



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 66 -2002

A BY-LAW TO ADOPT OPA 78 TO THE OFFICIAL PLAN (1434335 Ontario Inc., west side of First Street, north of Fead Street – 70 First Street; OPZ 2/02)

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.P13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 78 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
12TH DAY OF AUGUST, 2002.

Handwritten signature of Drew Brown in cursive script, written over a horizontal line.


Drew Brown, Mayor

Handwritten signature of Cheryl Johns in cursive script, written over a horizontal line.

Cheryl Johns, Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 78

The attached explanatory text and maps, constituting Amendment No. 78 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.P13, and amendments thereto, on August 12, 2002.



Drew Brown, Mayor



Cheryl Johns, Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 78

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to redesignate a parcel of land located on the west side of First Street, north of Fead Street to "Medium Density Residential" from "Neighbourhood Commercial".

2. Location

This amendment applies to the lands described as Part of Block 106, Plan 43M-1120, more particularly described Part of Lot 5, Plan 275, Town of Orangeville, County of Dufferin, known municipally as 70 First Street. The lands are on the west side of First Street, north of Fead Street.

3. Basis of the Amendment

The amendment will implement Council's approval of the Official Plan Amendment on August 12, 2002, to facilitate the conversion of the existing commercial building to residential apartment units and to permit a building expansion.

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

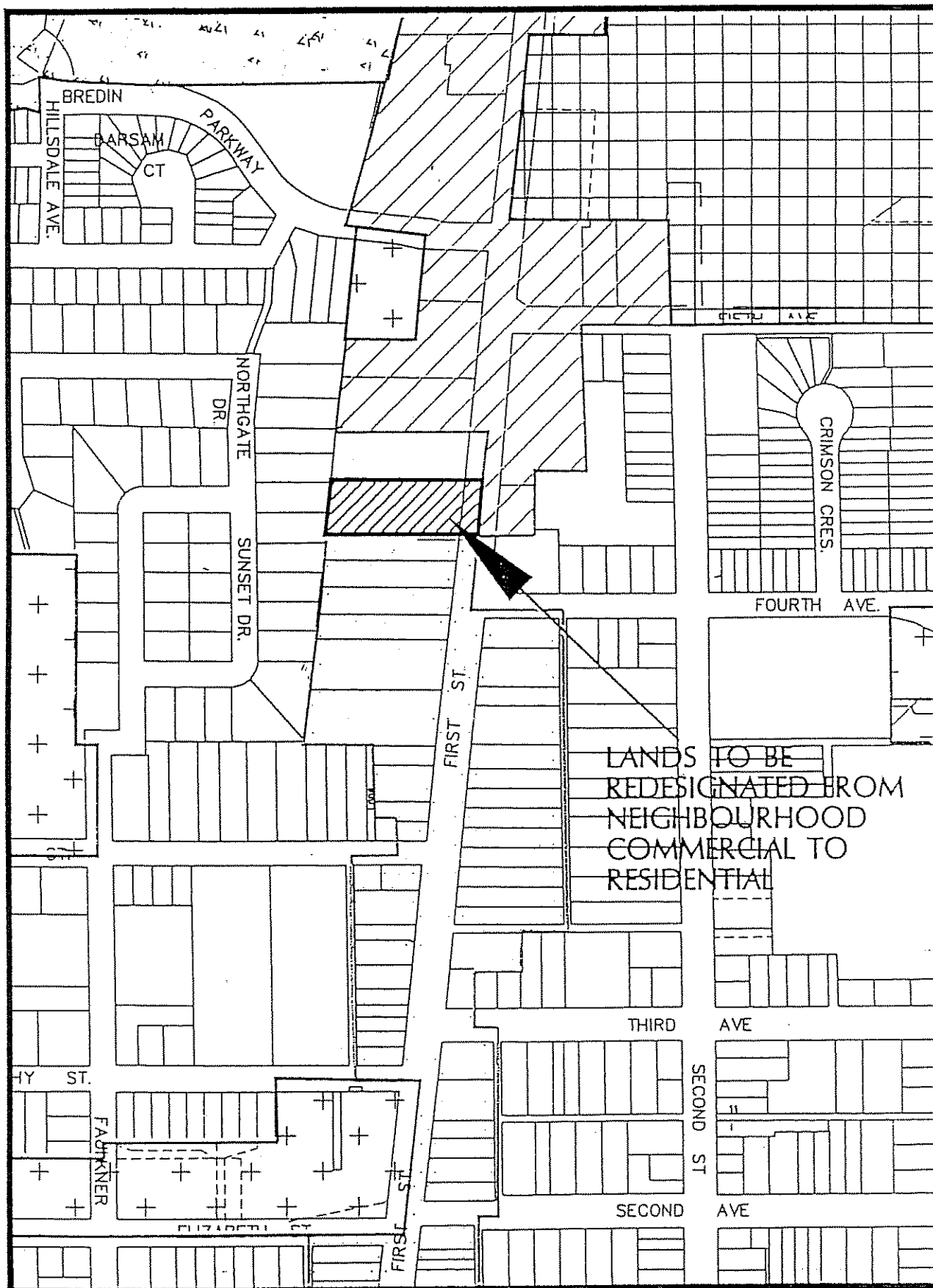
Staff are of the opinion that the proposed conversion to multiple residential uses will provide a unit type presently in short supply, thereby fulfilling a need in the community. The proposed redevelopment and building addition will result in an attractive, well-designed development that will continue to serve the community.

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 "Medium Density Residential" in the manner shown on Schedule "B" attached hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 78



SCHEDULE "B" TO OFFICIAL PLAN AMENDMENT NO. 78

