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OPA 46

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**TOWN OF ORANGEVILLE**

**OFFICIAL PLAN AMENDMENT NO. 46**

**TO THE**

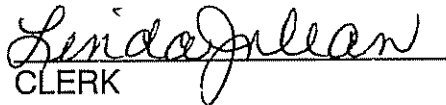
**ORANGEVILLE PLANNING AREA**

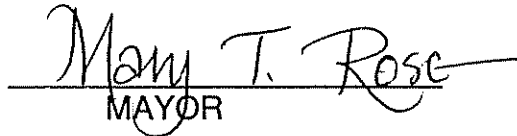
THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 46

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The attached explanatory text, constituting Amendment Number 46 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 the 17th day of June, 1996

  
CLERK

  
MAYOR

CERTIFIED A TRUE COPY OF  
THE ORIGINAL DOCUMENT.

.....C. Johns.....  
Dep. CLERK

## **PART A - THE PREAMBLE**

### 1. Purpose of the Amendment

The purpose of the amendment is to update and improve the wording of the Holding provisions in the Official Plan, in order to improve their utility to the Town.

### 2. Location

This amendment applies to the entire Town of Orangeville.

### 3. Basis of the Amendment

This amendment will introduce the following improvements to the general holding policies contained in the Official Plan:

- (a) inclusion of a specific reference to the zoning by-law as the implementing mechanism for holding provisions;
- (b) clarification that the removal of a holding symbol is subject to satisfaction of one or more of the specified objectives, thereby recognizing that not all objectives are necessarily applicable;
- (c) permission for a zoning by-law to stipulate permitted uses pending the removal of a Holding symbol;
- (d) permission for holding symbols to be used in any land use category and in any location in the Town; and
- (e) other technical refinements.

**PART B - THE AMENDM. .Γ**

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

1. Section H2 is hereby amended to substitute the text shown in Column 2 with the text shown in Column 1.

<b>Column 1 (Existing Policy)</b>	<b>Column 2 (Amended Policy)</b>
<p>H2.1 During the preparation of a revised, Comprehensive Zoning By-law, the Municipality may incorporate Holding provisions pursuant to Section 35 of the Planning Act. Holding provisions enable the Municipality to identify in a Zoning by-law, the uses that are ultimately intended for specific lands, but to delay their actual development until such time as certain conditions are met.</p>	<p>H2.1 Pursuant to the Land Use Planning and Protection Act, Council may incorporate holding provisions into the Zoning By-law. Holding provisions enable the Municipality to identify, in a Zoning by-law, the uses that are ultimately intended for specific lands, but to delay their actual development until such time as certain objectives are met.</p>
<p>H2.2 The Municipality's objectives in using Holding provisions include the following:</p> <ul style="list-style-type: none"> <li>(a) To ensure proper phasing of development or redevelopment.</li> <li>(b) To ensure appropriate provisions are made for public services including water, sewer, drainage, electrical and road access.</li> <li>(c) To encourage good site plan design.</li> </ul>	<p>H2.2 Council's objectives in using Holding provisions in relation to any single property are one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) To ensure proper phasing of development or redevelopment;</li> <li>(b) To ensure appropriate provisions are made for water and waste water services, stormwater management, utilities and road access; and</li> <li>(c) To encourage good site plan design.</li> </ul>
<p>H2.3 Lands subject to Holding provisions will generally be characterized as infilling parcels or rounding out of existing development areas, and may include lands designated for Industrial, Residential and Commercial Use.</p>	<p>H2.3 Lands subject to a Holding symbol may be in any land use category.</p>
<p>H2.4 Upon satisfaction of the Municipality's objectives (as stated in Section H2.2) by the applicant, the Holding provision may be removed. Until such time as the Holding provision is removed, the use of the lands shall be restricted to the existing use of said lands.</p>	<p>H2.4 Upon attainment of the pertinent objectives, (as stated in Section H2.2) to the satisfaction of Council, a Holding symbol may be removed. Until such time as the Holding symbol is removed, the use of the lands will be restricted to existing uses or such other uses as set out and regulated in the Zoning By-law.</p>