



**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. 26-2004 adopting Official Plan Amendment No. 87 on the 5<sup>th</sup> day of April, 2004, 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 **28<sup>th</sup> day of April, 2004**. The notice of appeal must set out the specific part of the 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 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 8<sup>TH</sup> DAY OF APRIL, 2004.

CHERYL JOHNS, A.M.C.T.  
Clerk

**THE PURPOSE AND EFFECT:**

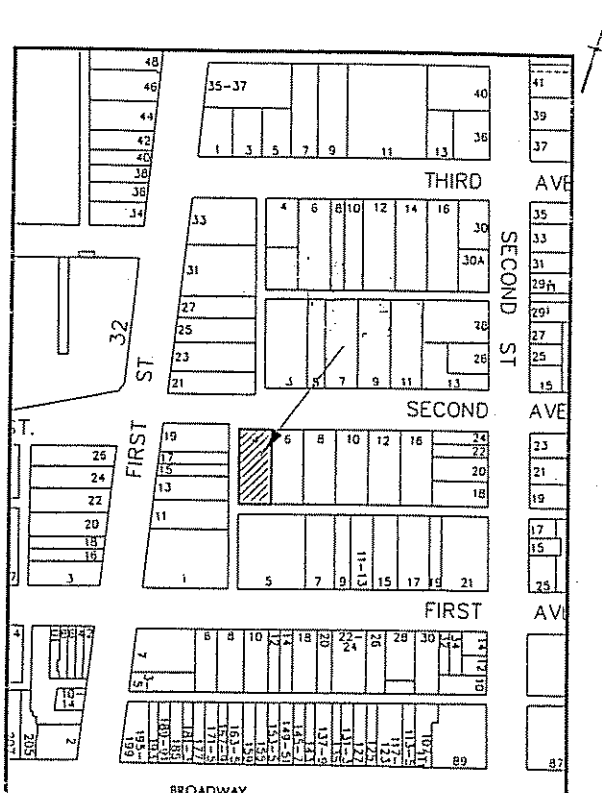
The purpose and effect of Official Plan Amendment No. 87 is to permit the vacant property located at 4 Second Avenue to be used for a parking lot serving a nearby funeral home and place of worship.

Official Plan Amendment No. 87 would add a policy to the Official Plan indicating that the subject property may be used for parking that is surplus to zoning requirements only, i.e. it cannot be counted as required parking for any future building expansion proposals. The policy also provides for the execution of a site plan agreement requiring landscaping along all edges of the property, and a fence along the east side of the property.

Official Plan Amendment No. 87 would not alter the Low Density Residential designation of the property. A single detached dwelling could accordingly be built on the property in the event that the owner ceases to operate the parking lot.

The location of the lands affected by OPA 87 is shown on the accompanying Key Map.

Key Map:





THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 26-2004

A by-law to adopt Amendment No. 87 to the Official Plan (Dods Funeral Home Ltd., 4 Second Ave., OPZ 7/03).

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. 87 to the Official Plan for the Town of Orangeville, consisting of the attached explanatory text and map is hereby adopted.

READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 5th DAY OF APRIL, 2004.

A handwritten signature in black ink, appearing to read "Drew Brown", written over a horizontal line.

Drew Brown, Mayor

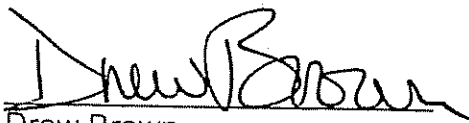
A handwritten signature in black ink, appearing to read "Cheryl Johns", written over a horizontal line.

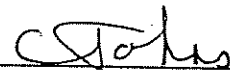
Cheryl Johns, Clerk

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 87

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The attached explanatory text and map, constituting Amendment Number 87 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 April 5, 2004.

  
Drew Brown  
Mayor

  
Cheryl Johns  
Clerk

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 87

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PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to permit the use of the subject property for parking serving a nearby funeral home.

2. Basis of the Amendment

The subject lands are located on the south side of Second Avenue, immediately east of the First Street lane. The property has an area of approximately 952 square metres (0.23 acre).

The proposed parking lot, which will accommodate 28 spaces, will provide needed parking for a nearby funeral home and church.

The parking lot is located on the edge of a Low Density Residential area, adjacent to a municipal lane. The lands to the east are developed for a detached dwelling. The lands on the opposite side of Second Avenue are designated Restricted Commercial/Residential and are developed for the parking lot serving the funeral home at 21 First Street. The lands to the west, on the opposite side of the First Street lane, are designated Restricted Commercial/Residential and are developed for an apartment building and other residential uses. The lands to the south, on the opposite side of another lane, are designated Low Density Residential, and are developed for St. Mark's Anglican Church.

In this land use context, and since the parking lot will be well-landscaped, the introduction of this needed facility in this location is considered to be compatible with the Low Density Residential area, and not detrimental to its future stability.

PART B - THE AMENDMENT

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

1. Section "E" of the Official Plan is hereby amended to add the following text thereto:

"E8.55        The subject lands, located at 4 Second Avenue, are designated Low Density Residential but may be used to provide parking serving the nearby funeral home at 21 First Street and the place of worship at 5 First Avenue. This exemption from the general land use policies of the Official Plan is granted on the basis of the location of the subject property at the edge of the residential area and the provision of driveway access from Second Avenue only, adjacent to a public lane. The parking area is intended to provide surplus parking for the existing funeral home and place of worship only and is not intended to facilitate any respective future expansions. The development of the parking area will be subject to the execution of a site plan agreement requiring landscaping screening along all property boundaries, supplemented by fencing along the east limits of the property to buffer the adjoining residential lands from the parking area."

2. Schedule "B" to the Official Plan is hereby amended in accordance with Schedule "A" hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT 87

