of the text and map constitutes Amendment No. 2 to the Official Plan for the Town of Orangeville.

## PART A - THE PREAMBLE

### 1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to redesignate the areas shown on Schedule "A" as Restricted Commercial/Residential.

### 2. LOCATION

The subject lands are located on the north and south sides of Broadway Street, in the vicinity of Clara, Louisa and Gifford Streets.

The lands affected by this Amendment are shown on Schedule "A" attached.

### 3. BASIS OF THE AMENDMENT

The subject area is located on the north and south sides of Broadway. Broadway is identified in the Official Plan as a collector road and serves as a connecting link for Highway 9.

The road cross-section in this area narrows from 4 lanes of traffic in the west to two lanes with parking permitted on the north side. This block area is approximately 500 feet in length on the north side of Broadway and 400 feet on the south. To the west of the block is a General Commercial district including the Westdale Plaza, two service stations, a proposed convenience store and strip plaza. East of this block is an established Restricted Commercial/Residential District which abuts the Central Business District.

Access to properties on the south side of the street is provided by Broadway. On the north side, a lane runs between Louisa Street and Clara Street. Some properties use Broadway driveways as well.

The location of the properties lend themselves to the Restricted Commercial/Residential Use. Redesignation of this area would fill the gap between commercial areas to the west and east.

Lot sizes on the north side of the street range from 60' frontage to 72' and there is a constant lot depth of 132'. On the south side of the street lot sizes range from 46' to 70' in frontage with lot depths between 180' and 330'.

The subject area is a small residential area situated in the middle of active commercial areas. Large buildings and lots lend themselves to conversion to Restricted Commercial Residential uses.

Proximity to the Central Business District is an attraction to prospective commercial uses and this area may provide an impetus to expanded consumer movement between the Westdale Plaza and the core area.

One block to the north of this area is the County of Dufferin Administration Building and an expanded Court facility. There are indications from users of this facility that this district may become highly desirable for associated office uses.

Eventual rezoning of this area to Restricted Commercial/Residential would limit the number, type and intensity of commercial uses to those in keeping with a transition area between full commercial uses and residential uses to the north on Zina Street.

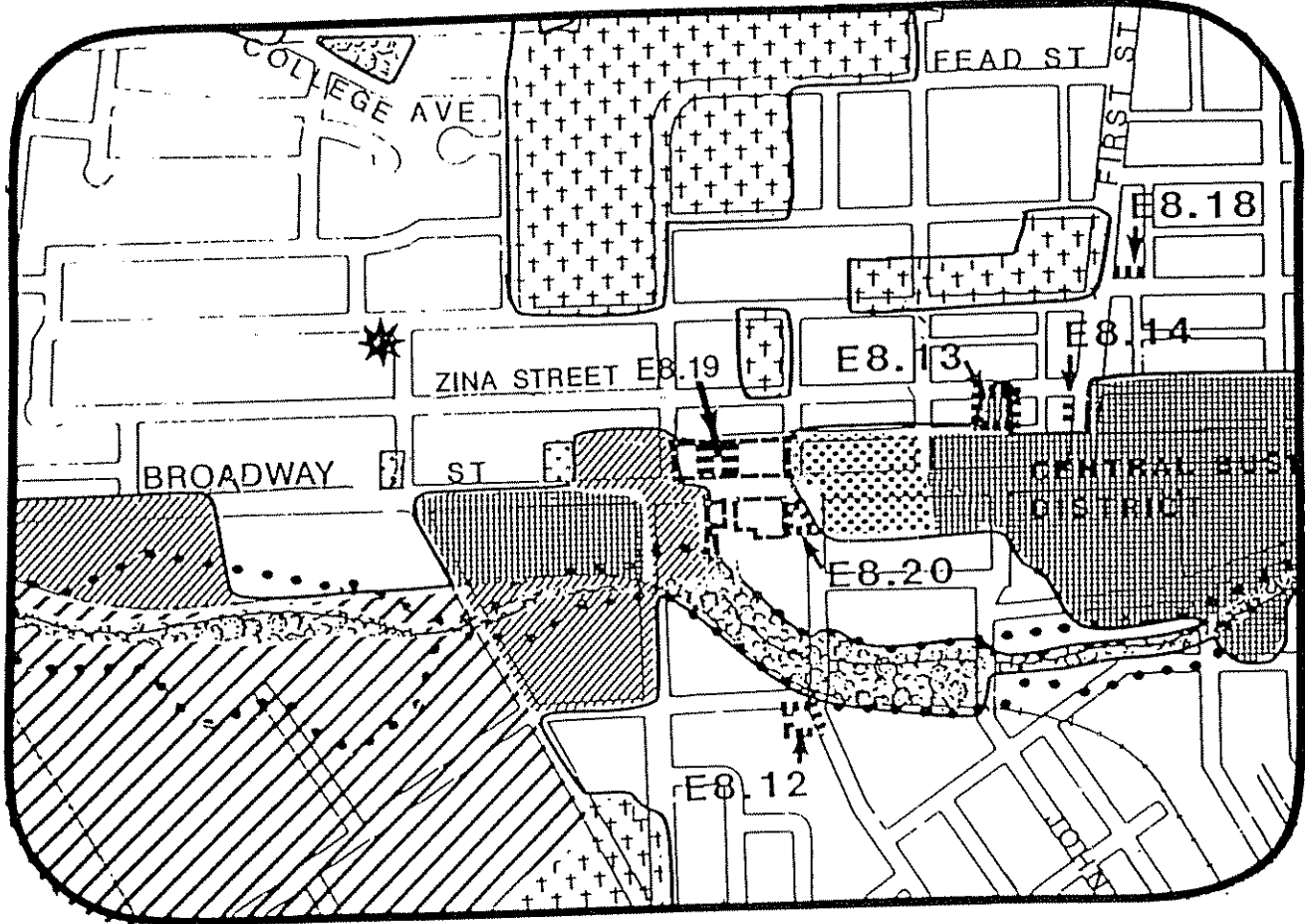
Zoning would regulate the location of off-street parking, prohibit open storage, require residential screening and control the location type and size of signs. Site Plan Control would also apply.

PART B - THE AMENDMENT

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


- 1.) Special Policy E8.19 is hereby repealed.
- 2.) Schedule "A" of the Official Plan of Orangeville is amended by redesignating from Residential to Restricted Commercial Residential the area shown on the attached Schedule "A".


SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO.2



SCHEDULE A  
THE OFFICIAL PLAN OF THE  
ORANGEVILLE PLANNING AREA














LAND USE PLAN

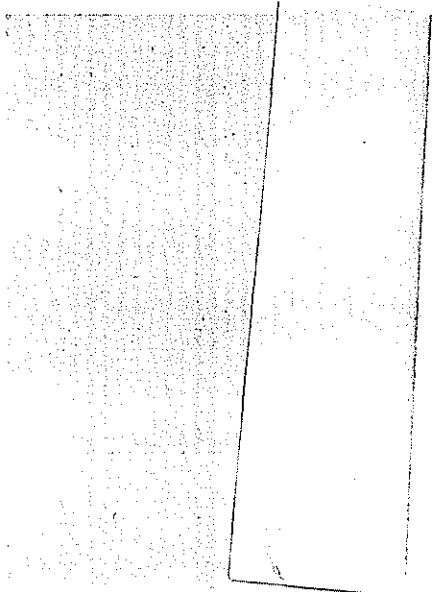
 AREA TO BE DESIGNATED  
RESTRICTED COMMERCIAL/  
RESIDENTIAL BY THIS AMENDMENT

 SPECIAL POLICY E8.19 TO BE  
REPELLED BY THIS AMENDMENT



SCALE 1:10 000

-  Residential
-  General Commercial
-  Neighbourhood Commercial
-  Restricted Commercial  
Residential
-  Highway Commercial
-  Convenience Commercial
-  Industrial
-  Open Space Recreation
-  Open Space Conservation
-  Institutional
-  Contingency Secondary  
School Site
-  Policies for Specific Areas  
Refer to Section 18 of the Official Plan
-  Approximate Extent of  
Mill Creek Floodline  
(1988 Policy 15.4.1)



OFFICIAL PLAN FOR THE  
TOWN OF ORANGEVILLE

Further to the approval of the Official Plan for the Town of Orangeville on June 1, 1987 (with certain modifications and deferrals and one referral to the Ontario Municipal Board), under the provisions of section 17 of the Planning Act, 1983 I hereby approve a further portion of that part of the Official Plan included in Deferral No. 3 of June 1, 1987, namely the following:

The two words "and east" in Policy E8.5, line 4, on page 38 are hereby approved, and on Schedule "A", Land Use Plan, the land use designation of only those lands located south of the proposed Hansen Boulevard, east of First Street, and south of the existing watercourse, marked in red, shown with a designation of "Highway Commercial", is hereby approved.

Date Jan. 9/89

Minister of Municipal  
Affairs

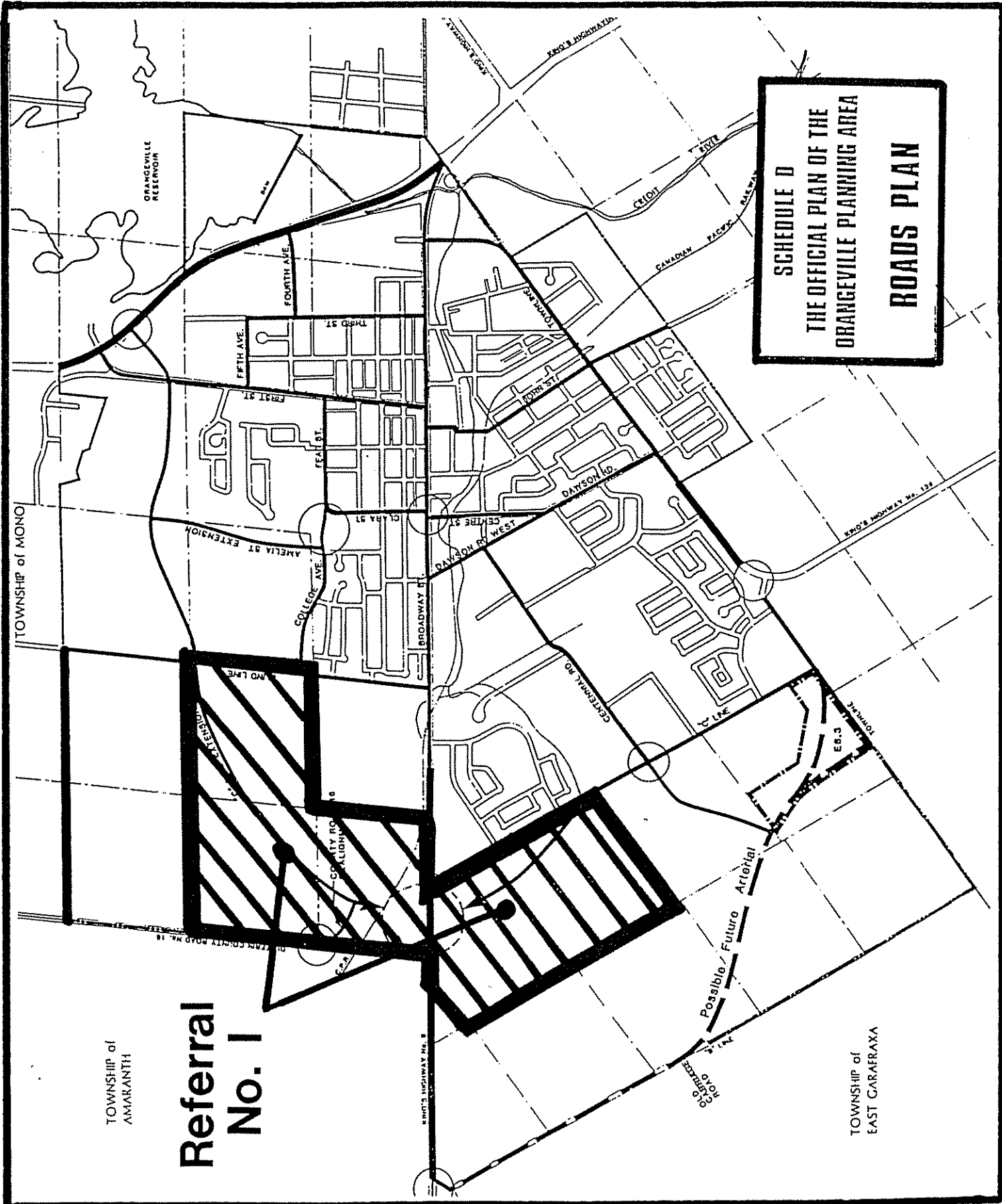
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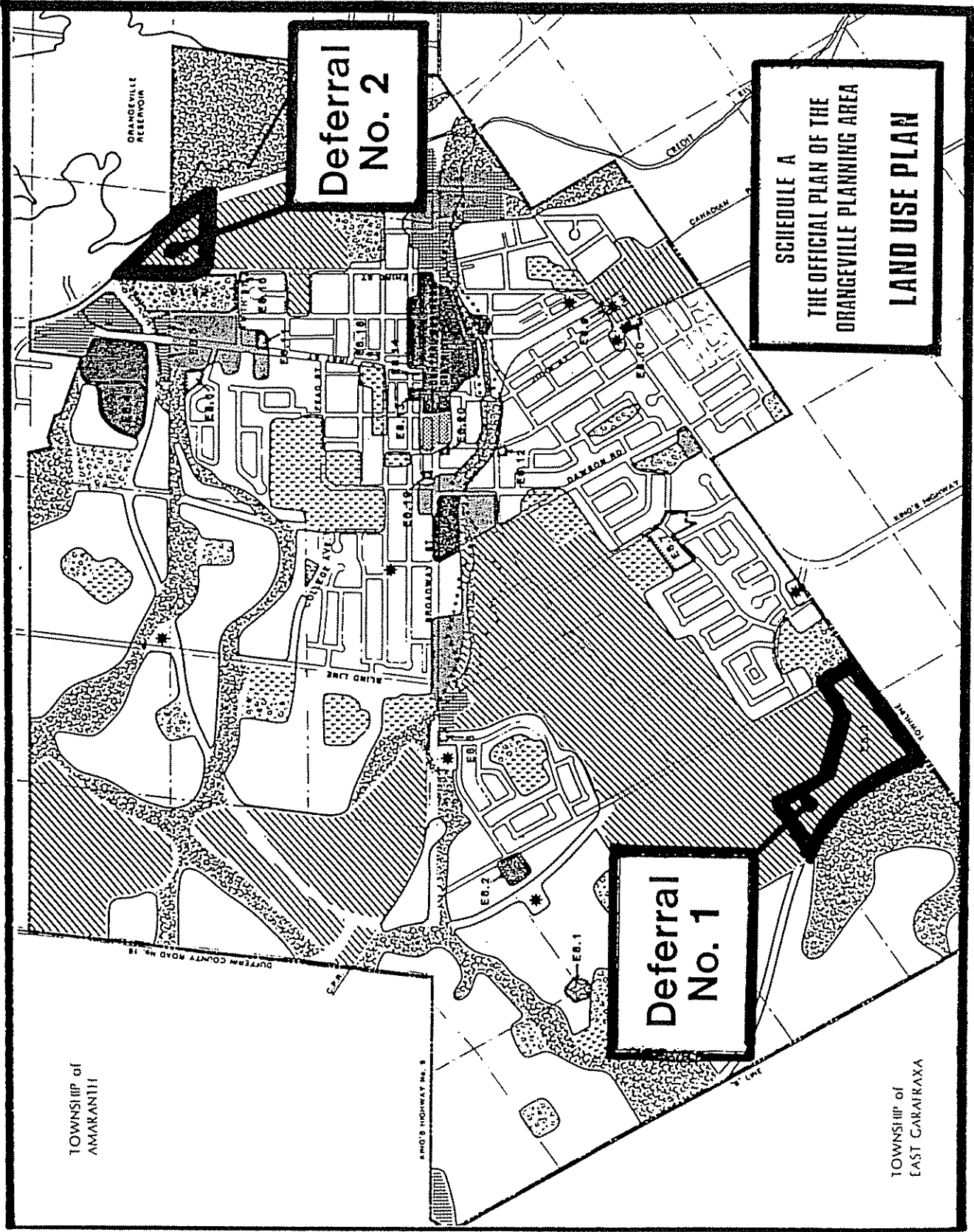
TOWNSHIP of AMARANTH

# Referral No. 1

**SCHEDULE D  
THE OFFICIAL PLAN OF THE  
ORANGEVILLE PLANNING AREA  
ROADS PLAN**

TOWNSHIP of EAST GARAFRAXA





**Deferral  
No. 2**

**SCHEDULE A  
THE OFFICIAL PLAN OF THE  
ORANGEVILLE PLANNING AREA  
LAND USE PLAN**

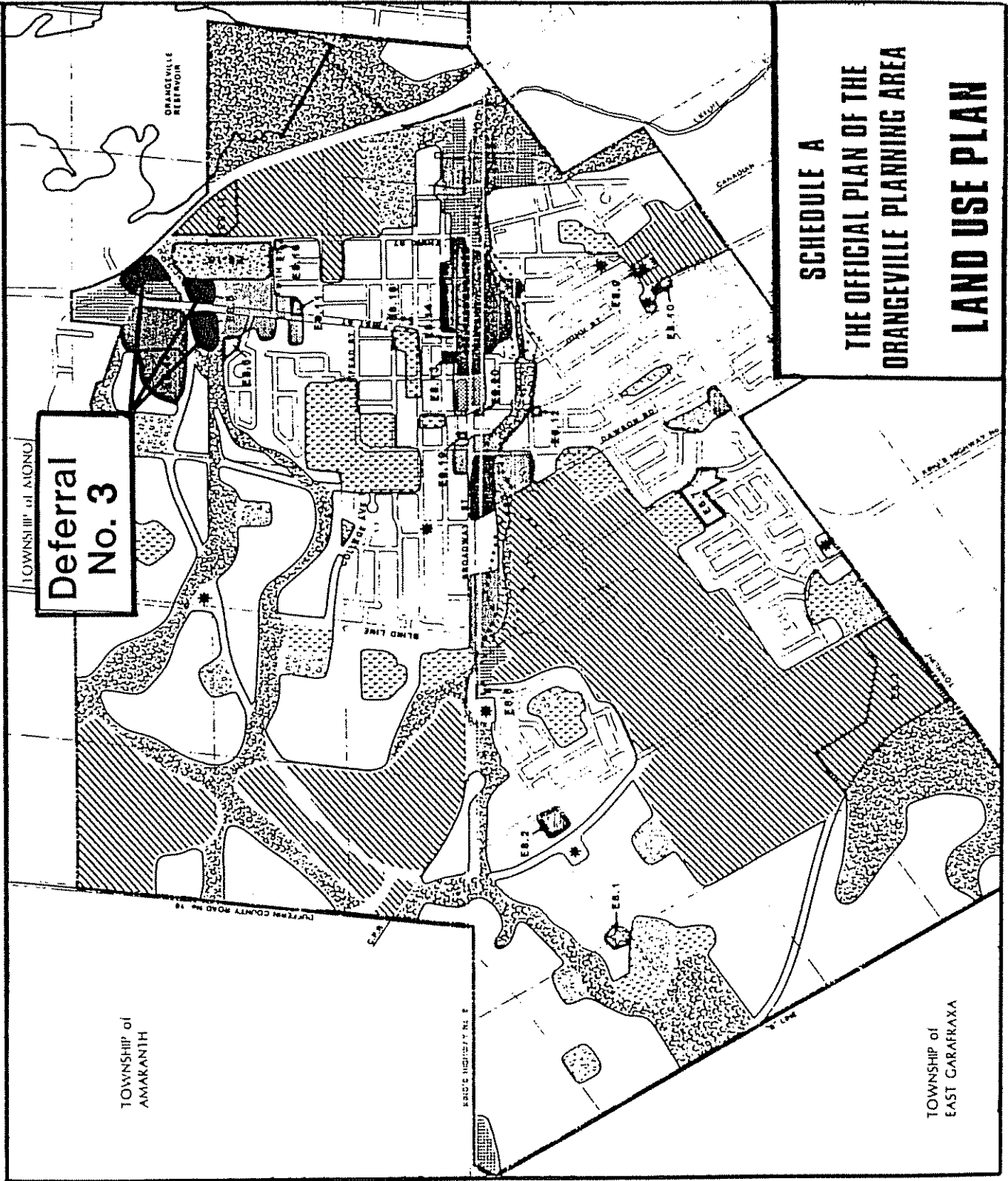
**Deferral  
No. 1**

TOWNSHIP of  
AMARANTH

TOWNSHIP of  
EAST GARAIKAXA

**SCHEDULE A**  
**THE OFFICIAL PLAN OF THE**  
**ORANGEVILLE PLANNING AREA**  
**LAND USE PLAN**

**Deferral**  
**No. 3**



TOWNSHIP of MONO

TOWNSHIP of  
AMARANTH

TOWNSHIP of  
EAST GARAFRAXA

