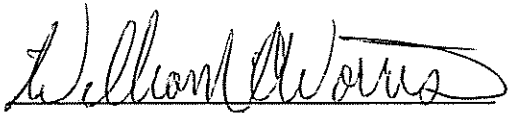
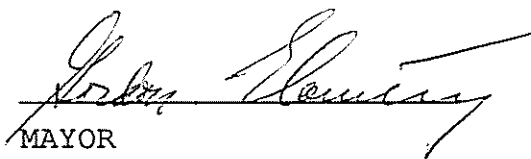


THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 17

The attached map and explanatory text, constituting Amendment Number 17 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, S.O., 1983.

on the 5th day of June, 1989.


CLERK


MAYOR

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 17

PART A - THE PREAMBLE does not constitute part of this Amendment.

PART B - THE AMENDMENT, consisting of the text and maps constitutes Amendment No. 17 to the Official Plan for the Town of Orangeville.

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of this amendment is to:

- i) redesignate the area shown on Schedule "A", Town of Orangeville Land Use Plan from 'Open Space Conservation' to 'Highway Commercial'.
- ii) designate the area shown on Schedule "A", Town of Orangeville Land Use Plan as being subject to Special Policy E8.24 permitting offices on the upper floors but prohibiting residences, motels, restaurants and other uses sensitive to potentially offensive odours emanating from the Town's sewage treatment plant.

2. Location

The lands being the subject matter of the amendment are located at the southeast intersection of Townline Road and Orange Street. The lands are described as Part of Lots 76 and 77, Plan 219.

3. Basis of the Amendment

The subject lands are currently vacant. The lands are wholly within the regulatory fill line of the Credit Valley Conservation Authority. A portion of the property is above the Regional Storm elevation and the Credit Valley Conservation Authority has issued a conditional fill and construction permit for a 2 storey building proposed for offices and automobile related uses such as windshield repair, car cleaning and car rental. The redesignation would only apply to that portion of the property above the Regional Storm Elevation.

The proposed use of the land is appropriate given the land fronts onto an existing designated Collector Road, is in proximity to other highway commercial uses on Townline Road, and is separated from residential areas.

Due to the proximity of the Town's sewage treatment plant it is appropriate that special policies apply to the subject property prohibiting uses such as restaurants, motels and ancillary residential uses which may be sensitive to potential odours emanating from the treatment plant.

PART B - THE AMENDMENT

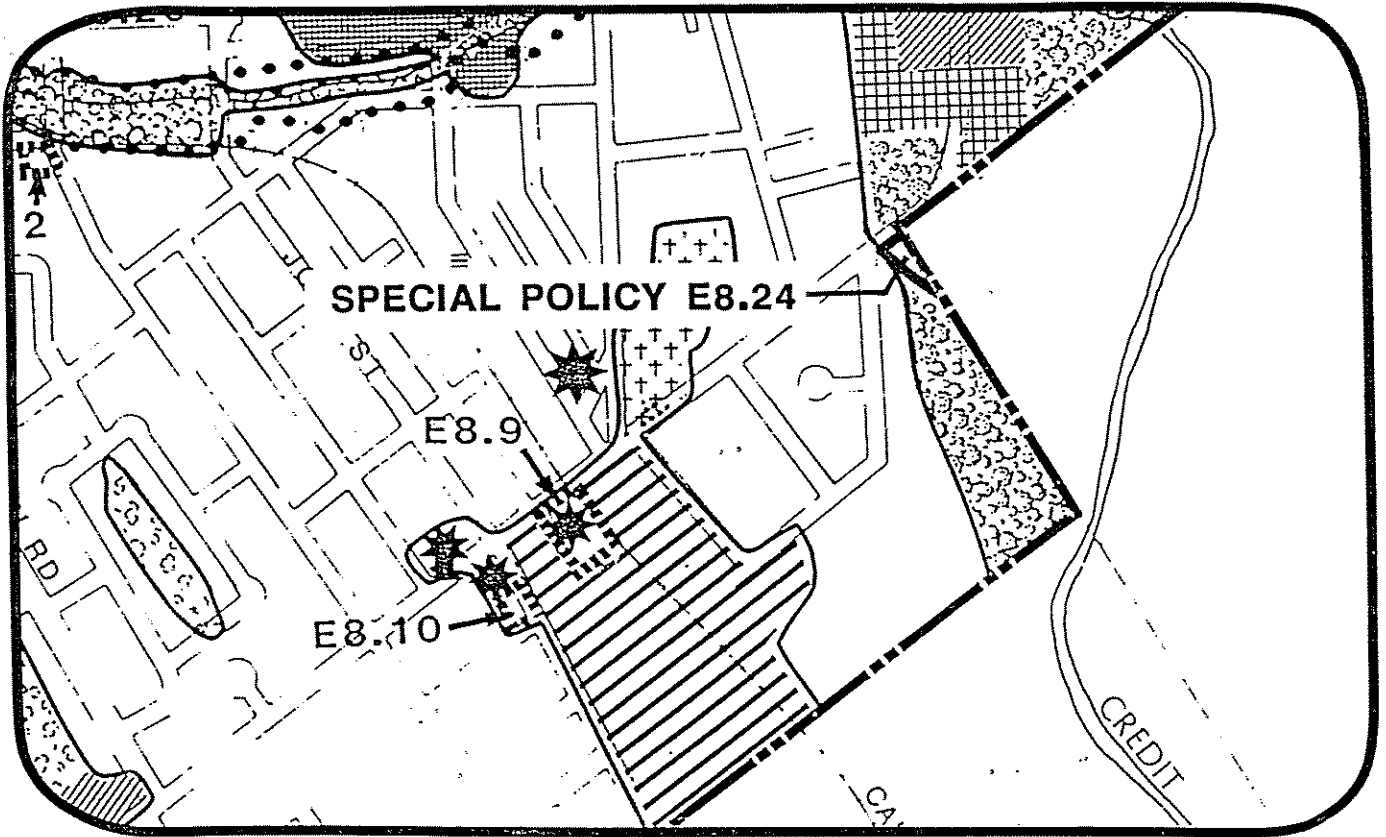
The Official Plan for the Town of Orangeville is amended as follows:

- 1) Schedule "A" is amended by redesignating from Open Space Conservation to Highway Commercial, the area shown on the attached Schedule "A".
- 2) Section E8 "Policies for Specific Areas" is amended as follows:

"E8.24

Notwithstanding the 'Highway Commercial' designation on lands described as Part Lots 76 and 77, Plan 219 uses such as restaurants, motels, residences and other uses sensitive to potentially offensive odours emanating from the sewage treatment plant are not permitted. Offices may be permitted within the same building as a commercial use provided any office is located on an upper floor."

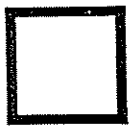
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 17



SCHEDULE 'A'

THE OFFICIAL PLAN FOR
THE TOWN OF ORANGEVILLE

LAND USE PLAN



AREA TO BE REDESIGNATED
HIGHWAY COMMERCIAL
WITH SPECIAL POLICY E8.24

SCALE 1:10 000



- Residential
- General Commercial
- Neighbourhood Commercial
- Restricted Commercial Residential
- Highway Commercial
- Convenience Commercial
- Industrial
- Open Space Recreation
- Open Space Conservation
- Institutional
- Contingency Secondary School Site
- Policies for Specific Areas
Refer to Section 22 of the Official Plan
- Approximate Extent of Mill Creek Floodline
(See Policy E8.4.1)

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 51-89

The Council of the corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act S.O., 1983 and amendments thereto, hereby enacts as follows:

- 1) Amendment No. 17 to the Official Plan for the Town of Orangeville, consisting of the explanatory text and Schedule "A" is hereby adopted.
- 2) The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for the approval of Amendment No. 17 to the Official Plan for the Town of Orangeville.
- 3) This By-law shall come into force and take effect on the day of final passing thereof.

Enacted and passed this 5th day of June,
A.D., 1989.


CLERK


MAYOR

By-law read a first and second time this 5th day of June, A.D. 1989.

By-law read a third time this 5th day of June, 1989.