



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**

**BY-LAW NUMBER 27 - 2010**

**A BY-LAW TO ADOPT AMENDMENT NO. 104 TO THE OFFICIAL PLAN (Dan Sheehan Investments Inc., 57 Broadway; OPZ 1/10)**

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

PASSED IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF APRIL, 2010.

Handwritten signature of Rob Adams in black ink.

Rob Adams, Mayor

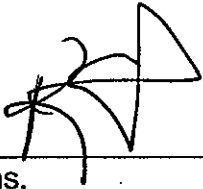
Handwritten signature of Cheryl Johns in black ink.

Cheryl Johns, Clerk

**THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 104**

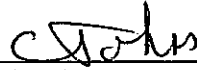
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The attached explanatory text and map, constituting Amendment Number 104 to the Official Plan for the Town of Orangeville, was adopted by the Council of the Corporation of the Town of Orangeville, under the provisions of Section 21 of the Planning Act, R.S.O., 1990, c. P.13 on April 12, 2010.



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Rob Adams,  
Mayor



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Cheryl Johns,  
Clerk

**THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 104**

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**PART A - THE PREAMBLE**

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject property to a Central Business District designation.

2. Location

This amendment applies to the lands described as Lot 4, Block 3, Plan 159, Part Lane, Parts 1 and 2, Reference Plan 7R-4590, municipally known as 57 Broadway. The lands are located on north side of Broadway, east of Third Street.

3. Basis of the Amendment

The amendment will implement Council's approval on March 22, 2010, of an Official Plan Amendment application to redesignate the lands from Service Commercial to Central Business District to expand the list of permitted uses associated with the property.

The subject property is located on a major collector road, immediately east of the Heritage Conservation District of Orangeville's downtown. The lands to the west, east and south, across Broadway, are designated for commercial uses. The property abuts the present easterly limits of the Central Business District.

The existing one storey, house-form commercial building on the property is in keeping with the characteristics of the easterly extent of the heritage buildings of the Central Business District, more so than that of the highway-oriented, Service Commercially designated properties to the east. The redesignation expands the list of permitted commercial and introduces limited residential uses on the property to bring this property into the Central Business District to the west, with which it shares more in the way of size and built form characteristics. No alterations to the existing building or site plan are proposed by the applicant at this time.

The amendment complies with the intent of the Official Plan's policies related to the criteria that is to be considered when amending the Plan.

## **PART B - THE AMENDMENT**

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

1. Schedule "A" "Land Use Plan" is hereby amended by changing the land use designation of the subject lands, municipally known as 57 Broadway, to "Central Business District", in accordance with Schedule "A" attached hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 104

