

22 OP 3592 034

TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 34

to the

ORANGEVILLE PLANNING AREA

O R I G I N A L



Ontario

Ministry of Municipal Affairs
Ministère des Affaires municipales

777 Bay Street
14th Floor
Toronto, Ontario
M5G 2E5

777, rue Bay
14e étage
Toronto (Ontario)
M5G 2E5

93/03/12

The Attached/Le (La, Les) **OFFICIAL PLAN AMENDMENT 034**
of (s) **IN THE TOWN OF ORANGEVILLE**

APPROVED ON 10 MARCH 1993

submitted to Plans Administration was/a(ont) été soumis(e)(s) à l'administration des plans et a(ont) été

RICK SCHWARZER,
PLANNING DIRECTOR,
TOWN OF ORANGEVILLE,
87 BROADWAY,
ORANGEVILLE, ONTARIO.
L9W 1K1

Please Refer all Correspondence Related
to Submission to:
Veillez adresser toute la correspondance
relative à cet envoi à:
RIZALDO PADILLA
(416) 585-6046
Quoting Our File Number:
en mentionnant notre numéro de dossier :
22-OP-3592034

AMENDMENT NO. 34
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 modified pursuant to Section 17 and 21 of the Planning Act as follows:

1. Part A - The Preamble, the Key Plan, be modified by adding in the legend box the following sentence:

"For the alignment of the South Arterial Road, refer to Official Plan Amendment No. 33."

2. Part B - The Amendment, page 2, PERMITTED USES, first paragraph, be modified by deleting the phrase "...and clean industrial uses..." and adding the word "...and..." before the word "institutional".

3. Part B - The Amendment, page 2, PERMITTED USES, be modified by deleting the last paragraph which reads:

"Clean industrial uses which are ... traffic, and emissions".

4. Part B - The Amendment, page 3, OBJECTIVES, first paragraph, be deleted and replaced by:

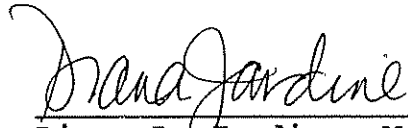
"To provide a single category of employment-oriented land uses which includes a wide range of commercial uses".

5. Part B - The Amendment, page 3, PERMITTED USES, first paragraph, first sentence, deleted and replaced by:

"In general, permitted uses include but are not limited to large-scale retail, wholesaling and warehousing, research and 'high-tech' uses, communications and utilities facilities, and quasi-agricultural uses such as a nursery".

As thus modified, this Amendment is hereby approved pursuant to Section 17 and 21 of the Planning Act, as Amendment No. 34 to the Official Plan for the Town of Orangeville.

Date 1993-03-10



Diana L. Gardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 61-92

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. 34 to the Official Plan of the Town of Orangeville, consisting of the explanatory text and Schedules "A", and "B" are 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. 34 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.

Passed in open Council this 20th day of July, A.D., 1992.

Ann E. Armstrong

A. CLERK

Mary T. Rose

MAYOR

By-law read a first and second time this 20th day of July, 1992.

By-law read a third time this 20th day of July, 1992.

Certified a true copy of By-law No. 61-92
of the Corporation of Orangeville

Ann E. Armstrong
Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO.34

The attached maps and explanatory text, constituting Amendment Number 34 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 20th day of July, 1992.

A. E. Armstrong

A. CLERK

Mary T. Rose

MAYOR

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 34

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

PART B - THE AMENDMENT, consisting of the text and maps constitutes Amendment No. 34 to the Official Plan for the Town of Orangeville.

PART A - THE PREAMBLE

1) Purpose of the Amendment

The purpose of the amendment is to:

- i) redesignate the subject lands to *Residential, Institutional, Neighbourhood Mixed Use, General Employment, Open Space Conservation and Open Space Recreation*, as shown on Schedule "A";
- ii) relocate the site for the Regional High School, as shown on Schedule "A";
- iii) redesignate the areas shown on Schedule "B" to *Low Density Multiple and Neighbourhood Mixed Use*;
- iv) amend Schedule "D" of the Official Plan for the Orangeville Planning Area by deleting the C Line diversion ("Hansen Boulevard").

2) Location

The lands which constitute the subject matter of this amendment are located in the north-east portion of Concession "C". The lands are described as Part Lots 3 and 4, Concession "C", in the Town of Orangeville, as illustrated on Schedule "A" to this amendment.

3) Basis of the Amendment

The lands which are the subject of this amendment pertain to an area on the eastern half of of Concession "C", to be known as Village One. The developer also owns adjacent lands in the western half of the concession, which will be developed in the future as Village Two (see Key Plan). The Village Two lands do not form part of the current Official Plan Amendment. While the two villages will be built in stages, they will share important features such as an extensive open space system.

The proposed Official Plan Amendment for Village One is intended to permit compact development and an integrated mix of land uses, in order to improve the live/work relationship, create a strong local community, and minimise environmental impacts associated with development. The preservation of important elements of the natural landscape, such as creeks and woodlots, is an integral part of the development concept. It is intended that areas shown as Open Space and Woodlot on the key plan remain as natural open space, available for public use, and will eventually form part of a comprehensive, Town-wide open space system.

KEY PLAN

HIGHWAY 9



VILLAGE TWO
(FUTURE DEVELOPMENT)

VILLAGE ONE






B LINE

E LINE



SCALE 1:10 000

MODIFICATION
No. 1
UNDER SECTION 17(9) OF
THE PLANNING ACT.

-  LANDS OWNED BY APPLICANT
-  VILLAGE ONE (AREA SUBJECT TO OPA)
-  VILLAGE TWO (FUTURE DEVELOPMENT)
-  OPEN SPACE
-  WOODLOT

The largest component of the Village One plan consists of detached, semi-detached and row houses. In addition, there is a neighbourhood centre street to serve the local community, a regional high school, two open space areas, and an area of employment along C Line. The southern open space area acts as a natural buffer between the school site and the industrial uses to the south along C Line. To the north, a designated open space area flanks both sides of the creek, bordered by a public road providing a high degree of access to the natural areas.

Creation of a single accessory apartment within an existing dwelling is proposed to be permitted throughout the Low Density Multiple residential area. This would be done in a manner which does not require addition to the building envelope. Such an approach is in keeping with a recommended amendment to the Orangeville Official Plan, contained within the Municipal Housing Statement, that proposes that the creation of a single accessory unit be permitted throughout the community, subject to certain conditions.

An intent of the *Neighbourhood Mixed Use* category is to provide a firmly defined building envelope, while providing for flexibility of use. In order to create a known maximum gross floor area, a floor space index density measure is employed, rather than a units per hectare approach which does not control the total amount of gross floor area. In addition, a floor space index measure can be applied to all kinds of permitted land use.

The *General Employment* category is comprised of employment uses which are compatible with other kinds of uses, but which tend to require large amounts of space. As such, they are not best situated within a more compact urban context. The uses which fall into this category cut across the existing Industrial and Commercial Official Plan categories.

The regional high school site is designated *Institutional*. The amendment relocates the regional high school site to a location some 500 metres south-east of where it is currently shown in the Official Plan for the Town of Orangeville Planning Area.

The *Open Space Recreation* category is geared toward more active recreational activities, including tot lots and play areas. Parks are also permitted in the area designated *Low Density Multiple*. Areas designated *Open Space Conservation* are intended for more passive recreation activities and preservation of the natural environment. Conservation projects, such as stormwater management ponds are also permitted in *Open Space Conservation* areas.

Section F5.2 of the Town of Orangeville Official Plan established the principle of a realignment of C Line between Centennial Road and Highway 9, to provide a collector road connection between the West and North Development Sectors. The section states that "The functional design of the "C" Line realignment, and its intersection with Broadway, and extension into the North Sector, shall be the subject of a functional Engineering Study prior to the final approval of affected subdivision plans."

The Hansen Boulevard Environmental Study was undertaken to fulfil the study requirement. The study identified and evaluated alternative alignments, and eliminated proposed alignments within Concession C. The realignment of C Line is therefore no longer Town policy. As such, Section F5.2 is deleted from the Official Plan.

PART B - THE AMENDMENT

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

- 1) Schedule "A" of the Official Plan of Orangeville is amended by redesignating certain lands from *Residential, Institutional, Convenience Commercial, Industrial, Open Space Recreation*, and *Open Space Conservation* to *Residential, Institutional, Neighbourhood Mixed Use, General Employment, Open Space Conservation*, and *Open Space Recreation*.
- 2) Schedule "B" of the Official Plan of Orangeville is amended by redesignating certain lands from *Low Density Residential, Low Density Multiple and Medium Density Residential* to *Low Density Multiple* and *Neighbourhood Mixed Use*.
- 3) Schedule "D" of the Official Plan of Orangeville is amended to delete the C Line diversion within Concession "C".
- 4) Section F5.2 of the Official Plan of Orangeville, regarding the preservation of a potential realignment of C Line, is deleted.

5) LOW DENSITY MULTIPLE

The provisions for *Low Density Multiple* residential use outlined in the Town of Orangeville Official Plan apply. For clarification, the average density of the area designated *Low Density Multiple* will not exceed 49 units per net residential hectare, although the density on individual blocks or lots may exceed this value.

6) NEIGHBOURHOOD MIXED USE

GOAL

Within a local area, to provide for improved live-work relationships, diversity of housing types, a high quality living and working environment, and reduced dependence on the automobile.

OBJECTIVES

To provide for mixed use buildings and mixed use areas catering to local neighbourhood needs while ensuring the viability of the Central Business District.

To allow for flexibility of use, while strictly controlling the built form of buildings.

PERMITTED USES

MODIFICATION
No. 2
UNDER SECTION 17(9) OF
THE PLANNING ACT. Residential uses, limited retail uses, office uses, institutional uses, and clean industrial uses are permitted. The appropriateness of retail uses will be further reinforced by limitations on the maximum size of premises. Each use can be provided as a stand-alone building, or any combination of uses can be mixed in a single building.

Permitted residential uses include multiple attached dwellings, triplexes, four plexes, and apartments.

Retail uses are primarily intended to serve local or neighbourhood needs. This includes, but is not limited to food stores, hardware stores, service establishments, restaurants, banks, and other smaller stores and shops. Maximum floor area for uses falling into this category will be defined in the zoning by-law.

Office uses are permitted, including but not limited to offices for doctors, dentists, lawyers, or businesses. Stand-alone office buildings are also permitted.

Institutional uses are permitted, including but not limited to a place of worship, daycare, public library, fire station, educational facility, or community centre.

MODIFICATION
No. 3
UNDER SECTION 17(9) OF
THE PLANNING ACT. Clean industrial uses which are compatible with compact development and the other permitted uses in a Neighbourhood Mixed Use area are permitted, such as a graphics establishment, computer industries, etc.. In determining the compatibility of clean industrial uses, consideration will be given to noise, traffic, and emissions.

PERMITTED DENSITIES

The intended approach in Neighbourhood Mixed Use areas is to firmly define the maximum amount of building and the building envelope, while allowing the uses and mix of uses to be flexible, within the permitted use list. Maximum gross floor area cannot exceed 2.5 times the area of the lot. The massing of the buildings, including height, will be strictly controlled in the zoning by-law.

7) ACCESSORY UNITS AND BUILDINGS

The creation of accessory units within existing single detached, semi-detached and row housing shall be permitted, subject to provisions in the zoning by-law regarding minimum floor area requirements, maintenance of the existing building envelope, and other provisions.

The creation of an accessory building on a lot, as a dwelling unit or additional space accessory to a residential unit will be permitted subject to the provisions of the zoning by-law, regarding placement of the building on the lot, height, and other provisions.

8) GENERAL EMPLOYMENT

GOAL

To provide for greater flexibility in accommodating employment-oriented land uses.

OBJECTIVES

MODIFICATION
No. 4
UNDER SECTION 17(9) OF
THE PLANNING ACT. To provide a single category of ~~employment-oriented land uses which includes industrial and commercial uses.~~
To reduce the need to make amendments to the Official Plan and the zoning by-law to accommodate new economic activities.

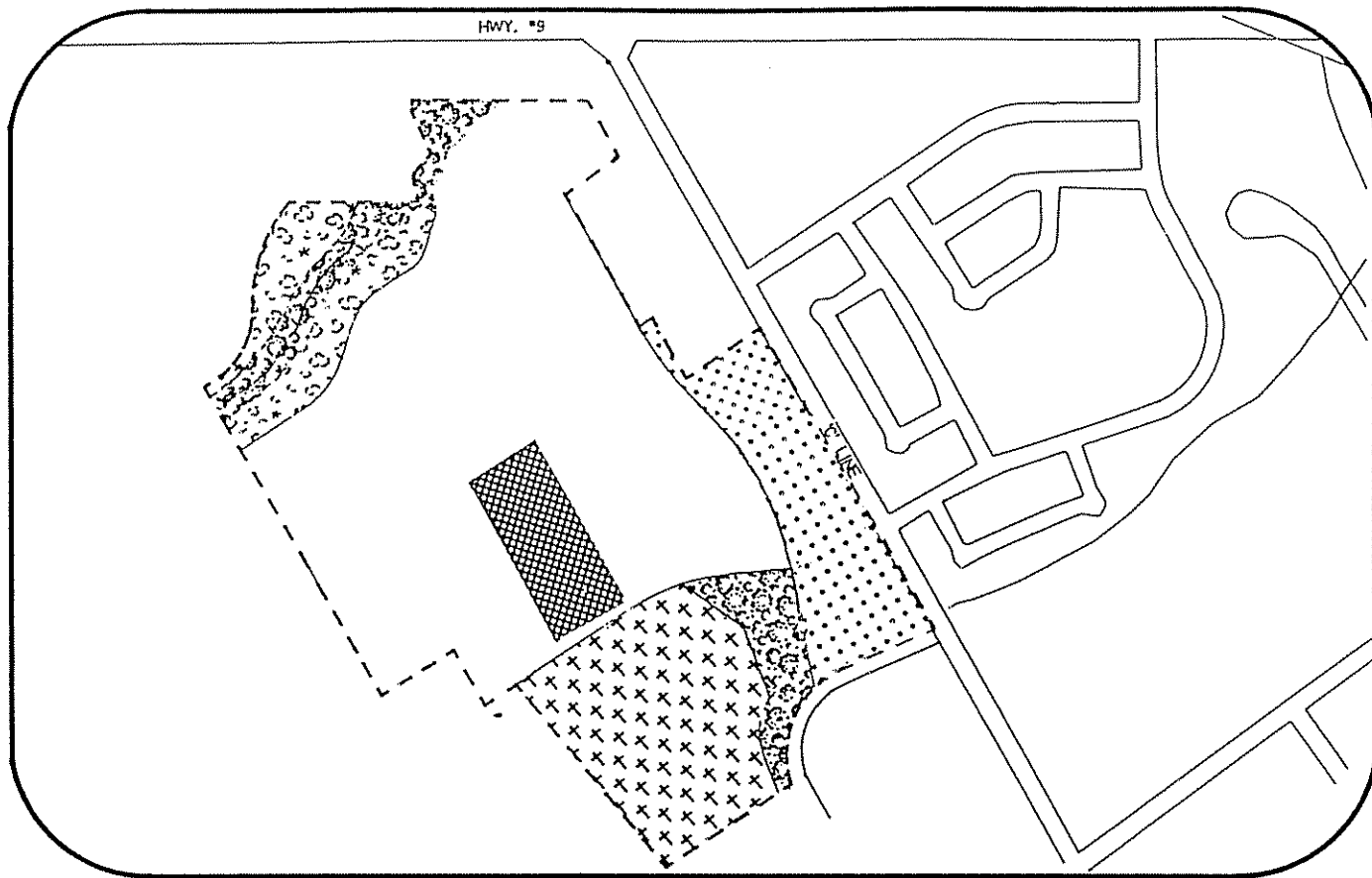
To ensure the compatibility of employment uses with other land uses.

PERMITTED USES

MODIFICATION
No. 5
UNDER SECTION 17(9) OF
THE PLANNING ACT. In general, permitted uses include but are not limited to large-scale retail, wholesaling and warehousing, ~~manufacturing~~, research and "high tech" uses, ~~processing plants,~~ ~~light manufacturing~~, communications and utilities facilities, and quasi-agricultural uses, such as a nursery. Office uses accessory to the permitted use are allowed. Larger stand-alone office buildings not suitable within a compact urban context will be permitted. The Zoning By-law will therefore define a minimum gross floor area for office buildings in this area.

Permitted uses will be defined in more detail in the zoning by-law. Specific uses may be determined in the zoning by-law on the basis of performance standards regarding compatibility with other adjacent uses, a use list, or a combination thereof. The zoning by-law will also place controls on built form and landscaping.


SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 34



SCHEDULE 'A'

THE OFFICIAL PLAN OF THE
ORANGEVILLE PLANNING AREA



L A N D U S E P L A N

 Area Pertaining
to This Amendment

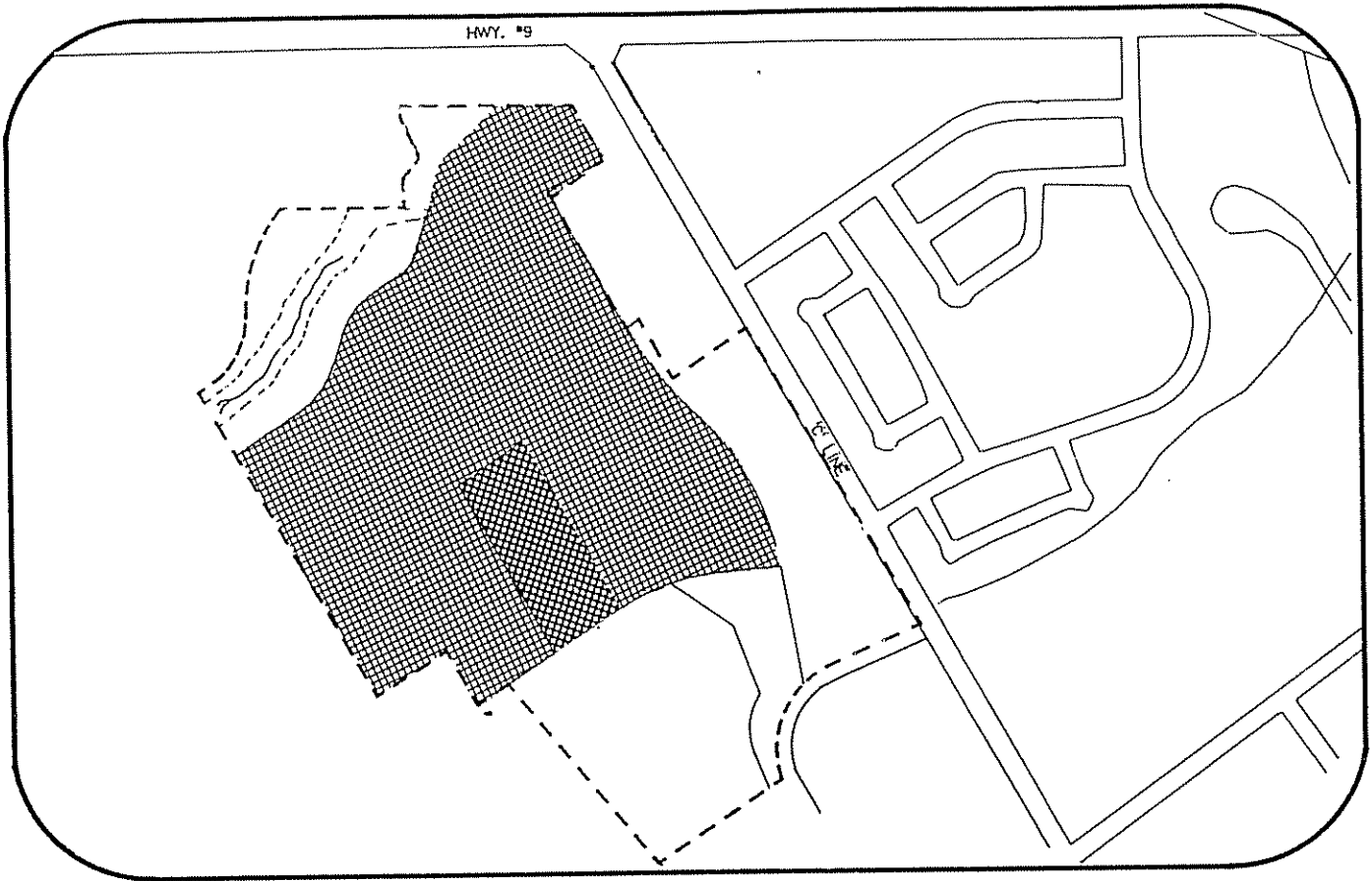


SCALE 1:10 000

LAND USE MAX. NO.
RES. UPH
NET ha.

-  RESIDENTIAL - LOW DENSITY 49
MULTIPLE
-  NEIGHBOURHOOD MIXED USE
-  EMPLOYMENT AREA
-  INSTITUTIONAL
-  OPEN SPACE - RECREATIONAL
-  OPEN SPACE - CONSERVATION

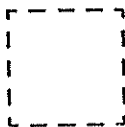
SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT NO. 34



SCHEDULE 'B'

THE OFFICIAL PLAN OF THE
ORANGEVILLE PLANNING AREA


RESIDENTIAL DENSITY PLAN


 Area Pertaining
to This Amendment



SCALE 1:10 000

RESIDENTIAL DENSITY	MAX. NO. RES. UPH NET ha.
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	LOW DENSITY MULTIPLE	49
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	NEIGHBOURHOOD MIXED USE	
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