



The Corporation of the Town of Orangeville

By-law Number _____

A By-law to Adopt Amendment No. 125 to the Official Plan (Clover Tuah: 99 Mill Street; OPZ 2/20).

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. 125 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 23rd day of November, 2020.

Sandy Brown, Mayor

Karen Landry, Clerk

**The Official Plan
for the
Town of Orangeville
Amendment No. 125**

The attached explanatory text and map, constituting Amendment Number 125 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 November 23, 2020.

Sandy Brown, Mayor

Karen Landry, Clerk

**The Official Plan
for The Town of Orangeville
Amendment No. 125**

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to re-designate the subject lands from “Neighbourhood Commercial” to “Low Density Multiple” and to add a special policy to permit a maximum density and/or total number of dwelling units in order to allow 4-units within the existing detached dwelling on the subject lands.

2. Location

This amendment applies to the lands described as Lot 23, Block 7, Plan 138, Town of Orangeville, County of Dufferin and municipally known as 99 Mill Street. The lands comprise a single parcel of approximately 0.063 hectares (0.16 acres) in area, with approximately 15.63 metres of frontage along Mill Street. The subject lands are located on the east side of Mill Street, between Mary Street and South Wellington Street.

3. Basis of the Amendment

The subject lands are predominantly surrounded by residential land uses consisting of single detached, semi-detached, townhouse and multiple-dwelling units. A public school is located to the east, and a parkette is located to the south, with commercial and industrial uses on the south side of Town Line.

On September 23, 2020, a statutory public meeting was held for public review and comment.

The subject lands are designated “Neighbourhood Commercial” 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 “Residential” on Schedule ‘A’ and “Low Density Multiple” on Schedule ‘C’ in order to permit 4 units within the existing dwelling. The proposed multi-unit dwelling will make efficient use of an existing building that has access to full municipal services and is located an area of the Town characterized by a broad range of low-density residential 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 proposed Official Plan and Zoning By-law Amendments provide for the reuse of an existing building on lands within the Town's Built Boundary.
6. The proposed development provides an additional type of housing in accordance with the Residential policies of the Official Plan, which aim to provide a balanced range of housing types that meets a variety of needs in terms of size, type, ownership status and location; and
7. The proposed redevelopment will optimize the use of an existing building which has access to full municipal services.

Part B – The Amendment

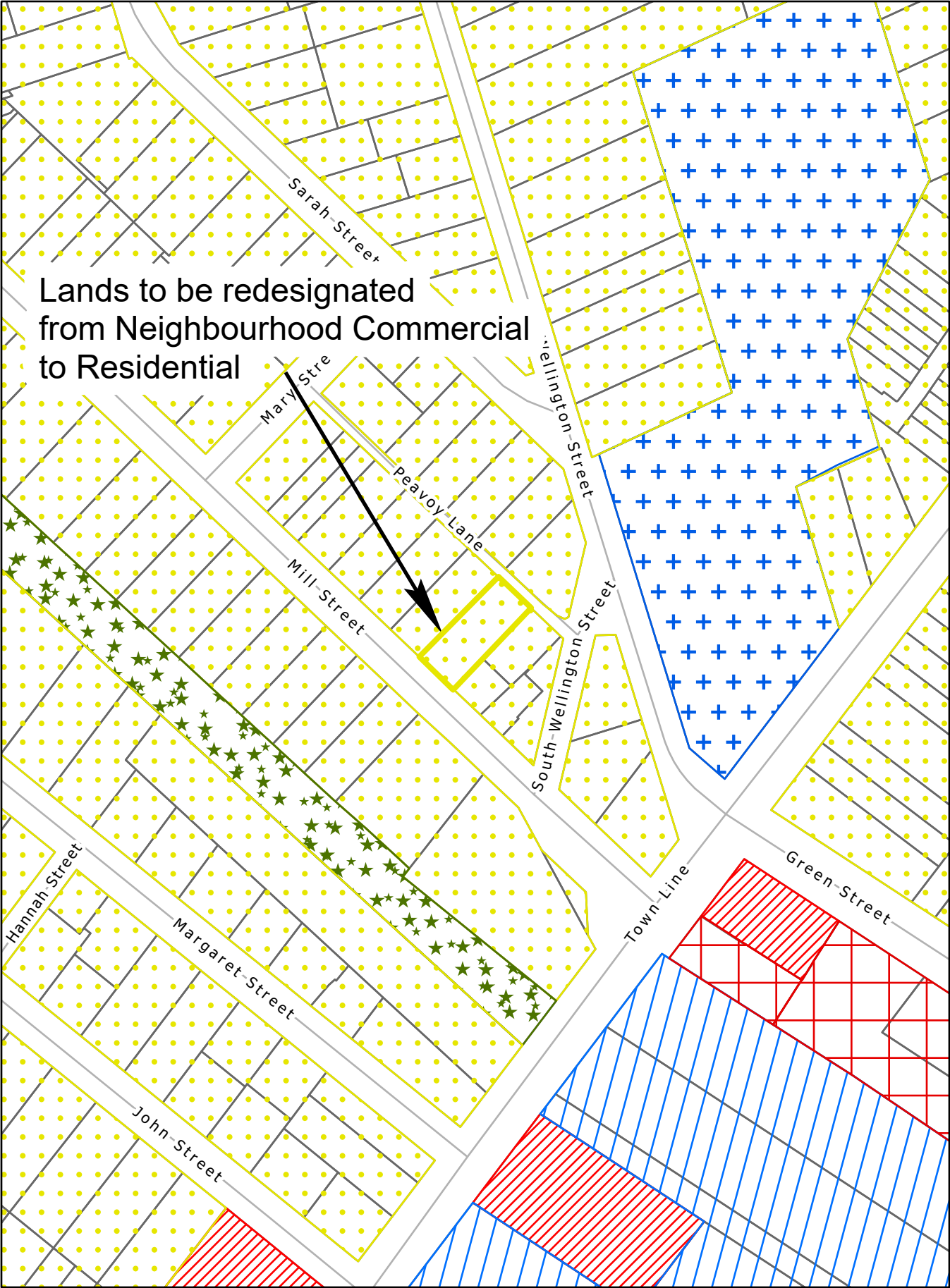
The Official Plan for the Town of Orangeville is amended as follows:

1. Section E8 “Policies for Specific Areas” is hereby amended by adding the following policy:

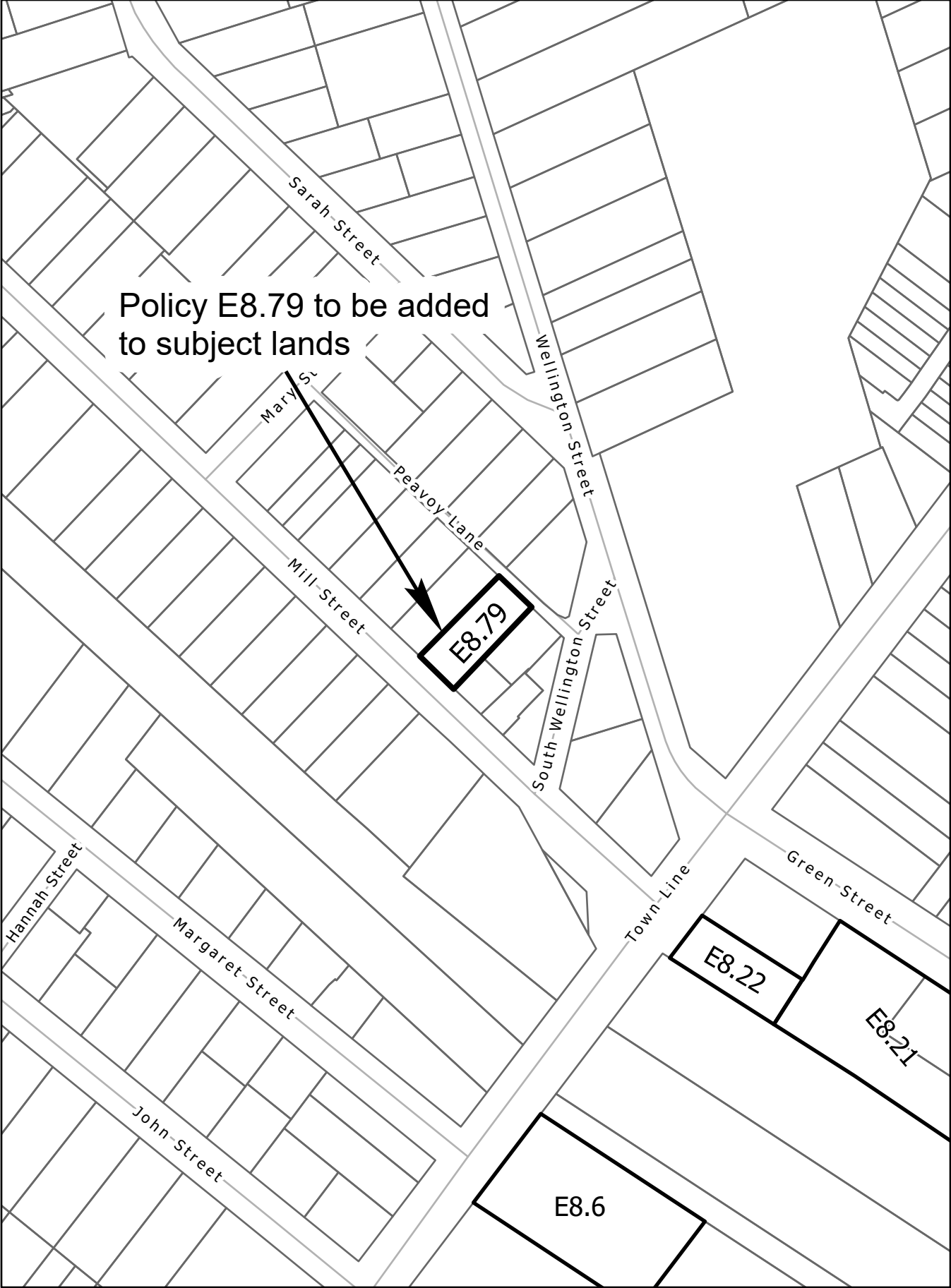
“E8.79 Notwithstanding the Low Density Multiple designation, a maximum density of 65 units per net residential hectare or 4 units is permitted, whichever is less.”

2. Schedule “A” “Land Use Plan” is hereby amended by designating the lands to “Residential” as shown on the attached Schedule “A” to this amendment.
3. Schedule “B” “Policies for Specific Areas” is hereby amended by showing the lands subject to “Policies for Specific Areas” and adding reference to Policy E8.79 as shown on the attached Schedule “B” to this amendment.
4. Schedule “C” “Residential Density Plan” is hereby amended by designating the lands to “Low Density Multiple” as shown on Schedule “C” attached to this amendment.

Schedule 'A' to Official Plan Amendment No. 125



Schedule 'B' to Official Plan Amendment No. 125



Schedule 'C' to Official Plan Amendment No. 125

