



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 15 - 2011

A BY-LAW TO ADOPT AMENDMENT NO. 106 TO THE OFFICIAL PLAN (Southdown Builders (Westdale) Limited, 280 Broadway; OPZ 7/10)

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. 106 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 7TH DAY OF MARCH 2011.

A stylized handwritten signature of Rob Adams in black ink.

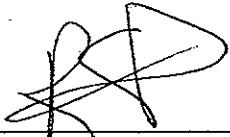
Rob Adams, Mayor

A stylized handwritten signature of Cheryl Johns in black ink.


Cheryl Johns, Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 106

The attached explanatory text and map, constituting Amendment Number 106 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 March 7, 2011.



Rob Adams,
Mayor



Cheryl Johns,
Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 106**

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to amend the Neighbourhood Commercial designation on the subject property to permit a commercial use which is not a supermarket or hardware store to exceed a gross floor area of 1,858 square metres.

2. Location

This amendment applies to the lands described as Plan 202 Lot 3 Pt Lot 2 Plan 170 Pt Lot 3 Con E Pt Lot 3, municipally known as 280 Broadway. The lands are located at the southeast corner of the intersection of Dawson Road and Broadway.

3. Basis of the Amendment

This amendment will implement Council's approval on February 14, 2011, of an Official Plan Amendment application to create a site-specific policy that eliminates the floor area restriction placed on all uses permitted in the Neighbourhood Commercial designation, except for supermarkets and hardware stores.

The subject property is located at the corner of two major collector roads. North of the property, across Broadway, are residential uses. To the east and west of the property are other commercial uses. To the south are railroad tracks and undeveloped commercially-zoned properties beyond.

In 2000, a 2,879m² grocery store was constructed. In 2005, the grocery store moved from the building and the building has remained vacant since that time. The Neighbourhood Commercial policies of the Official Plan stipulate that no retail commercial use, other than a grocery store/supermarket or hardware store, can be established which is larger than 1,858m². The amendment will permit the entire building to be leased as one retail/commercial use.

The Official Plan Amendment application was supported by a market impact analysis, prepared by Tate Economic Research Inc., and peer reviewed on behalf of the Town by urbanMetrics. Both of the market consultants agree that the proposed land use change will not impact the Town's existing commercial areas, specifically the downtown core. Furthermore, it was deemed desirable and appropriate to allow the land use change as,

without an anchor tenant, the Westdale Mall property does not fulfill its intended use as a neighbourhood commercial node and that, in its current underutilized state, the partially-occupied plaza detracts from the westerly entrance to the Central Business District.

No alterations to the site or building are proposed at this time.

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 "B" "Policies for Specific Areas" is hereby amended as shown on Schedule "A" attached.
2. Section E8 – Policies for Specific Areas is hereby amended by adding Section E8.67:

Notwithstanding Section E2.6.3 of this Plan, an individual retail outlet, as set out in the Zoning By-law, may exceed 1,858 square metres of gross floor area on the property municipally known as 280 Broadway.