



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**

**BY-LAW NUMBER 13 - 2007**

**A BY-LAW TO ADOPT AMENDMENT NO. 99 TO THE OFFICIAL PLAN (Tribunal Developments Inc., 155 Riddell Road; OPZ 3/06)**

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

BY-LAW READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 5<sup>TH</sup> DAY OF FEBRUARY, 2007.

A stylized handwritten signature of Rob Adams, consisting of several overlapping loops and lines.

ROB ADAMS, MAYOR


A handwritten signature of Cheryl Johns, written in a cursive style.

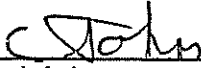
CHERYL JOHNS, CLERK

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 99

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The attached explanatory text and map, constituting Amendment Number 99 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 February 5, 2007.

  
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Rob Adams,  
Mayor

  
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Cheryl Johns,  
Clerk

**THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 99**

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**PART A - THE PREAMBLE**

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject lands from Open Space Conservation to Medium Density Residential to permit the development of a 156 apartment and 16 row house unit senior's retirement residence.

2. Location

This amendment applies to the lands described as Blocks 129 and 137 on Plan 7M-6, municipally known as 155 Riddell Road. The lands comprise 2.18 hectares and are located on the west side of Riddell Road, north of Alder Street.

3. Basis of the Amendment

The amendment will implement Council's approval on February 5, 2007, of an Official Plan Amendment application to redesignate the lands to permit the development of a multi-unit apartment and row house senior's retirement complex.

The subject lands are located on an arterial road. The lands to the south, west and north are designated for Open Space Conservation uses and to the east, across Riddell Road, for low density residential uses. The site is not abutted by any existing or future development.

The provision of rental apartment style housing is in extremely short supply in Orangeville and the provision of housing specifically oriented towards seniors is equally lacking. Available Statistics Canada Census data indicates that, in 1996, there were 3,160 residents in Orangeville of the age 55 and older and that number increased to 3,995 (a 26 percent increase) by 2001 while the total population grew by just over 17 percent. This statistic shows all indications of continuing to grow both provincially and nationally, but especially in smaller communities such as Orangeville where there is a broad range of services and amenities and a high quality of life. As such, housing facilities geared to this growing residential market segment will become more in demand.

The amendment complies with the intent of the Official Plan's policies related to the criteria that is to be considered when amending the Plan, and to those that are

specifically to be considered when analysing proposals to redesignate lands for Medium Density Residential purposes. The amendment also implements the Plan's policies that encourage the provisions of a balanced range of housing that meets a variety of needs in terms of size, type, ownership status and location and, specifically, that which is oriented towards an aging population.

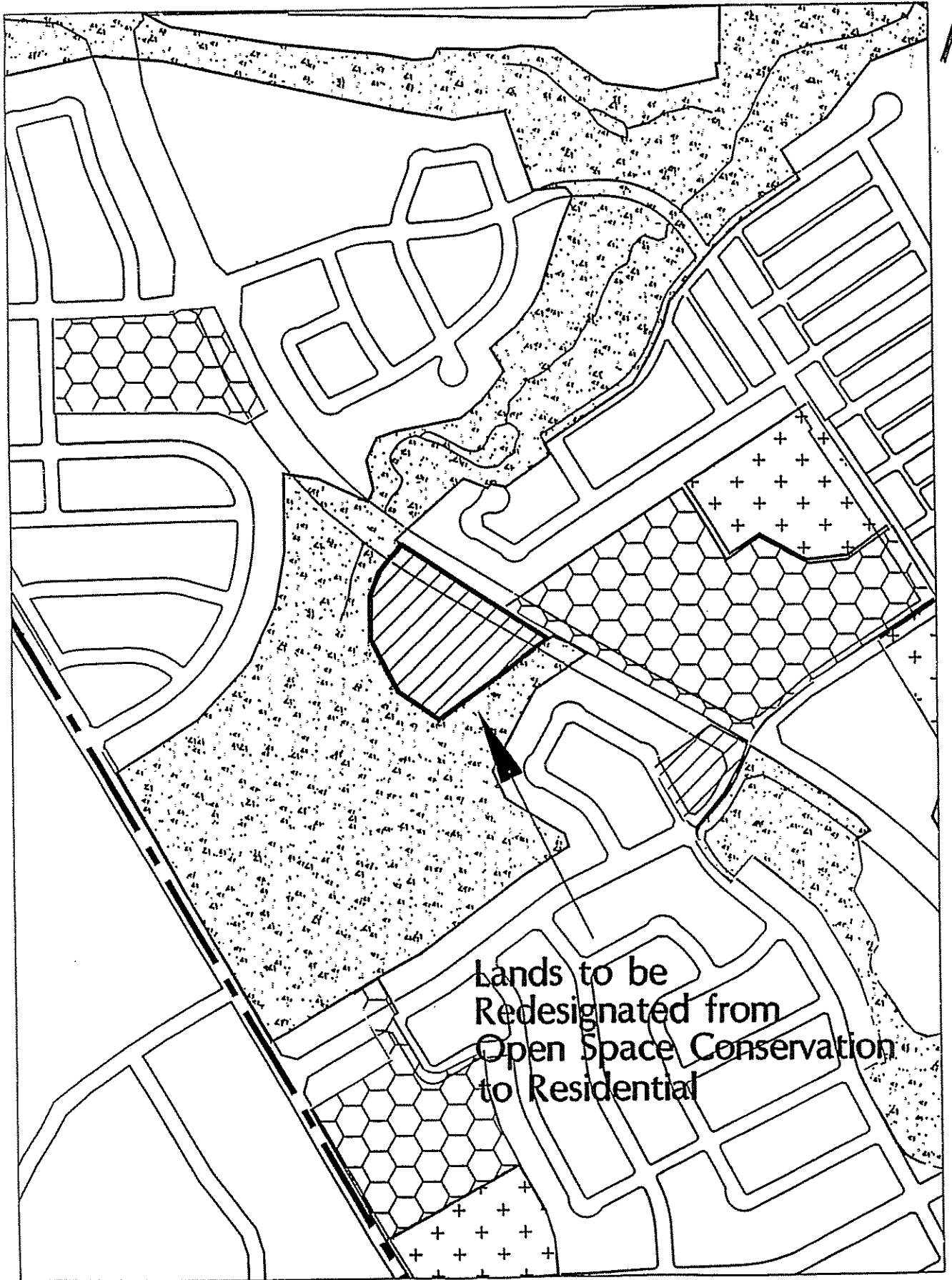
The proposed amendment is also consistent and complies with the policies set out in the Provincial Policy Statement and the Places to Grow plan in that it represents a move towards introducing a more compact urban form and a more efficient use of infrastructure and land. Based on the population and demographic trends evident for the community, the proposed amendment will also contribute to the Province's vision of encouraging the development of "complete communities".

## **PART B - THE AMENDMENT**

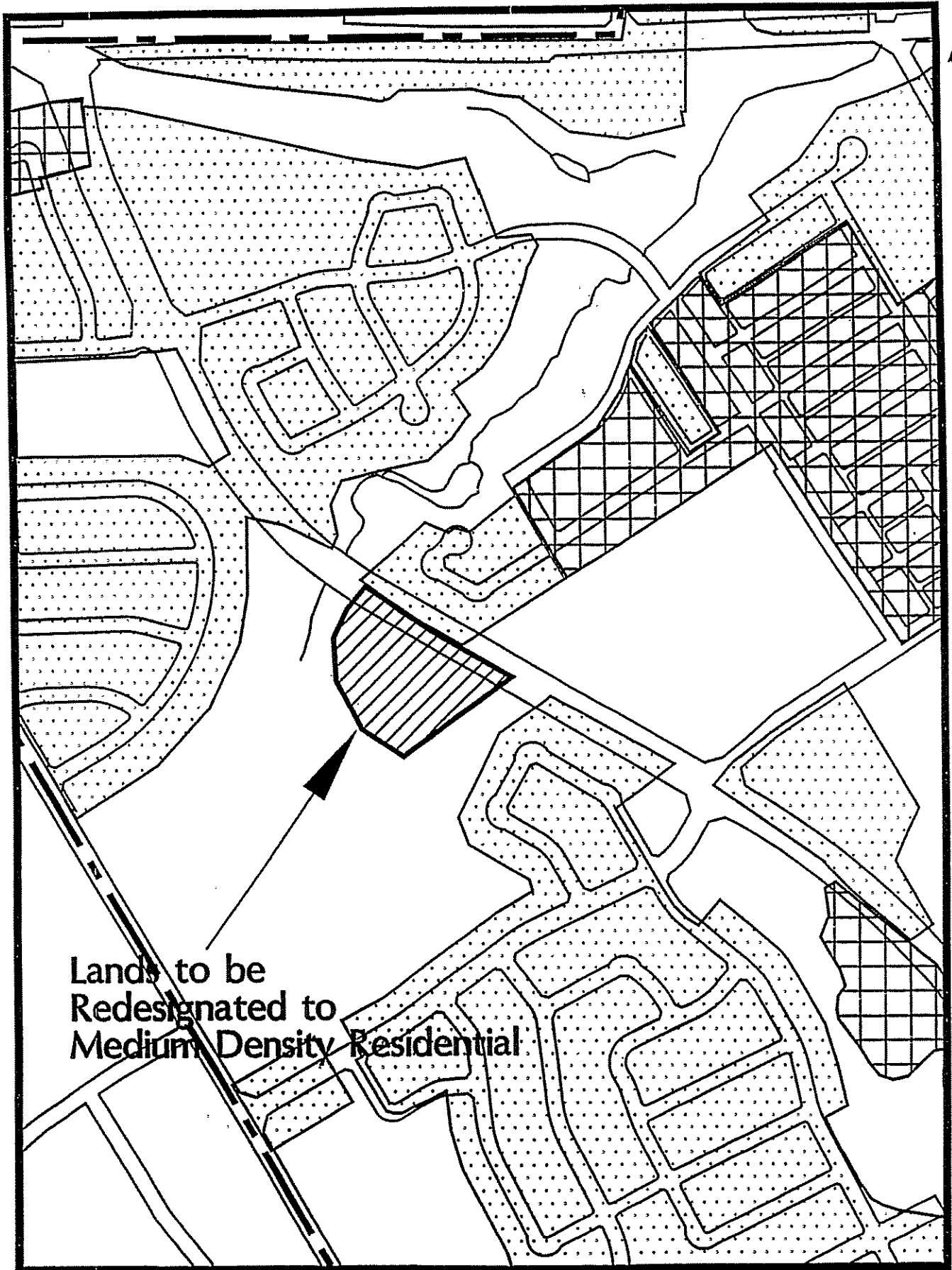
The Official Plan for the Town of Orangeville is amended as follows:

1. Schedule "A" "Land Use Plan" is hereby amended by changing the land use designation of the subject lands, municipally known as 155 Riddell Road, to "Residential", in accordance with Schedule "A" attached hereto.
2. Schedule "C" "Residential Density Plan" is hereby amended by introducing the "Medium Density Residential" land use designation on the subject lands, in accordance with Schedule "B" attached hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 99



SCHEDULE "B" TO OFFICIAL PLAN AMENDMENT NO. 99



Lands to be  
Redesignated to  
Medium Density Residential