



The Corporation of the Town of Orangeville

By-law Number _____

A By-law to Adopt Amendment No. 127 to the Official Plan (2040771 Ontario Inc.; OPZ 4/19).

The Council of the Corporation of The Town of Orangeville, in accordance with the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 127 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text and maps is hereby adopted.

Passed in open Council this 14th day of December, 2020.

Sandy Brown, Mayor

Karen Landry, Clerk

**The Official Plan
for the
Town of Orangeville
Amendment No. 127**

The attached explanatory text and map, constituting Amendment Number 127 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 22 of the Planning Act, R.S.O., 1999, C. P.13 on December 14, 2020.

Sandy Brown, Mayor

Karen Landry, Clerk

**The Official Plan
for The Town of Orangeville
Amendment No. 127**

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to re-designate the subject lands from “Open Space Conservation” and “Residential” to “Residential” on Schedule ‘A’ and to “Low Density Multiple” on Schedule ‘C’ to permit 33 condominium townhouse units on the subject lands.

2. Location

This amendment applies to the lands described as Parts 1 and 2, Registered Plan 6535 and Part of Lot 5, Concession C, municipally known as 670 and 690 Broadway. The lands comprise 1.107 hectares and are located on the south east corner of Broadway and Riddell Road.

3. Basis of the Amendment

The surrounding land uses generally consist of a mixture of commercial and industrial uses to the north (opposite to Broadway, within the Township of Amaranth), low and medium-density residential developments to the east, south and west, with conservation lands also immediately surrounding the subject properties.

On December 2, 2019 a statutory public meeting was held for public review and comment. The property is located in a Greenfield Area as identified on Schedule B1 (Built Boundary) to the Town’s Official Plan and subject to policies E1.11 which encourages development that contributes to complete communities, provides a diverse mix of land uses and complements the established character of the neighbours. Greenfield developments should contribute to achieving an overall density of 46 residents and jobs per hectare.

An official plan amendment is needed, since the “Low Density Residential” designation does not permit townhouses. In preparing the current amendment, the Town has considered several planning objectives, constraints and interests of the community. The development of the lands will allow for a form of development and tenure that appears to be in demand in the Town of Orangeville. The development proposed will contribute to the Town’s objectives to provide a range and mix of housing options. The proposed amendment complies with the intent of the Official Plan policies of section I12 related to the criteria that is to be considered when amending the plan.

The basis for this amendment is as follows:

1. The proposed development is consistent with the Provincial Policy Statement.
2. The proposed development conforms to the Growth Plan for the Greater Golden Horseshoe.
3. The proposed development conforms to the Dufferin County Official Plan.
4. The proposed development conforms to the general intent and purpose of the Town of Orangeville Official Plan.
5. The density of the proposed development contributes towards and achieving and overall Greenfield density of 46 units and jobs per hectare.
6. The proposed development is appropriate within the context of the existing neighbourhood context.
7. The proposed redevelopment will connect to full municipal services.

Part B – The Amendment

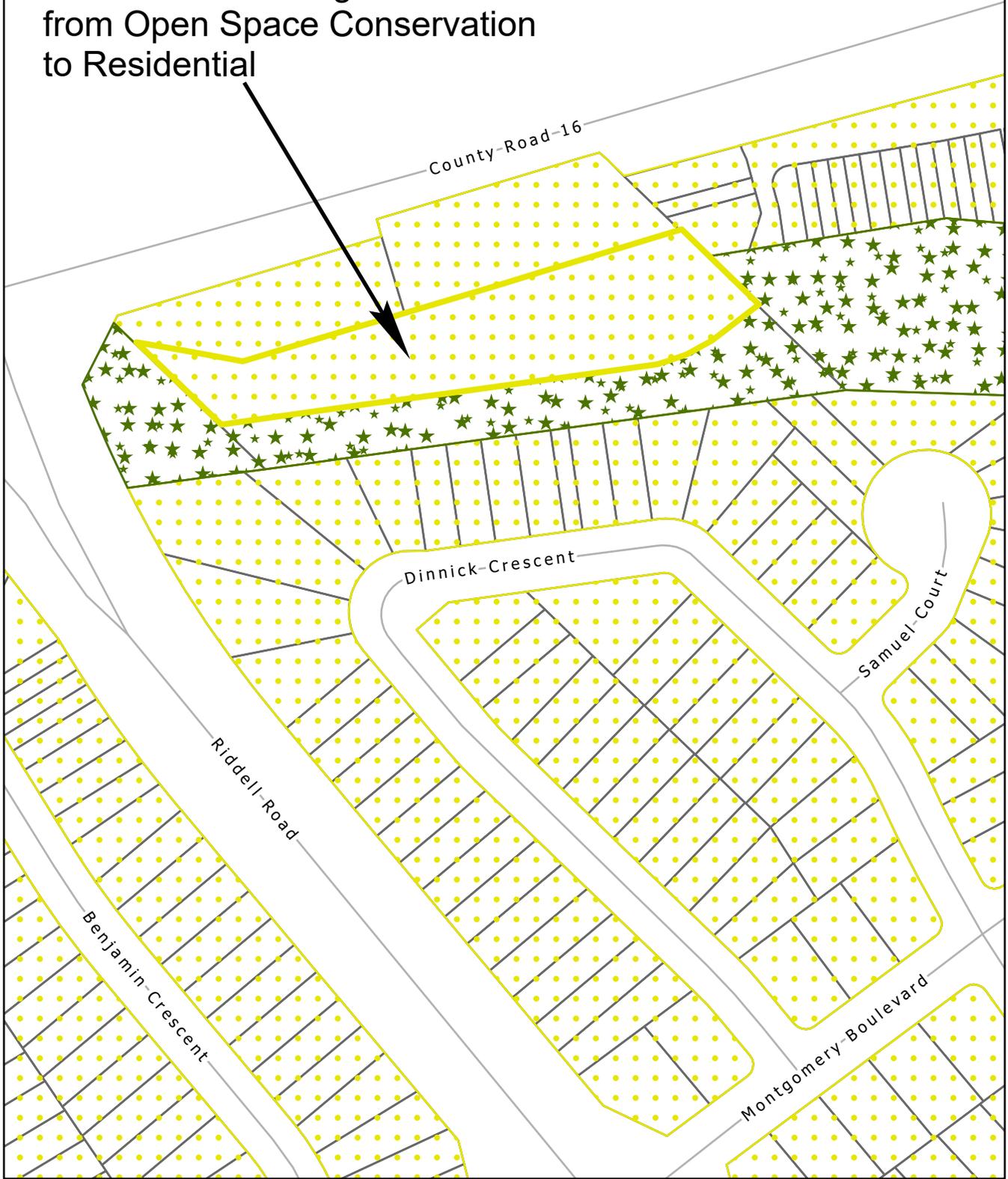
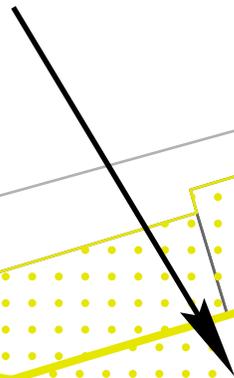
The Official Plan for the Town of Orangeville is amended as follows:

1. Schedule “A” “Land Use Plan” is hereby amended by designating the lands to “Residential” as shown on the attached Schedule “A” to this amendment.
2. Schedule “C” “Residential Density Plan” is hereby amended by designating the lands to “Low Density Multiple” as shown on Schedule “B” attached to this amendment.

Schedule 'A' to Official Plan Amendment No. 127



Lands to be redesignated
from Open Space Conservation
to Residential



Schedule 'B' to Official Plan Amendment No. 127



Lands to be designated
Low Density Multiple

