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TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 51

TO THE

ORANGEVILLE PLANNING AREA

DECISION

With respect to an Official Plan Amendment
Subsection 17(34) of the Planning Act

I hereby approve all Official Plan Amendment 51 to the Official Plan for
the Town of Orangeville adopted by By-law No. 96-96.

Dated at Toronto this 14th of January, 1997



Vincent Fabilli
Manager
Provincial Planning Services Branch
Ministry of Municipal Affairs and Housing

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 96-96

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. 51 to the Official Plan for the Town of Orangeville, consisting of the explanatory text 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. 51 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 4th day of November, A.D. 1996.

Mary T. Rose
Head of Council

Linda J. Allan
Clerk

By-law read a first and second time this 4th day of November, A.D. 1996.

By-law read a third time this 4th day of November, A.D. 1996

Certified a true copy of By-law
No. 96-96 of The Corporation
of the Town of Orangeville

C. Stohs
Dep. Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 51**

The attached map and explanatory text, constituting Amendment Number 51 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. P13.

on the 4th day of November, 1996

CLERK

MAYOR

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to redesignate a 0.36 ha parcel of land from "Neighbourhood Commercial" to "Institutional" to permit the development of a crisis care centre which will provide temporary accommodation for women and children seeking refuge from abusive situations.

2. Location

This amendment applies to the lands described as Part of Lots 8, 9, 21, 22 and 23, Registered Plan 275, and Block B, Registered Plan 126, Town of Orangeville, County of Dufferin.

3. Basis of the Amendment

The current Official Plan designation on the property is "Neighbourhood Commercial". Although the "General Policies" of the Official Plan regarding commercial uses contemplates that institutional uses may be permitted in commercial designations, institutional uses are not mentioned as a permitted use in the "Neighbourhood Commercial" designation. In light of this, an Official Plan amendment is required to permit the proposed facility. The only reference in the Official Plan to "crisis care facilities" is in Section E1.7.2 (Group Homes) where such facilities are directed to locate in the downtown area.

Notwithstanding the policies of Section E1.7.2, the proposed site offers an excellent location for the proposed use. Facilities beneficial to the proposed use which are located nearby include:

- the downtown, only 1 kilometre (0.6 miles) to the south;
- medical offices on First Street and Fifth Avenue;
- shopping in plazas along First Street including the Orangeville Mall and the proposed Fairgrounds Shopping Centre; and
- public transit along First Street.

Given the above-noted area facilities, the site is well suited for a variety of institutional uses including a crisis care centre. There are no obvious sites in the downtown that could accommodate this use.

A shopping plaza and a seven-storey seniors apartment building are located to north of the property across Bredin Parkway. A small commercial plaza is located to the east and a vacant lumber yard/hardware store borders to the south. Single detached residential uses are located to the west. Staff feel that the proposed institutional use can easily integrate into this setting without causing nuisance to neighbours or being unduly impacted by surrounding uses.

The proposed redesignation of the lands is from "Neighbourhood Commercial" to "Institutional". Although the "Institutional" designation does not specifically permit a "crisis care centre" the range of other permitted uses in the "Institutional" designation such as convalescent homes, senior citizen homes and religious institutions make it the most logical choice. In light of the locational policy of Section E1.7.2 (directing crises care facilities to the downtown) and the fact that "crisis care centres" are not explicitly permitted in the "Institutional" designation, a site specific Official Plan policy to permit a "crisis care centre" should be contained in the "Institutional" designation for this site.

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 changing the land use designation on the lands shown in hatching on Schedule "A" attached hereto from "Neighbourhood Commercial" to "Institutional" and by adding the notation "E8.37".

2. That Section E8. is hereby amended by adding the following:

"E8.37 Notwithstanding the provisions of Section E1.7.2 and the uses permitted by the "Institutional" designation of this plan, a crisis care centre may be permitted on the property described as Part of Lots 8, 9, 21, 22 and 23, Registered Plan 275, and Block B, Registered Plan 126, Town of Orangeville, County of Dufferin."

Schedule "A" To Official Plan Amendment No. 51



Lands to be Redesignated
from "Neighbourhood Commercial"
to "Institutional", E8.37 Added

