



The Corporation of the Town of Orangeville

By-law Number _____

A By-law to Adopt Amendment No. 124 to the Official Plan

(Absolute Insurance Brokers: 71 Fifth Avenue; OPZ 1/20).

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. 124 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text and map is hereby adopted.

Passed in open Council this 19th day of October, 2020.

Sandy Brown, Mayor

Karen Landry, Clerk

**The Official Plan
for the
Town of Orangeville
Amendment No. 124**

The attached explanatory text and map, constituting Amendment Number 124 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 October 19, 2020.

Sandy Brown, Mayor

Karen Landry, Clerk

**The Official Plan
for The Town of Orangeville
Amendment No. 124**

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to re-designate the subject lands from “Institutional” to “Neighbourhood Commercial” to permit an office use on the subject lands.

2. Location

This amendment applies to the lands described as Part Lots 15 & 16, Block 15, Plan 222 as in MF14890, Town of Orangeville, County of Dufferin and municipally known as 71 Fifth Avenue. The lands comprise a single parcel of approximately 0.10 hectares (0.25 acres) in area, with 40 metres of frontage along Fifth Avenue. The subject lands are located on the south side of Fifth Avenue, between Second Street and Third Street.

3. Basis of the Amendment

The subject lands are located in a mixed-use area, within close proximity to a range of commercial, retail and residential uses, easily accessible by public transit and with access to the arterial and highway road network.

On July 6, 2020 a statutory public meeting was held for public review and comment.

The subject lands are designated “Institutional” 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 “Neighbourhood Commercial” in order to permit the subject lands to be used as an office. The proposed office use will make efficient use of an existing underutilized building, which has access full municipal services and is located within an area of the Town characterized by a broad range of uses.

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 Official Plan Amendment will facilitate the reuse and revitalization of an existing underutilized building on lands within the Town’s built boundary.

6. The proposed office use supports an existing local business, is appropriately located in a mixed-use area, within close proximity to a range of commercial, retail and residential uses, easily accessible by public transit and with excellent access to the surrounding arterial and highway road network.
7. The proposed redevelopment will optimize the use of an existing building which has access 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 “Neighbourhood Commercial” as shown on the attached Schedule “A” to this amendment.

Schedule 'A' to Official Plan Amendment No. 124

