



22 OP 3592-053

TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 53

TO THE

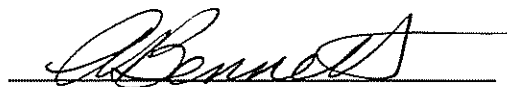
ORANGEVILLE PLANNING AREA

DECISION

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

I hereby approve Official Plan Amendment No. 53 to the Official Plan for the Town of Orangeville adopted by By-law No. 98-97.

Dated at Toronto this 28th of January, 1998



Audrey Bennett
Manager
Provincial Planning Services Branch
Ministry of Municipal Affairs and Housing

File No.: 22-OP-3592-053
Municipality: Town of Orangeville
Subject Lands: Lots 5, 10, 11 & 12, R.P 256

Date of Decision: January 28, 1998
Date of Notice: January 29, 1998
Last Date of Appeal: February 18, 1998

NOTICE OF DECISION

With respect to an Official Plan Amendment
Subsection 17(35) and 21 of the Planning Act

A decision was made on the date noted above to approve all of Amendment No. 53 to the Official Plan for the Town of Orangeville as adopted by By-law 98-97.

Purpose and Effect of the Official Plan Amendment

The Official Plan Amendment redesignates lands on the east and west sides of Sherbourne Street, north of Broadway, from Service Commercial and Neighbourhood Commercial to Residential . A copy of the decision is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Area Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs and Housing to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:

N/A

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the Town of Orangeville.

Mailing Address for Filing a Notice of Appeal

Ministry of Municipal Affairs and Housing
Provincial Planning Services Branch
777 Bay St 14th Flr
Toronto ON M5G 2E5

Submit notice of appeal to the attention of Roger Hubbard, Area Planner.

Tele: (416) 585-6014

Fax: (416) 585-4245

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 53

The attached map and explanatory text, constituting Amendment Number 53 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 17 of the Planning Act, R.S.O., 1990, c. P. 13.

on the 6th day of October, 1997

Mary T. ROSE
MAYOR

Linda J. Allen
CLERK

CERTIFIED A TRUE COPY OF
THE ORIGINAL DOCUMENT.

C. Stelm
Rep CLERK

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 98-97

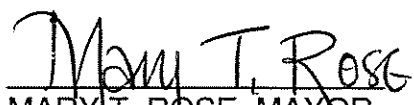
A by-law to adopt Amendment No. 53 to the Official Plan for the Town of Orangeville
(East and West sides of Sherbourne Street, Shelburne Development Inc., OPZ 9/97)

WHEREAS Section 17(22) of the Planning Act, R.S.O. 1990, c. P. 13 provides that a municipality may adopt an official plan upon the meeting of the requirements of subsections (15) to (21) of Section 17.

NOW THEREFORE the Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, c. P.13 hereby enacts as follows:


1. Amendment No. 53 to the Official Plan for the Town of Orangeville, consisting of the explanatory text and accompanying maps is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for the approval of Amendment No. 53 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.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL
THIS 6TH DAY OF OCTOBER, 1997.


MARY T. ROSE, MAYOR


LINDA J. DEAN, CLERK

Certified a true copy of By-law
No. 98-97 of The Corporation
of the Town of Orangeville


Rep. Clerk

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to redesignate two parcels of land on Sherbourne Street to Medium Density Residential from their current commercial designations. The 0.08 ha parcel on the west side of Sherbourne Street will be redesignated from Neighbourhood Commercial to Medium Density Residential and the 0.20 ha parcel on the east side of the Sherbourne Street will be redesignated from Service Commercial to Medium Density Residential.

2. Location

This amendment applies to the lands described as Lot 5, Registered Plan 256 (west side of Sherbourne Street) and Lots 10, 11 and 12, Registered Plan 256 (east side of Sherbourne Street), Town of Orangeville, County of Dufferin.

3. Basis of the Amendment

In response to an application to amend the Official Plan to permit the development of townhouses on each of the subject parcels, Town staff undertook a review of each of the proposed redesignations as outlined below.

West Side of Sherbourne Street (Lot 5)

The 0.08 ha (0.20 acre) site which is proposed for three townhouse units is currently designated Neighbourhood Commercial in the Official Plan. The Town's Official Plan indicates that Neighbourhood Commercial designations are distributed in various parts of Orangeville primarily in response to the location of residential uses. Developments are usually in the form of shopping centres with consolidated parking and permitted uses include a supermarket, drug store, hardware store, service establishments and smaller retail units.

The subject lands are located to the rear of existing commercial development on Broadway and share the same Neighbourhood Commercial designation. Unlike the commercially developed lands to the south, the subject lands do not have access to, or visibility from Broadway (the Town's principal commercial street). The lack of access and visibility from Broadway, combined with the small size of the property are factors which would account for the lack of commercial development on the site.

The proposed redesignation of the subject property to Medium Density Residential would provide the same designation as the Orangeville Non-Profit Residential Corporation lands immediately to the north. The Medium Density Residential designation permits

townhomes and apartment developments with a maximum density of 99 units per net residential hectare (40 units per net residential acre). Section E1.4.4 of the Official Plan indicates that future adjustments to the amount of land in the Medium Density Residential designation may be required depending upon future housing demand. Proposals to increase the amount of Medium Density Residential are to be considered relative to the following location criteria:

- a) Proximity to open space and public facilities.

The subject lands are located only half a block south from Rotary Park and Idelewyld Park which provide playing fields, tennis courts and playground equipment. The subject lands are also within easy walking distance of downtown Orangeville which provides a full range of public facilities including the Town Hall, library and post office.

- b) Proximity to commercial facilities.

The subject lands are located immediately adjacent to three restaurants as well as the shops in Broadway Village Plaza. As mentioned above, the downtown with its many shops and services is within easy walking distance.

- c) Convenient access to collector or arterial roads.

Broadway, a collector road which serves as the Town's main thoroughfare is located only 80 metres (262 feet) to the south. Public transit is available along Broadway to provide access to other areas of the Town.

By virtue of its location relative to the amenities described above and its location adjacent to an existing Medium Density Residential designation, the proposed redesignation is appropriate. Due to the site's small size and lack of visibility it is unlikely that it would ever be developed for a commercial use permitted by the current designation.

The proposed development of 3 townhouses on a parcel of land having 0.08 ha provides a density of 37.5 units per net residential hectare (15 units per net residential acre) well within the maximum of 99 units per net residential hectare (40 units per net residential acre) permitted in the Medium Density Residential designation.

East Side Of Sherbourne Street (Lots 10, 11 and 12)

These lands are currently designated Service Commercial in the Town's Official Plan. Similar to Lot 5 across the street, the applicant proposes to redesignate the lands to Medium Density Residential.

Service Commercial designations are intended to provide accessible commercial locations along major transportation routes. Such lands are intended for uses which provide a special product or service to persons coming specifically to the premises, rely on business exposure from the travelling public and because of their physical requirements in terms of size and shape of site or building they are not generally suitable in the Central Business District, General Commercial or Neighbourhood Commercial Areas. Permitted uses include automobile related uses, motels, building supply sales, warehouses with accessory retail, furniture and home furnishing stores. Secondary permitted uses include restaurants, offices and financial institutions.

Although the Service Commercial designation on the subject lands was likely intended to be an extension of the same designation which is applied to the lands comprising existing commercial development to the south, the subject lands do not have the exposure to Broadway necessary to successfully operate the uses permitted by the Official Plan. Given the need to access the subject property from Sherbourne Street which is developed primarily with residential uses, the appropriateness of the current Service Commercial designation can be questioned.

Based on the limited ability to develop commercial uses on the subject lands and the proximity of existing residential development to the north, the redesignation from Service Commercial is appropriate. The justification for the proposed Medium Density Residential designation is identical to that which is provided for the lands on the west side of Sherbourne Street (see previous subsection).

The proposed 11 townhouses on a 0.24 ha parcel provides a density of 45.8 units per net residential hectare (18.6 units per net residential acre). This is well within the maximum density of 99 units per net residential hectare (40 units per net residential acre) permitted in the Medium Density Residential designation.

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 designations as indicated on the lands shown in hatching on Schedule "A" attached hereto.
2. Schedule "B" "Residential Density Plan" is hereby amended by adding the designation "Medium Density Residential" to the lands shown in hatching on Schedule "B" attached hereto.

