



## **The Corporation of the Town of Orangeville**

### **By-law Number \_\_\_\_\_**

#### **A By-law to Adopt Amendment No. 126 to the Official Plan**

(714415 Ontario Limited: 515 Broadway; OPZ 3/18).

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. 126 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 23<sup>rd</sup> day of November, 2020.

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Sandy Brown, Mayor

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Karen Landry, Clerk

**The Official Plan  
for the  
Town of Orangeville  
Amendment No. 126**

The attached explanatory text and map, constituting Amendment Number 126 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.

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Sandy Brown, Mayor

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Karen Landry, Clerk

**The Official Plan  
for The Town of Orangeville  
Amendment No. 126**

**Part A – The Preamble**

**1. Purpose of the Amendment**

The purpose of the amendment is to re-designate the subject lands from “Low Density Residential” and “Open Space Conservation” to “High Density Residential” and “Open Space Conservation” and to add a special policy to permit townhouses and a seniors’ residence as additional built forms, with a maximum permitted density of 148 units per net hectare for developments that include a seniors’ establishment on the subject lands.

**2. Location**

This amendment applies to the lands described as Lot 23, Block 7, Plan 138 Part of Lot 1, Concession C, Town of Orangeville, County of Dufferin and municipally known as 515 Broadway. The lands comprise of a single parcel of approximately 3.66 hectares (9.04 acres) in lot area and approximately 182.14 metres of lot frontage onto Broadway. The subject lands are located on the north side of Broadway, east of Veterans’ Way (County Road No. 16) and south of the Orangeville-Brampton Railway line.

**3. Basis of the Amendment**

The subject lands located in an area comprised of several uses. To the east is a commercial plaza and residential uses. To the north, beyond the railway, are vacant employment lands and residential uses. To the west are residential uses and a cemetery. Lastly to the south is a place of worship and residential uses.

On March 18, 2019, a statutory public meeting was held for public review and comment.

The subject lands are designated “Residential” and “Open Space Conservation” on Schedule ‘A’ “Land Use Plan” and “Low Density Residential” on Schedule “C” “Residential Density Plan” in the Town of Orangeville Official Plan. An Official Plan Amendment is required to re-designate the subject lands as “Residential” and “Open Space Conservation” on Schedule ‘A’ “Land Use Plan” and a portion of the lands as “High Density Residential” on Schedule “C” “Residential Density Plan” in order to permit a seniors’ community.

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 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;
6. The proposed development includes housing oriented towards an ageing population, as well as an increased residential density, which are encouraged by the Residential policy objectives of the Official Plan; and
7. The proposed redevelopment will connect to full municipal services.

## **Part B – The Amendment**

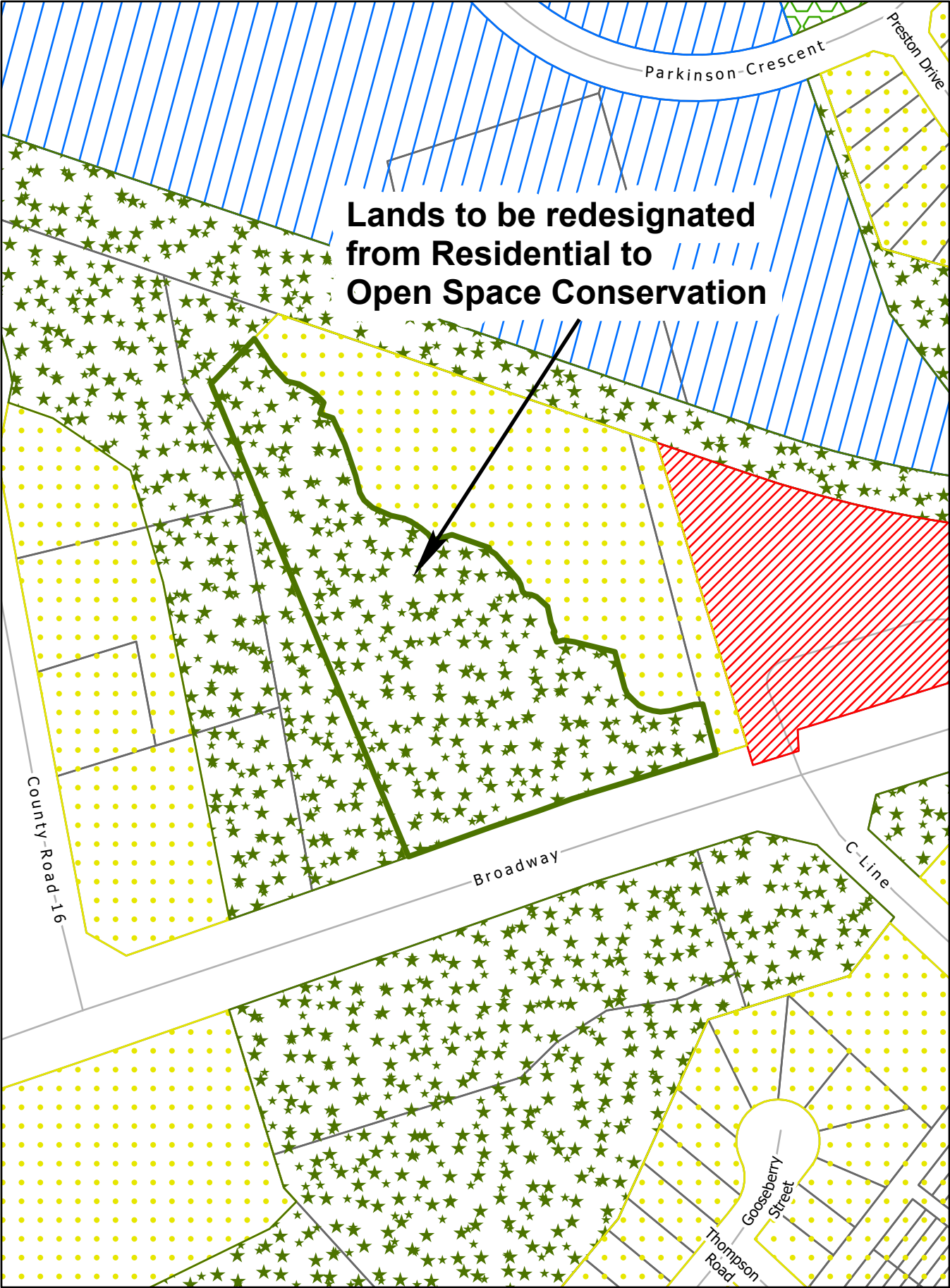
The Official Plan for the Town of Orangeville is amended as follows:

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

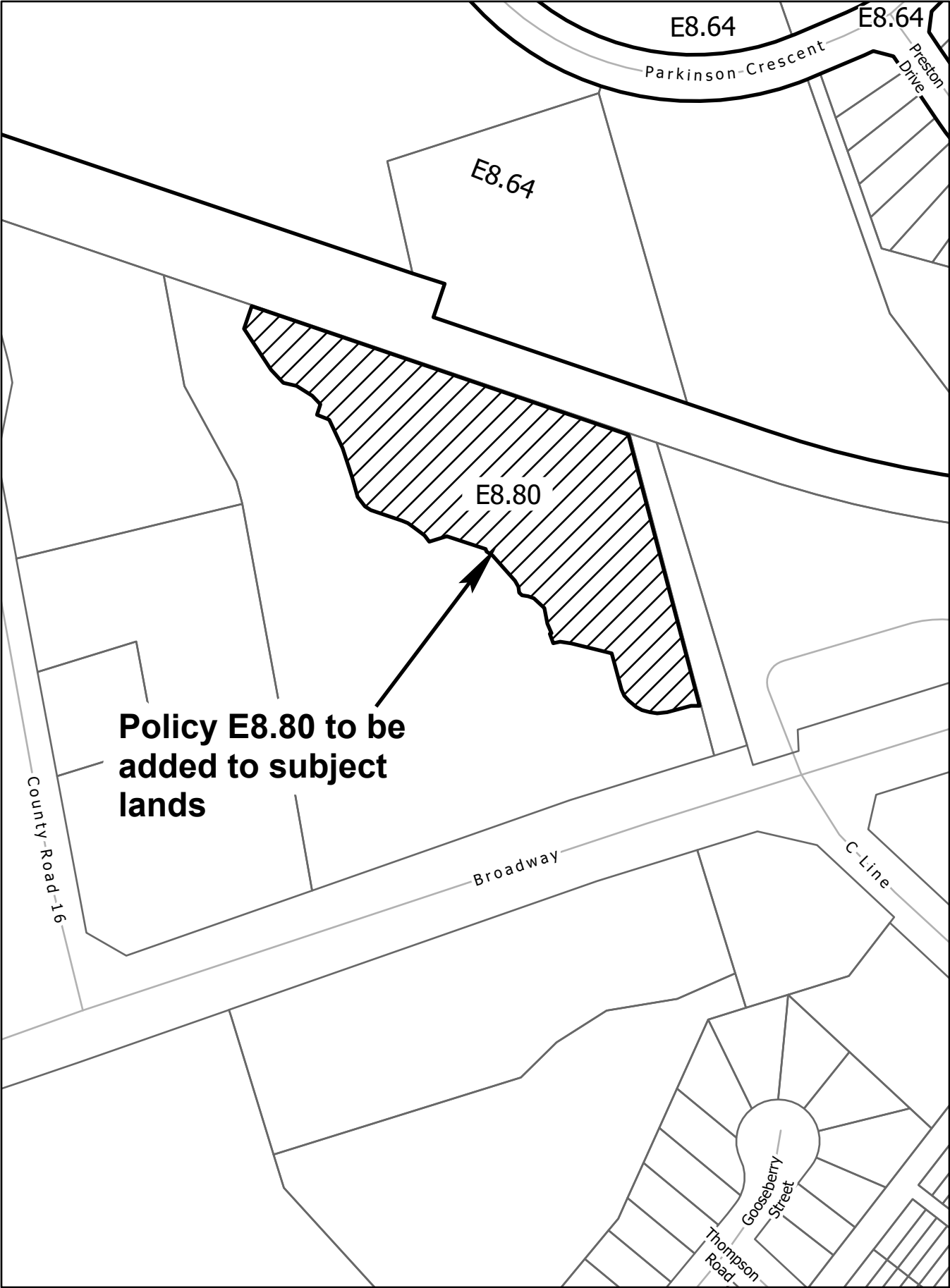
“E8.80 Notwithstanding the High Density Residential designation, permitted uses include row/townhouses and a seniors’ residence. In addition to Policy 1.4.5, the maximum density for a development including a seniors’ residence is 148 units per net residential hectare.”

2. Schedule “A” “Land Use Plan” is hereby amended by designating the lands to “Residential” and “Open Space Conservation” 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 E8.80 as shown on the attached Schedule “B” to this amendment.
4. Schedule “C” “Residential Density Plan” is hereby amended by designating a portion of the lands to “High Density Residential” as shown on Schedule “C” attached to this amendment.

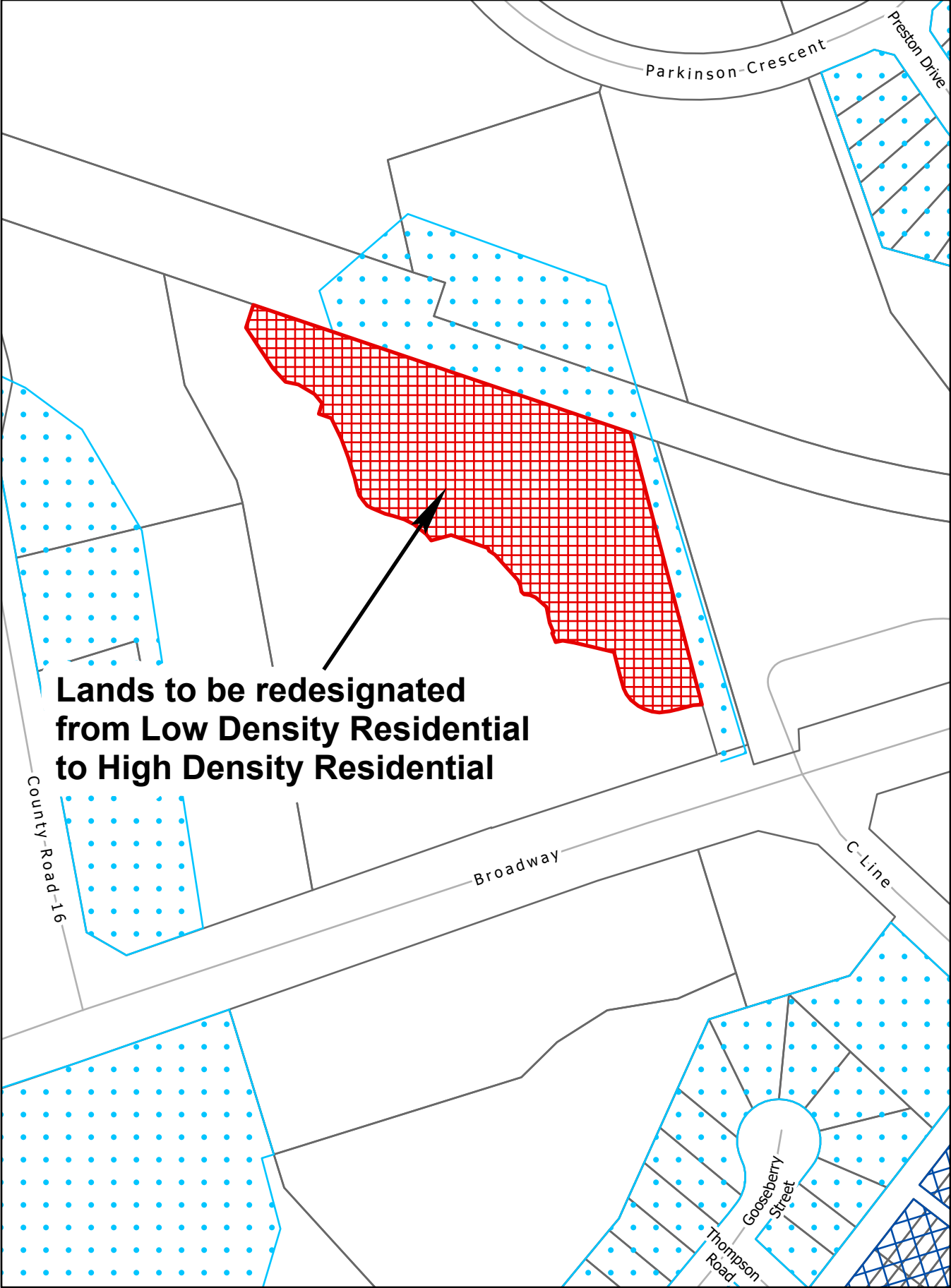
# Schedule 'A' to Official Plan Amendment No. 126



Schedule 'B' to Official Plan Amendment No. 126



Schedule 'C' to Official Plan Amendment No. 126



**Lands to be redesignated  
from Low Density Residential  
to High Density Residential**