



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 74-2005

BEING A BY-LAW TO AMEND BY-LAW 22-90 AS AMENDED (Windsor Norstar Inc., 475, 489 Broadway, OPZ 5/05).

WHEREAS on July 18, 2005, Council held a public meeting with respect to Official Plan and Zoning Amendment Application OPZ 5/05 to permit the property at 475 and 489 Broadway to be developed with a 1,578 square metre Shoppers Drug Mart store, a 1,657 square metre commercial plaza and the relocated Robert Perfect House;

AND WHEREAS on August 29, 2005, Council approved the application;

BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of The Town of Orangeville as follows:

1. THAT Zoning Map B2 is hereby amended in accordance with Schedule "A" hereto;
2. THAT Section 24 of By-law 22-90, as amended, is hereby further amended by adding the following thereto:

"24.164 Notwithstanding Sections 5.17 (4)(b) and 15.2 (5) and (6), the following provisions shall apply to the lands zoned Neighbourhood Commercial (C2) S.P. 24.164:

(a) That Section 5.17 (4)(b) shall not apply to the access at the Broadway/C Line intersection.

(b) The following setbacks shall apply to the building known as the Robert Perfect House:

<i>Rear yard</i> (minimum)	6 metres
<i>Interior side yard</i> (minimum)	1.8 metres

Notwithstanding Sections 2, 15.1 and 15.2(8), the following provisions shall apply to the lands zoned Neighbourhood Commercial (C2) S.P. 24.164 until January 1, 2011:

(a) The following definitions shall apply:

"BEER STORE" means a retail establishment primarily devoted to the sale of beer, but shall not include an establishment where beer or wine-making supplies are sold, beer is brewed, or related services are provided.

"FLOOR AREA, GROSS" means the total area of all of the floors in a *building* above or below *grade*, measured from the outside of the exterior walls but excluding car parking areas, loading areas and storage areas within the

building.

“LIQUOR STORE” means a self-contained store primarily for the sale of wine and spirits for home consumption, and shall include both private and government-operated outlets.

“PHARMACY OR DRUG STORE” means a *retail store* in which prescription drugs are dispensed and in which, among other things, non-prescription medicines, health and beauty products, and associated sundry items, may be sold.

- (b) The following regulations shall apply:
- (i) The maximum permitted *gross floor area* devoted to a *pharmacy or drug store* is 1,578 square metres;
 - (ii) The maximum permitted aggregate *gross floor area* devoted to *retail stores*, excluding the *gross floor area* devoted to a *pharmacy or drug store* is 1,657 square metres, excluding the *gross floor area* contained within the Robert Perfect House, as relocated;
 - (iii) A *beer store* is not permitted; and
 - (iv) A *liquor store* is not permitted.”

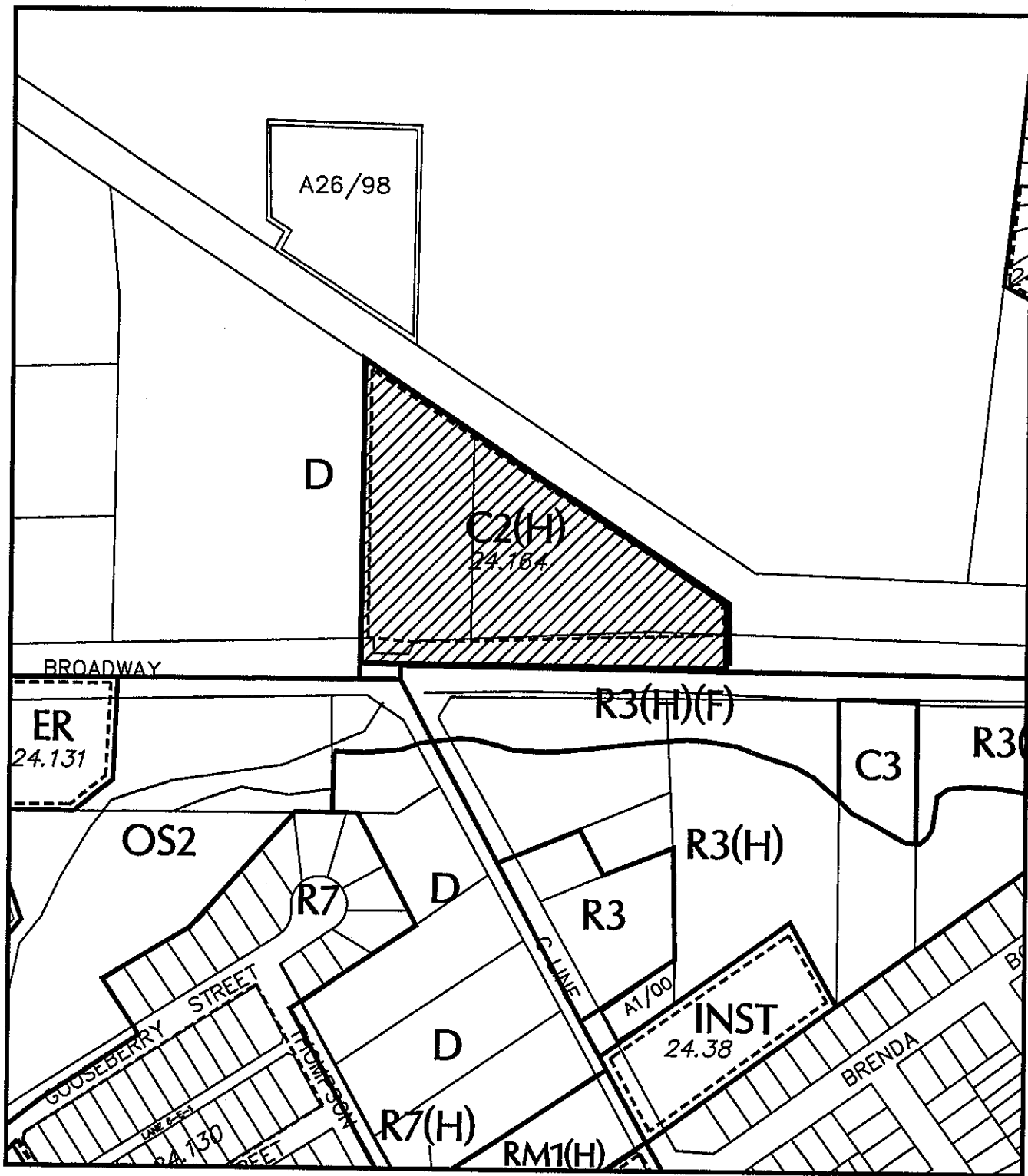
BY-LAW READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 29TH DAY OF AUGUST, 2005.

Signed by D. Brown

Signed by C. Johns

DREW BROWN, MAYOR

CHERYL JOHNS, CLERK



THE CORPORATION OF THE
TOWN OF ORANGEVILLE

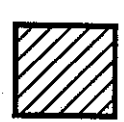
SCHEDULE 'A'
TOWN OF ORANGEVILLE
ZONING BY-LAW 22-90



SCHEDULE "A" TO BY-LAW NO. 074-2005

PASSED THE 29th DAY OF AUGUST, 2005

Drew Brown
MAYOR



LANDS TO BE REZONED FROM
DEVELOPMENT (D) ZONE TO
NEIGHBOURHOOD COMMERCIAL
(C2)(H) ZONE, S.P. 24.164

C. Stokes
CLERK

ZONING MAP NO. B2