

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 10-97

Being a by-law to delete from Zoning By-law 87-250 of the Town of Caledon, lands described as Part of Lot 31, Concession 1 East of Hurontario Street (formerly in the Town of Caledon now in the Town of Orangeville), more particularly described as Part 1 on Reference Plan 43R-17888, and also to add the same lands to By-law 22-90, as amended, of the Town of Orangeville and zone them "Highway Commercial (C3)(H) Special Provision 24.98 Holding Zone" (Highway 10/24/Buena Vista Drive/Hurontario Street, Tranmer Securities Limited).

WHEREAS THE CORPORATION OF THE TOWN OF ORANGEVILLE DEEMS IT APPROPRIATE TO ENACT THIS BY-LAW,

NOW THEREFORE THE CORPORATION OF THE TOWN OF ORANGEVILLE BY THE MUNICIPAL COUNCIL THEREOF ENACTS AS FOLLOWS:

1. THAT Zone Map 1 of Zoning By-law 87-250 of the Town of Caledon is amended by deleting the lands shown in dark outline on Schedule "A" to this by-law.
2. THAT Schedule "A" to By-law 22-90, as amended, is hereby amended by adding the lands indicated in dark outline on Schedule "A" to this by-law, and by zoning the lands as "HIGHWAY COMMERCIAL - SPECIAL PROVISION 24.98 - HOLDING (C3)(24.94)(H)."
3. THAT Section 24 of By-law 22-90, as amended, is hereby amended by adding the following statement thereto:

"24.98

Notwithstanding the provisions of By-law 22-90, as amended, the following provisions shall apply to the lands described as Part of the East Half of Lot 31, Concession 1 W.H.S., formerly in the Town of Caledon and now in the Town of Orangeville, more particularly known as Part 1 on Reference Plan 43R-17888.

Definitions

"Department Store" means a retail sales establishment with a minimum floor area of 2325 square metres organized into a number of individual departments selling a great variety of merchandise including men's and women's clothing and home furnishings.

"Food Supermarket" means a retail sales establishment in which the floor area is primarily devoted to the sale of edible food products, fresh meat and fresh produce, and which has a floor area of great than or equal to 1,000 square metres.

"Government Office" means any office in which local or other government administration is carried out.

Permitted Uses

- (a) an assembly hall or bingo hall, including, for the sake of clarity, a conference centre
- (b) an automotive service station
- (c) a banquet hall
- (d) a building supply outlet
- (e) a business equipment, rental, sales and service establishment,.
- (f) a car wash, automatic
- (g) a car wash, self-serve
- (h) a commercial recreation facility or indoor participant recreation facility
- (i) a commercial school
- (j) a custom workshop
- (k) a hotel or motel
- (l) a nursery school
- (m) a printing or copying establishment
- (n) a private club
- (o) a repair, rental or service establishment
- (p) a restaurant
- (q) a swimming pool sales and service establishment

- (r) an undertaking establishment
- (s) a variety store
- (t) a video film rental establishment
- (u) a veterinary clinic
- (v) a floor covering, a wall covering and/or a lighting sales establishment
- (w) a furniture store
- (x) a major appliance sales establishment
- (y) a pet food and supplies sales establishment
- (z) a business and professional office

Prohibited Uses

A department store, a food supermarket and a government office are prohibited.

Minimum Unit Size

The minimum unit size of a floor covering, a wall covering and/or a lighting sales establishment, a furniture store, a major appliance sales establishment, and a pet food and supplies sales establishment is 500 square metres.

Maximum Floor Area for Restaurants

The maximum aggregate floor area devoted to restaurants, other than restaurants forming part of a hotel, motel or conference centre, is 500 square metres.

Location of Business and Professional Offices

Business and professional offices may be located only on the upper floor(s) of a building containing other permitted uses on the main floor.

Holding Symbol

The Holding (H) symbol shall only be removed from the subject lands when the Town is satisfied that:

- (a) there is sufficient water supply to serve the development;
 - (b) appropriate arrangements have been made for access from Hurontario Street;
 - (c) the intersection of Highway 1/024 and Buena Vista Drive will operate in a satisfactory manner; and
 - (d) appropriate arrangements have been made for the construction of a stormwater management pond on the west side of Highway 10/24, or an acceptable alternative.
4. This By-law shall take effect from the date of its passage by Council and shall come into force upon compliance with subsection 34(21) of the Planning Act R.S.O. 1990 c. P. 13.

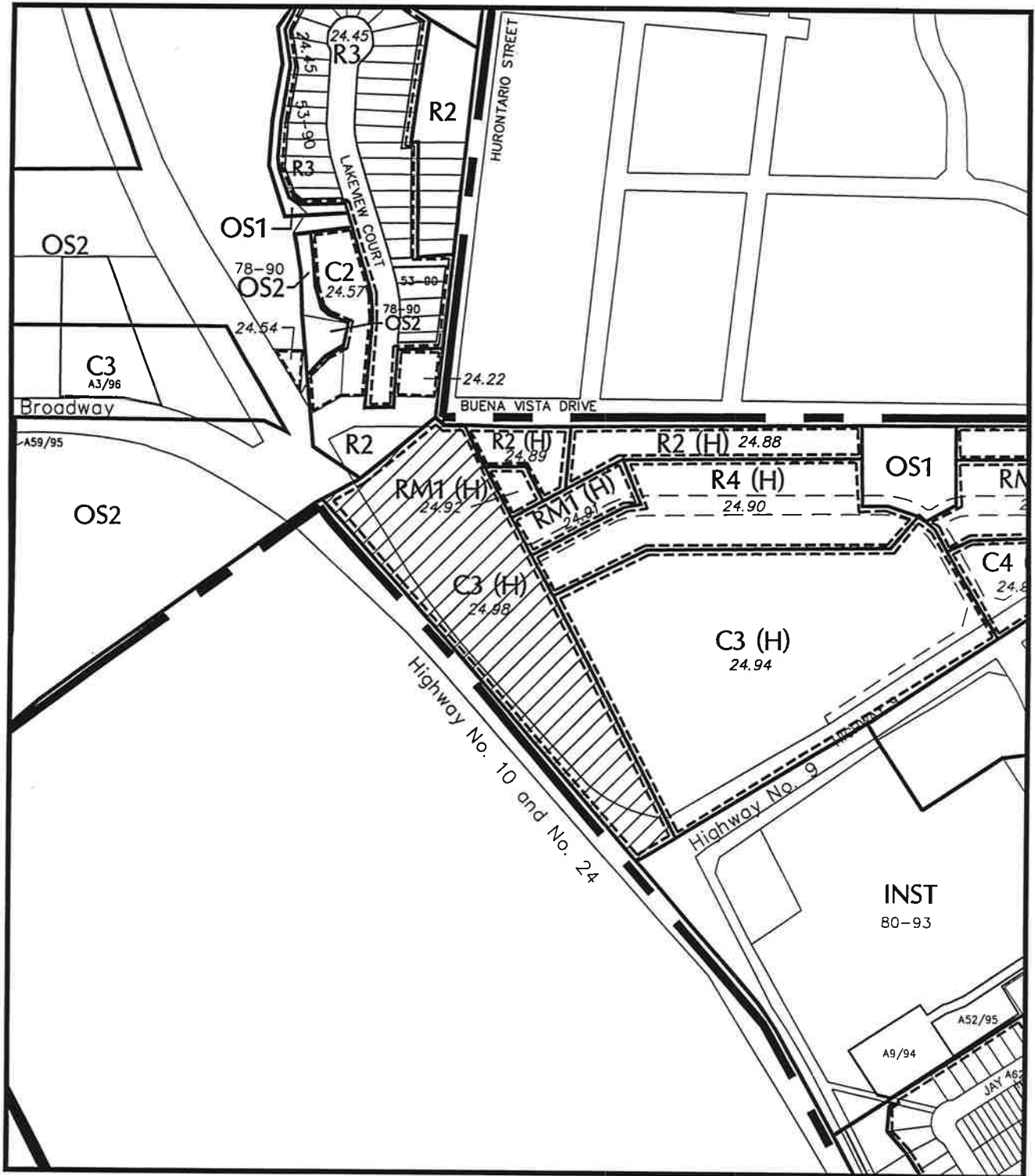
PASSED IN OPEN COUNCIL THIS 10TH DAY OF FEBRUARY, A.D. 1997

Mary T. Rose
MAYOR

Linda Jean
CLERK

BY-LAW READ A FIRST AND SECOND TIME THIS 10TH DAY OF FEBRUARY, A.D. 1997.

BY-LAW READ A THIRD AND FINAL TIME THIS 10TH DAY OF FEBRUARY, A.D. 1997.



THE CORPORATION OF THE
TOWN OF ORANGEVILLE

SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW 22-90



SCHEDULE "A" TO BY-LAW NO. 10-97

PASSED THE 10 DAY OF FEBRUARY, 1997

Mary T. Rose
MAYOR



Lands to be rezoned from
Rural (A2) Zone, Town of Caledon
Zoning By-law 87-250, to Highway
Commercial (C3) (H) Zone Holding,
Special Provision 24.98

Linda J. Allan
CLERK

ZONING MAP NO. C5