



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. 69-2003 adopting Official Plan Amendment No. 86 on the 21st day of July, 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 **13th day of August, 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 24TH DAY OF JULY, 2003.

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

THE PURPOSE AND EFFECT:

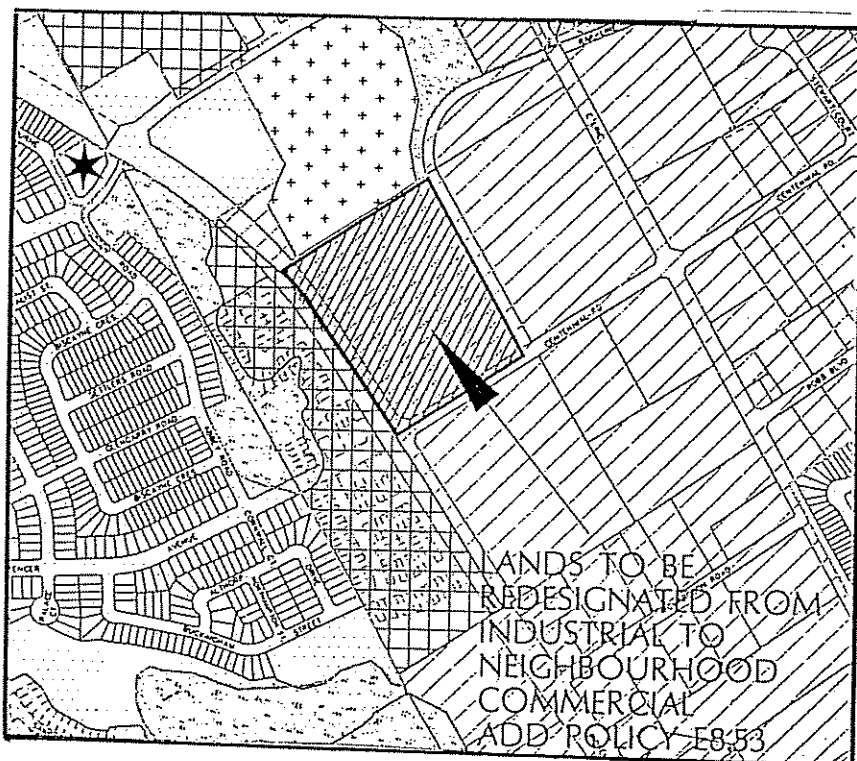
The purpose and effect of Official Plan Amendment No. 86 (OPA 86) is to redesignate the lands located at the northeast corner of Centennial and Riddell Roads from Industrial to Neighbourhood Commercial. The area of the parcel is approximately 6.83 ha (16.87 acres).

Official Plan Amendment No. 86 would add policies to the Official Plan indicating that the subject lands are intended to be developed for a shopping centre that will strengthen the role of Orangeville as a sub-regional centre, and serve the residents of west Orangeville. To achieve these objectives, the shopping centre is intended to be anchored by a full-line supermarket.

Official Plan Amendment No. 86 also provides for the incorporation of a holding symbol into the zoning of the property to ensure that public objectives related to design, servicing, transportation, pedestrian accessibility and tree preservation are satisfactorily addressed.

The location of the lands affected by OPA 86 are shown on the accompanying Key Map.

Key Map:





THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 69 -2003

A by-law to adopt Amendment No. 86 to the Official Plan (2010976 Ontario Limited, Westside Market Village, Northeast corner of Riddell and Centennial Roads, OPZ 7/02).

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.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 86 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 21st DAY OF JULY, 2003.

Handwritten signature of Nick Garisto in cursive script.


Nick Garisto, Deputy Mayor


Handwritten signature of Cheryl Johns in cursive script.

Cheryl Johns, Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 86

The attached explanatory text and map, constituting Amendment Number 86 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 July 21, 2003.


Nick Garisto
Deputy Mayor


Cheryl Johns
Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 86

PART A - THE PREAMBLE

1. Purpose of the Amendment

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

2. Basis of the Amendment

The subject lands are located at the northeast corner of Centennial and Riddell Roads and have an area of approximately 6.83 ha (16.87 acres).

The proposed commercial development will provide shopping facilities that will strengthen the role of Orangeville as a sub-regional centre, and that will serve the new neighbourhoods that have been developed in the west end of Orangeville. 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:

"E8.53 Notwithstanding the Neighbourhood Commercial designation of the lands located at the northeast corner of Riddell and Centennial Roads, residential uses are not permitted.

The subject lands are intended to be developed for a shopping centre that will strengthen the role of Orangeville as a sub-regional centre, and serve the residents of west Orangeville. To achieve these objectives, the shopping centre will be anchored by a full-line supermarket.

The zoning of the subject lands will incorporate holding provisions and these will be detailed in the implementing zoning by-law. The intent of these provisions is to ensure that matters relating to design, servicing, transportation, pedestrian accessibility and tree preservation are satisfactorily addressed prior to the issuance of building permits for the development."
2. Schedule "A" to the Official Plan is hereby amended in accordance with Schedule "A" hereto.

