



RECEIVED FEB 11 2003

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. 15-2003 adopting Official Plan Amendment No. 80 on the 3rd day of February, 2003, 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 **3rd day of March, 2003**. 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 11TH DAY OF FEBRUARY, 2003.

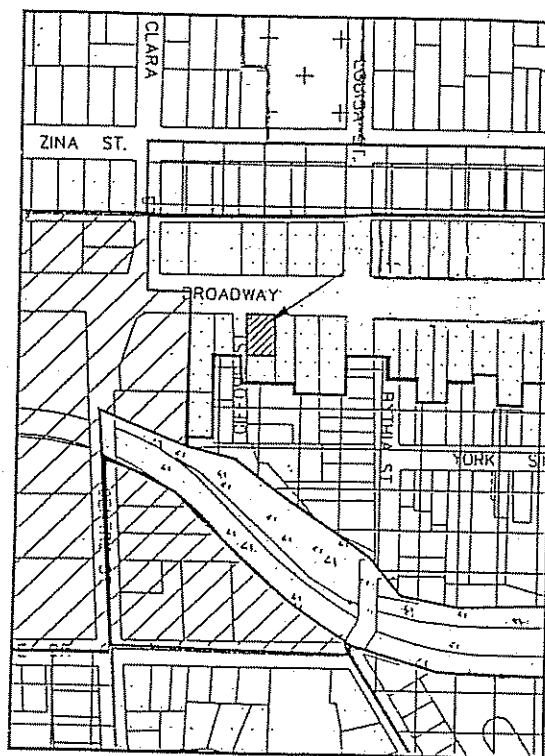
CHERYL JOHNS, A.M.C.T.
Clerk

THE PURPOSE AND EFFECT:

Official Plan Amendment No. 81 (OPA 81) affects lands located on the southeast corner of Broadway and Gifford Street, municipally known as 260-262 Broadway. The property is currently developed with a two (2) storey dwelling. The location of the lands affected by OPA 81 are shown on the accompanying Key Map.

The purpose of OPA 81 is to introduce a site-specific policy to these lands designated "Restricted Commercial Residential" to permit the conversion of an existing dwelling into eight (8), self-contained residential apartment units..

Key Map:





THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 15 -2003

A BY-LAW TO ADOPT OPA 81 TO THE OFFICIAL PLAN (873815 Ontario Limited; southeast corner of Broadway and Gifford Street – 260-262 Broadway; OPZ 5/02)

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.P13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 81 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
3rd DAY OF FEBRUARY, 2003.

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

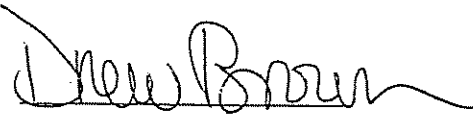
Drew Brown, Mayor

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

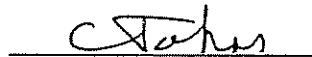
Cheryl Johns, Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 81

The attached explanatory text and map, constituting Amendment No. 81 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.P13, and amendments thereto, on February 3, 2003.



Drew Brown, Mayor



Cheryl Johns, Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 81

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to introduce a site specific policy for a parcel of land located on the southeast corner of Broadway and Gifford Street with respect to the number of dwellings units permitted on the property.

2. Location

This amendment applies to the lands described as Lot 7, Block 9, Registered Plan 138, Part 1, Plan 7R-4708, Town of Orangeville, County of Dufferin, known municipally as 260-262 Broadway. The lands are on the southeast corner of Broadway and Gifford Street.

3. Basis of the Amendment

The amendment will implement Council's approval of an Official Plan Amendment application on December 9, 2002, to permit the conversion of an existing dwelling into 8, self-contained residential apartment units.

In response to applications to amend the Official Plan and Zoning By-law to permit this development, Town staff prepared a comprehensive report, reviewing the details of the proposed redevelopment.

Staff are of the opinion that the proposed change to permit the conversion of the dwelling into apartment units is an appropriate intensification of the lands, will introduce a type of residential unit that is needed in the community and will result in the renovation of a heritage building.

PART B - THE AMENDMENT

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

1. Section E8 – Policies for Specific Area be amended by adding the following text thereto:

"E8.50 Notwithstanding the Restricted Commercial Residential designation on the lands located on the southeast corner of Broadway and Gifford Street and the permitted uses listed in Section E2.9.2 of this Plan, the permitted uses shall include a converted dwelling containing up to eight dwelling units."
2. Schedule "A" "Land Use Plan" is hereby amended by adding a reference to Special Policy E8.50 on the lands known as 260-262 Broadway in the manner shown on Schedule "A" attached hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 81

