



THE CORPORATION OF THE TOWN OF ORANGEVILLE

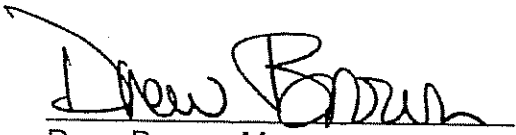
BY-LAW NUMBER 83 -2001

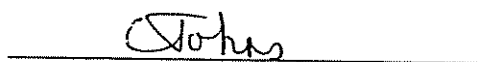
**A BY-LAW TO ADOPT OPA 71 TO THE OFFICIAL PLAN**  
(Country Meadow Estates (No.2) Inc., southeast corner of Rolling Hills Drive and Highway No. 9, OPZ 7/00)

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, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 71 to the Official Plan for the Town of Orangeville, consisting of the attached explanatory text and maps is hereby adopted.

READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 27<sup>TH</sup> DAY OF AUGUST, 2001.


  
Drew Brown, Mayor


  
Cheryl Johns, Acting Town Clerk

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 71

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The attached explanatory text and map, constituting Amendment Number 71 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. P.13. on August 27, 2001.

  
Drew Brown,  
Mayor

  
Cheryl Johns  
Acting Town Clerk

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 71

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PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to redesignate a parcel of land located on the southeast corner of Rolling Hills Drive and Highway No. 9 to "Low Density Residential" from "Service Commercial".

2. Location

This amendment applies to the lands described as Block 105, Plan 43M-1120, Town of Orangeville, County of Dufferin. The lands are at the southeast corner of Rolling Hills Drive and Highway No. 9.

3. Basis of the Amendment

The amendment will implement Council's approval of the Official Plan Amendment on August 13, 2001, to facilitate the development of the lands with 44 single detached residential lots and an internal street.

In response to applications to amend the Official Plan and Zoning By-law to permit this residential development, Town staff prepared a comprehensive report, reviewing the details of the proposed development.

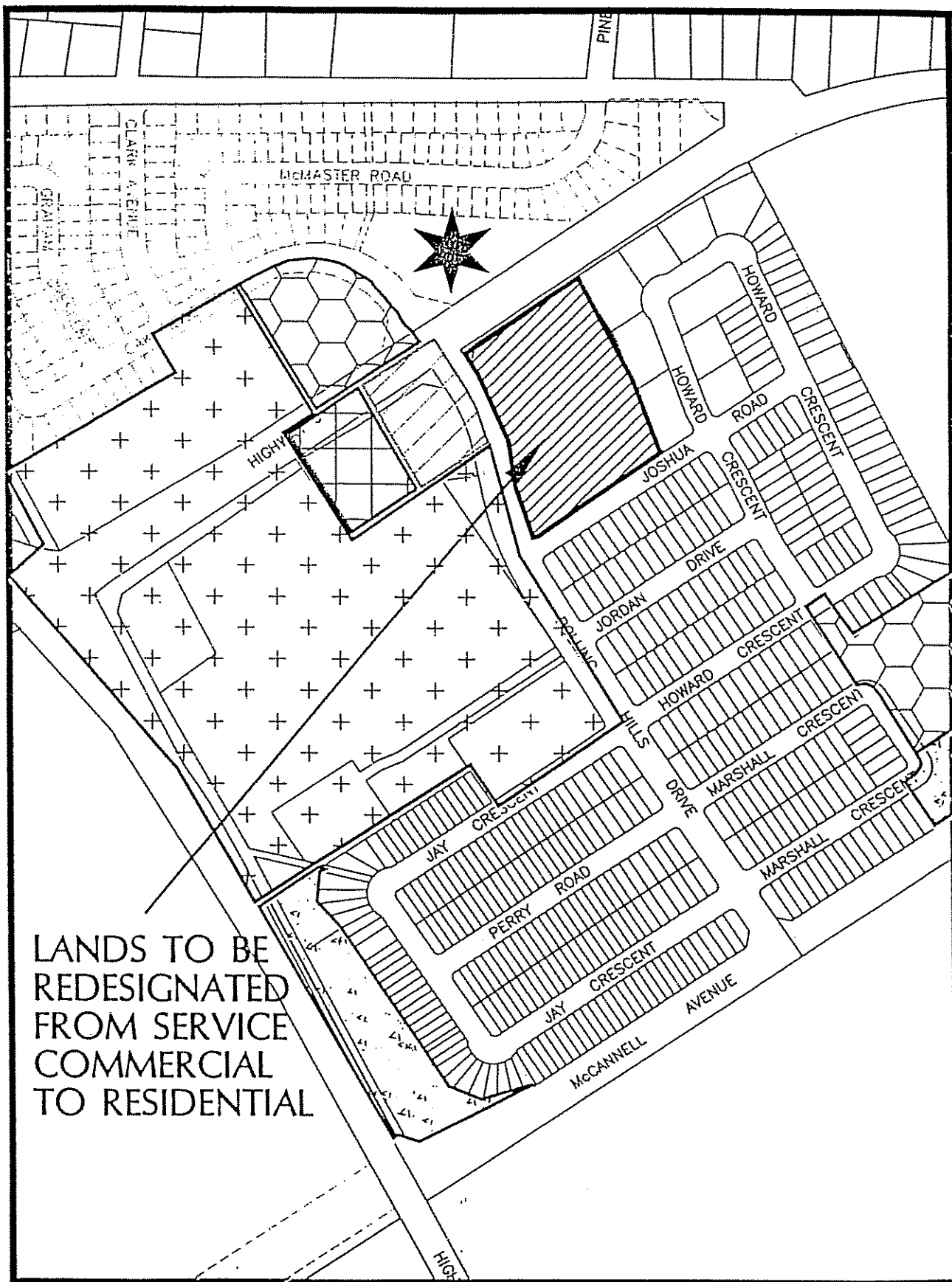
The proposed designation as outlined above are consistent with the Town's development objectives for new residential developments as expressed in Section E1.8 of the Official Plan. Staff are of the opinion that the plan will result in an appropriate, attractive, well-designed development.

**PART B - THE AMENDMENT**

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

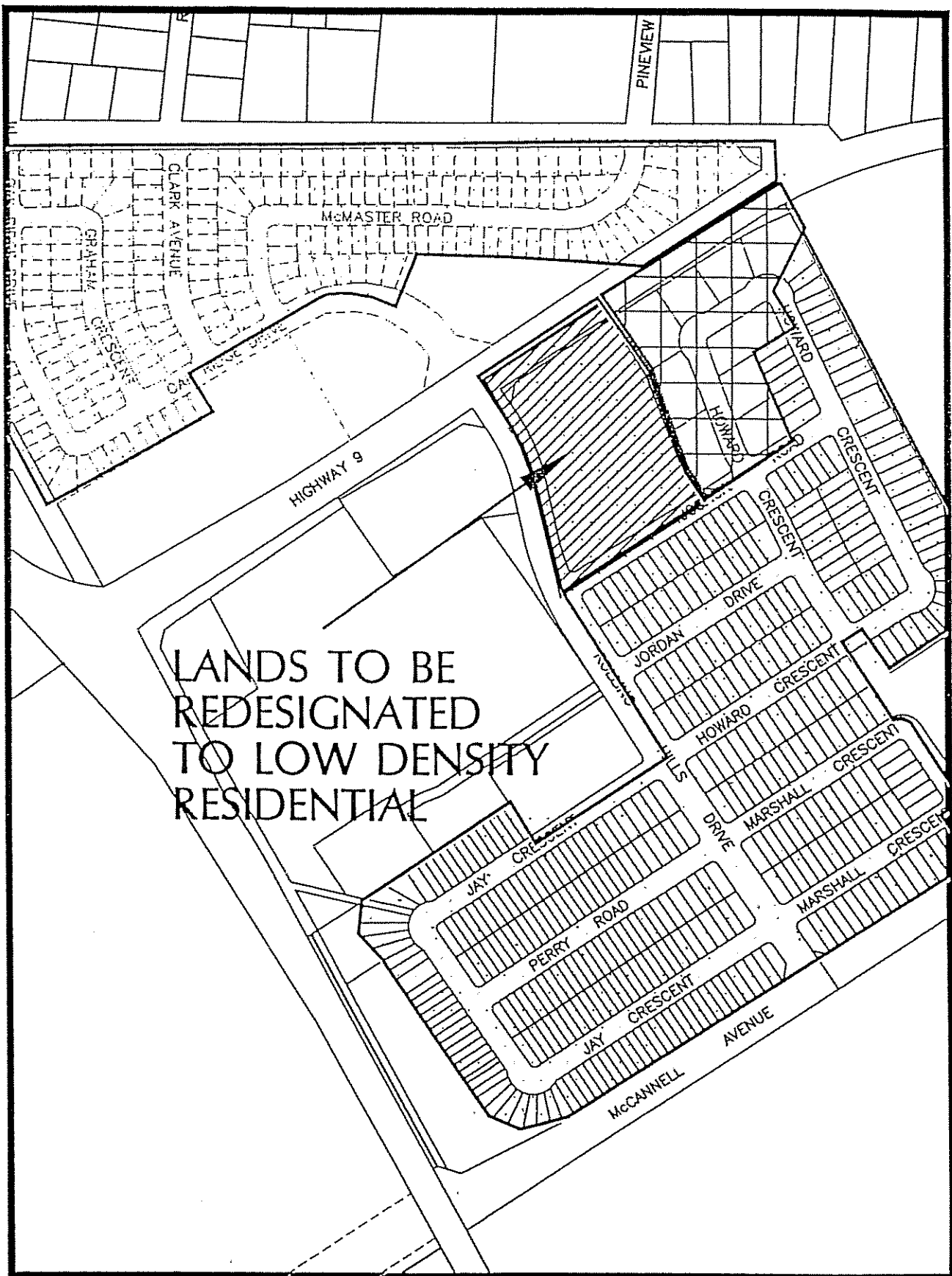
1. Schedule "A" "Land Use Plan" is hereby amended by changing the land use designation on the subject lands to "Residential" in the manner shown on Schedule "A" attached hereto.
2. Schedule "B" "Residential Density Plan" is hereby amended by changing the land use designation on the subject lands to "Low Density Residential" in the manner shown on Schedule "B" attached hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 71



LANDS TO BE  
REDESIGNATED  
FROM SERVICE  
COMMERCIAL  
TO RESIDENTIAL

SCHEDULE "B" TO OFFICIAL PLAN AMENDMENT NO. 71



LANDS TO BE  
REDESIGNATED  
TO LOW DENSITY  
RESIDENTIAL



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**

87 Broadway,  
Orangeville, On. L9W 1K1  
Phone: (519) 941-0440 .

**NOTICE OF THE ADOPTION OF OFFICIAL PLAN AMENDMENT**

**TAKE NOTICE THAT** the Council of The Corporation of the Town of Orangeville passed By-law No. 83-2001 adopting Official Plan Amendment No. 71 on the 27<sup>th</sup> day of August, 2001, under the provisions of the Planning Act, R.S.O. 1990, c.P.13.

**AND TAKE NOTICE THAT** a notice of appeal to the Ontario Municipal Board in respect to the by-law may be submitted to the Clerk of The Corporation of the Town of Orangeville no later than the **26<sup>th</sup> day of September, 2001**. The notice of appeal must set out the specific part of the proposed official plan amendment to which the appeal applies and the reasons for the appeal. Only individuals, corporations and public bodies may appeal a decision of the municipality to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf. The Ontario Municipal Board requires that a notice of appeal be accompanied by a cheque in the amount of \$125 payable to the Minister of Finance.

**AND TAKE NOTICE THAT** the proposed official plan amendment is exempt from approval by The Ministry of Municipal Affairs and Housing, and the decision of Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

DATED AT THE TOWN OF ORANGEVILLE THIS 6<sup>TH</sup> DAY OF SEPTEMBER, 2001.

CHERYL JOHNS, AMCT.,  
Town Clerk

**THE PURPOSE AND EFFECT:**

Official Plan Amendment No. 71 affects lands located at the southeast corner of Rolling Hills Drive and Highway No. 9. The lands are currently undeveloped and have an area of 2.149 hectares. The location of the subject lands is shown on the accompanying Key Map.

The purpose of OPA 71 is to redesignate the subject lands from "Service Commercial" to Low Density Residential".

Key Map on reverse.

Additional information and a copy of the by-law may be obtained by contacting the Planning Department at (519) 941-0440, ext. 246.