



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. 84-2003 adopting Official Plan Amendment No. 87 on the 11<sup>th</sup> day of August, 2003, 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 **15<sup>th</sup> day of September, 2003**. The notice of appeal must set out the specific part of the proposed 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 Housing, 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 26<sup>TH</sup> DAY OF AUGUST, 2003.

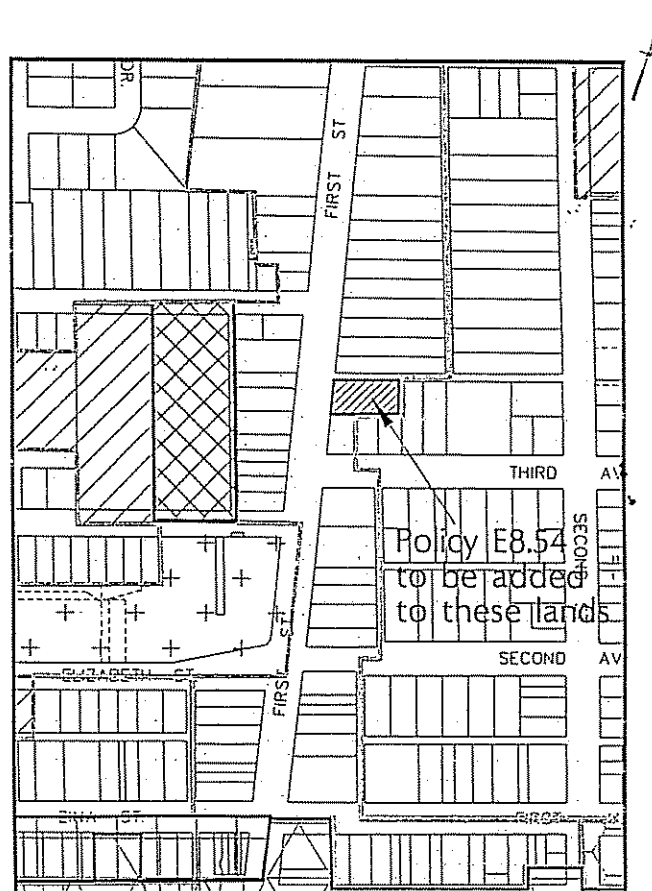
CHERYL JOHNS, A.M.C.T.  
Clerk

**THE PURPOSE AND EFFECT:**

The purpose and effect of Official Plan Amendment No. 87 (OPA 87) is to introduce a site-specific policy to the Official Plan to permit an increase in the number of dwelling units from three to five within the existing building at 35/37 First Street. The property is located on the east side of First Street, north of Third Avenue. The existing Restricted Commercial Residential designation would remain.

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

Key Map:





THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 84 -2003

A BY-LAW TO ADOPT AMENDMENT NO. 87 TO THE OFFICIAL PLAN (OPZ 5/03, Shannah Gail Davison, 35/37 First Street)

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 11TH DAY OF AUGUST, 2003.

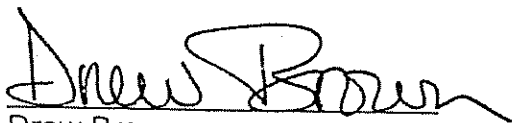
  
DREW BROWN, MAYOR

  
CHERYL JOHNS, CLERK

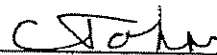
THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 87

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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 August 11, 2003.



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 introduce a site specific policy with respect to the number of dwelling units permitted, for property described as Lots 3 and 4, Block 10, Registered Plan 201, Town of Orangeville, County of Dufferin, municipally known as 35/37 First Street.

2. Basis of the Amendment

This amendment will implement Council's approval on July 21, 2003, of an Official Plan Amendment application to permit an increase in the number of permitted dwelling units from three to five.

The subject property is in an area of converted house-form buildings leading to and from the downtown core. One of the objectives of the Official Plan is "*to increase residential densities in and around the Central Business District by supporting appropriate multi-unit residential development and redevelopment*" (E2.2.5). Staff are of the opinion that an increase in the residential density is an appropriate use of the lands and will add to the vibrancy of central Orangeville.

## PART B - THE AMENDMENT

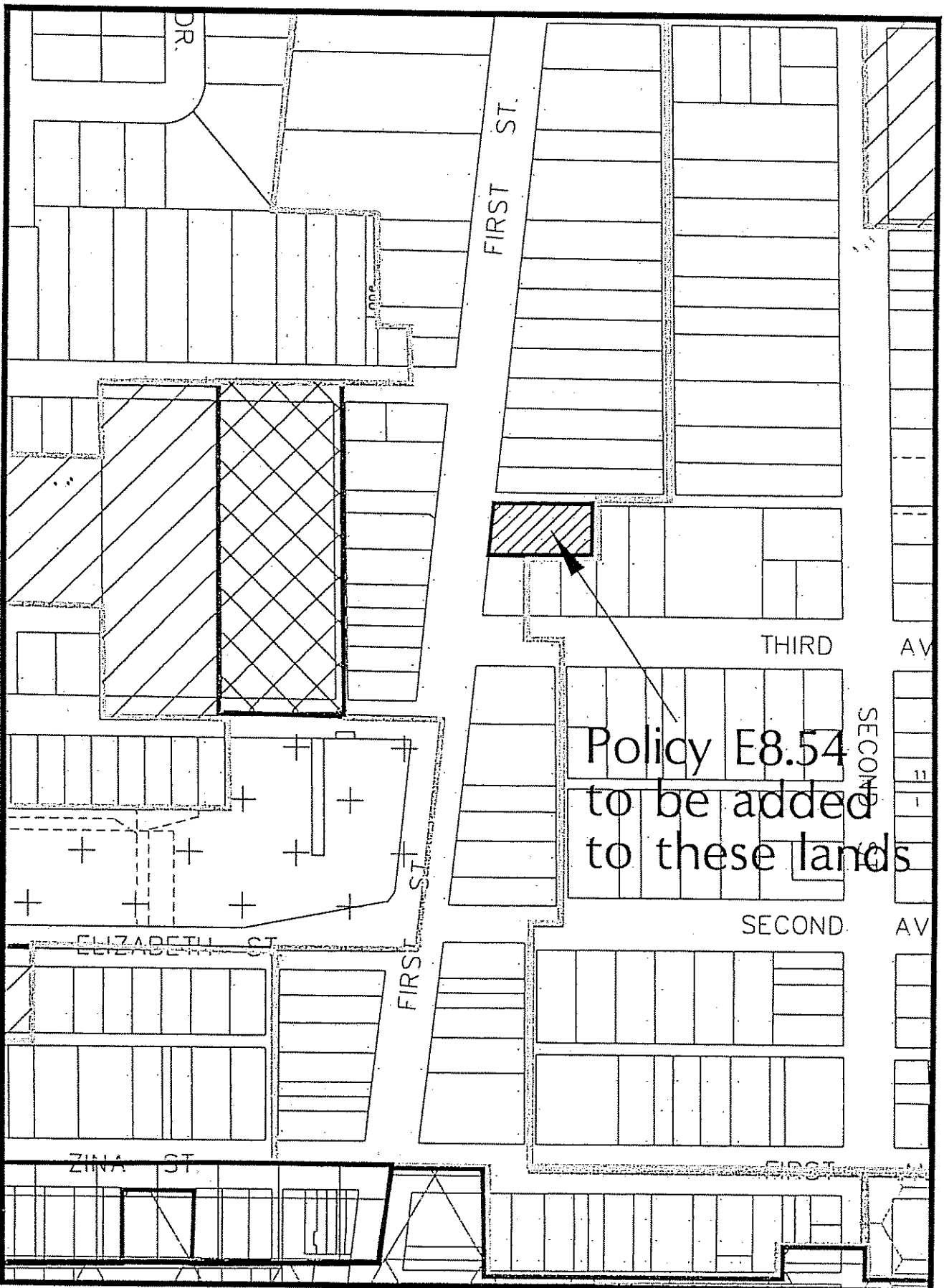
The Official Plan for the Town of Orangeville is amended as follows:

1. Section E8 – Policies for Specific Areas be amended by adding the following text thereto:

*“E8.54 Notwithstanding the Restricted Commercial Residential designation on the lands located at 35/37 First Street and the permitted uses listed in Section E2.9.2 of this Plan, the permitted uses shall include a converted dwelling containing up to five dwelling units.”*

2. Schedule “A” “Land Use Plan” is hereby amended by adding a reference to Special Policy E8.54 on the lands known as 35/37 First Street in the manner shown on Schedule “A” attached hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 87



Policy E8.54  
to be added  
to these lands