



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. 32-2004 adopting Official Plan Amendment No. 91 on the 5th day of April, 2004, 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 **28th day of April, 2004**. The notice of appeal must set out the specific part of the 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 official plan amendment is exempt from approval by The Ministry of Municipal Affairs, 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 8TH DAY OF APRIL, 2004.

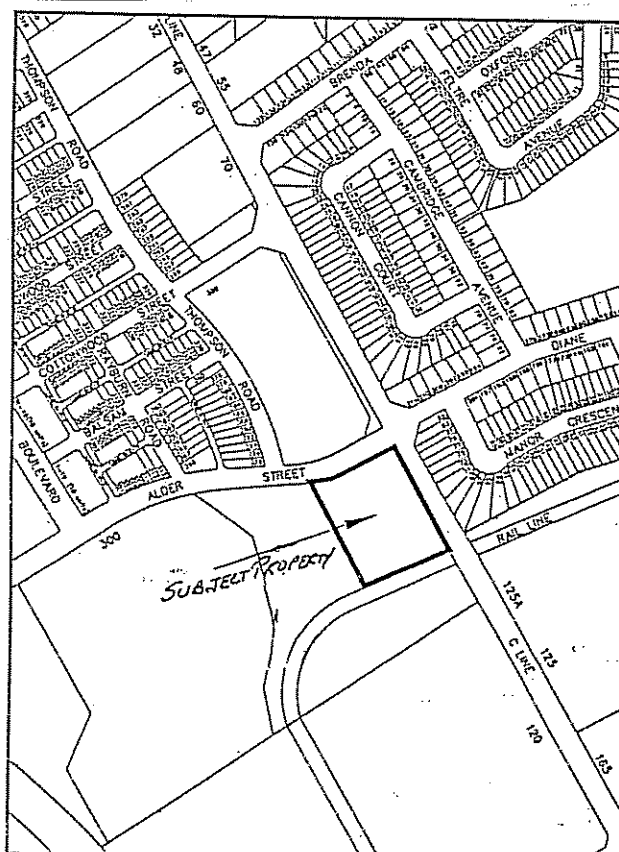
CHERYL JOHNS, A.M.C.T.
Clerk

THE PURPOSE AND EFFECT:

The purpose and effect of Official Plan Amendment No. 91 is to add site-specific policy E8.59 for lands at the southwest corner of C Line and Alder Street. This policy adds urban design guidelines for the development of these lands.

The location of the lands affected by OPA 91 is shown on the accompanying Key Map.

Key Map:

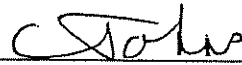


THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 91

The attached explanatory text and map, constituting Amendment Number 91 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 April 5, 2004.



Drew Brown
Mayor



Cheryl Johns
Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 91

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to add a site-specific policy for these lands to apply urban design guidelines for the development of the lands.

2. Location

This amendment applies to the lands on the southwest corner of C Line and Alder Street described as the Northeast Half of Lot 3, Concession C.

3. Basis of the Amendment

On October 27, 2003, Council passed Interim Control By-law No. 123-2003 for the subject lands and for the lands at the northwest corner of C Line and Alder Street in order that a review or study could be undertaken in respect of the land use policies that applied to these lands. As a result, The Butler Group Consultants Inc., completed an "Interim Control By-law Study, C Line at Alder Street, Town of Orangeville", dated February 12, 2004. That study provides the rationale for the subject amendment.

In accordance with the findings of the above study, this amendment applies urban design guidelines for the development of these lands. This amendment is considered necessary in order to achieve greater overall land use compatibility for the area and a more appropriate gateway for the entrance to Montgomery Village.

New zoning for these lands will define more precisely the appropriate range of uses to be permitted and provide performance standards to ensure that the intent of the study's recommendations are implemented.

PART B - THE AMENDMENT

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

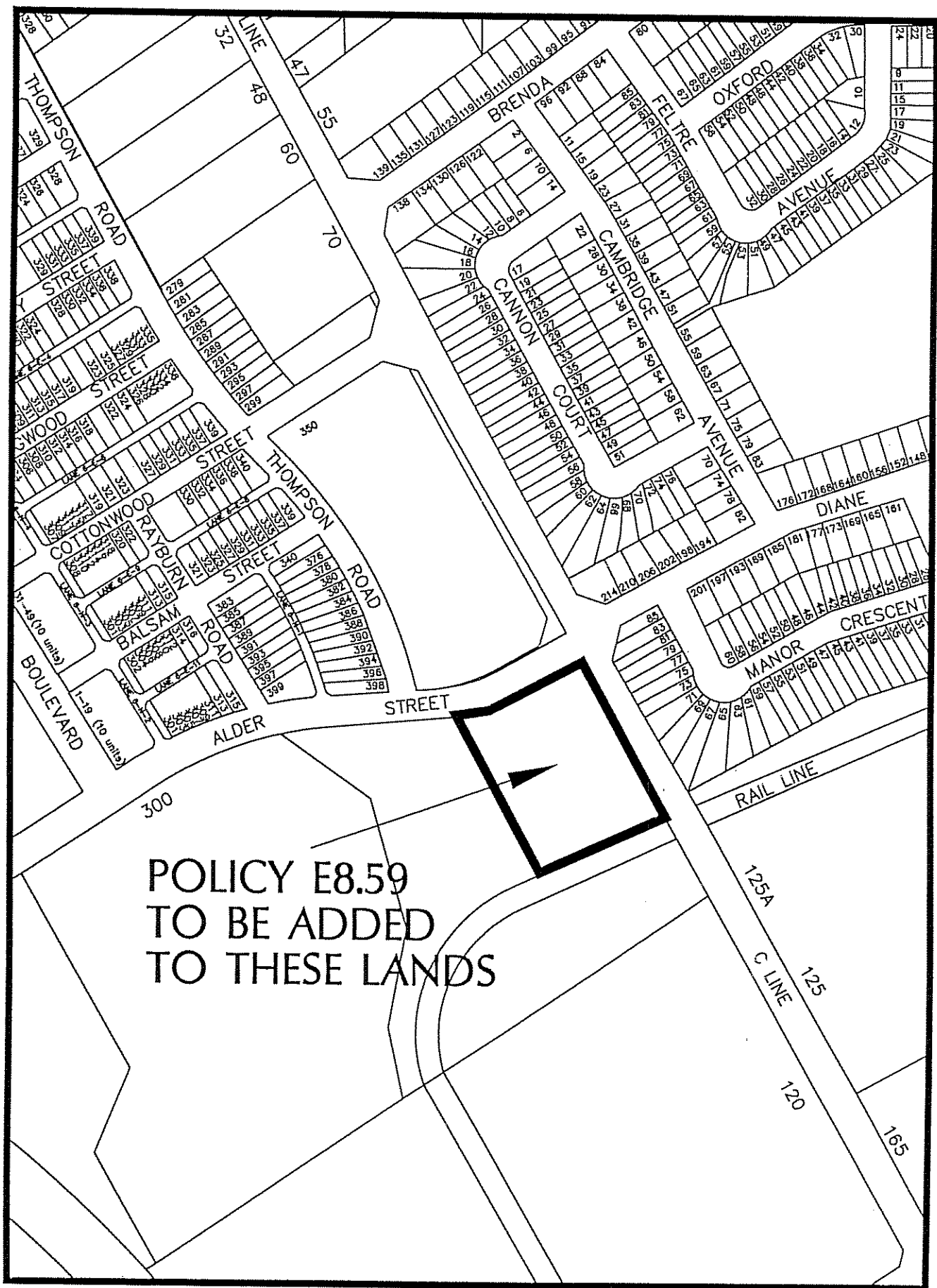
1. Schedule "B" "Policies for Specific Areas" is hereby amended by adding "Policy E8.59" to the subject lands as shown on Schedule "A" attached hereto.
2. Section E8 – Policies for Specific Areas be amended by adding the following text thereto:

"E8.59 The following urban design guidelines shall apply to the development of the lands at the southwest corner of C Line and Alder Street:

- (a) At "gateway" intersections, buildings shall be located to reinforce the corner:
 - corner architecture and landscape elements should be coordinated to generate a sense of community entry,
 - where feasible, buildings should be located close to the corner, and,
 - where feasible, pedestrian access to buildings should be located close to the corner to reinforce the corner.
- (b) Retail plazas should be designed to maximize the urban form impact of the entire retail centre:
 - buildings should be designed to complement each other in scale and architectural expression,
 - landscaping should reinforce the pedestrian qualities of the entire plaza,
 - parking lots should be designed as a unit with ample landscaping to break up the expanse of the parking area.
- (c) Parking should be located at the interior of the lot where feasible:
 - where parking is adjacent to the street, landscaping and architectural treatments are encouraged to reinforce the sidewalks adjacent to the site,
 - whenever possible, built form elements should be located adjacent to the sidewalk to reduce the impact of the automobile such as pergolas, free standing walls and fences.

- (d) Signage should be designed on an area-wide basis:
- entry signage, major building signage and the signage of individual shops should be designed to reinforce a common image for any individual retail area."

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 91





THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 32 -2004

A by-law to adopt Amendment No. 91 to the Official Plan (Tribunal Developments Inc., Southwest Corner of C Line & Alder Street, OPZ 3/04).

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. 91 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 5th DAY OF APRIL, 2004.

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

Drew Brown, Mayor

A handwritten signature in black ink, appearing to read "C. Johns", written over a horizontal line.

Cheryl Johns, Clerk