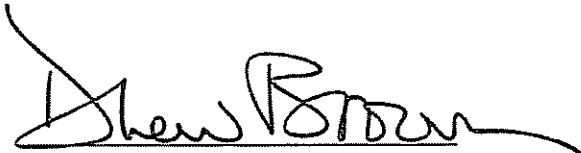



THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 96

The attached explanatory text and map, constituting Amendment Number 96 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 February 27, 2006.


Drew Brown
Mayor


Cheryl Johns
Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 96**

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to adopt town-wide policies pertaining to and to implement the Commercial Urban Design Study (2005).

2. Basis of the Amendment

This amendment will implement Council's decision to adopt the recommendations of the Commercial Urban Design Study (2005) on July 18, 2005 and Council's approval of the amendments on February 27, 2006.

As the Commercial Urban Design Study was progressing, a strong sense of the importance of design, form, identity and interface with residential areas, became apparent.

This amendment applies, town-wide, to all new commercial development and redevelopment projects. This amendment also introduces land use changes in the east Broadway area, recognizing that area as the eastern gateway into Town and the Downtown Heritage Conservation District.

The Commercial Urban Design Study, and this amendment, sets a new direction for the Town's evaluation of all future commercial site development plans and sets the parameters for new policies and zoning regulations to guide future changes to the commercial areas of the community. This amendment will implement and support the recommendations of the Commercial Urban Design Study as a guideline document with a view to helping preserve and enhance Orangeville's built heritage, character, unique sense of place and quality of life in this era of mass commercialization.

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:

"E2.3.9 Prior to Council considering proposals to amend the Zoning By-law to permit commercial development, detailed site plan information, as specified by Section 41 of the Planning Act, will be submitted to ensure that the proposal reflects the Town's policies and guidelines with respect to commercial urban design."
2. Section "E" of the Official Plan is hereby amended to add the following text thereto:

"E2.4.8 When considering infill, development or redevelopment proposals in the Central Business District, in an effort to maintain and enhance the attractive historical appearance of the downtown, to ensure that changes over time are sensitive and appropriate to the prevailing 19th Century character, and to upkeep the integrity of the Town's heritage resources, Council will consider the following matters:

 - a) limiting the number of new driveways that access commercial properties from Broadway;
 - b) the established built form, colour, materials and scale of surrounding buildings, to ensure that they are respected and complemented; and,
 - c) the guidelines of the Commercial Urban Design Study referred to in Section E2.9 and the Downtown Orangeville Heritage Conservation District Guidelines."
3. Section "E" of the Official Plan is hereby amended by deleting Sections E2.6.5 and E2.6.7.
4. Section "E" of the Official Plan is hereby amended to add the following text thereto:

"E2.8.4 Where new infill development or redevelopment occurs adjacent to or abutting a building(s) of architectural or historical significance, considerations shall have regard to the established built form, scale, detailing, colours and materials to ensure harmony with the features of the existing building(s)."

5. Section "E" of the Official Plan is hereby amended by deleting the text of Section E2.9 and its subsections and replacing it with the following:

"E2.9 Commercial Urban Design

Council supports the development of commercial areas which are attractive and which enhance the commercial vitality and community image of Orangeville. To achieve this goal, Council has undertaken a Commercial Urban Design Study which resulted in the approval of urban design guidelines for all commercial areas within the Town. It is Council's intent that any and all commercial development, redevelopment or renovation projects will assist in the implementation and be consistent with the guidelines to the greatest extent possible, and work towards enhancing and reinforcing Orangeville's unique sense of place.

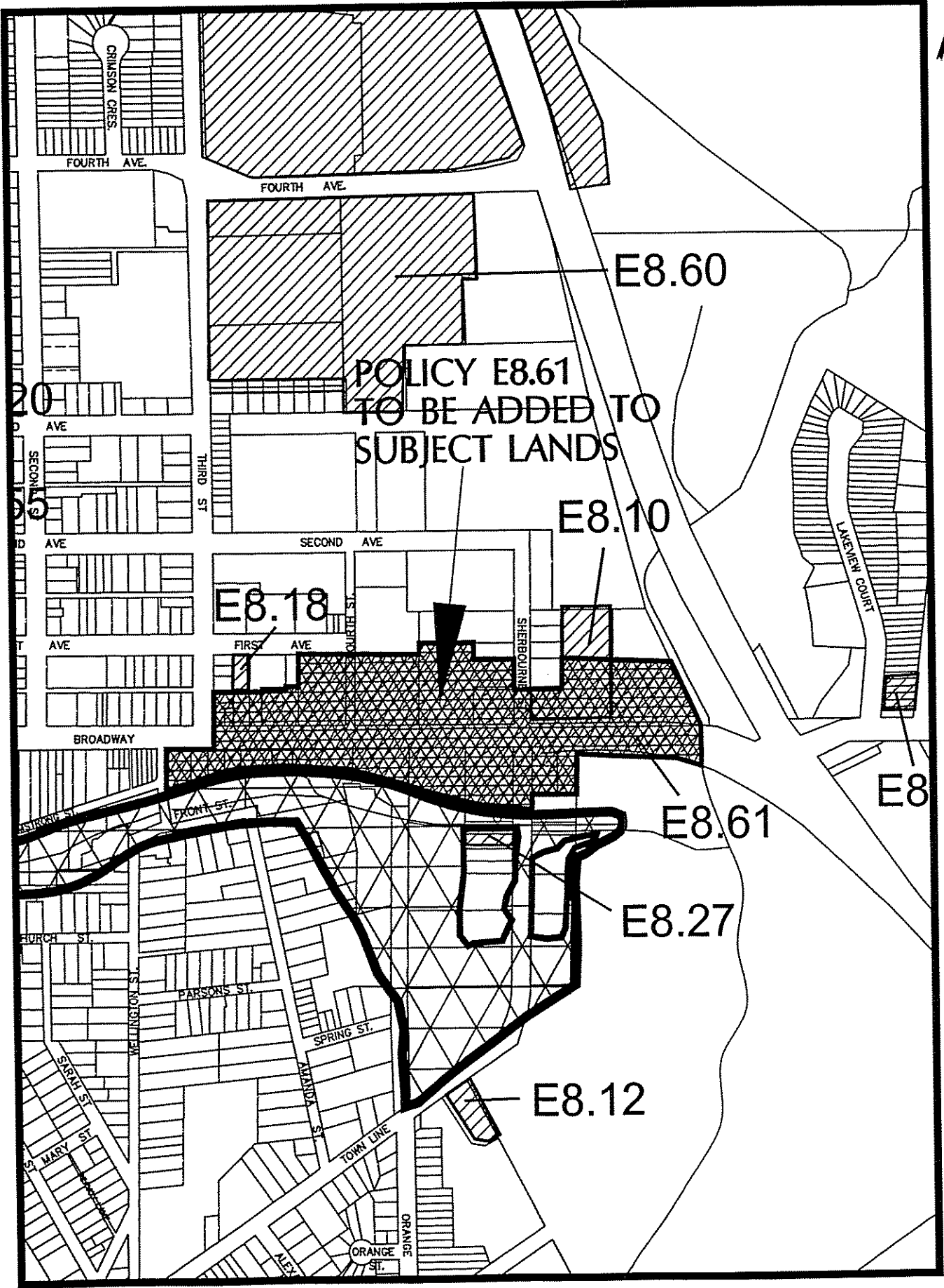
It is also Council's intent that the effectiveness and implementation of the urban design policies of this Plan and the urban design guidelines will be reviewed, updated and/or revised from time to time, as necessary, to ensure that they continue to accomplish the objectives of the Town."

6. Section "E" of the Official Plan is hereby amended to add the following text thereto:

"E8.61 Notwithstanding the Service Commercial designation of the lands located on the north and south sides of Broadway, between Third/Wellington Streets and Highway 10, automotive uses such as automobile parking depots, automobile dealerships and used car lots are not permitted, while automobile service stations and public garages are permitted.

The intent of this policy is to reinforce and complement the focus of the east Broadway area as the easterly gateway into Town and the entry into the Downtown Heritage Conservation District, and the Town's continuing efforts to beautify this area. It is anticipated that over time, specific proposals for amendment to the Zoning By-law and redevelopment proposals will be made in accordance with this policy so as to have the effect of relocating those automotive and automotive-related uses that rely on the outdoor storage and display of motor vehicles and equipment to more appropriate areas of Town."

7. Schedule "B" to the Official Plan is hereby amended in accordance with Schedule "A" hereto.





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. 15-2006 adopting Official Plan Amendment No. 96 on the 27th day of February, 2006, 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 **29th day of March, 2006**. 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 9TH DAY OF MARCH, 2006.

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

THE PURPOSE AND EFFECT:

The purpose and effect of Official Plan Amendment No. 96 (OPA 96) is to introduce and amend policies of the Official Plan pertaining to and to implement the Commercial Urban Design Study (2005). Specifically, policies are being introduced to protect and respect the heritage resources of the Downtown, and to enhance the eastern gateway area to the Downtown, along Broadway, by restricting the outdoor storage of automobiles.



THE CORPORATION OF THE TOWN OF ORANGEVILLE

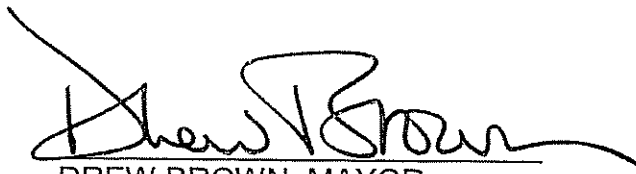
BY-LAW NUMBER 015 - 2006

A BY-LAW TO ADOPT AMENDMENT NO. 96 TO THE OFFICIAL PLAN (Town of Orangeville, OPZ 7/05)

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. 96 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text and map is hereby adopted.

BY-LAW READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 27th DAY OF FEBRUARY, 2006.


DREW BROWN, MAYOR


CHERYL JOHNS, CLERK