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TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 35

to the

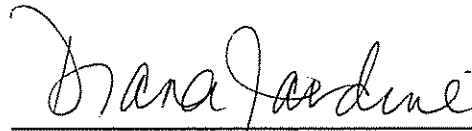
ORANGEVILLE PLANNING AREA

D U P L I C A T E O R I G I N A L

AMENDMENT NO. 35
TO THE
OFFICIAL PLAN FOR THE
TOWN OF ORANGEVILLE

This Amendment No. 35 to the Town of Orangeville which was adopted by the Council of the Corporation of the Town of Orangeville is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1992-11-23



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 35

The attached map and explanatory text, constituting Amendment Number 35 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 28th day of September, 1992

Ann E. Armstrong
CLERK

Mary T. Rose
MAYOR

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 35

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

PART B - THE AMENDMENT, consisting of the text and maps constitutes Amendment No. 35 to the Official Plan for the Town of Orangeville.

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to:

- i) Redesignate the area of land shown on Schedule "A", Town of Orangeville Land Use Plan, from Convenience Commercial to Neighbourhood Commercial.
- ii) Designate the area shown on Schedule "A", Town of Orangeville Land Use Plan, as being subject to Special Policy E8.29 permitting an automobile sales and service establishment on Part of Blocks A & F and All of Block L, Plan 116, Town of Orangeville.

2. Location

The lands being the subject matter of this amendment are described as, Part of Blocks A and F and all of Block L, Plan 116, Town of Orangeville, known municipally as 328 Broadway. The subject property is located on the southwest corner of Broadway and Diane Drive.

The subject property currently contains the St. Andrew Plaza. The application does not contemplate altering the form of the existing building. The intent of the Official Plan amendment is to redesignate the property to increase the range of permitted uses in the existing plaza.

3. Basis of the Amendment

This Official Plan Amendment designates the subject property for Neighbourhood Commercial uses with a special provision to permit an automobile sales and service establishment. This proposal has received a favorable recommendation from the Planning and Development Committee and Council.

The Public Meeting for this amendment to the Official Plan for the Town of Orangeville was held on September 21, 1992, at which time the following was recommended:

" That Staff be authorized to prepare the implementing Official Plan and Zoning By-law amendments to redesignate and rezone the subject property from Convenience Commercial to Neighbourhood Commercial."

This recommendation was approved by Council on September 28, 1992.

PART B - THE AMENDMENT

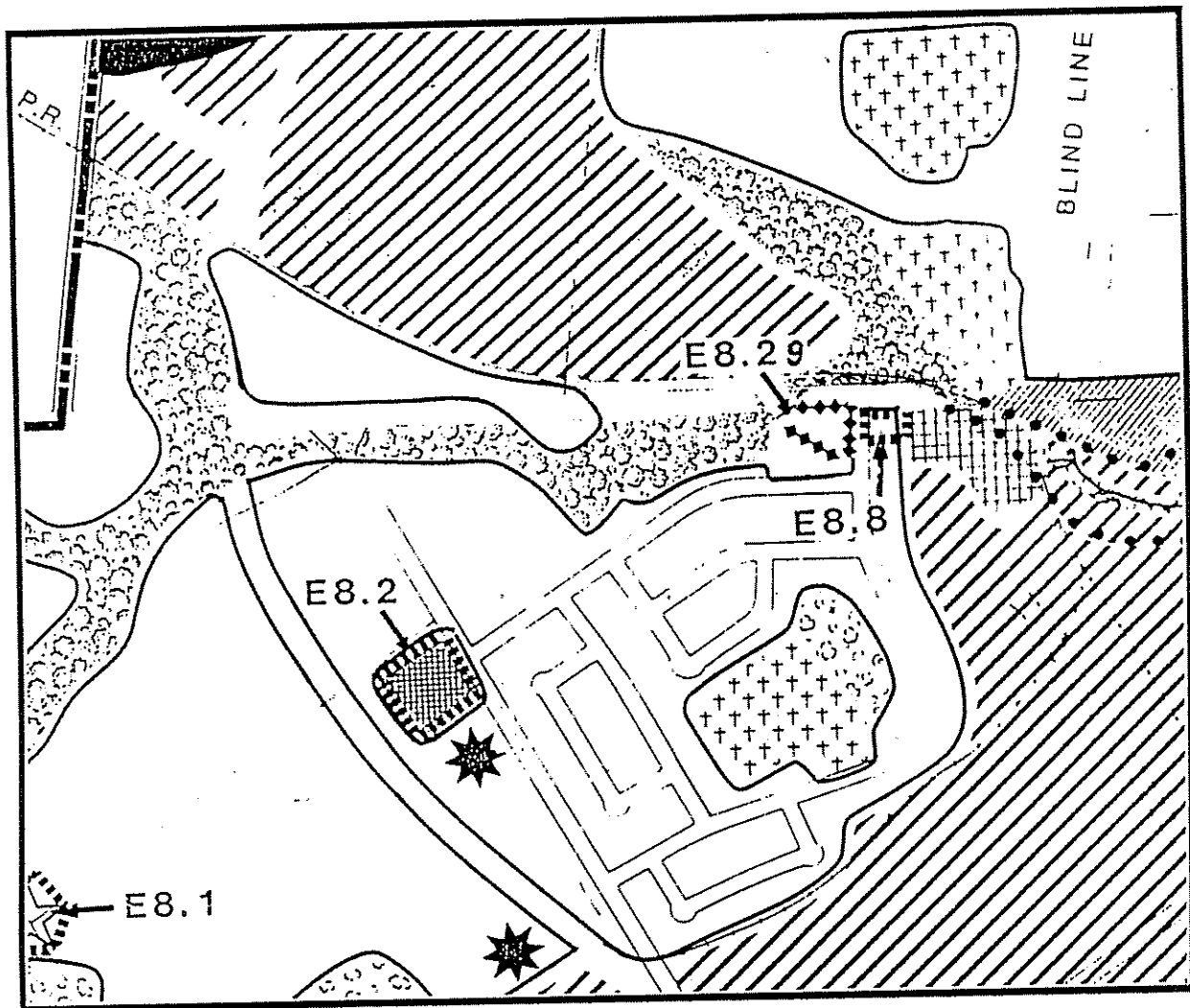
The Official Plan for the Town of Orangeville is amended as follows:

1. Schedule "A" is amended by redesignating from Convenience Commercial to Neighbourhood Commercial the area shown on the attached Schedule "A".
2. Section E8 "Policies for Specific Areas" is amended by adding the following section:

"E8.29

Notwithstanding the 'Neighbourhood Commercial' designation on lands described as Part of Blocks A & F and All of Block L, Plan 116, Town of Orangeville, permitted uses shall also include an automobile sales and service establishment."

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 35



SCHEDULE 'A'

THE OFFICIAL PLAN FOR THE TOWN OF ORANGEVILLE

LAND USE PLAN

- 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 18 of the Official Plan
- Approximate Extent of Mill Creek Floodline
(See Policy 15.4.4)



AREA AFFECTED BY THIS AMENDMENT AND
AREA TO BE ADDED TO SCHEDULE 'A'
AS LANDS DESIGNATED NEIGHBOURHOOD
COMMERCIAL (S.P. E8.29)



Ann E. Armstrong
Clerk

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 76-92

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. 35 to the Official Plan for the Town of Orangeville, consisting of Part B - The Amendment, 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. 35 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.

PASSED IN OPEN COUNCIL THIS 28th DAY OF September A.D., 1992

Ann E. Armstrong
CLERK

Mary T. Rose
HEAD OF COUNCIL

BY-LAW READ A FIRST AND SECOND TIME THIS 28th DAY OF September A.D., 1992.

BY-LAW READ A THIRD TIME THIS 28th DAY OF September A.D., 1992.