

22 - 0 P - 3592 - 008

- 3

AMENDMENT #8 TO THE OFFICIAL
PLAN OF THE TOWN OF ORANGEVILLE

D U P L I C A T E _

O R I G I N A L _

AMENDMENT NO. 8
TO THE
OFFICIAL PLAN FOR THE
TOWN OF ORANGEVILLE

This amendment to the Official Plan for the Town of Orangeville, which has been adopted by the Council of the Corporation of the Town of Orangeville, is hereby approved under Sections 17 and 21 of the Planning Act, 1983 as Amendment No. 8 to the Official Plan for the Town of Orangeville.

Date *Aug. 2, 1988.*



L. J. Fincham
Director
Plans Administration Branch
Central & Southwest


AMENDMENT NO. 8 TO THE
OFFICIAL PLAN FOR THE TOWN OF
ORANGEVILLE

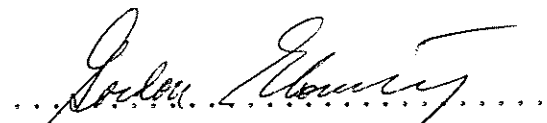
W O R K I N G C O P Y

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 8

The attached map and explanatory text, constituting Amendment Number 8 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, S.O., 1983.

on the ...^{2nd}..... day of^{May}....., 1988.


Clerk


Mayor

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 8

PART A - THE PREAMBLE does not constitute part of this Amendment.

PART B - THE AMENDMENT, consisting of the text and map constitutes Amendment No. 8 to the Official Plan for the Town of Orangeville.

PART C - THE APPENDIX contains a location map of the subject property. This does not constitute part of this Amendment.

PART A - THE PREAMBLE

1) Purpose of the Amendment

The purpose of this Amendment is to redesignate the areas shown on Schedule "A" as Residential and Schedule "B" as Low Density Multiple Residential to permit a townhouse development for the specific property as described below.

2) Location

The subject lands are located on the east side of Third Street and abut an industrial area to the north and Rotary Park to the south. The lands are described as Part of Lot 1, Concession 1, WHS, Orangeville.

3) Basis of the Amendment

The proposed development is bounded by Third Street, an industrial area and Rotary Park. Lands west of Third Street are designated Medium Density and Low Density Residential.

The Official Plan for the Town of Orangeville defines residential density categories. The proposed development requires an Official Plan Amendment to Low Density Multiple Residential to permit townhouses. This designation permits townhouses to a maximum density of 49 units per net hectare (20 units per net acre).

Adequate buffering will be required between the industrial area and the proposed development. Buffering can be provided through setbacks, screening and landscaping. The applicant will be required to obtain approval of the Site Plan from the Town of Orangeville and enter into an agreement to ensure appropriate buffering.

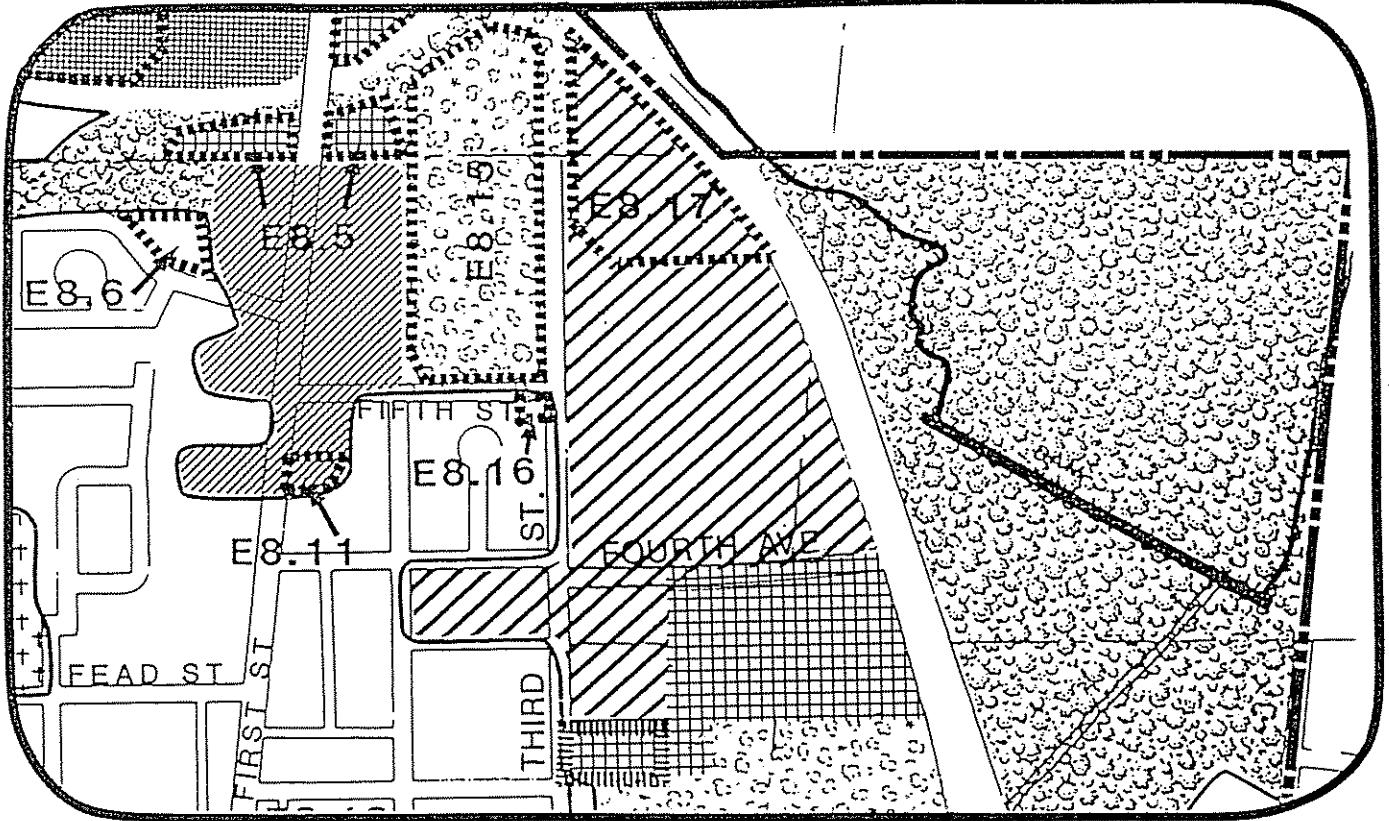
PART B - THE AMENDMENT

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

- 1) Schedule "A" of the Official Plan is amended by redesignating from Highway Commercial to Residential the area shown on the attached Schedule "A".

- 2) Schedule "B" of the Official Plan is amended by adding the designation of Low Density Multiple Residential to the area shown on the attached Schedule "B".

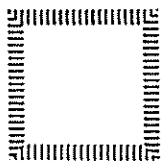
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 8



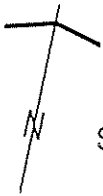
SCHEDULE 'A'

THE OFFICIAL PLAN OF THE
ORANGEVILLE PLANNING AREA














LAND USE PLAN



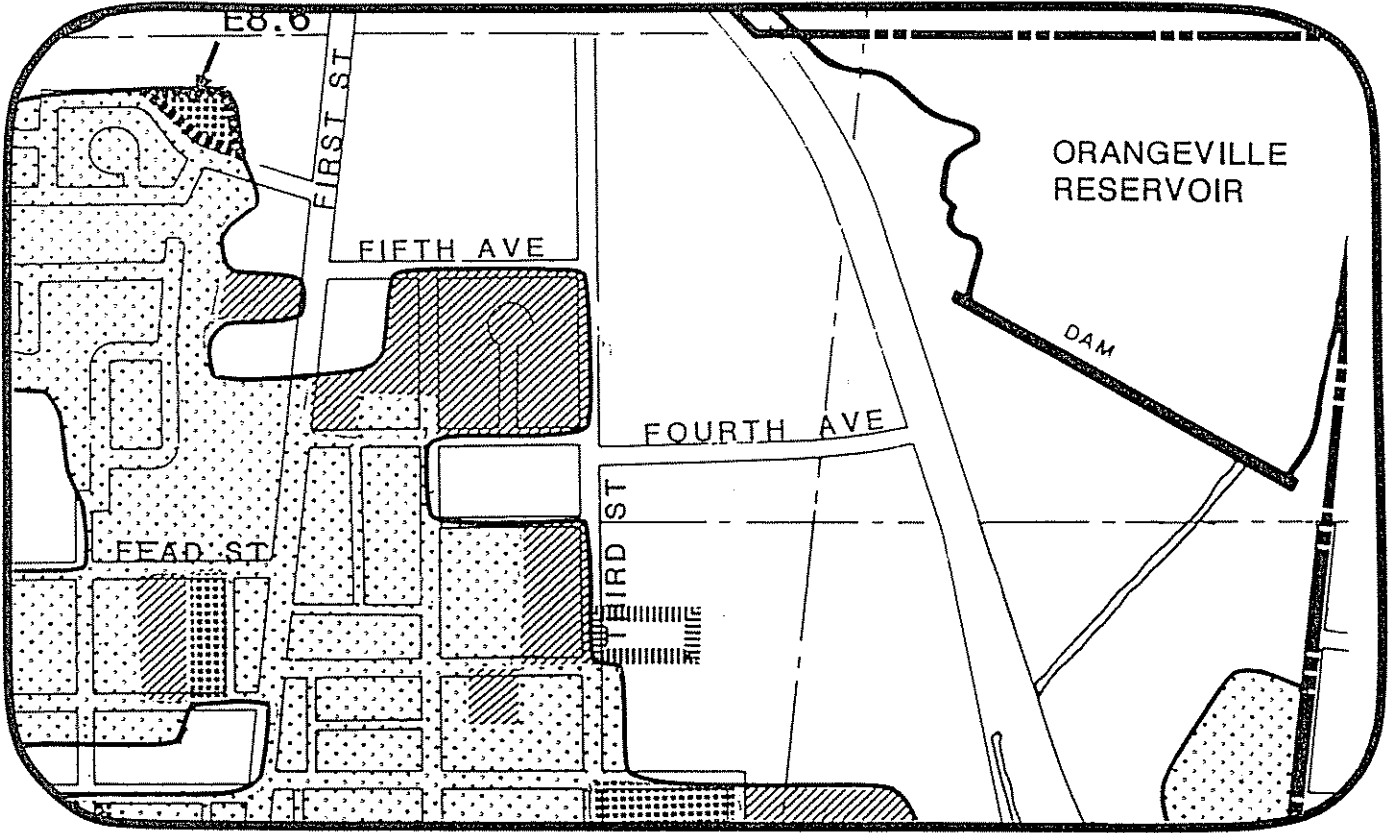
AREA TO BE DESIGNATED
RESIDENTIAL BY THIS
AMENDMENT



SCALE 1:10 000

-  Residential
-  General Commercial
-  Neighbourhood Commercial
-  Restricted Commercial Residential
-  Highway Commercial
-  Convenience Commercial
-  Industrial
-  Open Space Recreation
-  Open Space Conservation
-  Institutional
-  Contingency Secondary School Site
-  Policies for Specific Areas
Refer to Section 18 of the Official Plan
-  Approximate Extent of
Mill Creek Floodline
(See Policy 13.4.1)

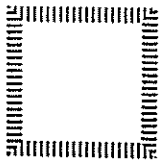
SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT NO. 8



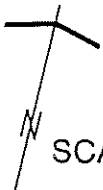
SCHEDULE 'B'

THE OFFICIAL PLAN OF THE
ORANGEVILLE PLANNING AREA

RESIDENTIAL DENSITY PLAN



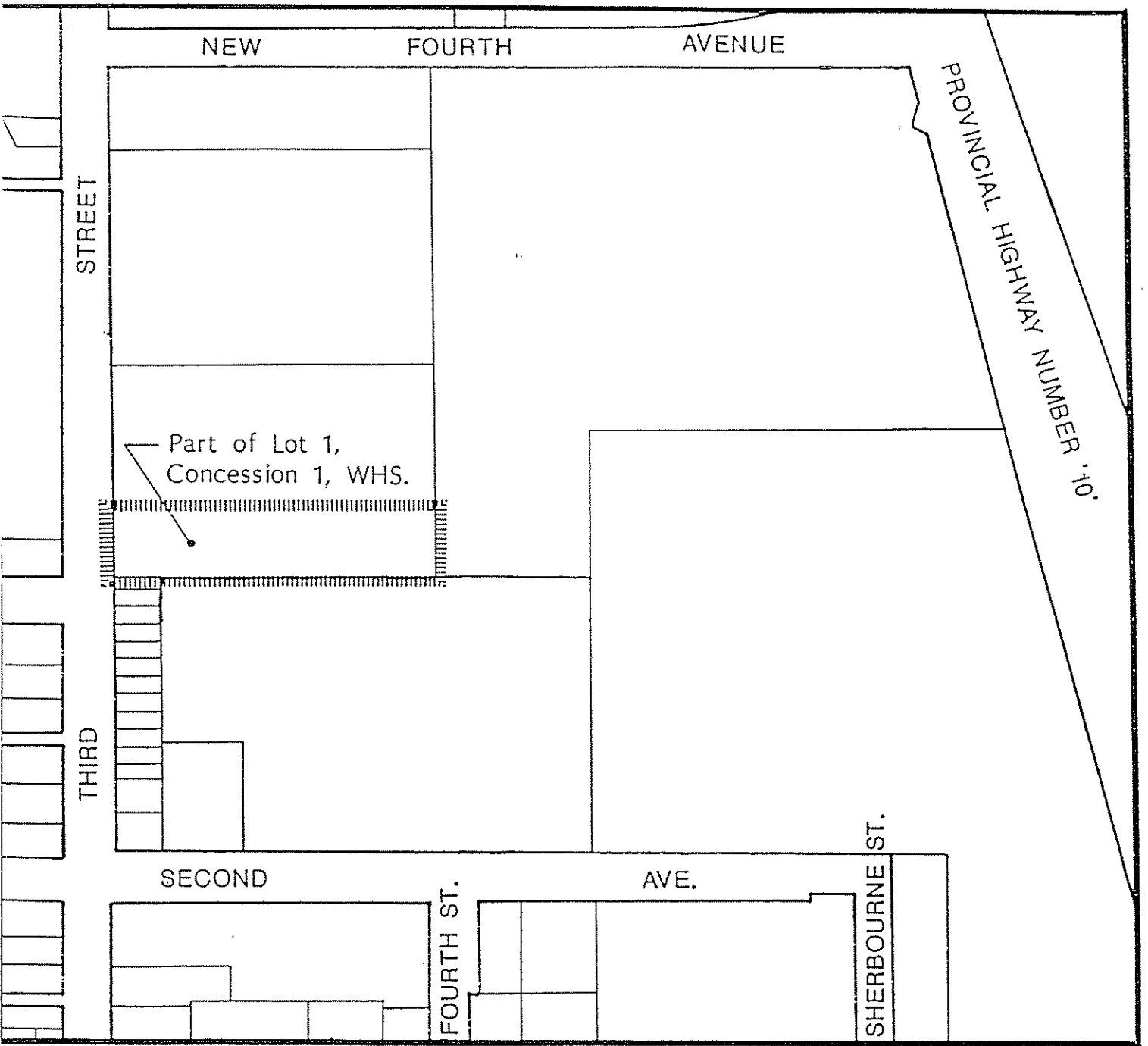
AREA TO BE DESIGNATED
LOW DENSITY MULTIPLE
RESIDENTIAL BY THIS AMENDMENT



SCALE 1:10 000

	Maximum No. of Units per Net Residential ha.
Estate Residential	See Policy E.6.1
Low Density Residential	25
Low Density Multiple	49
Medium Density Residential	99
High Density Residential	124
Policies for Specific Area	

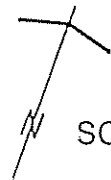
PART 'C' - APPENDIX



LOCATION MAP



AREA TO WHICH AMENDMENT APPLIES



SCALE 1:3000

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 55-88

The Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of The Planning Act S.O., 1983 and amendments thereto, hereby enacts as follows:

- 1) Amendment No. 8 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. 8 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 2nd day of May, A.D., 1988.


Clerk


Mayor

By-law read a first and second time this 2nd day of May, A.D., 1988.

By-law read a third time this 2nd day of May, A.D., 1988.