



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**

**BY-LAW NUMBER 70 - 2010**

**A BY-LAW TO ADOPT AMENDMENT NO. 105 TO THE OFFICIAL PLAN (Nature's Own Organic Farms, 25 Broadway; OPZ 3/09)**

The Council of the Corporation of The Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 105 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 9TH DAY OF AUGUST 2010.

A stylized, handwritten signature of Rob Adams in black ink.

Rob Adams, Mayor

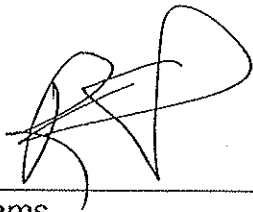
A stylized, handwritten signature of Cheryl Johns in black ink.

Cheryl Johns, Clerk

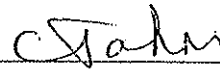
THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 105

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The attached explanatory text and map, constituting Amendment Number 105 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 21 of the Planning Act, R.S.O., 1990, c. P.13 on August 9, 2010.

A stylized handwritten signature in black ink, consisting of a large 'R' and 'A' intertwined.

Rob Adams,  
Mayor

A handwritten signature in black ink, appearing to read 'C. Johns'.

Cheryl Johns,  
Clerk

**THE OFFICIAL PLAN  
FOR THE  
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**PART A - THE PREAMBLE**

**1. Purpose of the Amendment**

The purpose of the amendment is to amend the Service Commercial designation on the subject property to permit a "pharmacy or drug store" use. The location of the "Service Commercial" and "Open Space Conservation" designation boundary will also be amended.

**2. Location**

This amendment applies to the lands described as Part of the East ½ of Lot 1, Concession 1 WHS, Blocks 8 and 9, Plan 256, municipally known as 25 Broadway. The lands are located at the northeast corner of the intersection of Sherbourne Street and Broadway.

**3. Basis of the Amendment**

This amendment will implement Council's approval on June 28, 2010, of an Official Plan Amendment application to create a site-specific amendment to expand the list of permitted uses to include a "pharmacy or drug store" on the property and change the land use designation boundary between the "Service Commercial" and "Open Space Conservation" lands to more accurately reflect the Provincially Significant Wetland limits.

The subject property is located on a major collector road. The lands are abutted by commercial uses to the east, to the west, across Sherbourne Street, and to the south of the property, across Broadway. North of the property, along Sherbourne Street, are existing residential uses. Also north of the property, abutting the northerly lot line, are conservation lands.

The existing three buildings on the property are proposed to be demolished and the site redeveloped with a single 1,701 square metre stand-alone pharmacy. The redevelopment of the property is subject to the approval of Site Plan Application SP 4/10 in accordance with Official Plan policies.

This amendment complies with the intent of the Official Plan's policies related to the criteria that is to be considered when amending the Plan.

## **PART B - THE AMENDMENT**

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

1. Schedule "A" "Land Use" is hereby amended as shown on Schedule "A" attached.
2. Section E8.10 – Site-Specific Policy for 25 Broadway is amended by adding "*and a pharmacy or drug store, as defined by the zoning by-law*" after the words "*a variety store*", and the word "*is*" is replaced with "*are*".

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 105

