

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 37

The attached map and explanatory text, constituting Amendment Number 37 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 1st day of March, 1993

Ann E. Armstrong
CLERK

Mary T. Rose
MAYOR

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 20-93

The Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act S.O. 1983 and amendments thereto, hereby enacts as follows:

- 1) Amendment No. 37 to the Official Plan for the Town of Orangeville, consisting of Part B - The Amendment, and Schedule "A" is hereby adopted.
- 2) The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for the approval of Amendment No. 37 to the Official Plan for the Town of Orangeville.
- 3) This By-law shall come into force and take effect on the day of final passing thereof.

PASSED IN OPEN COUNCIL THIS 1st DAY OF March A.D., 1993

Ann E. Armstrong
CLERK

Mary T. Rose
HEAD OF COUNCIL

BY-LAW READ A FIRST AND SECOND TIME THIS 1st DAY OF March A.D., 1993.

BY-LAW READ A THIRD TIME THIS 1st DAY OF March A.D., 1993.

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AMENDMENT NO. 37

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

PART B - THE AMENDMENT, consisting of the text and maps constitutes Amendment No. 37 to the Official Plan for the Town of Orangeville.

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to:

- i) Redesignate the area of land shown on Schedule "B", Town of Orangeville Residential Density Plan, from Low Density Residential to Low Density Multiple.

2. Location

The lands being the subject matter of this amendment are located within the East Half of Lot 2, Concession 3, W.H.S., Town of Orangeville. The subject property is located on the west side of Blind Line, west of the existing intersection of Blind Line and Hansen Boulevard.

The subject property is currently vacant with the exception of the open space corridor of Monora Creek which traverses the southern boundary of the property. The subject property is surrounded by a variety of existing and planned residential uses. To the immediate south of the Monora Creek is the Edgewood Valley - Phase I development, which began construction in 1991 and is now nearing completion. This Phase I plan encompasses the Credit Meadows Elementary School, which fronts onto Blind Line. Immediately to the north of the subject lands, are lands which are currently vacant and are designated for low density residential development (Eastview - Phase II).

The subject site shall also front onto the extension of the major east-west collector road in this north-west sector of Town, Hansen Boulevard. The extension of Hansen Boulevard was subject to a Class Environmental Assessment procedure to determine the best possible alignment for this road. The alignment has now been approved by the Ministry of the Environment, and as a result this portion of the road can now proceed.

3. Basis of the Amendment

The Amendment would result in an expansion of the Low Density Multiple land use designation which currently exists on Schedule 'B', Residential Density Plan, to the Town's Official Plan.

This would have the effect of creating an opportunity for an increase in the amount of medium density (rowhousing, multiple dwelling units) development which could occur in the subject area.

Medium density development can be supported at the subject location, for a variety of reasons. Firstly, the area will, when developed, be served by both an east-west and north-south collector road system i.e. Hansen Boulevard and Blind Line respectively. These transportation amenities will be capable of accommodating traffic generated from development on the subject and surrounding lands, and allow it to move efficiently to the nearest arterial road system.

Secondly, this area is proposed to be served by both convenience commercial and parkland (open space) facilities. In addition to a community park currently under development on lands immediately south of the subject lands, another community level park is proposed, by way of an existing Official Plan designation, immediately adjacent to the subject site. Further, the surrounding area is traversed by Monora Creek and accompanying conservation (floodplain) lands, to which residents in this area will have convenient access.

In terms of the aforementioned convenience commercial facility, Council, by way of adoption of Official Plan Amendment No. 28 (subsequently approved by the Minister) amended the Town's Official Plan to designate a site, at the southwest corner of the intersection of Hansen Boulevard and Blind Line for convenience commercial use.

It is suggested that the example of residential intensification put forward by this Amendment represents good planning. It is also supportive of the Province's Policy Statement - Land Use Planning for Housing and the Town's own Municipal Housing Statement, both of which address the need for land use designations to allow the opportunity for a range of housing types and densities to occur in order to address market need and for intensification to occur where there is physical potential, existing services capable of accommodating the intensification and where there is a potential demand for these forms of accommodation.

The statutory Public Meeting for this amendment to the Official Plan for the Town of Orangeville was held on December 7, 1992, at which time the Planning and Development Committee recommended the following:

" That Staff be authorized to prepare a final report for Council's consideration"

On March 1, 1993, Council considered a final report from Staff on this matter and resolved:

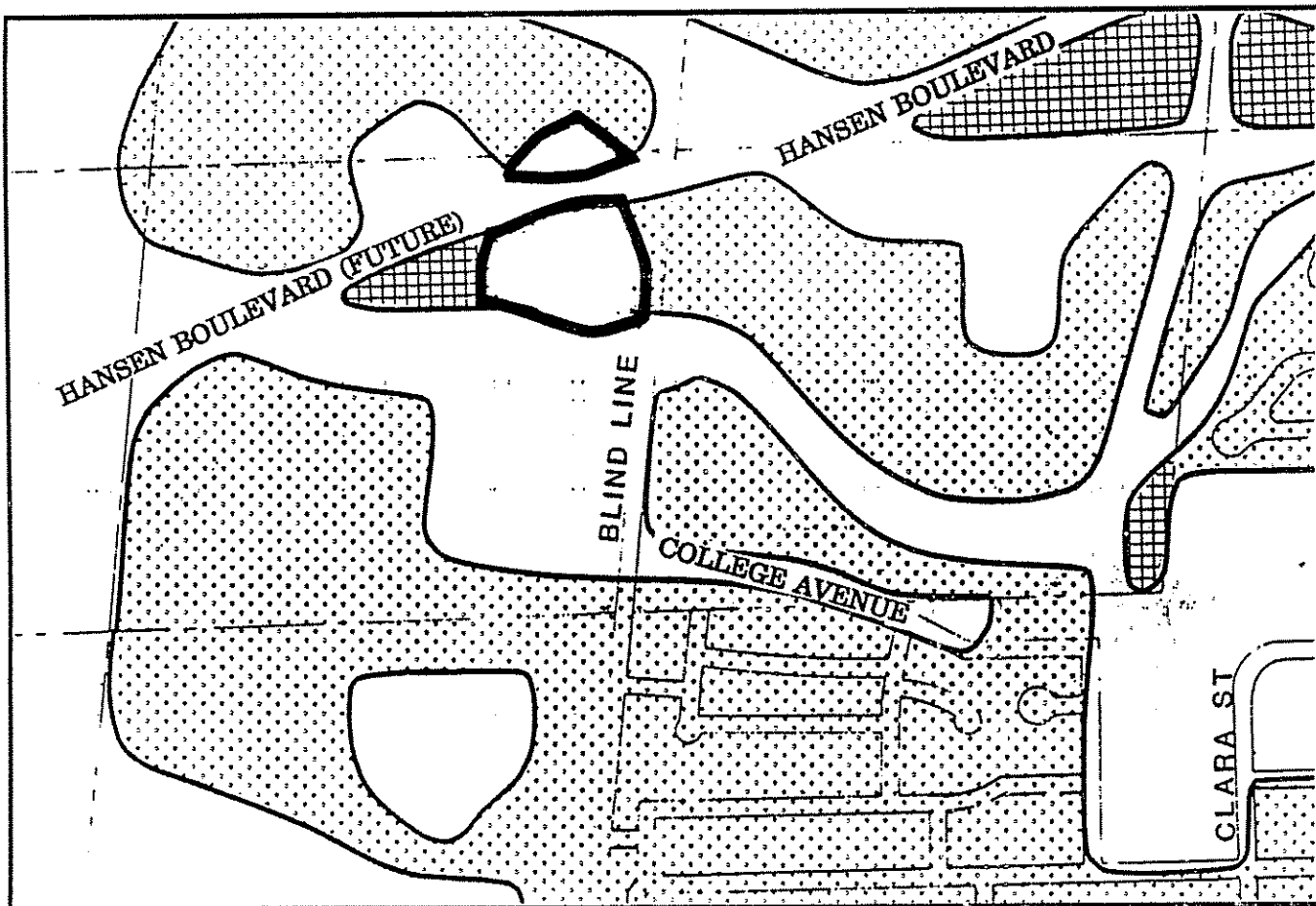
"that Staff be authorized to prepare an Official Plan amendment and present same to Council for consideration"

PART B - THE AMENDMENT

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

1. Schedule "B", Residential Density Plan, is amended by redesignating from Low Density Residential to Low Density Multiple the area shown on the attached Schedule "A".

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 37

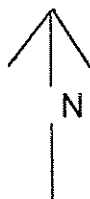


SCHEDULE 'B'







THE OFFICIAL PLAN FOR
THE TOWN OF ORANGEVILLE
RESIDENTIAL DENSITY PLAN



Area to which
Amendment 37 is to apply
to redesignate lands
from Low Density Residential
to Low Density Multiple



SCALE 1:10 000

INDEX		Maximum No. of Units per Net Residential ho.
	Estate Residential	see policy E1.4.1
	Low Density Residential	25
	Low Density Multiple	49
	Medium Density Residential	99
	High Density Residential	124
	Policies for Specific Area	