



The Corporation of the Town of Orangeville

By-law Number _____

A By-law to Adopt Amendment No. 128 to the Official Plan (2040771 Ontario Inc.; OPZ-2019-06).

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. 128 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 9th day of August, 2021.

Sandy Brown, Mayor

Karen Landry, Clerk

**The Official Plan
for the
Town of Orangeville
Amendment No. 128**

The attached explanatory text and map, constituting Amendment Number 128 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 August 9, 2021.

Sandy Brown, Mayor

Karen Landry, Clerk

**The Official Plan
for The Town of Orangeville
Amendment No. 128**

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to re-designate the subject lands from “Service Commercial” and “Open Space Conservation” to “Central Business District” and “Open Space Conservation”.

2. Location

This amendment applies to the lands described as Part of Lots 1, 3, 4 & 5, Block 4, Registered Plan 138, municipally known as 60 and 62 Broadway. The subject lands are located on the south east corner of Broadway and Wellington Street and bounded by Front Street to the south. The subject lands are comprised of two parcels, with a combined lot area of approximately 0.631 hectares.

3. Basis of the Amendment

The subject lands are located in an area comprised of several uses. To the immediate west is the “Central Business District” which permits a range of residential and commercial uses, and to the east the “Service Commercial” area permits a range of commercial uses including automotive-related uses. To the north and south are low-density residential neighbourhoods. The subject lands have been historically used for automotive-related uses, in addition to residential uses at 60 Broadway.

A complete application to amend the Official Plan was received on December 13, 2019, which sought to re-designate the subject lands to permit a five (5) storey, mixed-use building containing 60 dwelling units and ground-level commercial uses. On March 9, 2020, a statutory public meeting was held for public review and comment. Following the public meeting and in response to comments from the public and Council, the applicant reduced the height of the proposed building on the east side of the property from 5-storeys to 4-storeys, reduced the proposed number of residential units from 60 to 58, and reduced the proposed retail floor area on the ground floor. A related Zoning By-law amendment application will implement the development as proposed.

The subject lands are designated “Service Commercial” and “Open Space Conservation” on Schedule ‘A’ “Land Use Plan” in the Town of Orangeville Official Plan. An Official Plan Amendment is required to re-designate the subject lands as “Central

Business District” and “Open Space Conservation” to permit the development of a 5-storey, 58-unit mixed use building with 587 square metres of ground floor retail.

The basis for this amendment is as follows:

1. The proposed development is consistent with the Provincial Policy Statement, 2020.
2. The proposed development conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.
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 proposed development will assist the Town in achieving intensification and housing goals.
6. The proposed development will assist in providing a range of uses to achieve a complete community.
7. The proposed development is appropriate within existing neighbourhood context.
8. The proposed development will connect to full municipal services.
9. The proposed development will result in protected Open Space lands.

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 “Central Business District” and “Open Space Conservation” as shown on the attached Schedule “A” to this amendment.

Schedule 'A' to Official Plan Amendment No. 128

