

22-OP-3592-025

PS
900718.

TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 25

to the

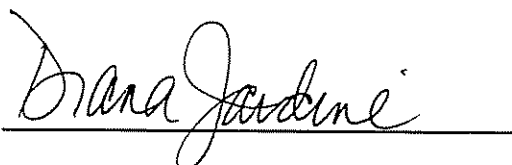
ORANGEVILLE PLANNING AREA

W O R K I N G C O P Y

AMENDMENT NO. 25
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 pursuant to sections 17 and 21 of the Planning Act, 1983 as Amendment No. 25 to the Official Plan for the Town of Orangeville.

Date 90.07.05.....





Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central & Southwest
Ministry of Municipal Affairs

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 25

The attached maps and explanatory text, constituting Amendment Number 25 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 5TH day of MARCH, 1990


CLERK


MAYOR

PART A - THE PREAMBLE

1. Purpose

The purpose of the amendment is to:

- 1) Redesignate the area of land shown on Schedule "A"; Town of Orangeville Land Use Plan, from Residential to Restricted Commercial Residential.
- 2) Remove the area of land shown on Schedule "B"; Town of Orangeville Residential Density Plan, from the Low Density Residential designation.

2. Location

The lands being the subject matter of the Amendment are located on both the east and west sides of First Street generally bounded by Fourth Avenue and First Avenue in the Town of Orangeville.

3. Basis of the Amendment

The lands affected by the Amendment consist of six blocks of land located on both sides of First Street between Fourth Avenue and First Avenue. The blocks are situated between two existing major commercial shopping areas and front onto a collector road. The land parcels generally have above-average areas. Existing laneways help to define the separation between residential and potential commercial uses and 19% of the existing properties are currently being used for commercial purposes. These characteristics indicate a potential for the area to gradually convert to Restricted Commercial Residential uses. The Amendment would establish land use policies for this area, which will guide future redevelopment and commercial conversions in a consistent and logical manner.

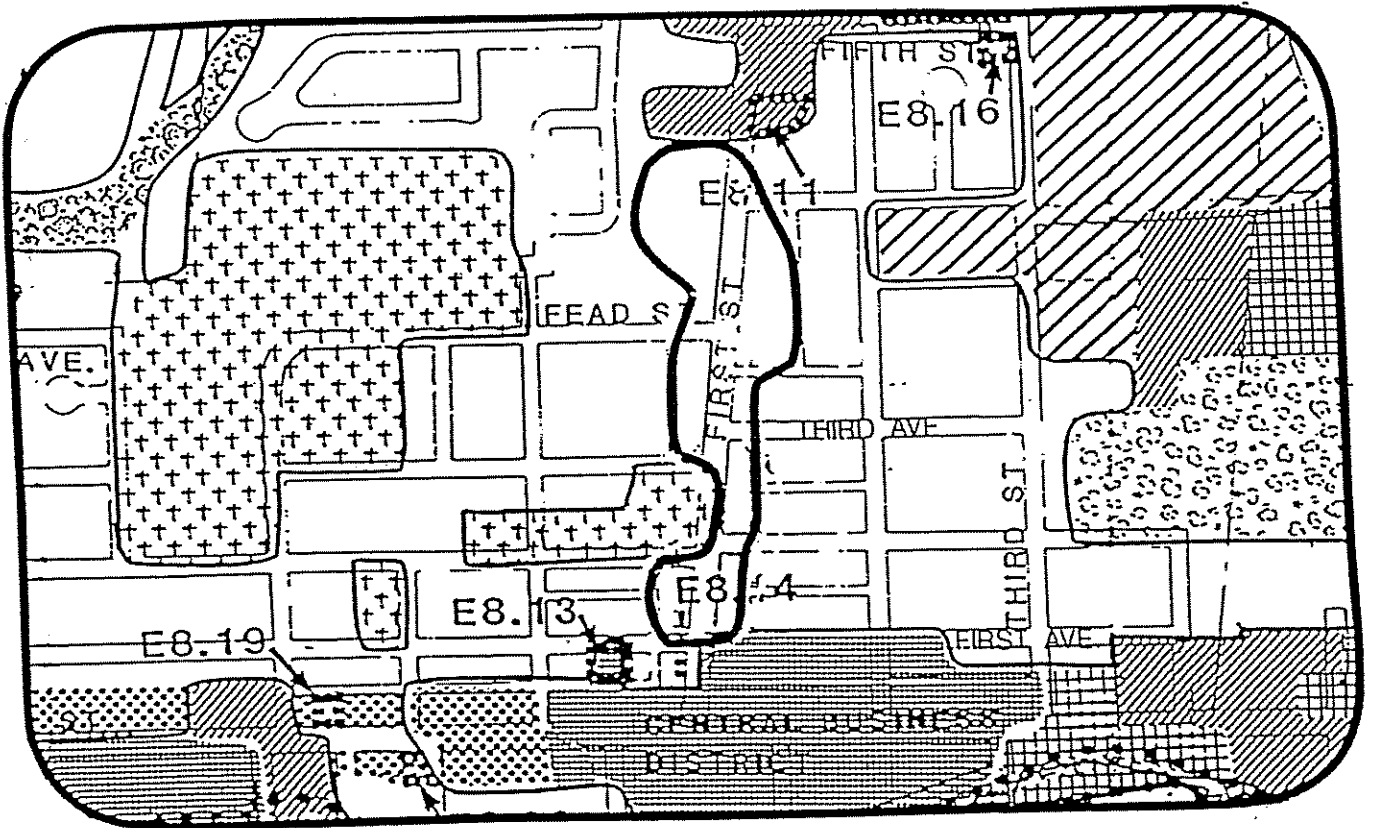
While allowing conversions to Restricted Commercial Residential uses, it is also the intent of the Municipality to maintain historic facades and the residential appearance of the area and that new development be sympathetic to the area's architectural design.

PART B - THE AMENDMENT

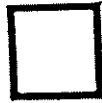
The Official Plan for the Town of Orangeville is amended as follows:

1. Schedule "A" is amended by redesignating from Residential to Restricted Commercial Residential, the area shown on the attached Schedule "A".
2. Schedule "A" is amended by removing "Policies for Specific Areas" symbol "E8.18".
3. Schedule "B" is amended by removing the Low Density Residential designation applying to the area shown on the attached Schedule "B".
4. Policy "E8.18" "Policies for Specific Areas" is deleted in its entirety.

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 25














SCHEDULE 'A'
 THE OFFICIAL PLAN FOR
 THE TOWN OF ORANGEVILLE
 LAND USE PLAN

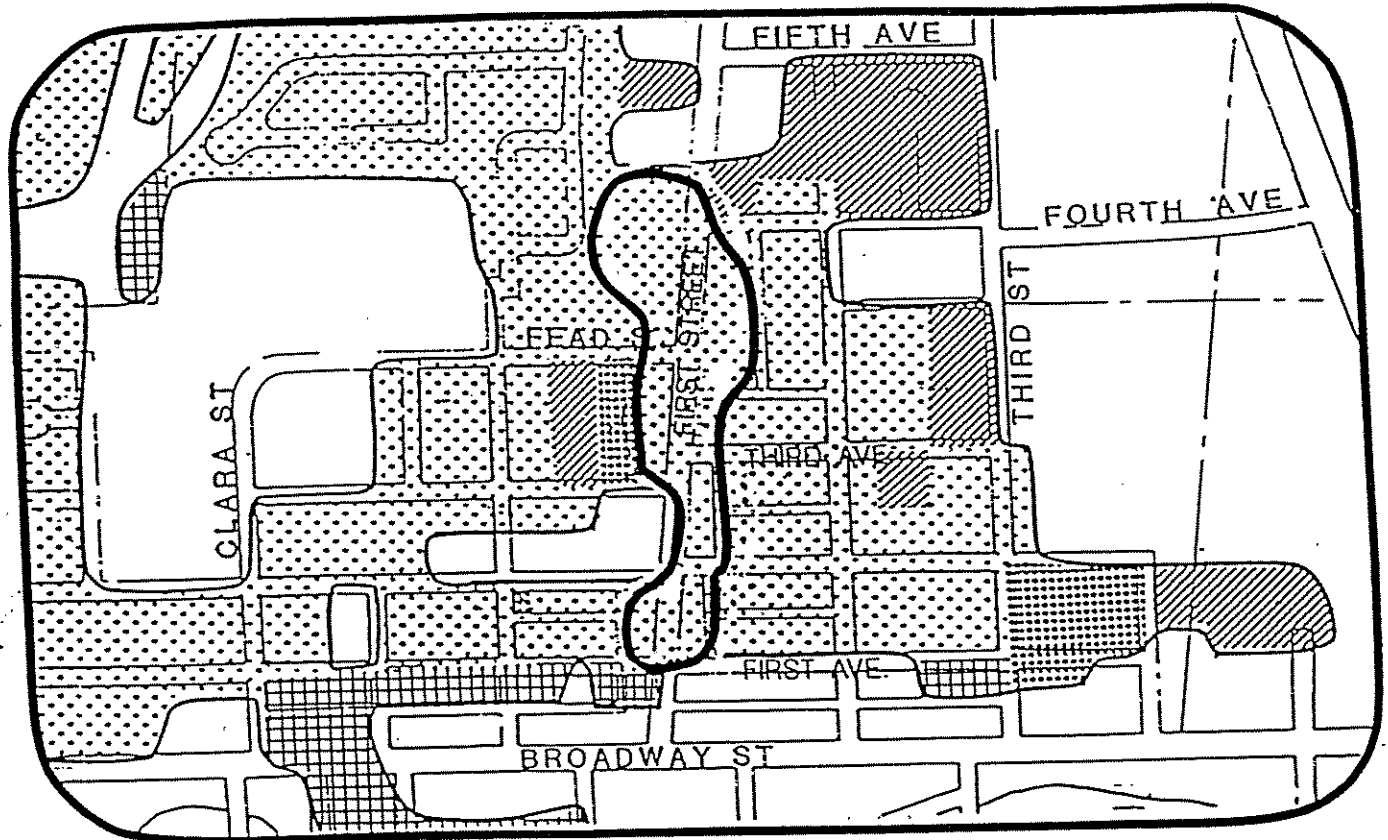
 AREA TO BE REDESIGNATED FROM RESIDENTIAL TO RESTRICTED COMMERCIAL RESIDENTIAL BY THIS AMENDMENT

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 22 of the Official Plan
- Approximate Extent of
Mill Creek Floodline
1990 Policy 22.4.01

SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT NO. 25



SCHEDULE 'B'
 THE OFFICIAL PLAN FOR
 THE TOWN OF ORANGEVILLE
 RESIDENTIAL DENSITY PLAN

 AREA TO BE REMOVED FROM
 LOW DENSITY RESIDENTIAL DESIGNATION
 BY THIS AMENDMENT

	Maximum No. of Units per Net Residential ha.
 Estate Residential	See Table 11.4.1
 Low Density Residential	25
 Low Density Multiple	49
 Medium Density Residential	99
 High Density Residential	124
 Policies for Specific Area	

SCALE 1:10 000



APPENDIX A
TO THE OFFICIAL PLAN AMENDMENT NO. 25
(not part of the Amendment)

FIRST STREET RESTRICTED COMMERCIAL RESIDENTIAL STUDY

Planning 25
FIRST ST

FORM 1
PLANNING ACT, 1983

NOTICE OF THE PASSING OF A ZONING BY-LAW BY
THE CORPORATION OF THE TOWN OF ORANGEVILLE

TAKE NOTICE THAT the Council of The Corporation of the Town of Orangeville passed By-law No. 20-90 on the 5th day of March, 1990, under Section 34 of The Planning Act, 1983.

AND TAKE NOTICE THAT any person or agency may appeal to the Ontario Municipal Board in respect to the By-law by filing with the Clerk of The Corporation of the Town of Orangeville not later than the 29th March, 1990, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

AN EXPLANATION of the purpose and effect of the By-law describing the lands to which the By-law applies, and a key map showing the location of the lands to which the By-law applies are outlined below. The complete By-law is available for inspection in my office during regular office hours.

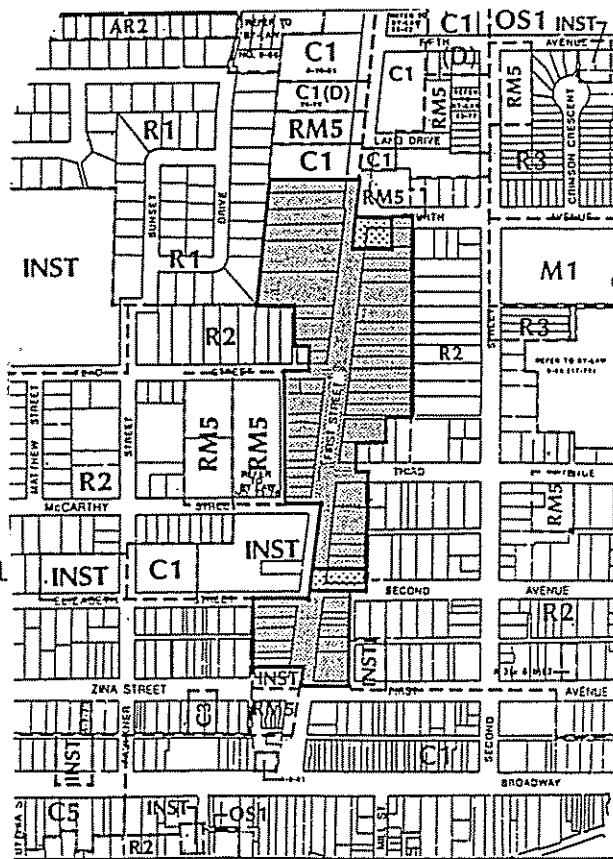
DATED AT THE TOWN OF ORANGEVILLE THIS 9TH DAY OF MARCH, 1990

WM. C. NORRIS, B.P.A., AMCT.,
CLERK.



PURPOSE AND EFFECT:

The purpose and effect of this zoning by-law amendment is to rezone certain lands from Residential First Density (R1) Zone and Residential Second Density (R2) Zone to Restricted Commercial Residential (C5) Zone and Restricted Commercial Residential (Holding) C5(H) Zone as indicated on the sketch.

No person shall use any part of the lands as shown on the sketch, or erect, alter, or use any building or structure for any purpose permitted in the Restricted Commercial Residential (Holding) (C5(H)) Zone of By-law 60-77 until the Holding "(H)" provision is removed by by-law.



The Corporation of the
Town of Orangeville

-  AREA TO BE ZONED RESTRICTED COMMERCIAL RESIDENTIAL (HOLDING) C5(H) ZONE BY THIS AMENDMENT
-  AREA TO BE ZONED RESTRICTED COMMERCIAL RESIDENTIAL (C5) ZONE

FIRST
STREET.

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 20-90

BEING A BY-LAW TO AMEND BY-LAW NUMBER 60-77

WHEREAS THE CORPORATION OF THE TOWN OF ORANGEVILLE HAS APPROVED AN AMENDMENT TO THE OFFICIAL PLAN FOR THE TOWN OF ORANGEVILLE IN ORDER TO DESIGNATE CERTAIN LANDS FOR RESTRICTED COMMERCIAL RESIDENTIAL PURPOSES.

AND WHEREAS THE COUNCIL OF THE CORPORATION OF THE TOWN OF ORANGEVILLE DEEMS IT EXPEDIENT TO ENACT THIS BY-LAW TO IMPLEMENT THE SAID AMENDMENT TO THE OFFICIAL PLAN OF THE TOWN OF ORANGEVILLE.

NOW THEREFORE THE CORPORATION OF THE TOWN OF ORANGEVILLE BY MUNICIPAL COUNCIL THEREOF ENACTS AS FOLLOWS:

1. Sheets 1 and 3 of Schedule "A" of By-law 60-77 are amended by rezoning certain lands from Residential First Density (R1) Zone and Residential Second Density (R2) Zone to Restricted Commercial Residential (C5) Zone and Restricted Commercial Residential (Holding) C5(H) Zone as shown on Schedule "A" to this By-law.
2. No person shall use any part of the lands as shown on Schedule "A" or erect, alter, or use any building or structure for any purpose permitted in the Restricted Commercial Residential (C5) Zone of By-law 60-77, until the Holding '(H)' provision has been repealed by By-law from the C5(H) Zone symbol. In the interim the uses and provisions of the Residential Second Density (R2) Zone shall be permitted and shall apply within the C5(H) Zone.
3. This By-law shall take effect from the date of its passage by Council and shall come into force either on approval by the Ontario Municipal Board or upon compliance with Subsection 34 (19) of the Planning Act, S.O., 1983.

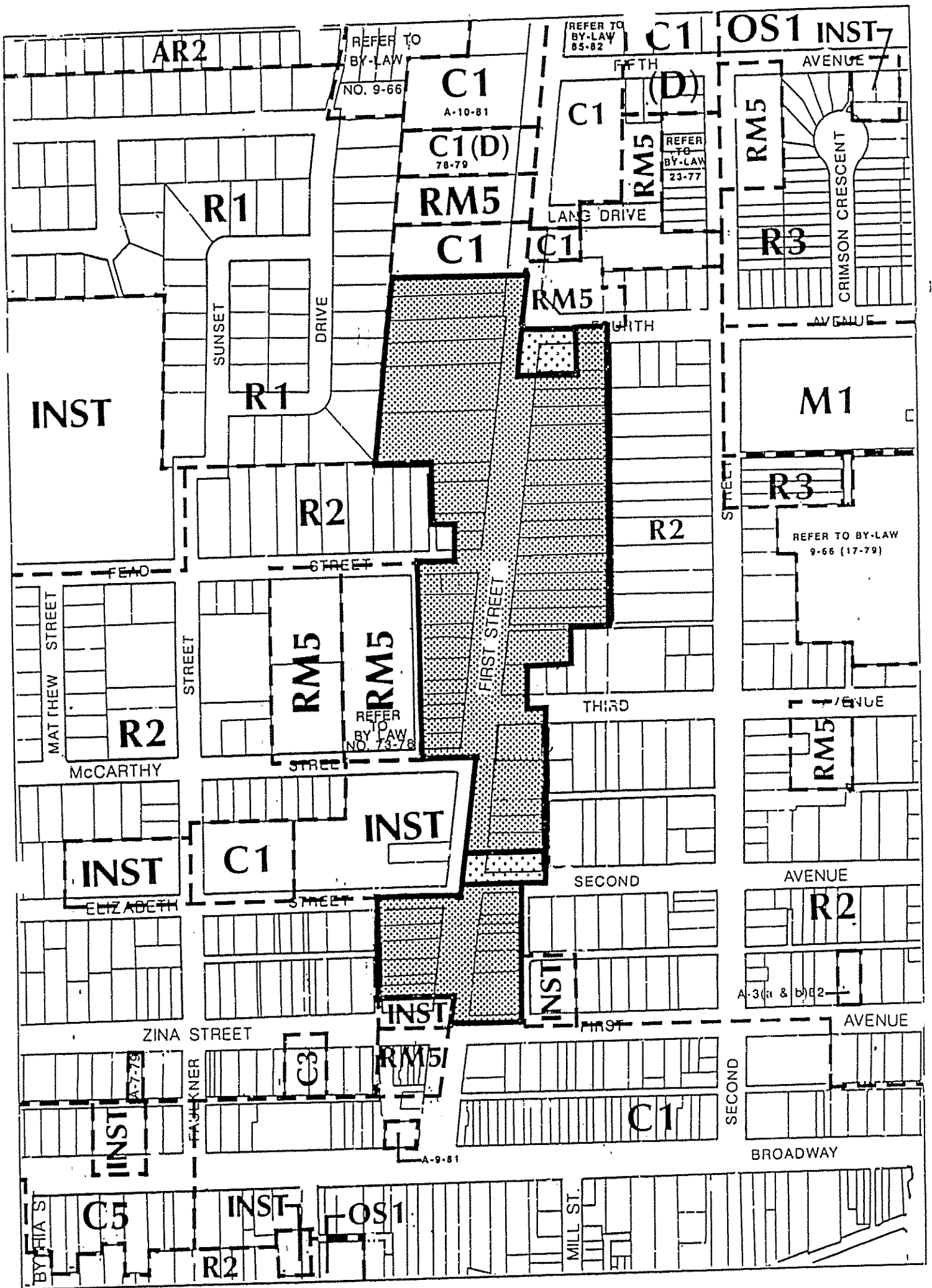
PASSED IN OPEN COUNCIL THIS 5TH DAY OF MARCH A.D., 1990


CLERK


HEAD OF COUNCIL

BY-LAW READ A FIRST AND SECOND TIME THIS 5TH DAY OF MARCH
A.D., 1990

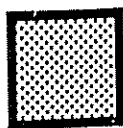
BY-LAW READ A THIRD TIME THIS 5TH DAY OF MARCH A.D., 1990



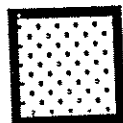
The Corporation of the
Town of Orangeville

Schedule 'A' to By-Law No. 20-90

Passed this 5TH day of MARCH 19 90.



AREA TO BE ZONED RESTRICTED
COMMERCIAL RESIDENTIAL (HOLDING)
C5(H) ZONE BY THIS AMENDMENT



AREA TO BE ZONED RESTRICTED
COMMERCIAL RESIDENTIAL (C5) ZONE
BY THIS AMENDMENT

Thomas P. Pellerin
HEAD OF COUNCIL

William Charron
CLERK



SCALE 1:4000