

TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 3C

to the

ORANGEVILLE PLANNING AREA

W O R K I N G C O P Y

22 OP 3592 030

TOWN OF ORANGEVILLE  
AMENDMENT NO. 30

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

PART B - THE AMENDMENT, consisting of the text and maps constitutes Amendment No. 30 to the Official Plan for the Town of Orangeville.

## 1. Purpose of the Amendment

The purpose of the amendment is to:

- i) Redesignate the area of land shown on Schedule "A" Town of Orangeville Land Use Plan from Industrial to Residential.
- ii) Designate the area shown on Schedule "A", Town of Orangeville Land Use Plan as being subject to Special Policy E8.26 permitting medical and professional offices with ancillary uses, such as a pharmacy, on Lots 21-24, Block 11, Plan 222, being the westerly 0.8 hectares (2.0 acres) of the subject property.
- iii) Add to the Medium Density Residential designation the area of land shown on Schedule "B" Town of Orangeville Residential Density Plan.

## 2. Location

The lands being the subject matter of this amendment are described as, all of Lots 21-27 and part of Lots 28 & 29, Block 11, Plan 222 known municipally as 26 Fourth Avenue and are located in the block of land which is bounded on the north by Fourth Avenue, on the east by Third Street and on the west by Second Street.

The easterly portion of the subject property currently contains the Coca-Cola bottling plant, while the westerly portion contains quonset huts, formerly used by the Town of Orangeville and the Department of Highways, now vacant.

## 3. Basis of the Amendment

This Official Plan Amendment designates the westerly 0.8 hectares (2.0 acres) of the site, Lots 21-24, Block 11, Plan 222, for professional and medical offices with related uses, such as a pharmacy, and designates the remainder of the site for medium density residential development. The applicant plans to develop the westerly portion of the site for professional and medical offices, and has received favorable recommendation from the Planning Advisory Committee and Council to rezone this portion of the site.

This location provides good accessibility for traffic flow from the site to Third Street, Fourth Avenue and Fifth Avenue, which are all designated as collector roads in the town's Official Plan. This development will improve the appearance of this property and will be compatible with surrounding land uses. The property is subject to site plan approval from the Town of Orangeville, prior to construction.

The Public Meeting for this amendment to the Official Plan for the Town of Orangeville was held on November 8, 1990, at which time the Planning Advisory Committee recommended that,

" an Official Plan Amendment be passed to redesignate the property described above from Industrial to Medium Density Residential with a special provision which would permit professional and medical office and related uses on the westerly 0.8 hectares (2.0 acres) of the subject property."

This recommendation was approved by Council on November 26, 1990.

### 1. Purpose of the Amendment

The purpose of the amendment is to:

- i) Redesignate the area of land shown on Schedule "A" Town of Orangeville Land Use Plan from Industrial to Residential.
- ii) Designate the area shown on Schedule "A", Town of Orangeville Land Use Plan as being subject to Special Policy E8.26 permitting medical and professional offices with ancillary uses, such as a pharmacy, on Lots 21-24, Block 11, Plan 222, being the westerly 0.8 hectares (2.0 acres) of the subject property.
- iii) Add to the Medium Density Residential designation the area of land shown on Schedule "B" Town of Orangeville Residential Density Plan.

### 2. Location

The lands being the subject matter of this amendment are described as, all of Lots 21-27 and part of Lots 28 & 29, Block 11, Plan 222 known municipally as 26 Fourth Avenue and are located in the block of land which is bounded on the north by Fourth Avenue, on the east by Third Street and on the west by Second Street.

The easterly portion of the subject property currently contains the Coca-Cola bottling plant, while the westerly portion contains quonset huts, formerly used by the Town of Orangeville and the Department of Highways, now vacant.

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This location provides good accessibility for traffic flow from the site to Third Street, Fourth Avenue and Fifth Avenue, which are all designated as collector roads in the town's Official Plan. This development will improve the appearance of this property and will be compatible with surrounding land uses. The property is subject to site plan approval from the Town of Orangeville, prior to construction.

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" an Official Plan Amendment be passed to redesignate the property described above from Industrial to Medium Density Residential with a special provision which would permit professional and medical office and related uses on the westerly 0.8 hectares (2.0 acres) of the subject property."

This recommendation was approved by Council on November 26, 1990.

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

1. Schedule "A" is amended by redesignating from Industrial to Residential the area shown on the attached Schedule "A".
2. Section E8 "Policies for Specific Areas" is amended by adding the following section:

"E8.26

Notwithstanding the 'Residential' designation on lands described as all of Lots 21-24, Block 11, Plan 222, permitted uses shall also include medical and professional offices, with ancillary uses such as a pharmacy."

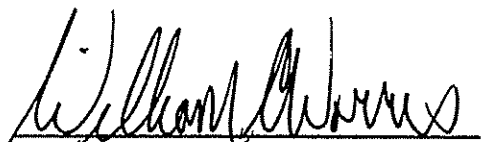
3. Schedule "B" is amended by adding to the Medium Density Residential designation the area of land shown on Schedule "B" Town of Orangeville Residential Density Plan.

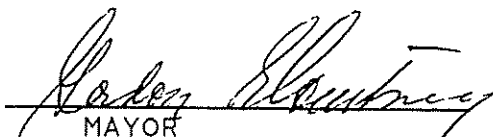
AMENDMENT NO. 30

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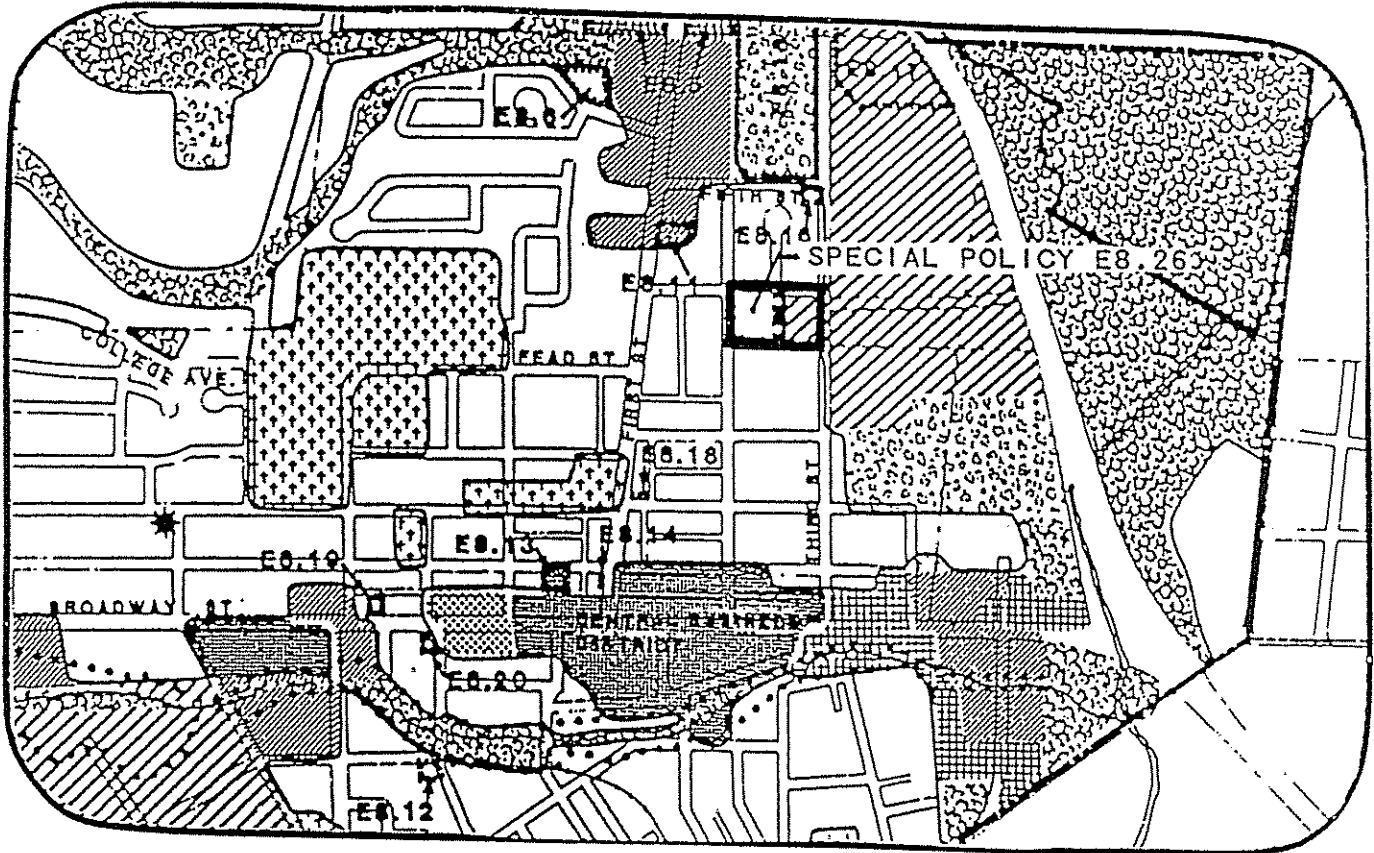
The attached map and explanatory text, constituting Amendment Number 30 to the Official Plan for the Town of Orangeville was adopted by the Council of the Corporation of the Town of Orangeville, under the provisions of Section 21 of the Planning Act, S.O., 1983.

on the 26th day of November, 1990

  
CLERK

  
MAYOR

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 30
















SCHEDULE 'A'

THE OFFICIAL PLAN FOR  
THE TOWN OF ORANGEVILLE

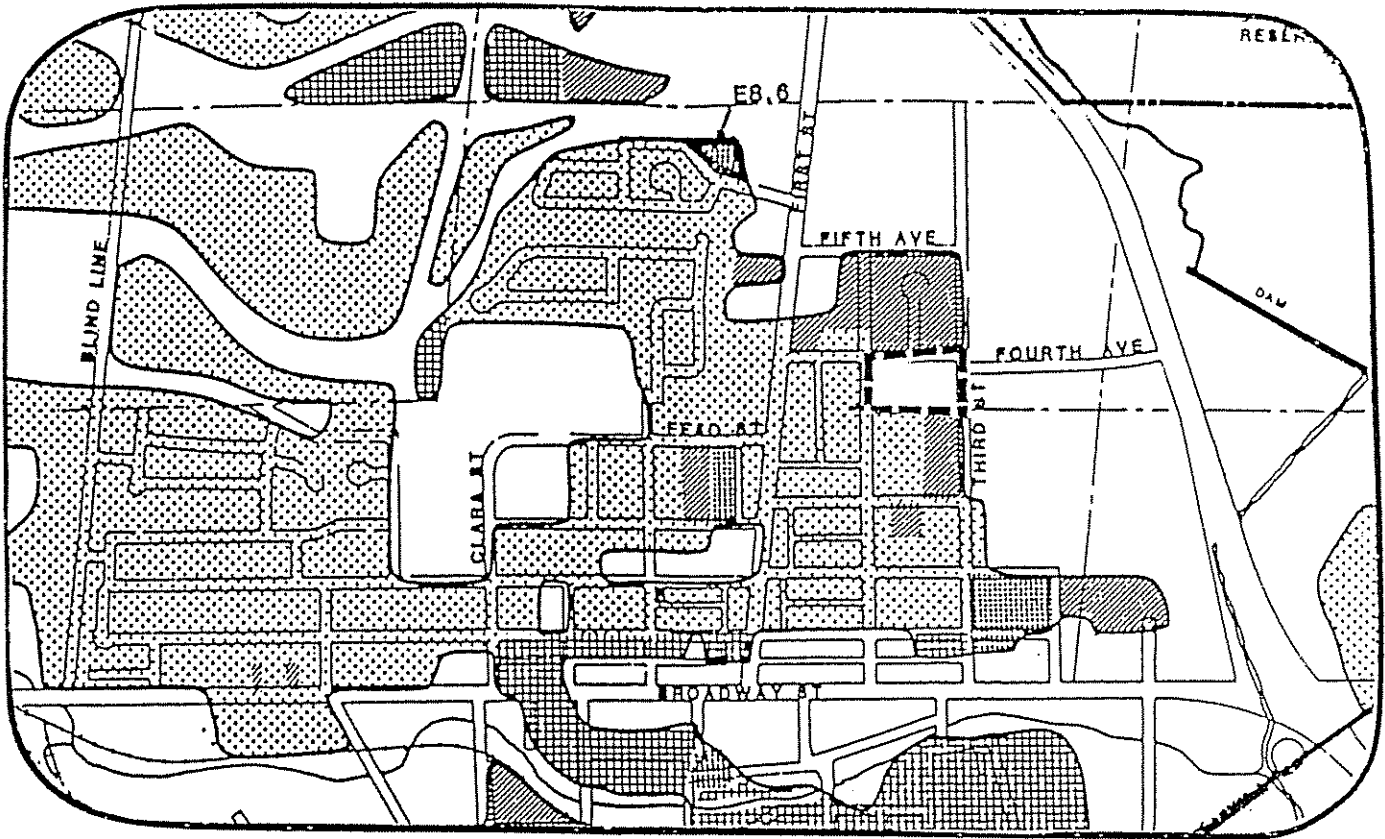
LAND USE PLAN



AREA TO BE REDESIGNATED  
FROM INDUSTRIAL TO  
RESIDENTIAL WITH  
SPECIAL POLICY E8.26

-  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 Schedule 14 of the Official Plan)
-  Approximate Extent of Mill Creek Floodline  
(refer to Policy E8.11)

SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT NO. 30



SCHEDULE 'B'

THE OFFICIAL PLAN FOR  
THE TOWN OF ORANGEVILLE

RESIDENTIAL DENSITY PLAN



AREA TO BE ADDED  
TO THE MEDIUM DENSITY  
RESIDENTIAL DESIGNATION



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