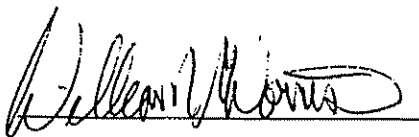


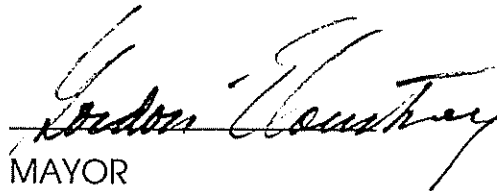
**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 27**

The attached maps and explanatory text, constituting Amendment Number 27 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, S.O., 1983.

on the 10th day of December, 1990.



CLERK



MAYOR

PART A - THE PREAMBLE

1. Purpose

The purpose of the Amendment is to:

1. Designate the area of land recently annexed into the Town of Orangeville as shown on the attached Schedules, and more specifically to;
2. Designate the area of land shown on Schedule A, Town of Orangeville Land Use Plan, to Service Commercial, General Commercial, Residential, Open Space Recreation and Convenience Commercial.
3. Designate the area of land shown on Schedule B, Town of Orangeville Residential Density Plan, to Low Density Residential and Low Density Multiple.
4. Designate a collector road on the area of land shown on Schedule D, Town of Orangeville Roads Plan.
5. Replace existing Highway Commercial policies in the Official Plan with Service Commercial Policies.

2. Location

The lands being the subject matter of the Amendment are located on the east side of Highway 10/24, and north of Highway 9. The lands are described as Lot 31, Concession I E.H.S.

3. Basis of the Amendment

The subject area consists of approximately 50 acres. On August 1st, 1989 this land was annexed into the Town of Orangeville from the Town of Caledon. The annexation was agreed to by the Town of Orangeville, the Town of Caledon, the County of Dufferin and the Region of Peel. The subject area is mostly vacant.

In order to ensure that the annexed lands were developed in an appropriate manner the Town of Orangeville initiated and reviewed a number of studies to provide planning direction for the lands. Objectives of the studies included:

- a) The preparation and review of land use plans;
- b) The establishment of transportation patterns;
- c) Review of servicing options;
- d) Consideration of Environmental constraints;
- e) Review of land use market and trends;
- f) Establishment of phasing priorities; and
- g) A retail market demand and impact analysis.

The results of the above studies findings are as follows:

- a) There are no major environmental constraints to development within the annexed area.
- b) A range of population projections for the Town of Orangeville have been prepared, which anticipate a continued healthy rate of growth. By the year 2001 it is anticipated that the Town of Orangeville population will be in the order of 23,000 to 28,000 people.
- c) The amount of Highway/Service Commercial land remaining within the Town of Orangeville is relatively limited. The Amendment would designate a portion of the subject lands Service Commercial.
- d) The Town of Orangeville could accommodate an additional 19 acres of General Commercial lands within the Amendment area which would provide a superior service level for residents, recapture retail sales leaving the area and improve employment opportunities and assessment revenues.

- e) With respect to Provincial Policies and Guidelines it is concluded that:
 - i) There is no conflict with the Provincial Mineral Aggregate Resource Policy Statement given the lack of Aggregate deposits in the area.
 - ii) There are no Wetlands within the annexed area.
 - iii) The proposed land use mix satisfies the requirements of the Provincial Housing Policy Statement.
 - iv) With respect to the Provincial Foodland Guidelines the lands are within an urban community and are situated within the gravity service shed of the Town.
- f) The proposed land use concept is acceptable from a transportation perspective.
- g) Storm water management is required to contain baseline flow into the Credit River to maintain the River's assimilative capacity for ground water recharge.
- h) The subject lands can be serviced by a gravity sewer to the Town of Orangeville Treatment Plant.
- i) Analysis of the Municipality's water distribution system indicates that there is no significant impact to the existing distribution system as a result of the development of the subject property.
- j) An assessment of the Orangeville Treatment Plant indicates that the average daily flow is at the mandatory review level as required by the Certificate of Approval. The Town has commenced the necessary study required by the Certificate of Approval to have the Plant interim rating increased.

Council of the Town of Orangeville on March 15, 1990 and October 15, 1990 approved a land use concept for the subject lands and directed that appropriate amendments to the Official Plan be prepared to implement the approved land use.

PART B - THE AMENDMENT

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

1. Schedule "A", Land Use Plan, is amended by adding the lands shown on the attached Schedule "A" and designating the lands Service Commercial, General Commercial, Residential, Open Space Recreation and Convenience Commercial as shown on the attached Schedule "A".
2. Schedule "A" Land Use Plan, is amended by adding a specific policy area "E8.28 as shown on the attached Schedule "A".
3. Section E8. of the Official Plan is amended by adding the following policy:

"E8.28

Notwithstanding the General Commercial designation on the lands described as Part Lot 31, Concession 1, E.H.S., gross leasable floor area shall be limited to a maximum of 220,000 square feet."

4. Schedule "B", Residential Density Plan, is amended by adding the lands shown on the attached Schedule "B" and designating the lands Low Density Residential, and Low Density Multiple as shown on the attached Schedule "B".
5. Schedule "D", Roads Plan, is amended by adding the lands shown on the attached Schedule "C", and by designating a collector road, as shown on the attached Schedule "C".
6. Schedule "A", Land Use Plan, is amended by deleting the term "Highway Commercial" from the legend, and replacing it with the term "Service Commercial".
7. Section E2.4.4 Highway Commercial is deleted in its entirety and is replaced with the following:

"E2.4.4 Service Commercial

In areas designated Service Commercial, land shall be used for those commercial uses which meet the following basic characteristics:

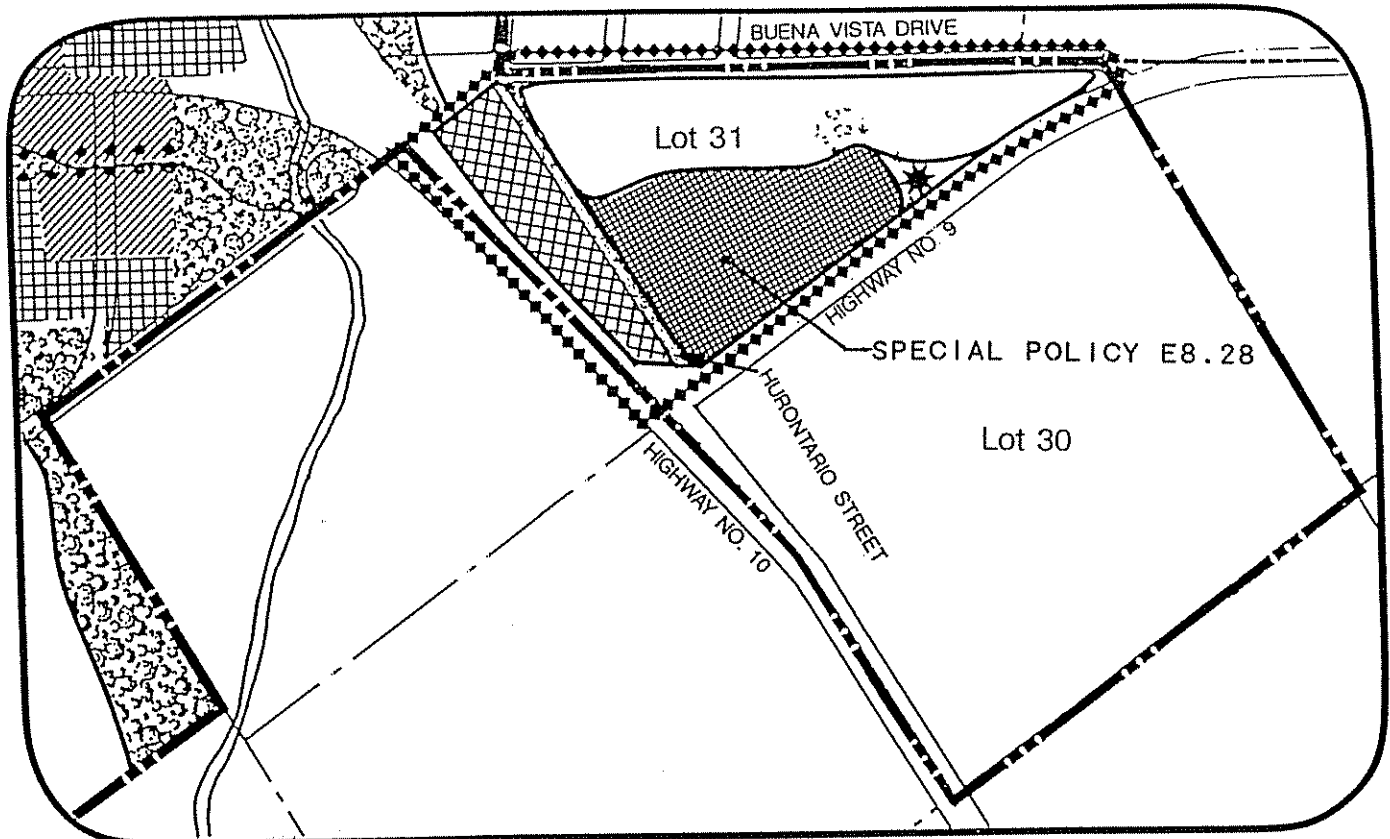
- a) They provide a specialized product or service to persons coming specifically to the premises to do business and therefore should not be required to locate in the Town's comparison shopping areas such as the General Commercial and Neighbourhood Commercial designations.
- b) They rely on business from exposure to the travelling public, and require a location readily accessible to major transportation routes.

- c) Their physical requirements in terms of the size and shape of the site or building, their locational requirements or the nature of operation is such that they are not generally suitable, economically viable nor compatible for incorporation into a shopping centre.

More specifically permitted uses shall include such uses as automobile dealerships, used car lots, automobile parts depots, automobile service stations, public garages, restaurants, hotels, motels, building supply sales, warehouses with accessory retail, furniture and home furnishing stores, wholesale outlets, hardware stores, animal hospitals or boarding kennels, repair service and rental establishments, commercial recreation uses, private clubs, offices, funeral homes, financial institutions, personal services, convenience commercial uses, day care centres and types of uses that require large display or storage areas. General retail uses normally found in the commercial core or in shopping centres are not permitted in the Service Commercial designation."

- 8. The term "Highway Commercial" be deleted from Section E2.2.4 and replaced with "Service Commercial".

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO.27



SCHEDULE 'A'

THE OFFICIAL PLAN FOR THE TOWN OF ORANGEVILLE

LAND USE PLAN



AREA AFFECTED BY THIS AMENDMENT AND
AREA TO BE ADDED TO SCHEDULE 'A'



AREA TO BE DESIGNATED
RESIDENTIAL



AREA TO BE DESIGNATED
SERVICE COMMERCIAL



AREA TO BE DESIGNATED
CONVENIENCE COMMERCIAL



AREA TO BE DESIGNATED
OPEN SPACE RECREATION

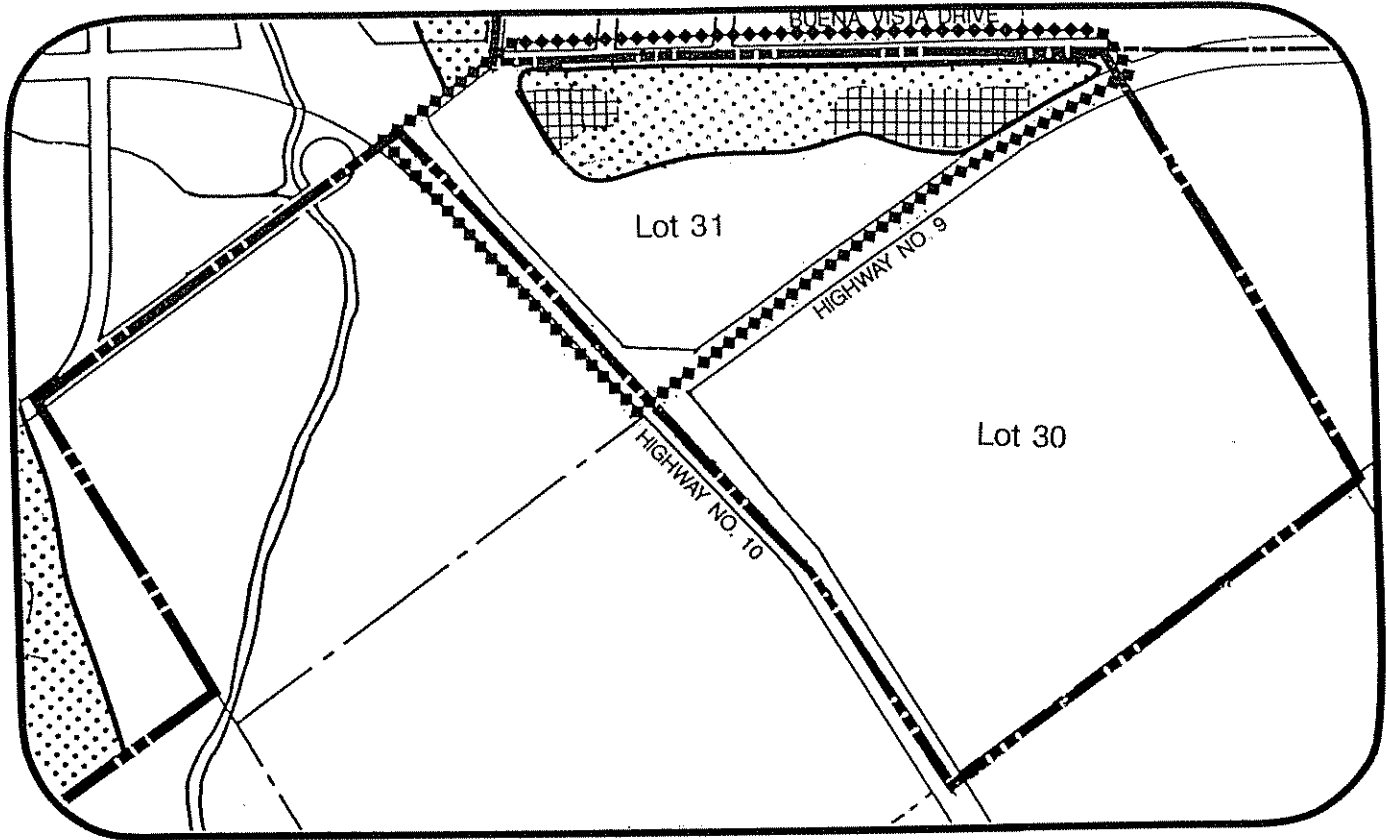


AREA TO BE DESIGNATED
GENERAL COMMERCIAL
WITH SPECIAL POLICY E8.28



SCALE 1:10 000

SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT NO.27



SCHEDULE 'B'

THE OFFICIAL PLAN FOR
THE TOWN OF ORANGEVILLE

RESIDENTIAL DENSITY PLAN



AREA AFFECTED BY THIS AMENDMENT AND
AREA TO BE ADDED TO SCHEDULE 'B'



AREA TO BE DESIGNATED
LOW DENSITY RESIDENTIAL



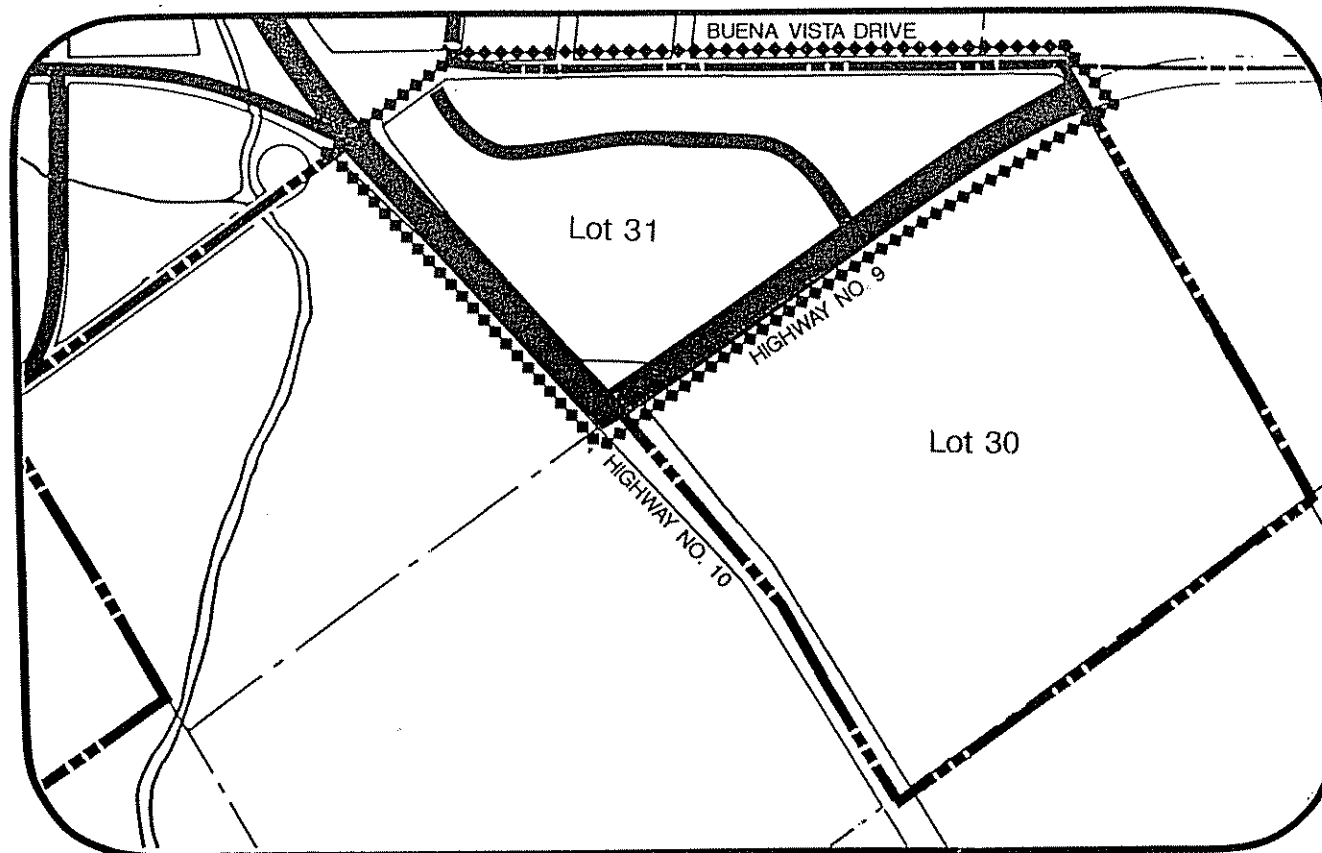
AREA TO BE DESIGNATED
LOW DENSITY MULTIPLE

SCALE 1:10 000



	Maximum No. of Units per Net Residential ha.
Estate Residential	See Policy E.S.6.1
Low Density Residential	25
Low Density Multiple	49
Medium Density Residential	99
High Density Residential	124
Policies for Specific Area	

SCHEDULE 'C' TO OFFICIAL PLAN AMENDMENT NO.27



SCHEDULE 'D'

THE OFFICIAL PLAN FOR
THE TOWN OF ORANGEVILLE

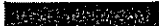


ROADS PLAN



AREA AFFECTED BY THIS AMENDMENT AND
AREA TO BE ADDED TO SCHEDULE 'D'

SCALE 1:10 000



-  Kings Highway
-  Arterial Road
-  Collector Road

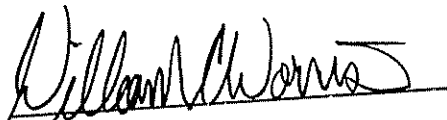
THE CORPORATION OF THE TOWN OF ORANGEVILLE

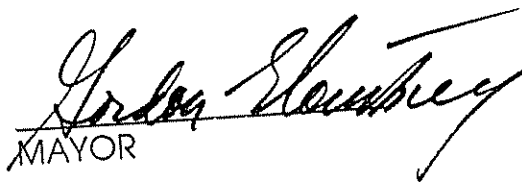
BY-LAW NUMBER 93-90

The Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act S.O., 1983 and amendments thereto, hereby enacts as follows:

- 1) Amendment No. 27 to the Official Plan for the Town of Orangeville, consisting of Part B - The Amendment and Schedules "A", "B" and "C" are hereby adopted.
- 2) The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for the approval of Amendment No. 27 to the Official Plan for the Town of Orangeville.
- 3) This By-law shall come into force and take effect on the day of final passing thereof.

Enacted and passed this 10th day of December, A.D., 1990.


CLERK


MAYOR

By-law read a first and second time this 10th day of December, A.D., 1990.

By-law read a third time this 10th day of December, A.D., 1990.