



**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. 105-2001 adopting Official Plan Amendment No. 74 on the 15<sup>th</sup> day of October, 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 **13<sup>th</sup> day of November, 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 24<sup>TH</sup> DAY OF OCTOBER, 2001.

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

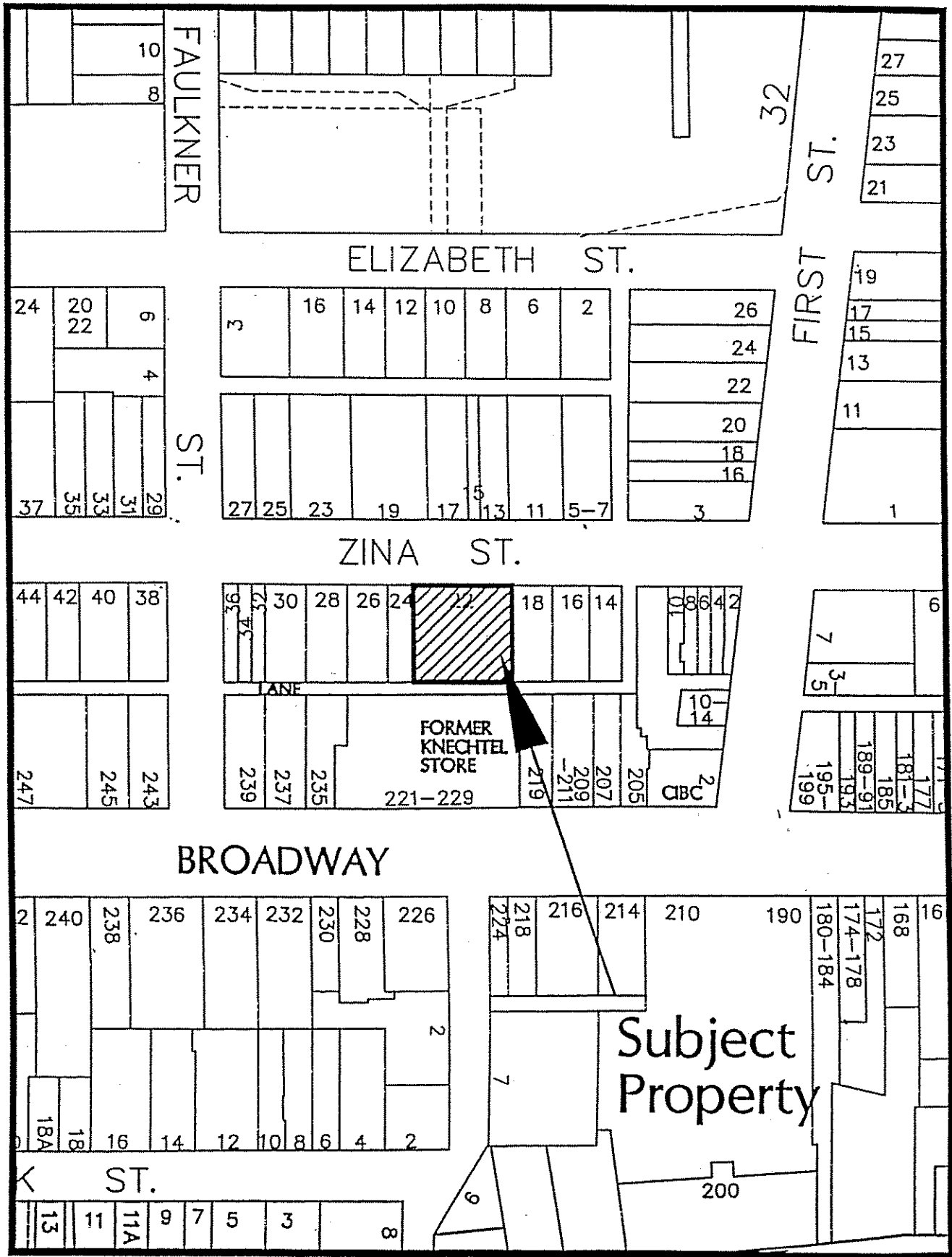
**THE PURPOSE AND EFFECT:**

Official Plan Amendment No. 74 (OPA 74) affects lands located at the south side of Zina Street, west of First Street, municipally known as 22 Zina Street. The property is currently developed with a parking lot and comprises an area of 0.146 hectares (0.36 acres). The location of the lands affected by OPA 74 are shown on the accompanying Key Map.

The purpose of OPA 74 is to amend the wording of Special Policy E8.13 of the Official Plan to permit limited residential uses in addition to the parking lot use on the subject 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 105 -2001

BEING A BY-LAW TO ADOPT OPA 74 TO THE OFFICIAL PLAN  
(To redesignate 22 Zina Street; OPZ 8/01)

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

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL  
THIS 15th DAY OF OCTOBER, 2001.

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

Drew Brown, Mayor


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

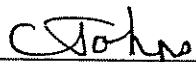
Cheryl Johns, Town Clerk

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 74

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The attached explanatory text, constituting Amendment Number 74 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 October 15, 2001.

  
Drew Brown,  
Mayor

  
Cheryl Johns  
Town Clerk

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 74  
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PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to amend the wording of Special Policy E8.13 to permit limited residential uses in addition to the parking lot use on the subject property.

2. Location

This amendment applies to the lands on the south side Zina Street, west of First Street municipally known as 22 Zina Street.

3. Basis of the Amendment

The amendment will implement Council's approval of the Official Plan Amendment on September 24, 2001, to redesignate the subject lands to permit residential land uses and the existing parking lot.

Town staff prepared a comprehensive report regarding a proposal to amend the Official Plan and Zoning By-law to permit these changes that outlines the details of the amendments.

The new designation would permit the continued use of the property as a parking lot that serves the owner's commercial property fronting onto Broadway while providing the flexibility for an appropriate future land use change that would be compatible with the surrounding low-density residential neighbourhood. Staff are of the opinion that the redesignation is appropriate.

## PART B - THE AMENDMENT

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

1. The text of Special Policy E8.13 is hereby deleted and replaced with the following:

*"E8.13 Notwithstanding the Central Business District designation on the lands described as Part of Lot 21, and Lots 19 and 20, Block 1, Registered Plan 212, (22 Zina Street) the permitted uses shall be restricted to a parking area or parking lot, to be suitably screened, landscaped and designed and subject to Site Plan Control, or single or semi-detached residential units."*



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**THE CORPORATION OF THE TOWN OF ORANGEVILLE**

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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 106-2001 on the 15<sup>th</sup> day of October, 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 **13<sup>th</sup> day of November, 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 24<sup>th</sup> DAY OF OCTOBER, 2001

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

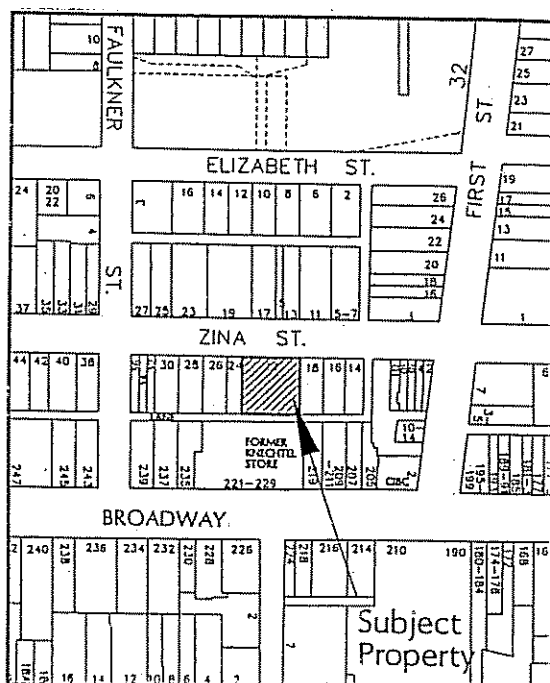
**PURPOSE AND EFFECT**

By-law 106-2001 affects lands located at the south side of Zina Street, west of First Street, municipally known as 22 Zina Street. The property is currently developed with a parking lot and comprises an area of 0.146 hectares (0.36 acres). The location of the subject lands is shown on the accompanying Key Map.

The purpose and effect of By-law 106-2001 is to amend Zoning By-law 22-90, as amended, to rezone the subject lands to amend the wording of site specific Special Provision 24.20. The amendment has the effect of limiting the permitted uses on the subject property to single detached and semi-detached residential uses and a parking lot or parking area use.

Council also adopted an accompanying Official Plan Amendment (OPA 74) with respect to the subject lands.

Key Map





THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 106 -2001

BEING A BY-LAW TO AMEND ZONING BY-LAW 22-90, AS AMENDED (Town of Orangeville; OPZ 8/01)

**WHEREAS** on September 24, 2001, the Council of the Corporation of the Town of Orangeville held a public meeting with respect to Official Plan and Zoning Amendment proposal OPZ 8/01 to redesignate and rezone the lands at 22 Zina Street to limit the permitted uses to a parking lot and residential uses only;

**AND WHEREAS** at the public meeting Council approved the Official Plan and Zoning Amendment proposal;

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

1. THAT Section 24.20 of By-law 22-90, as amended, is hereby amended to read as follows:

"24.20 Notwithstanding the provisions of Section 13A.1 (permitted uses of the CBD Zone), the following uses shall be the only uses permitted on the lands zoned Central Business District (CBD) Zone, Special Provision 24.20:

**Permitted Uses**

*a single detached dwelling*

*a semi-detached dwelling*

*a public park or playground*

*a home occupation in accordance with the provisions of Section 5*

*a parking area*

*a parking lot."*

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL  
THIS 15th DAY OF OCTOBER, 2001.

Drew Brown, Mayor

Cheryl Johns, Town Clerk