

22 - OP - 3592 - 004

THE CORPORATION OF THE TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT #4

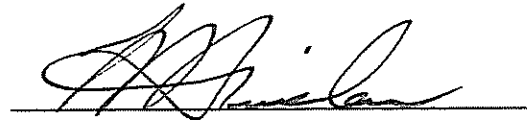
DUPLICATE ORIGINAL

-3

AMENDMENT NO. 4
TO THE
OFFICIAL PLAN FOR THE
TOWN OF ORANGEVILLE

This amendment to the Official Plan for the Town of Orangeville, which has been 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. 4 to the Official Plan for the Town of Orangeville.

Date *Sept. 1, 1988*



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

THE OFFICIAL PLAN
FOR THE TOWN OF ORANGEVILLE
AMENDMENT NO. 4

The attached map and explanatory text, constituting Amendment Number 4 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., 1983,

on the^{7th}.....day of*December*.....198 .

William C. Morris.....
Clerk

John E. Clouston.....
Mayor

PART A - THE PREAMBLE

1.) PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit a photographic studio and single detached residence within a "Low Density Residential" designation for a specific property as described below.

2.) LOCATION

The subject lands consist of 0.45 acres and are known municipally as 19 Broadway Street. Part C provides a location map for the subject property.

3.) BASIS OF THE AMENDMENT

The subject property is located at the north-west corner of Broadway Street and Hurontario Street. Existing land uses in the area include residential dwellings, a tourist information booth, a Ministry of Transportation and Communication "carpool" parking lot, and the Conservation Area.

The proposed location for the photographic studio is in an area primarily designated for residential purposes.

On November 5, 1987, the Planning Advisory Committee recommended approval of the proposal.

PART B - THE AMENDMENT

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

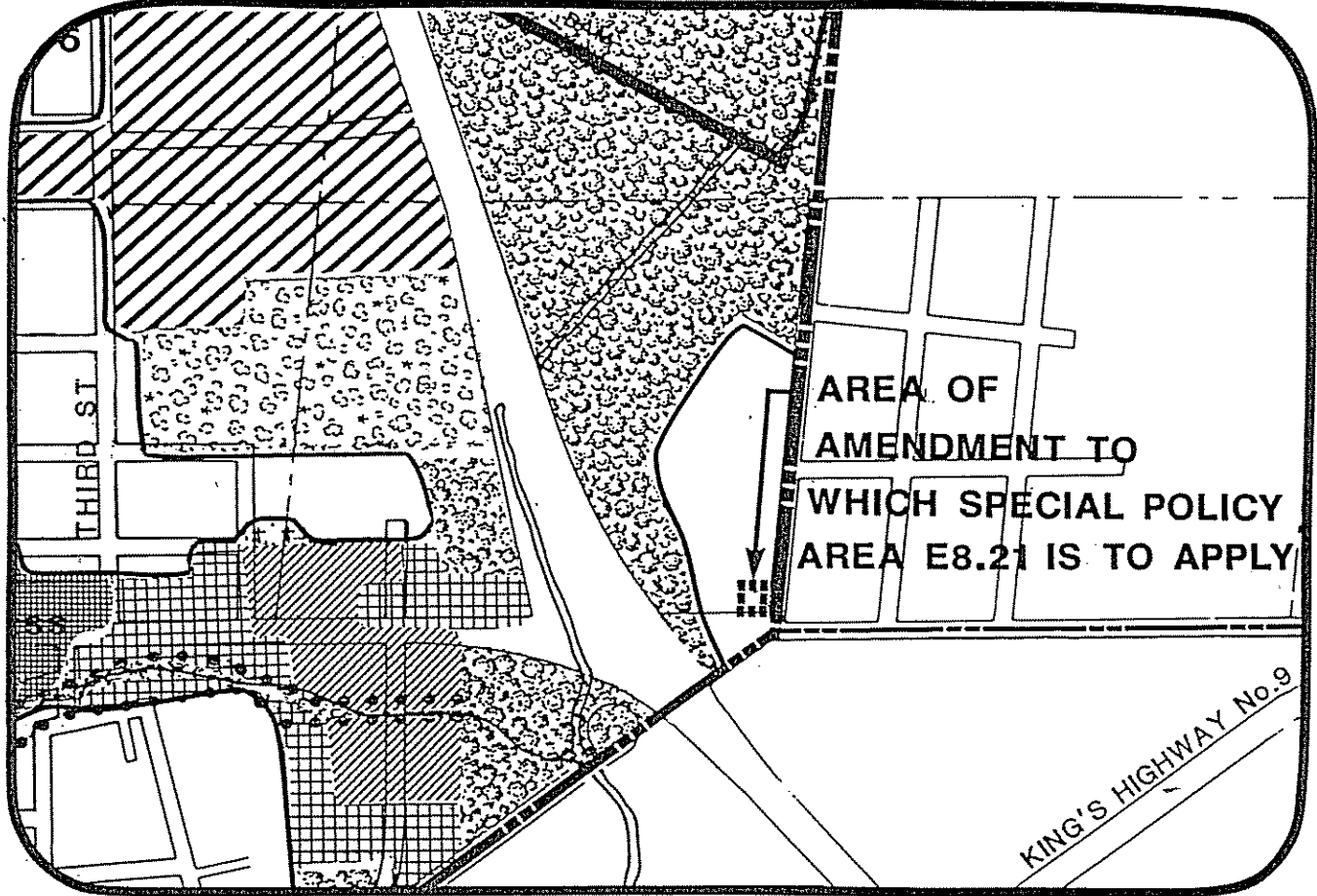
- 1.) Section E8 "Policies for Specific Areas" is amended as follows:

"E8.21

Notwithstanding the "Low Density Residential" designation, a photographic studio shall also be permitted on the property located at 19 Broadway Street, at the north-west corner of Broadway and Hurontario Streets."

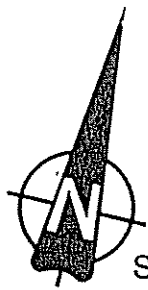
- 2.) Schedule 'A' - Land Use Plan - is amended as shown on Schedule 'A' to this Amendment, attached.
- 3.) Schedule 'B' - Residential Density Plan - is amended as shown on Schedule 'B' to this Amendment, attached.

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 4
















SCHEDULE A
THE OFFICIAL PLAN OF THE
ORANGEVILLE PLANNING AREA

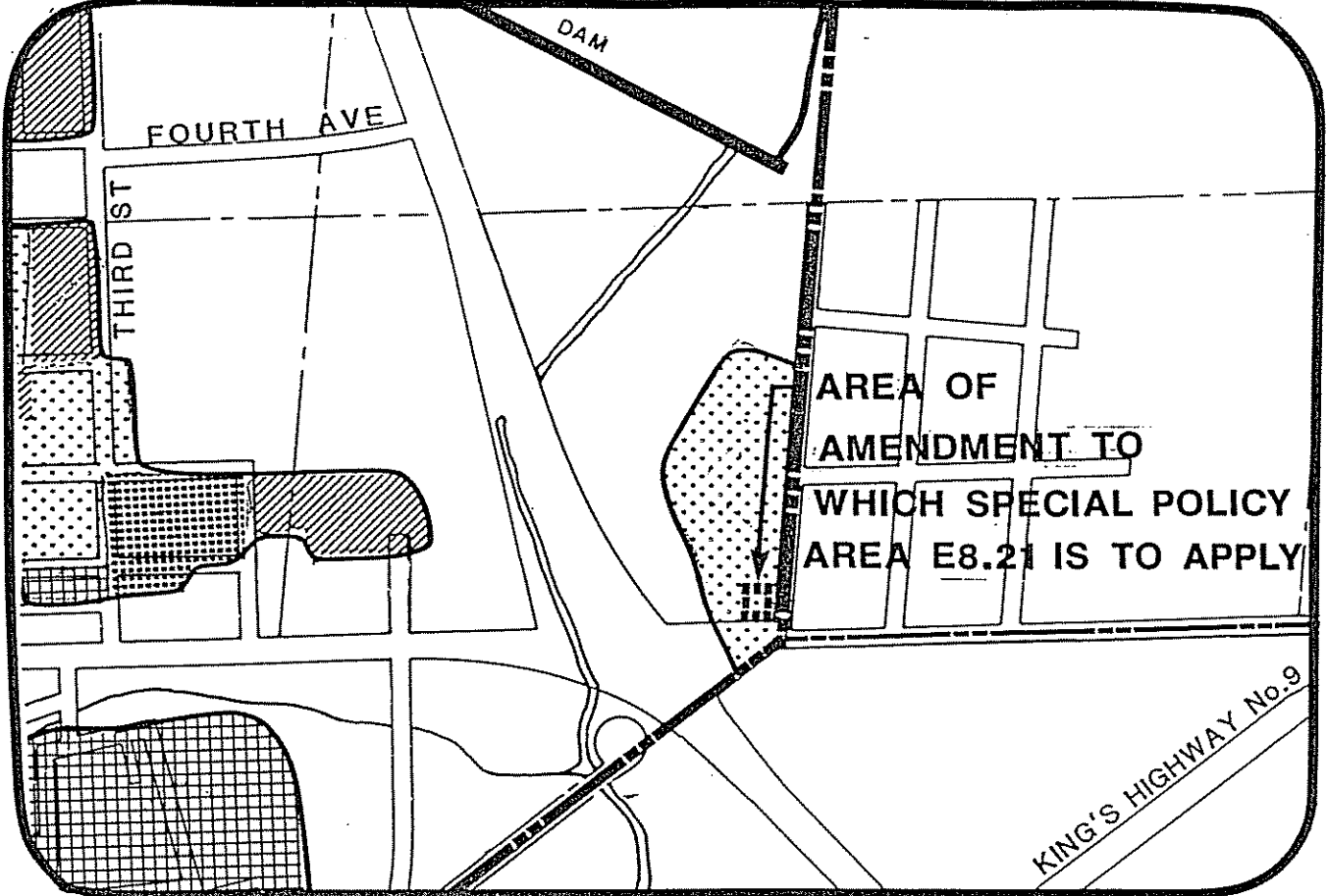
LAND USE PLAN



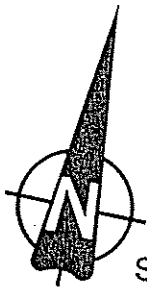
SCALE 1 : 10000

-  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 28 of the Official Plan
-  Approximate Extent of Mill Creek Floodline
(See Policy E8.4.12)

SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT NO.4

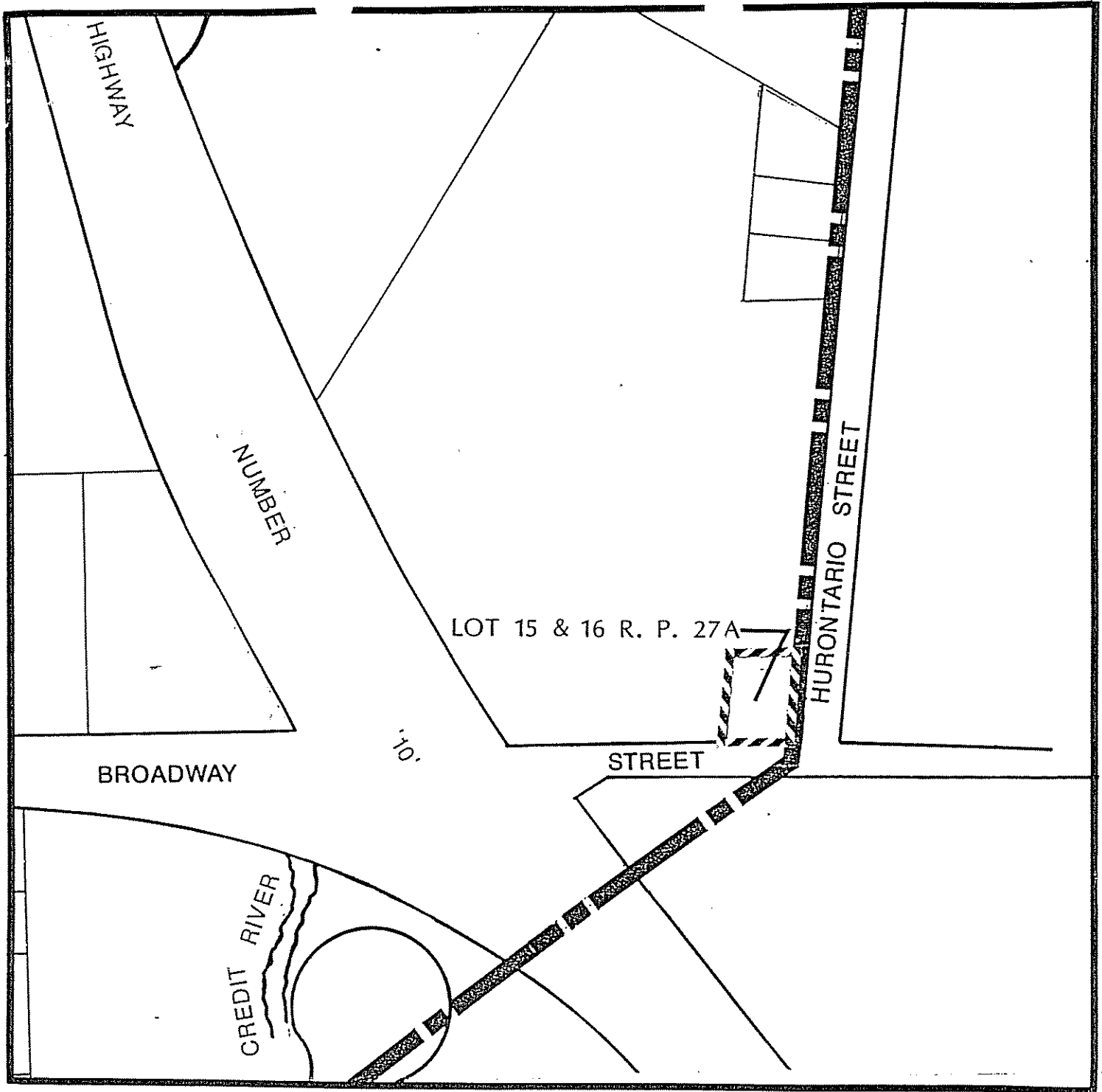


SCHEDULE B
THE OFFICIAL PLAN OF THE
ORANGEVILLE PLANNING AREA
RESIDENTIAL
DENSITY PLAN



SCALE 1 : 10000

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



LOCATION MAP



AREA TO WHICH AMENDMENT APPLIES



SCALE 1 : 3000

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 122-87

BEING A BY-LAW TO AMEND BY-LAW NUMBER 9-66 AS AMENDED

WHEREAS the Corporation of the Town of Orangeville has approved an Amendment to the Official Plan for the Town of Orangeville in order to permit a photographic studio on lands designated Low Density Residential.

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 for the Town of Orangeville.

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

- 1.) Sheet 1 of Schedule "A" to By-law Number 9-66, as amended, is hereby further amended by re-zoning certain lands from Zone D (Rural or Agricultural) to Zone A-R1 (Residential), as shown on Schedule "A" attached.
- 2.) Notwithstanding the requirement of the Zone A-R1 (Residential) Zone, a photographic studio shall be permitted on the lands enclosed within the heavy black line shown on Schedule 'A' attached, known as Lots 15 and 16, Registered Plan 27A.
- 3.) No person shall use any part of the land as shown on Schedule 'A' or erect, alter or use any building or structure for any purpose on such lands except those permitted in the Zone A-R1 (Residential) Zone of By-law 9-66 and all provisions of By-law No. 9-66 which apply to a Zone A-R1 Zone shall apply to the lands shown on Schedule 'A'.
- 4.) This By-law shall take effect from the date of its passage by Council and shall come into force either upon approval by the Ontario Municipal Board or upon compliance with Subsection 34(19) of the Planning Act, R.S.O., 1983.

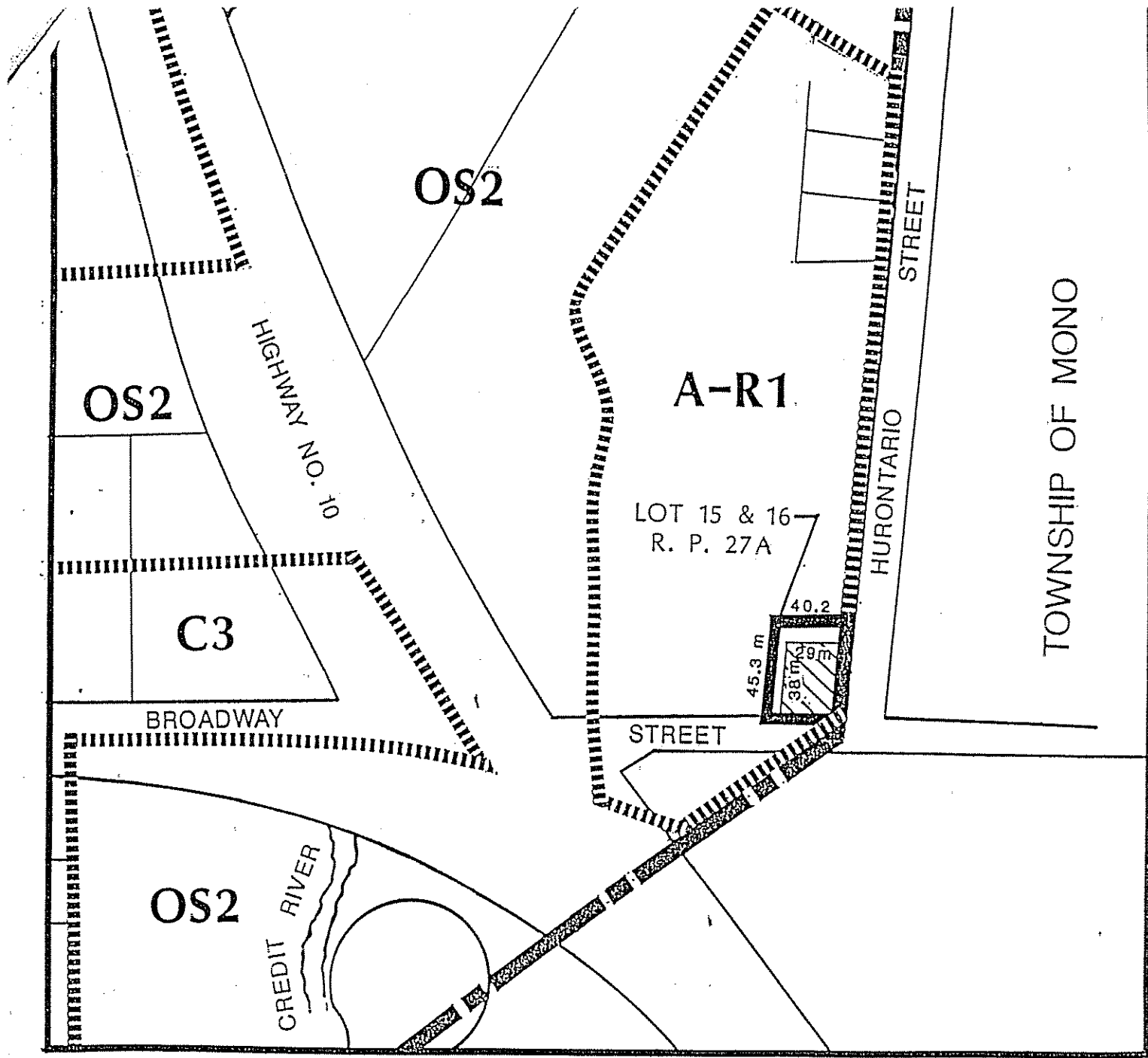
PASSED IN OPEN COUNCIL THIS 7th DAY OF December, A.D., 1987.

William Morris
CLERK

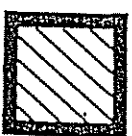
John Elmer
HEAD OF COUNCIL

BY-LAW READ A FIRST AND SECOND TIME THIS 7th DAY OF December A. D., 1987.

BY-LAW READ A THIRD TIME THIS 7th DAY OF December A.D., 1987.



Area within heavy black line to permit a photographic studio



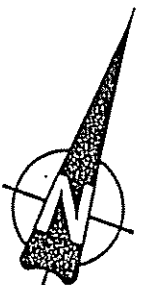
Area to be Rezoned From Zone D (Rural or Agricultural) to Zone A-R1 (Residential)

The Corporation of the Town of Orangeville

SCHEDULE "A" TO BY-LAW No. 122-87
 PASSED THE 7th DAY OF December
 1987.

[Signature]
 Head of Council

[Signature]
 Clerk



SCALE 1 : 3000