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TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 38

to the

ORANGEVILLE PLANNING AREA

WORKING COPY

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 38

The attached map and explanatory text, constituting Amendment Number 38 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, R.S.O., 1990, c.p13.

on the 21st day of June, 1993

Ann E. Armstrong
CLERK

Mary T. Rose
MAYOR

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 38

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

PART B - THE AMENDMENT, consisting of the text and maps constitutes Amendment No. 38 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 "A" Town of Orangeville - Land Use Plan from Residential to Convenience Commercial;
- ii) Redesignate the area of land shown on Schedule "B" Town of Orangeville - Residential Density Plan from Estate Residential to Low Density Residential;

2. Location

The lands being the subject matter of the Amendment are located in the West Half of Lots 2 and 3, Concession 'C', Town of Orangeville. The subject site is located to the east of County Road 23 ('B' - Line), north of the Townline and south of Highway 9.

The lands which are proposed to be designated Convenience Commercial are located near the centre of the land holdings owned by United Lands Corporation and are proposed to provide a central location for commercial within this proposed plan of subdivision.

The lands which are proposed to be redesignated from Estate Residential are located in the south portion of the proposed plan of subdivision and are bordered on the south and north by the environmentally significant areas, noted above.

3. Basis of the Amendment

The subject lands are currently designated Low Density Residential and Estate Residential within the Official Plan for the Town of Orangeville. The Official Plan Amendment would have the effect of redesignating lands from Residential to Convenience Commercial on Schedule 'A' - Land Use Plan, to accommodate commercial uses near the centre of the proposed subdivision, and is determined to be in keeping with good planning principles.

The Amendment would also have the effect of redesignating all lands which are currently designated Estate Residential in the subdivision to Low Density Residential on Schedule 'B' - Residential Density Plan, in order to allow the development of single detached residential dwellings on lots ranging in size from 32 to 50 foot frontages.

It is suggested that higher density residential development at the subject location is a more viable and sustainable form of development in an urban setting, and when full municipal services are available. The Town is concerned with privately-serviced development at this location, in proximity to environmentally-sensitive areas, including the Caledon Lakes Wetland Complex.

The Public Meeting for this amendment to the Official Plan for the Town of Orangeville was held on June 14, 1993, at which time the Planning and Development Committee recommended to Council that Staff be authorized to prepare an amendment to the Town's Official Plan which would have the effect of;

- "1) Redesignating from Estate Residential to Low Density Residential those lands in Part of Lots 2 and 3, Concession 'C', as shown on Schedule 'D' of the report of the Director of Planning, dated June 10, 1993;
- 2) Redesignating from Residential to Convenience Commercial those lands in Part of Lots 2 and 3, Concession 'C', as shown on Schedule 'D' of the report of the Director of Planning, dated June 10, 1993;"

PART B - THE AMENDMENT

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

1. Schedule "A" - Land Use Plan, is amended by redesignating from Residential to Convenience Commercial, the area shown on the attached Schedule "A";
2. Schedule "B" - Residential Density Plan, is amended by redesignating from Estate Residential to Low Density Residential, the area shown on the attached Schedule "B".

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 38

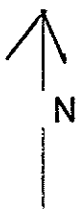


SCHEDULE 'A'

THE OFFICIAL PLAN FOR
THE TOWN OF ORANGEVILLE
LAND USE PLAN



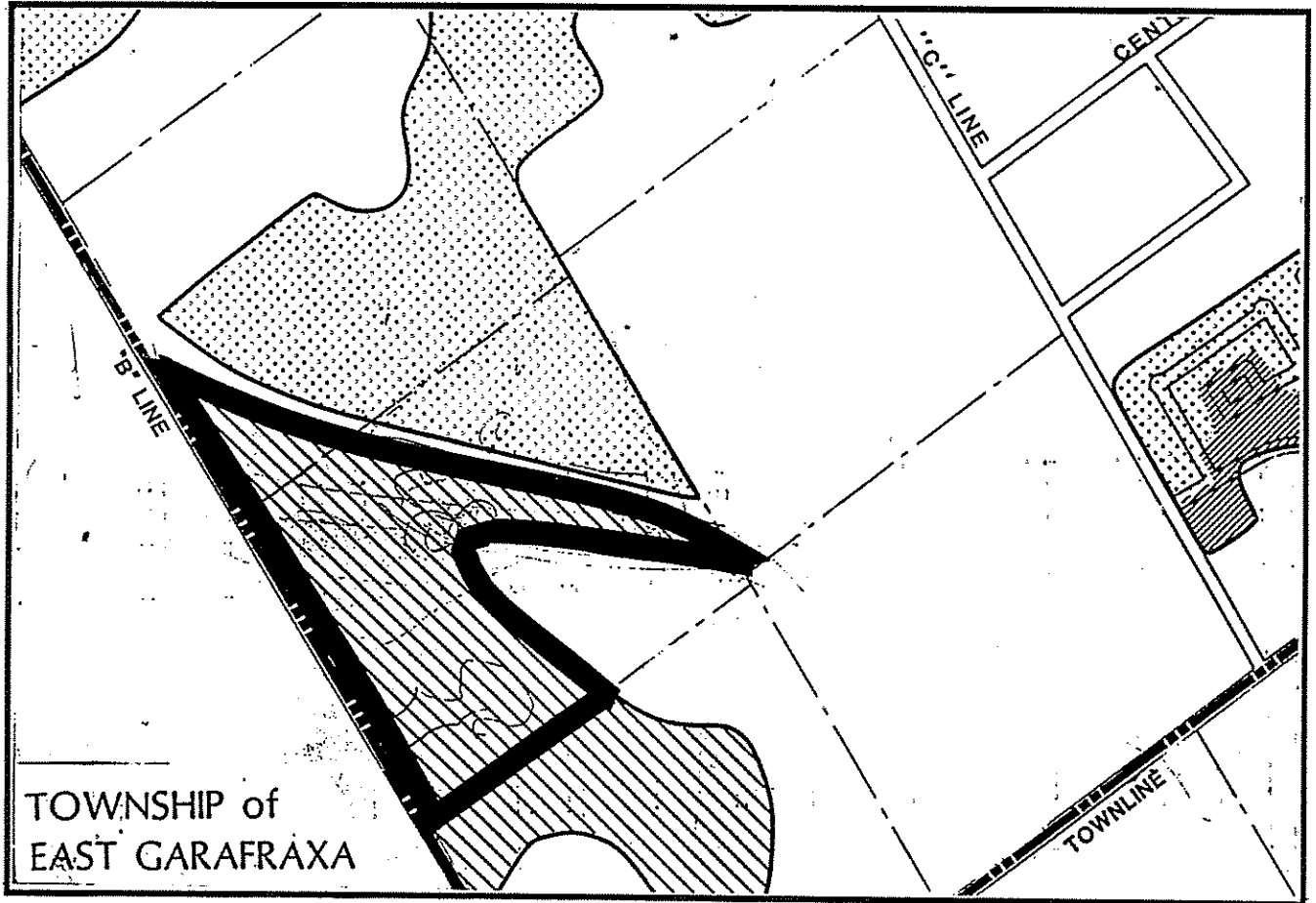
Area to which Amendment 38
is to apply to redesignate
lands from Residential
to Convenience Commercial



SCALE 1:10 000

INDEX	
	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 E5 of the Official Plan
	Approximate Extent of Mill Creek Floodline (See Policy E5.4.4)

SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT NO. 38

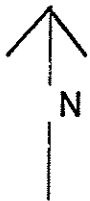


SCHEDULE 'B'







THE OFFICIAL PLAN FOR
THE TOWN OF ORANGEVILLE
RESIDENTIAL DENSITY PLAN



Area to which
Amendment 38 is to apply
to redesignate lands
from Estate Residential
to Low Density Residential



SCALE 1:10 000

INDEX		Maximum No. of Units per Net Residential ha.
	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	