



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. 76-2001 adopting Official Plan Amendment No. 72 on the 13th day of August, 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 **6th day of September, 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 17TH DAY OF AUGUST, 2001.

CHERYL JOHNS, A.M.C.T.,
Acting Town Clerk

THE PURPOSE AND EFFECT:

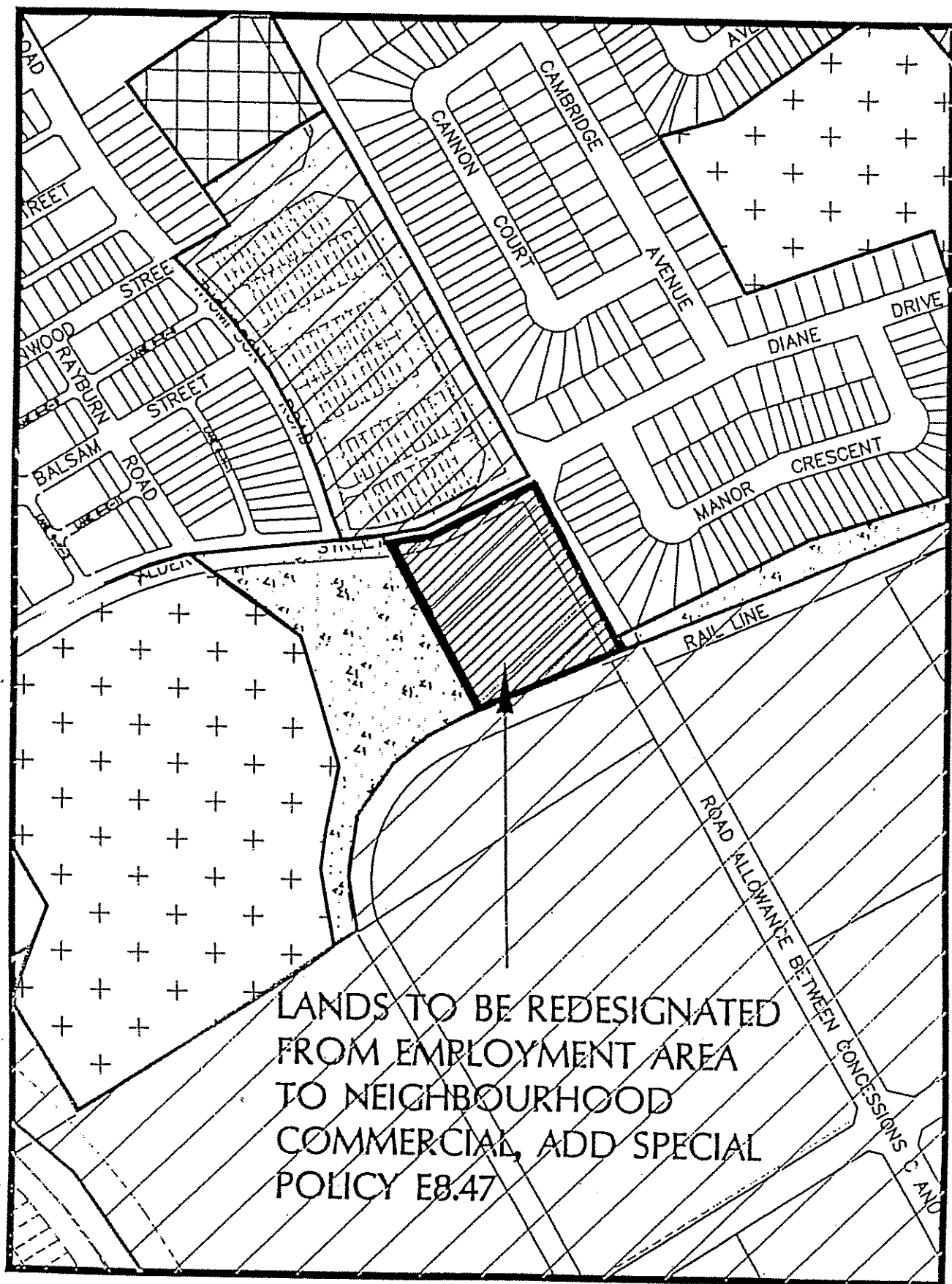
Official Plan Amendment No. 72 (OPA 72) affects lands located at the southwest corner of Alder Street and C Line. The lands are currently vacant and have an area of 1.28 ha (3.17 acres). The location of the subject lands is shown on the accompanying Key Map.

The purpose and effect of OPA 72 is to redesignate the subject lands from Employment Area to Neighbourhood Commercial.

OPA 72 would also add special policies to the Official Plan to guide the development of the Neighbourhood Commercial lands. Residential uses would be prohibited owing to the proximity of industrial uses. Through the zoning by-law, convenience commercial uses will be required to meet the needs of nearby residents and students.

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

Key Map on Reverse





THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 76-2001

A by-law to adopt Amendment No. 72 to the Official Plan (Town of Orangeville, Tribunal Developments Inc., Southwest corner of Alder Street and C Line, OPZ 6/01).

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. 72 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 13th DAY OF AUGUST, 2001.

A handwritten signature in cursive script, reading "Drew Brown", written over a horizontal line.

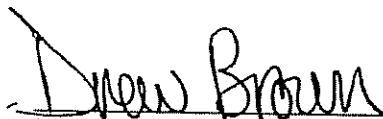
Drew Brown, Mayor


A handwritten signature in cursive script, reading "Cheryl Johns", written over a horizontal line.

Cheryl Johns, Acting Town Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 72

The attached explanatory text and map, constituting Amendment Number 72 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 13, 2001.


Drew Brown,
Mayor


Cheryl Johns
Acting Town Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 72

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject lands from Employment Area to Neighbourhood Commercial and to adopt site-specific development policies.

2. Basis of the Amendment

The subject 1.28 ha (3.17 acre) parcel of land is located at the southwest corner of Alder Street and C Line.

It was originally intended that a village commercial core, located on Montgomery Boulevard, would provide convenience and other commercial uses serving the residents of Montgomery Village and the students of Westside High School. The village commercial core has not materialized, primarily because of the interior location of the lands designated for this purpose. The purpose of this amendment is to ensure that an appropriate, alternative site is available for commercial uses to meet the needs of local residents and students.

The Neighbourhood Commercial designation generally permits residential uses on upper floors of mixed-use buildings. Because of the proximity of industry to the south, residential uses are prohibited on this site.

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:

"E8.47 Notwithstanding the Neighbourhood Commercial designation of the lands located at the southwest corner of Alder Street and C Line, all residential uses are prohibited owing to the proximity of industrial uses. The implementing zoning by-law will require the provision of convenience commercial uses in any building that is constructed on the subject lands, to meet the needs of nearby residents and students."
2. Schedule "A" to the Official Plan is hereby amended in accordance with Schedule "A" hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 72





THE CORPORATION OF THE TOWN OF ORANGEVILLE

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

NOTICE OF THE PASSING OF A ZONING BY-LAW

TAKE NOTICE THAT the Council of The Corporation of the Town of Orangeville passed By-law 77-2001 on the 13th day of August, 2001, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

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 **6th day of September, 2001**. The notice of appeal must set out the objection to the by-law and the reasons in support of the objection. Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed 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.

DATED AT THE TOWN OF ORANGEVILLE THIS 17th DAY OF AUGUST, 2001

CHERYL JOHNS, A.M.C.T.
Acting Town Clerk

PURPOSE AND EFFECT

By-law 77-2001 affects lands located at the southwest corner of Alder Street and C Line. The lands are currently vacant and have an area of 1.28 ha (3.17 acres). The location of the subject lands is shown on the accompanying Key Map.

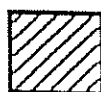
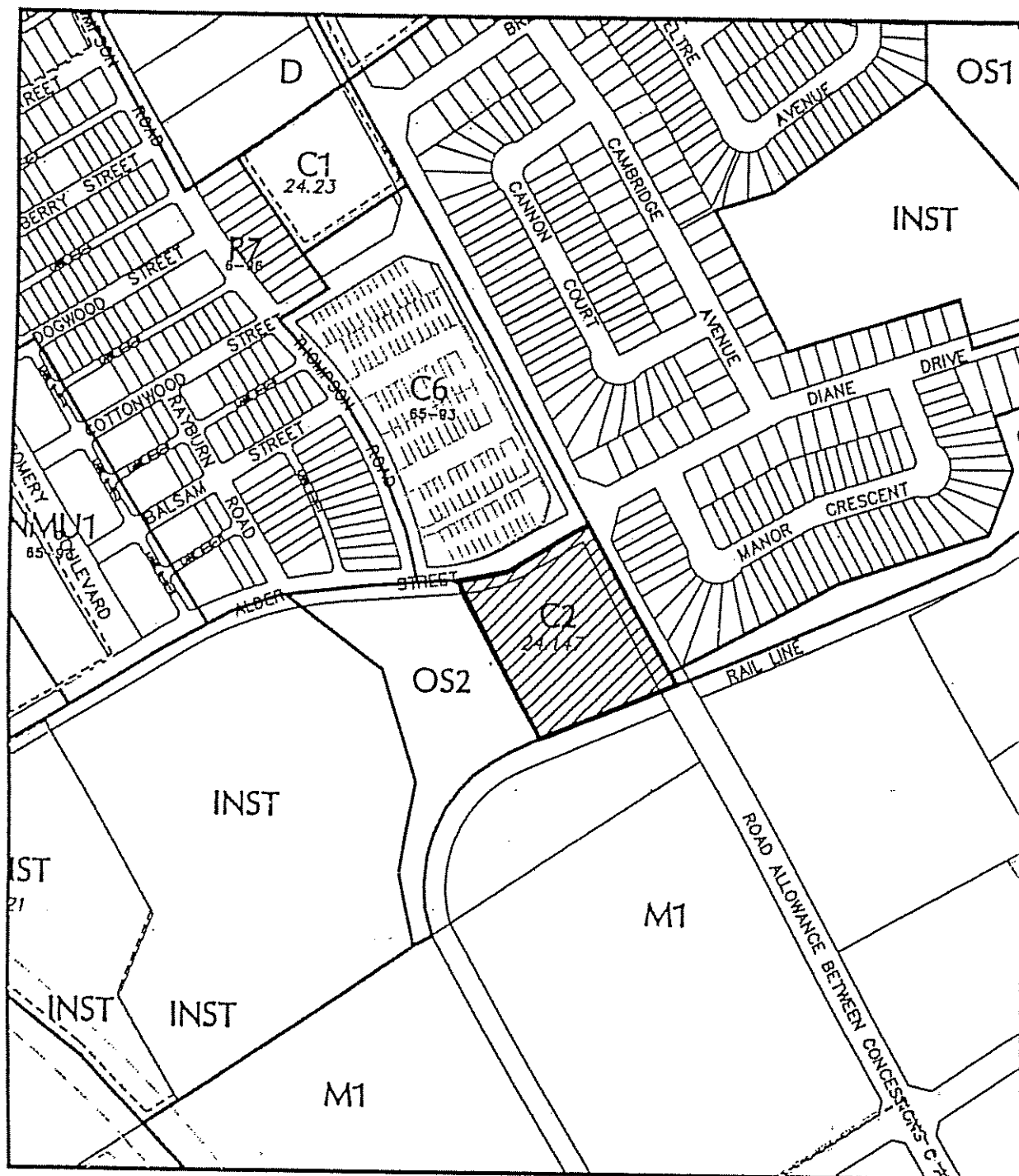
The purpose and effect of By-law 77-2001 is to amend the Zoning By-law (By-law 22-90, as amended) to rezone the subject lands from Commercial (C6) to Neighbourhood Commercial (C2). Specific restrictions contained in the by-law would:

- Prohibit residential uses;
- Maintain several built form requirements contained in the existing C6 zoning (front yard, exterior side yard, interior side yard, building height, parking location and coverage)
- Require a minimum floor area of 200 square metres (2153 square feet) to be devoted to one or more of a variety store, a convenience store or a laundry or dry cleaning establishment

The lands affected by By-law 77-2001 are also affected by Official Plan Amendment No. 72 (OPA 72).

Key Map on Reverse.

KEY MAP



LANDS TO BE ZONED NEIGHBOURHOOD
COMMERCIAL (C2) ZONE, S.P. 24.147
AND TO BE DELETED FROM THE
COMMERCIAL (C6) ZONE AS SHOWN ON
SCHEDULES "A" AND "B" TO BY-LAW 65-93



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 77 - 2001

BEING A BY-LAW TO AMEND BY-LAW 22-90, AS AMENDED AND BY-LAW 65-93, AS AMENDED (Town of Orangeville, Tribunal Developments Inc., Southwest Corner of Alder Street and C Line, OPZ 6/01).

WHEREAS on June 25, 2001, Council held a public meeting with respect to Official Plan and Zoning Amendment proposals (OPZ 6/01) to redesignate and rezone lands owned by Tribunal Developments Inc. at the southwest corner of Alder Street and C Line;

AND WHEREAS on June 25, 2001, having received no submissions in opposition, Council approved the proposals;

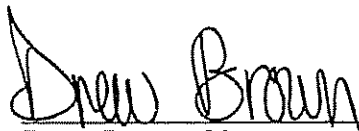
BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Orangeville as follows:

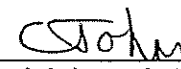
1. THAT Zoning Map C2 of By-law 22-90, as amended, is hereby amended in accordance with Schedule "A" hereto.
2. THAT Schedules "A" and "B" of By-law 65-93, as amended, are hereby amended in accordance with Schedule "A" hereto.
3. THAT Section 24 of By-law 22-90, as amended, is hereby amended by adding the following text thereto:

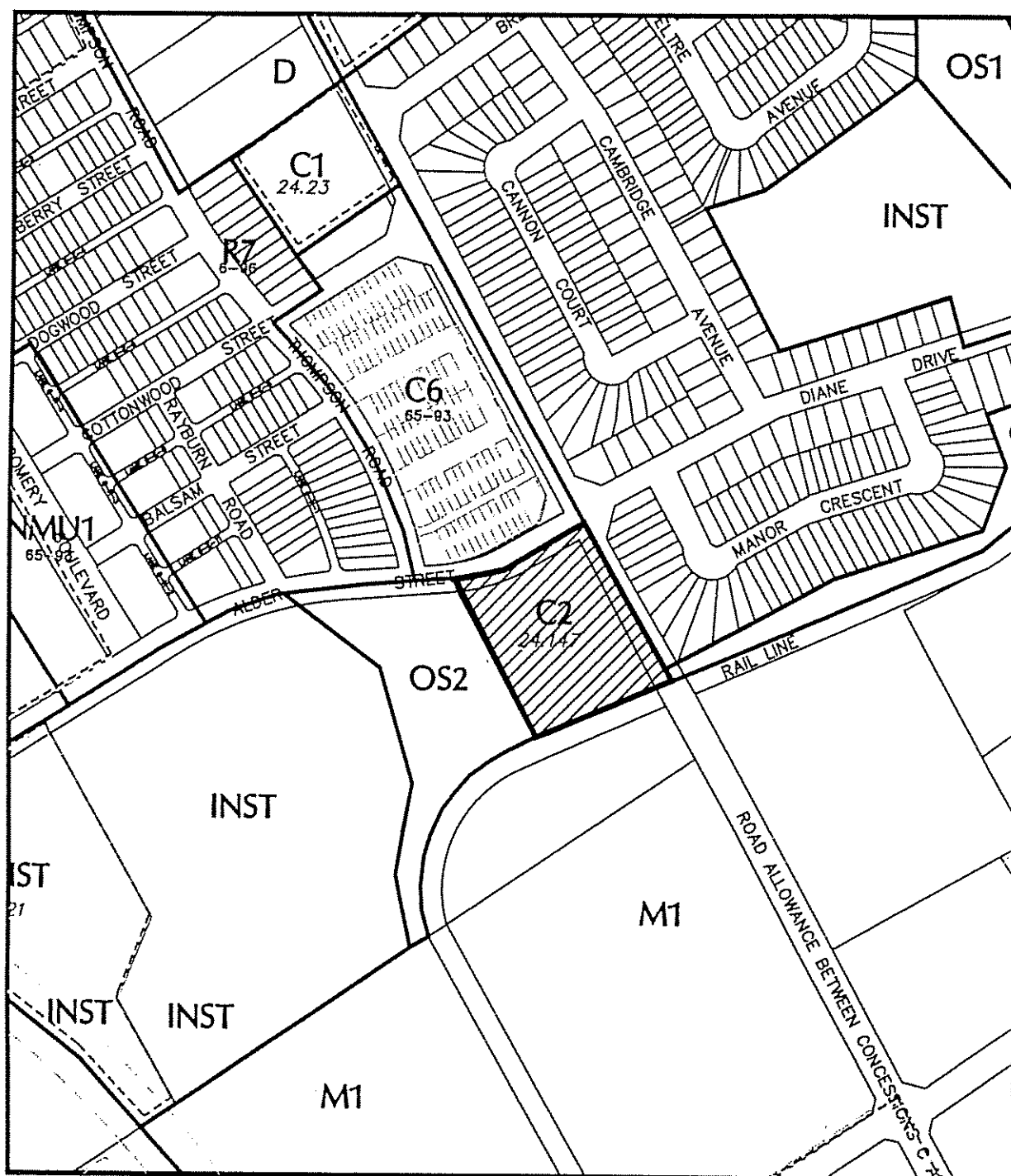
"24.147 Notwithstanding the provisions of Sections 15.1 hereof, *dwelling units* are prohibited, and notwithstanding Sections 15.2(3), 15.2(4), and 15.2(5) hereof, the following regulations shall apply to the lands located at the southwest corner of Alder Street and C Line (Part of the Northeast Half of Lot 3, Concession C, more particularly described as Part 2, Plan 7R-4152):

- | | | |
|-----|---|-------------|
| (1) | <i>Front Yard</i> (Minimum) | 3.0 metres |
| (2) | <i>Exterior Side Yard</i> (Minimum) | 3.0 metres |
| (3) | <i>Interior Side Yard</i> (Minimum) | 2.0 metres |
| (4) | <i>Height</i> (Maximum) | 14.0 metres |
| (5) | Parking Location: All parking spaces shall be located a greater distance from the <i>front lot line</i> than the exterior wall of the main <i>building</i> closest to the <i>front lot line</i> . | |
| (6) | Coverage for all <i>buildings</i> and hard-surfaced areas (Maximum):
70% | |
| (7) | Minimum aggregate <i>floor area</i> devoted to a <i>variety store</i> , a <i>convenience store</i> or a <i>dry-cleaning or laundry establishment</i> :
200 square metres | |

READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 13TH DAY OF AUGUST, 2001.


Drew Brown, Mayor


Cheryl Johns, Acting Town Clerk.




THE CORPORATION OF THE
TOWN OF ORANGEVILLE

**SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW 22-90**

SCHEDULE "A" TO BY-LAW NO. 77-2001

PASSED THE 13th DAY OF AUGUST 2001


MAYOR


ACTING TOWN CLERK



LANDS TO BE ZONED NEIGHBOURHOOD
COMMERCIAL (C2) ZONE, S.P. 24.147
AND TO BE DELETED FROM THE
COMMERCIAL (C6) ZONE AS SHOWN ON
SCHEDULES "A" AND "B" TO BY-LAW 65-93

ZONING MAP NO. C2