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TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 40

to the

ORANGEVILLE PLANNING AREA

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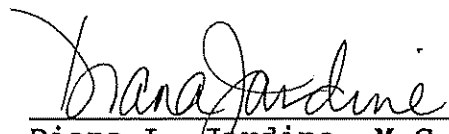
AMENDMENT NO. 40
TO THE
OFFICIAL PLAN FOR THE
TOWN OF ORANGEVILLE

This Amendment No. 40 to the Town of Orangeville which was adopted by the Council of the Corporation of the Town of Orangeville is hereby approved under Sections 17 and 21 of the Planning Act with the following modification:

1. Section E8. Subsection E8.32 is hereby amended by deleting the reference to "Plan 212" and replacing it with "Plan 222".

As thus modified, this Amendment is hereby approved pursuant to Sections 17 and 21 of the Planning Act, as Amendment #40 to the Official Plan for the Town of Orangeville .

Date: 1994-07-14



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

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 40

The attached map and explanatory text, constituting Amendment Number 40 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, ch. p.13.

on the 6th day of June, 1994

Alan B. Armstrong
CLERK

Mary T. Rose
MAYOR

THE CORPORATION OF THE TOWN OF ORANGEVILLE
BY-LAW NUMBER 28-94

The Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act R.S.O. 1990 ch. p. 13 and amendments thereto, hereby enacts as follows:

- 1) Amendment No. 40 to the Official Plan for the Town of Orangeville, consisting of the explanatory text 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. 40 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.

Enacted and passed this 6th day of June, A.D., 1994.

Aun E. Armstrong
CLERK

Mary T. Rose
MAYOR

By-law read a First and Second Time this 6th day of June A.D., 1994.

By-law read a Third Time this 6th day of June A.D., 1994.

I hereby certify that the above is a true copy of the By-law No. 28-94 as enacted and passed by the Council of the Corporation of the Town of Orangeville.

on the 6th day of June, 1994.

Aun E. Armstrong
Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 40

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on the _____ day of _____, 1994

CLERK

MAYOR

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to:

- (a) Amend Schedule "A" "Land Use Plan" of the Official Plan of the Town of Orangeville from "Residential" to "Institutional E8.32" as shown on Schedule "A1" attached to this amendment.
- (b) Amend Schedule "B" "Residential Density Plan" by deleting the "Medium Density Residential" designation applied to the lands shown on Schedule "A2" to this amendment.
- (c) To add special policies to the "Institutional" designation which applies to the lands known as Parts of Lots 28 and 29, Plan 222, to permit business or professional offices and an art or photographic studio.

2. Location

The lands being the subject matter of the Amendment are Part of Lots 28 and 29, Plan 222, located at the southwest corner of the intersection of Third Street and Fourth Avenue, Town of Orangeville.

3. Basis of the Amendment

The subject lands are currently designated as "Medium Density Residential" and zoned "General Industrial (M1) Zone" in Zoning By-law 22-90. In 1993 the lands to the west were rezoned to "Multiple Residential Medium Density (RM1) Zone" and developed for 56 townhouses and 12 apartment units.

The subject lands are 0.30 ha (0.74 acres) in size and are the only undeveloped parcel within the block. Due to the limited size and location of the subject lands, medium density residential development may not be practical.

In May of 1994 an application was made to redesignate the lands to "Institutional" to permit the development of a mixed-use building which would contain a Montessori School, offices and other community-based and artistic uses.

A review of the proposed redesignation of the subject lands to "Institutional" indicated that:

- Section E6.1 of the Official Plan would be complied with which encourages the provision of educational, institutional and cultural facilities in suitable locations to adequately serve a range of interest groups;

- the proposed use is well located to serve the existing and emerging residential neighbourhoods;
- compatibility with surrounding uses can be ensured through site plan control and the regulations of the implementing zoning by-law;
- traffic generated by the proposed use can be accommodated by Third Street and Fourth Avenue which are both designated as collector roads in the Town's Official Plan; and,
- the lands can be adequately serviced with municipal water and sewer services.

In light of the above-noted analysis and the results of the statutory public meeting held on June 6, 1994 to discuss the application, the Council of the Corporation of the Town of Orangeville has deemed it appropriate to redesignate the subject lands from "Medium Density Residential" to "Institutional".

PART B - THE AMENDMENT

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

1. Schedule "A" "Land Use Plan" is hereby amended by redesignating the subject lands from "Residential" to "Institutional Special Policy E8.32" as shown on Schedule "A1" to this amendment.
2. Schedule "B" "Residential Density Plan" is hereby amended by deleting the "Medium Density Residential" designation from the subject lands as shown on Schedule "A2" attached to this amendment.
3. Section E8 is hereby amended by adding the following:
"E8.32 Notwithstanding the Institutional designation on the lands described as Parts of Lots 28 and 29, Plan 212, located at the southwest corner of Third Street and Fourth Avenue, a business or professional office and an art or photographic studio shall be permitted uses."

SCHEDULE 'A1' TO OFFICIAL PLAN AMENDMENT NO. 40



SCHEDULE 'A'

THE OFFICIAL PLAN FOR
THE TOWN OF ORANGEVILLE

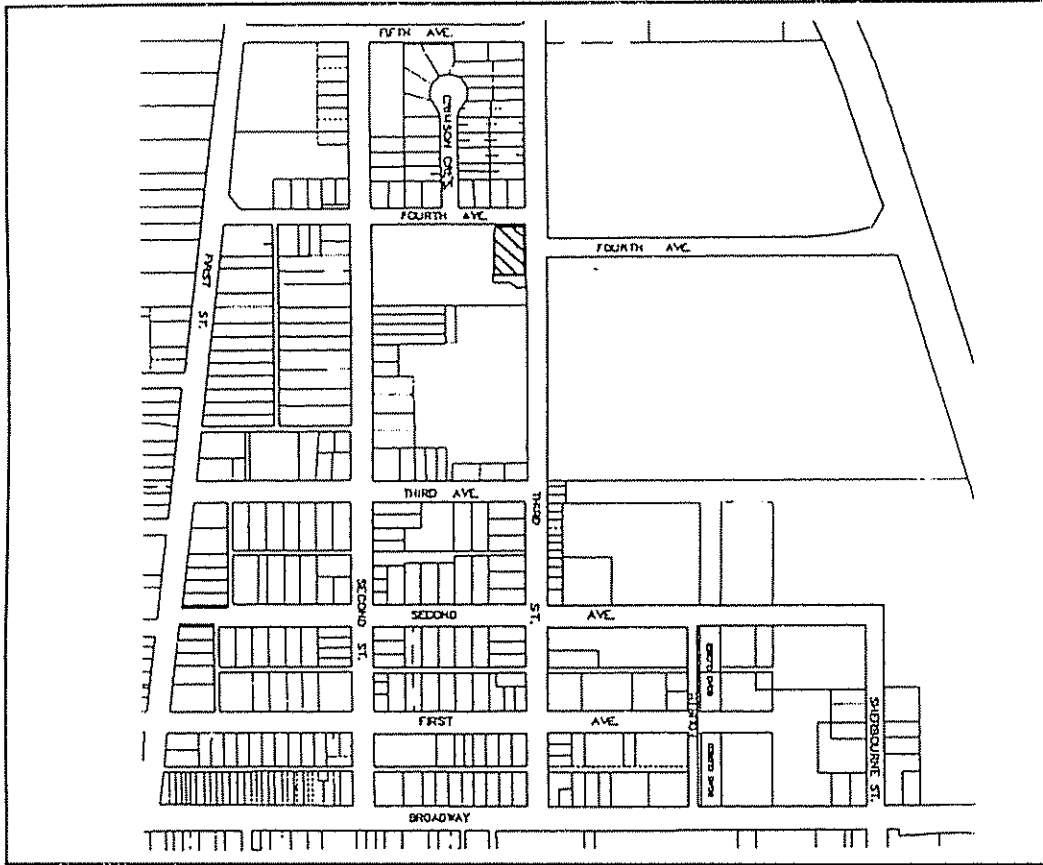
LAND USE PLAN

LANDS REDESIGNATED FROM
"RESIDENTIAL" TO "INSTITUTIONAL
SPECIAL POLICY E8.32"



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SCHEDULE 'A2' TO OFFICIAL PLAN AMENDMENT NO. 40



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

LANDS TO BE DELETED FROM
RESIDENTIAL DENSITY PLAN

