



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 70- 2003

BEING A BY-LAW TO AMEND BY-LAW 22-90, AS AMENDED (2010976 Ontario Limited, Westside Market Village, Northeast corner of Riddell and Centennial Roads, OPZ 7/02).

WHEREAS on June 23, 2003, the Public Consultation Committee held a public meeting with respect to Official Plan and Zoning Amendment Application OPZ 7/02;

AND WHEREAS on July 7, 2003, Council approved the application;

BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Orangeville as follows:

1. Zoning Map D2 of Schedule “A” of By-law 22-90, as amended, is hereby amended in accordance with Schedule “A” hereto.

2. Section 24 of By-law 22-90, as amended, is hereby amended by adding the following text thereto:

“24.157 Notwithstanding the provisions of the Neighbourhood Commercial (C2) Zone, the following provisions shall apply to the lands shown on Schedule “A” hereto as C2(H) S.P. 24.157:

1) The following definitions shall apply only to the lands that are subject to Section 24.157:

“FLOOR AREA, GROSS” means the total area of all of the floors in a *building* above or below *grade*, measured from the outside of the exterior walls but excluding car parking areas, loading areas and storage areas within the *building*.

“SHOPPING CENTRE” means a group of commercial establishments designed, developed and managed as a unit.

“SUPERMARKET” means a *retail store* in which various kinds of food and non-food items are offered or kept for sale, including fresh meats and fresh produce, provided that the area devoted to food items is predominant, and the non-food items may include but are not limited to flowers, hardware, patent medicines, toiletries, household supplies, garden supplies, wine, photofinishing, magazine and videos.”

2) Permitted uses comprise a *shopping centre* within which may be located all of the uses permitted in the C2 zone excluding a *dwelling unit* or *units* on upper floors:

3) A *supermarket* is permitted containing a minimum *gross floor area* of 3,000 square metres and a maximum *gross floor area* of 4,410 square metres.

4) The maximum aggregate *gross floor area* devoted to *retail stores*, *personal service shops*, and repair, service or rental establishments, is 1,640 square metres excluding the *gross floor area* devoted to a *supermarket*.

5) A strip with a minimum width of three metres located along the east side of Riddell Road and the north side of Centennial Road shall be landscaped, except for entrance driveways.

6) The Holding Symbol (H) that is applicable to the lands that are subject to Section 24.157 shall be removed when Council is satisfied that the following requirements have been met:

(a) The Town approves a site plan showing a well-landscaped shopping centre designed in accordance with a “market village” concept that evokes the character of the nearby residential area;

b) The Town allocates water supply and sewage treatment capacity;

c) The owner agrees to implement the road improvements, and to locate and limit the driveway accesses from Riddell Road and Centennial Road, all as

recommended in a traffic impact study approved by the Town of Orangeville and County of Dufferin;

- d) The 0.3 metre reserve along Riddell Road is removed, as required to permit the entrance(s) approved by the Town and the County;
- e) Arrangements are made to construct a trailway, at the owner's expense, along the east side of Riddell Road between Centennial Road and Alder Street;
- f) The owner agrees to construct a sidewalk or trailway along the north side of Centennial Road in front of its property;
- g) The owner agrees to preserve the trees located along the north limit of the property, where possible subject to site grading, in accordance with a plan prepared by an arborist and approved by the Town.

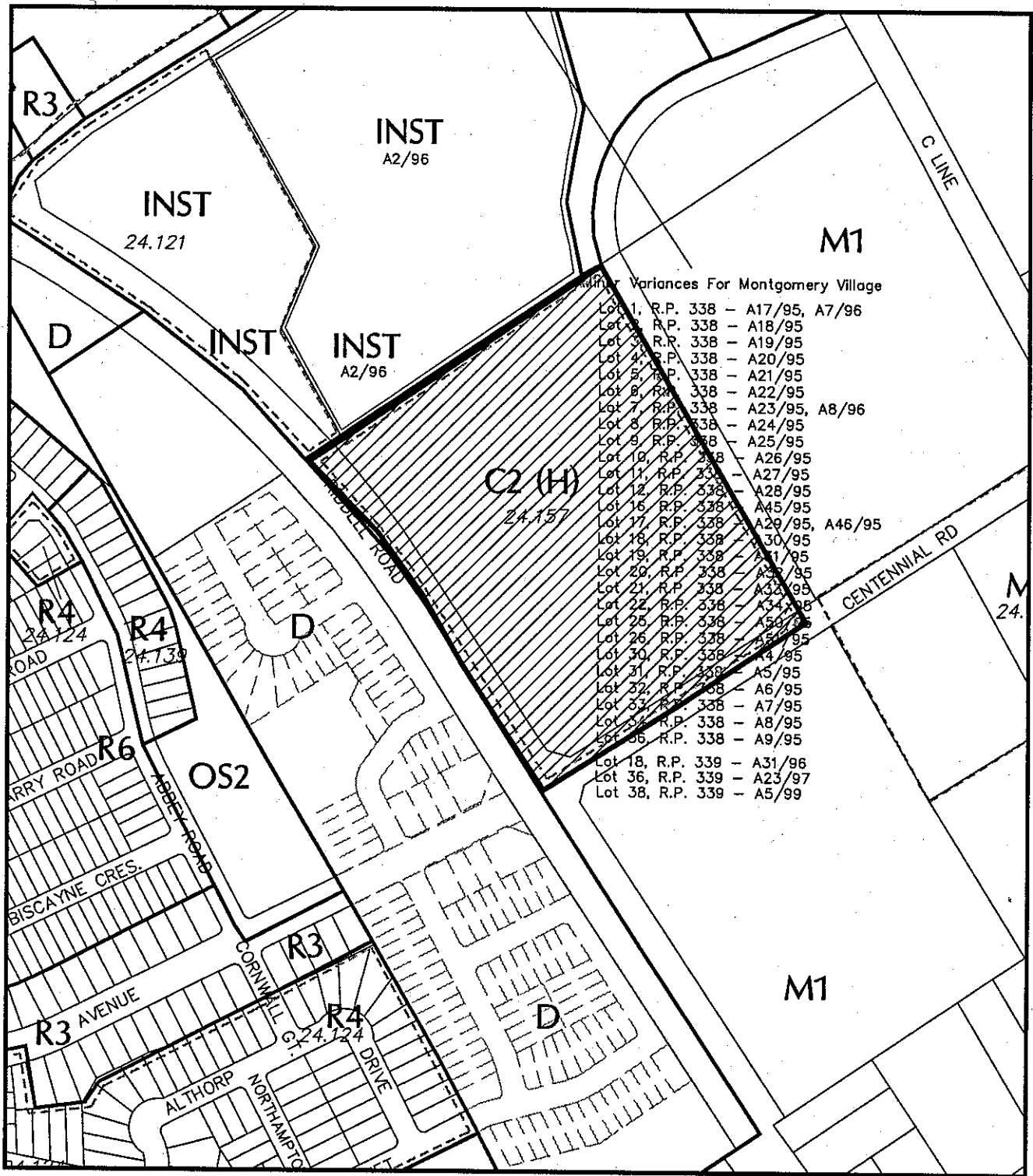
READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 21st DAY OF JULY, 2003.

Signed by N. Garisto

Nick Garisto, Deputy Mayor

Signed by C. Johns

Cheryl Johns, Clerk



THE CORPORATION OF THE
TOWN OF ORANGEVILLE

**SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW 22-90**

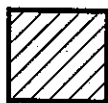


SCHEDULE "A" TO BY-LAW NO. 70-2003

PASSED THE 21ST DAY OF JULY 2003

Mick Borinto
Op-MAYOR

Stohs
CLERK



LANDS TO BE REZONED FROM
INDUSTRIAL (M1) ZONE TO
NEIGHBOURHOOD COMMERCIAL
(C2) (H) ZONE, S.P. 24.157

ZONING MAP NO. D2