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TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 42

to the

ORANGEVILLE PLANNING AREA

ORIGINAL

AMENDMENT NO. 42
TO THE
OFFICIAL PLAN FOR THE
TOWN OF ORANGEVILLE

This Amendment No. 42 to the Town of Orangeville
Official Plan which was adopted by the Council of the
Corporation of the Town of Orangeville is hereby
approved under Sections 17 and 21 of the Planning Act.

Date: 1995-02-02



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs

John
Clerk

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 54-94

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, Ch. P.13 and amendments thereto, hereby enacts as follows:

- 1 Amendment No. 42 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. 42 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 3rd day of October, A.D. 1994

Mary T. Rose
Head of Council

Ann E. Armstrong
Clerk

By-law read a first and second time this 3rd day of October, A.D. 1994.

By-law read a third time this 3rd day of October, A.D. 1994

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 42

The attached map and explanatory text, constituting Amendment Number 42 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, Ch. P13.

on the 3rd day of October, 1994

Ann E. Armstrong
CLERK

Mary T. Rose
MAYOR

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to amend Schedule "A" "Land Use Plan" of the Official Plan of the Town of Orangeville by adding the special provision E8.34 as shown on Schedule "A1" attached to this amendment. The special provision is to permit townhouses to be developed within the "General Commercial" designation on the subject lands rather than just apartments on upper floors and mixed commercial/residential uses.

2. Location

This amendment applies to the lands described as Lots 8, 9, 10 and Part of Lot 11, Block 8, and Part of Lot 28, Registered Plan 138, municipally known as 186-210 Broadway.

3. Basis of the Amendment

The pupose of the amendment is to permit a form of residential development (townhouses) which are not currently permitted within the "General Commercial" designation in the downtown.

The applicant has submitted a development proposal which would have a commercial building fronting along Broadway (the principal business street in the Orangeville downtown) which would have apartment units on the second and third floors above the commercial uses. On the balance of the property (back from Broadway) a total of 35 townhouses would be constructed as part of the project. A pedestrian walkway is proposed to be constructed through the commercial building to integrate the townhouse development with Broadway.

Approval of the proposed development will implement the existing Official Plan policies related to the downtown such as:

- Section C-4: New Development and Redevelopment

"The Central Business District is supported as the main focus of commercial, office, and institutional activity. Commercial redevelopment and increased residential densities within and near the core, shall be encouraged."

- Section E2.2: Commercial Objectives

"To increase residential uses in the core by supporting multi-unit residential development and redevelopment proposals"

Through staff's review of the proposal, it has been determined that the introduction of townhouses on the subject site will not prejudice the appropriate development of the downtown in any way.

Based on the above analysis, and the lack of concerns raised regarding townhouses as a permitted form of development at a public meeting held on July 18, 1994, Council has deemed it appropriate to adopt Official Plan Amendment No. 42.

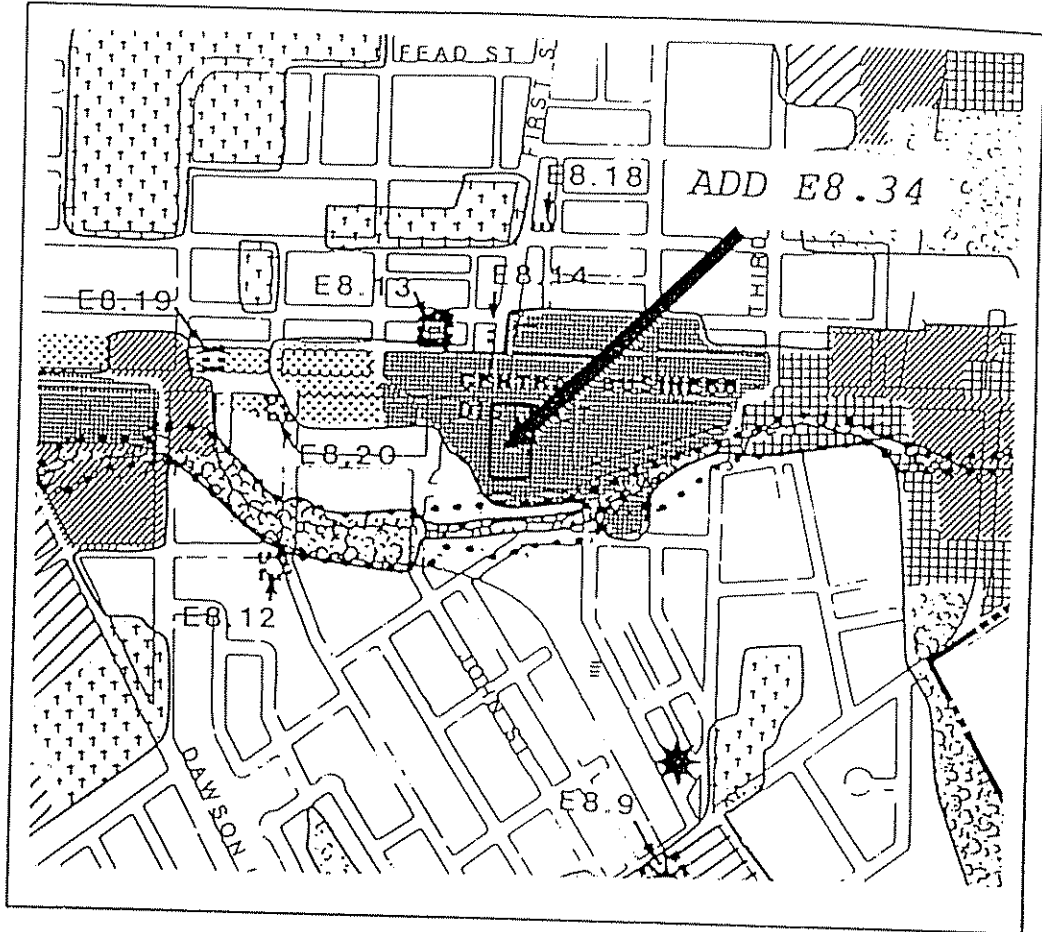
PART B - THE AMENDMENT

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














1. Schedule "A" "Land Use Plan" is hereby amended by adding the following Special Provision "E8.34" as shown on Schedule "A1" to this amendment.
2. Section E8 is hereby amended by adding the following:

"E8.34 Notwithstanding the "General Commercial" designation on the lands described as Lots 8, 9, 10 and Part of Lot 11, Block 8, and Part of Lot 28, Registered Plan 138, municipally known as 186-210 Broadway, rowhouse dwellings shall be a permitted form of residential development provided that no units have frontage on Broadway.

SCHEDULE A1 TO OFFICIAL PLAN AMENDMENT NO 42



SCHEDULE A
 THE OFFICIAL PLAN FOR
 THE TOWN OF ORANGEVILLE
 LAND USE PLAN

-  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
-  Approximate Extent of Mill Creek Floodline

