



THE CORPORATION OF THE TOWN OF ORANGEVILLE

87 Broadway,
Orangeville, On. L9W 1K1
Phone: (519) 941-0440

NOTICE OF THE ADOPTION OF OFFICIAL PLAN AMENDMENT

TAKE NOTICE THAT the Council of The Corporation of the Town of Orangeville passed By-law No. 52-2001 adopting Official Plan Amendment No. 70 on the 14th day of May, 2001, under the provisions of the Planning Act, R.S.O. 1990, c.P.13.

AND TAKE NOTICE THAT a notice of appeal to the Ontario Municipal Board in respect to the by-law may be submitted to the Clerk of The Corporation of the Town of Orangeville no later than the **7th day of June, 2001**. The notice of appeal must set out the specific part of the proposed official plan amendment to which the appeal applies and the reasons for the appeal. Only individuals, corporations and public bodies may appeal a decision of the municipality to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf. The Ontario Municipal Board requires that a notice of appeal be accompanied by a cheque in the amount of \$125 payable to the Minister of Finance.

AND TAKE NOTICE THAT the proposed official plan amendment is exempt from approval by The Ministry of Municipal Affairs and Housing, and the decision of Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

DATED AT THE TOWN OF ORANGEVILLE THIS 18TH DAY OF MAY, 2001.

LINDA J. DEAN, AMCT.,
Town Clerk

THE PURPOSE AND EFFECT:

Official Plan Amendment No. 70 affects lands located on the east side of Highway 10, between Fourth and Fifth Avenues. The lands are currently part of the Island Lake Conservation Area and comprise a proposed 1.6 hectare (4 acre) development site and a 180 metre (600 foot) strip intended to provide access to the development site from the Highway 10/Fourth Avenue intersection. The location of the subject lands is shown on the accompanying Key Map.

The purpose and effect of Official Plan Amendment 70 is to redesignate the development site from Open Space Conservation to Service Commercial.

OPA 70 would also add special policies to the Official Plan to guide the development of the Service Commercial lands in accordance with the objectives originating from the Island Lake Management Plan. OPA 70 identifies a range of uses that will be permitted on the Service Commercial lands, and incorporates policies for the removal of a holding symbol from the zoning of the property.

Key Map on reverse.

Additional information and a copy of the by-law may be obtained by contacting the Planning Department at (519) 941-0440, ext. 246.



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 52 -2001

A by-law to adopt Amendment No. 70 to the Official Plan (Credit Valley Conservation, East side of Highway 10 between Fourth and Fifth Avenues, OPZ 2/99).

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. 70 to the Official Plan for the Town of Orangeville, consisting of the attached explanatory text and map is hereby adopted.

READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 14th DAY OF MAY, 2001.

Drew Brown, Mayor


Linda J. Dean, Clerk

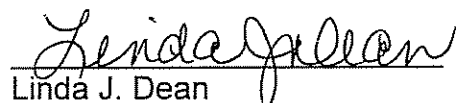
Certified a true copy of By-law/
Resolution Number 52-2001
passed by the Municipal Council of
the Town of Orangeville on the
14th day of May, 2001

Dep. Town Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 70

The attached explanatory text and map, constituting Amendment Number 70 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 May 14, 2001.


Drew Brown
Mayor


Linda J. Dean
Town Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 70

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject lands from Open Space Conservation to Service Commercial and to adopt site-specific development policies.

2. Basis of the Amendment

The subject lands are located on the east side of Highway 10, between Fourth and Fifth Avenues. They comprise a 1.6 ha (4 acre) development site and a 180-metre (600-foot) strip intended to provide access to the development site from the Highway 10/Fourth Avenue intersection.

The subject lands currently form part of the Island Lake Conservation Area, which is owned by the Credit Valley Conservation (CVC). The CVC consider the lands to be surplus to their requirements. An Environmental Impact Study has established that the lands possess no natural characteristics of significance. The site lies outside both the Island Lake Environmentally Significant Area (ESA) and the Orangeville Reservoir Wetland Complex.

The proposed development of the site for limited commercial, recreational and institutional uses is intended to create conditions for public enjoyment of Island Lake, consistent with the objectives of the Island Lake Management Plan. The lands are subject to holding removal policies requiring that a variety of public objectives be secured prior to development occurring.

PART B - THE AMENDMENT

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

1. Section "E" of the Official Plan is hereby amended to add the following text thereto:

"E8.46 Notwithstanding the Service Commercial designation of the lands located on the east side of Highway 10 between Fourth and Fifth Avenues, the uses permitted within this designation shall be limited to those which take advantage of the site's location on the shore of Island Lake. Consistent with the goals and objectives of the Island Lake Conservation Area Management Plan, the lands within this designation may be used only for commercial, institutional and recreational uses that will protect the conservation area's natural systems. Further these lands must be used for activities that entirely or in part achieve the following:

- promote or enhance understanding of the conservation area and its natural systems;
- support appropriate outdoor recreational opportunities;
- promote tourism; or
- promote and complement public enjoyment of Island Lake.

Permitted uses will include sit-down restaurants, take-out restaurants accompanied by picnic facilities, small-scale retail and service commercial uses, tourist information centres, tourist lodgings, meeting and banquet facilities, recreational clothing and equipment sales and leasing facilities, private clubs, day care centres, schools, and other commercial, institutional or recreational uses that are considered to be consistent with the above objectives.

Automotive uses, large-scale retail and service commercial uses, animal hospitals, boarding kennels, funeral homes and outdoor storage of materials are not permitted.

All buildings will be limited to a height of one storey, except a hotel which may be up to three storeys in height.

Council will incorporate holding provisions into the zoning of the subject lands to delay development until Council is satisfied that appropriate provision is made for the following:

1. water and waste water services;
2. the preparation and implementation of a Stormwater

Management Report in accordance with the Credit Valley Conservation's Stormwater Management Guidelines and Ministry of Transportation guidelines;

3. the preparation of a traffic impact study, satisfactory to the Ministry of Transportation, to determine the improvements to Highway 10 that are required to permit the introduction of access from the Highway 10/Fourth Avenue intersection;
4. construction and maintenance of driveway access from Highway 10, including associated improvements required for Highway 10;
5. implementation of the avoidance and mitigation recommendations of the Environmental Impact Study, as updated at the time of site plan approval;
6. a high-quality and harmonious architectural composition conceived specifically for this site;
7. a naturalized, landscaped setting that will screen the view of parking areas from Highway 10 and create natural shoreline edges for Island Lake;
8. a high standard of site and building design reflecting the prominence of the subject lands and its visibility from Highway 10 and the opposite shore of Island Lake;
9. wall-mounted lighting or lamp posts in keeping with the scale of the proposed buildings, and directed away from the adjoining conservation lands and the highway;
10. railway linkage between the Highway 10/Fourth Avenue intersection and the Island Lake Conservation Area trail network;
11. amenities and facilities such as outdoor seating, bicycle parking, picnic areas, tourist information facilities, interpretive information displays, and waste receptacles;
12. points of access for pedestrians and cyclists from the subject lands into the Island Lake Conservation Area;
13. fencing of the subject lands, to confine construction activity to the subject lands and to prevent the spread of litter into the

Island Lake Conservation Area; and

14. signage that does not dominate or detract from the character of the development.

Upon attainment of the above objectives to its satisfaction, Council will remove the Holding symbol and will agree to accept, from Credit Valley Conservation, an area of land for dedication as a minor extension of Fourth Avenue, easterly from Highway 10 for the purpose of providing access to the Service Commercial lands and staff access to the Island Lake Conservation Area.

Until such time as the Holding symbol is removed, the use of the lands will be restricted to those permitted in an Open Space Conservation designation.

Notwithstanding its Open Space Conservation designation, the strip of land that connects the Service Commercial lands with the Highway 10/Fourth Avenue intersection may be used for access to the Service Commercial lands."

2. Schedule "A" to the Official Plan is hereby amended in accordance with Schedule "A" hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 70

