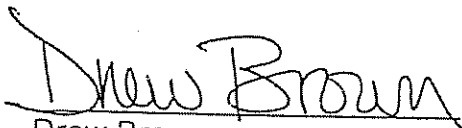
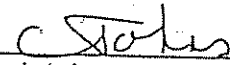


THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 85

The attached explanatory text and map, constituting Amendment Number 85 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 12, 2003.


Drew Brown,
Mayor


Cheryl Johns
Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 85

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to permit the sale of vehicles in conjunction with a car and truck rental agency located at 2 Town Line.

2. Basis of the Amendment

The subject 0.11 ha (0.27-acre) property is located on the west side of Town Line, immediately south of the Mill Creek channel (see Schedule "A"). The property is occupied by a two-storey building which contains the offices of Budget Car and Truck Rental on the ground floor. The upstairs is vacant except for one office.

The total floor area of the building is approximately 209 square metres (2250 sq.ft.). The parking requirement would be 10 parking spaces. There is room to park at least 11 vehicles in the rear yard, and five vehicles in the front yard. Both front and rear yard parking areas are paved.

The subject property is designated Neighbourhood Commercial in the Official Plan and is zoned C2(F). The sale of vehicles is not permitted by either the Official Plan or the Zoning By-law. The owner has requested site specific-amendments to allow the sale of vehicles in conjunction with the rental office.

The subject property forms part of a designated Neighbourhood Commercial node focused on Broadway at Town Line and Fourth Street. The Official Plan states *"that Neighbourhood Commercial areas are distributed in various parts of Orangeville, primarily in response to the location of residential uses. These areas accommodate retail and service commercial uses at a moderate scale, usually in the form of shopping centres with consolidated parking."*

The Neighbourhood Commercial node at this location includes:

- the shopping centres at the northeast and northwest corners of Broadway

PART B - THE AMENDMENT

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

1. Schedule "A" to the Official Plan is hereby amended in accordance with Schedule "A" hereto.
2. The Official Plan is hereby amended by adding the following text thereto:

"E8.52 Notwithstanding the Neighbourhood Commercial designation, the sale of vehicles in conjunction with a car and truck rental agency is also permitted. "

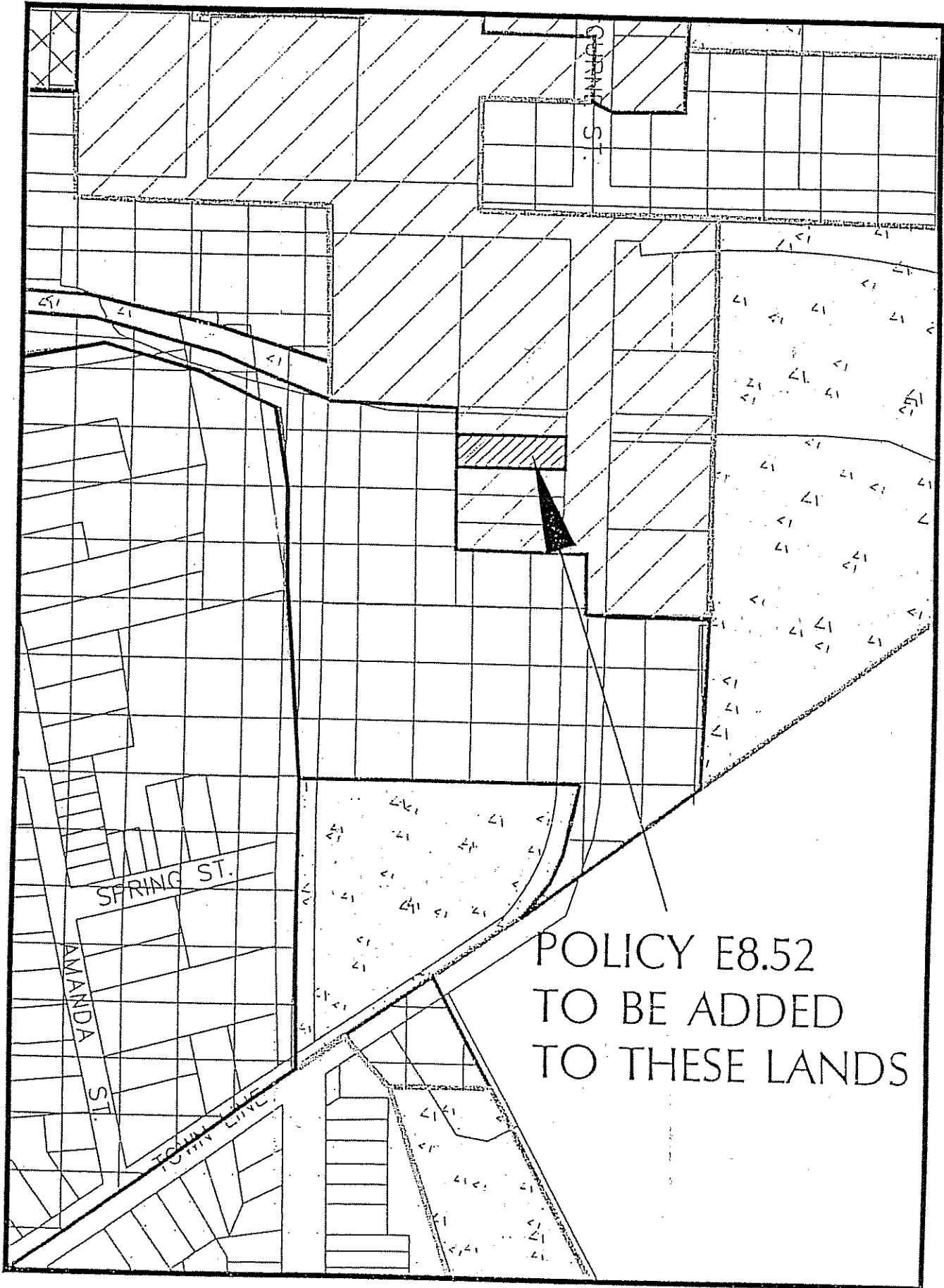
and Fourth Street;

- TJ's Hangar, For-All Realty and Burger King, on the north side of Broadway;
- the former Canadian Tire building which is now occupied by the LCBO, Shoppers Drug Mart and Bulk Barn (immediately north of the subject property);
- the Solar Swim establishment (immediately south of the subject property); and
- DUCA credit union, KFC, Barth's Cleaning, and the Burnside office building (across Town Line from the subject property).

To the west, south and east of this Neighbourhood Commercial node are Service Commercial lands where a full range of automotive uses, including the sale of vehicles, is permitted. The automotive uses in this area include the new Petro-Canada gas station, the Kar-Bath, Top Technicians and the Esso gas station.

The proposed sale of vehicles on this single property, in conjunction with a car rental agency, would not appear to be out of character with the local area, and would not appear to adversely impact the function of this Neighbourhood Commercial node.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 85





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. 49-2003 adopting Official Plan Amendment No. 85 on the 12th day of May, 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 **11th day of June, 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 22ND DAY OF MAY, 2003.

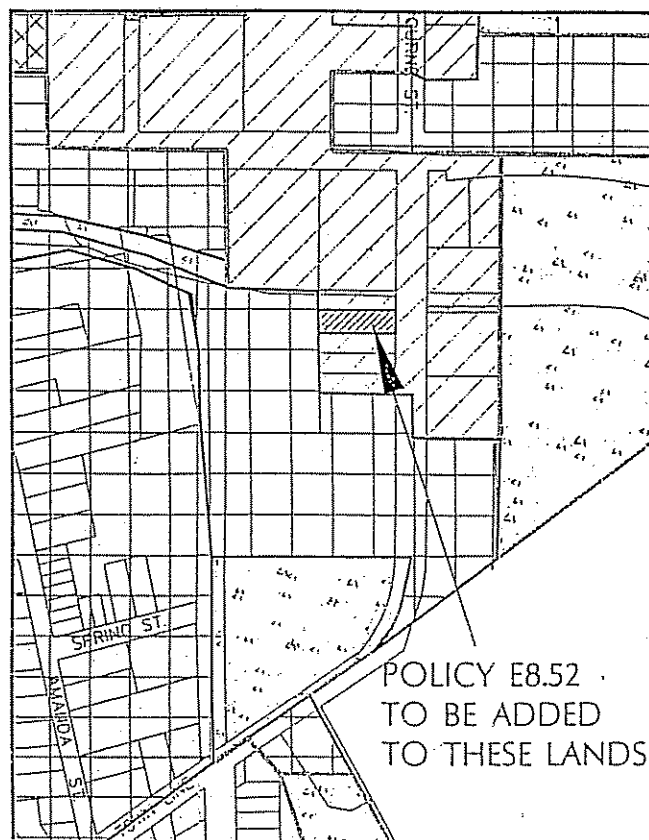
CHERYL JOHNS, A.M.C.T.
Clerk

THE PURPOSE AND EFFECT:

The purpose and effect of Official Plan Amendment No. 85 (OPA 85) is to add a specific policy to the Official Plan to permit the sale of vehicles in conjunction with a car and truck rental agency at 2 Town Line (west side of Town Line, south of Broadway). The existing Neighbourhood Commercial designation of this property would remain.

The location of the lands affected by OPA 85 are shown on the accompanying Key Map.

Key Map:





THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 49 -2003

A by-law to adopt Amendment No. 85 to the Official Plan (948328 Ontario Limited – Budget Car and Truck Rental – 2 Town Line, OPZ 1/03).

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. 85 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 12th DAY OF MAY, 2003.

A handwritten signature in cursive script, reading "Drew Brown".

Drew Brown, Mayor

A handwritten signature in cursive script, reading "Cheryl Johns".

Cheryl Johns, Clerk