

22 - OP - 3592 - 003

OFFICIAL PLAN AMENDMENT # 3

TOWN OF ORANGEVILLE


DUPLICATE ORIGINAL

-3

AMENDMENT NO. 3
TO THE
OFFICIAL PLAN FOR THE
TOWN OF ORANGEVILLE

This amendment to the Official Plan for the Town of Orangeville, adopted by the Council of the Corporation of the Town of Orangeville, is hereby approved under Sections 17 and 21 of the Planning Act, 1983 as Amendment No. 3 to the Official Plan for the Town of Orangeville.

Date: *Jan 20*..., 1988.



L.J. Fincham
Director
Plans Administration
Branch
Central & Southwest

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 3

The attached map and explanatory text, constituting Amendment Number 3 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^{14th}..... day of*September*....., 1987.

William C. Davies

Clerk

J. H. Stewart

Mayor

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 3

PART A - THE PREAMBLE does not constitute part of this Amendment.

PART B - THE AMENDMENT, consisting of the text and map constitutes Amendment No. 3 to the Official Plan for the Town of Orangeville.

PART A - THE PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to redesignate the areas shown on Schedule "A" as Restricted Commercial/Residential.

2. LOCATION

The subject lands are located on the north side of Broadway Street. The west limit of this area is Ada Street and the east limit abuts lands presently zoned Restricted Commercial/Residential 'C5'.

Across the street, on the south side of Broadway is the Westdale Shopping Plaza, comprised of a major grocery store, department store, chartered bank, brewers retail outlet, and other retail outlets.

The lands affected by this Amendment are shown on Schedule "A" attached.

3. BASIS OF THE AMENDMENT

The subject area is located on the north side of Broadway. This street is identified on Schedule 'D' of the Official Plan as a collector road. Broadway also serves as an arterial link (connecting link) being part of the provincial highway system (Highway 9). Properties in this area front onto a 4 lane cross-section of road 100' in width. Direct access is permitted by way of driveways onto the street.

Across the street, on the south side of Broadway is the Westdale Shopping Plaza, comprised of a major grocery store, department store, chartered bank, brewers retail outlet and other accessory retail outlets. This plaza and parking lot occupy approximately 5.7 acres. The west limit of the subject property is Ada Street and the east limit is bounded by two existing lots zoned C5 and another block of commercial land.

Lot sizes in this area range from 50' to 100' frontages and lot depths range from 142' to 175'.

The subject lands are located in an area that is primarily commercial in nature. The Broadway location across from the Westdale Plaza would round out this commercial district. The existing large residences lend themselves to conversion to Restricted Commercial Residential type uses. The lot sizes will permit off-street rear yard parking and driveways.

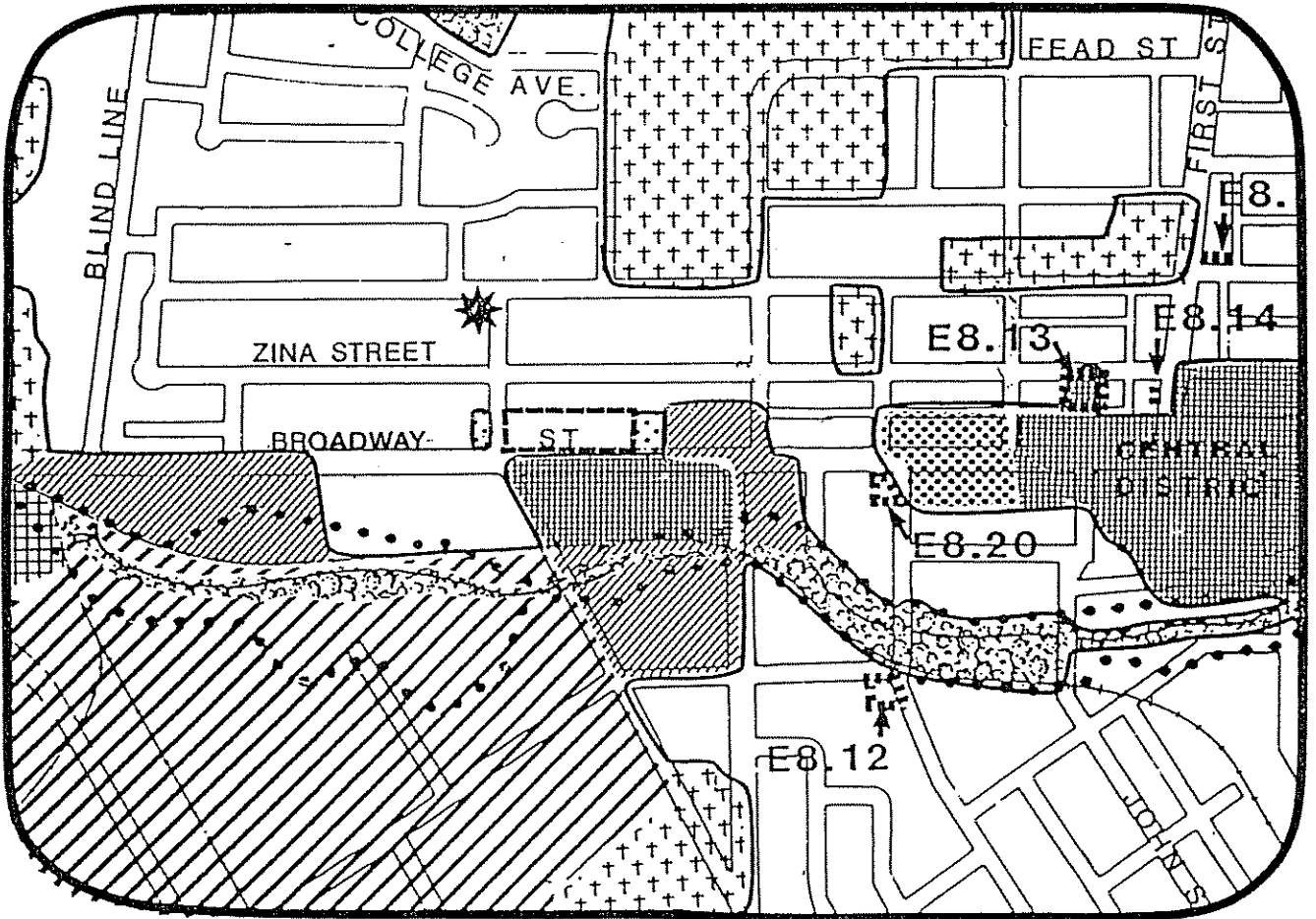
Redesignation of this area to Restricted Commercial/Residential would limit the number, type and intensity of commercial uses to those in keeping with a transition between full commercial uses to the south and residential uses to the north of Zina Street.

Zoning would regulate the location of off-street parking, prohibit open storage, require residential screening and control the location, type and size of signs. Site Plan Control would also apply.


PART B - THE AMENDMENT

The Official Plan for the Town of Orangeville is amended by redesignating from Residential to Restricted Commercial the area shown on the attached Schedule "A".

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO.3







SCHEDULE A
THE OFFICIAL PLAN OF THE
ORANGEVILLE PLANNING AREA
LAND USE PLAN

 AREA TO BE DESIGNATED
 RESTRICTED COMMERCIAL/
 RESIDENTIAL BY THIS AMENDMENT



SCALE 1:10 000

-  Residential
-  General Commercial
-  Neighbourhood Commercial
-  Restricted Commercial Residential
-  Highway Commercial
-  Convenience Commercial
-  Industrial
-  Open Space Recreation
-  Open Space Conservation
-  Institutional
-  Contingency Secondary School Site
-  Policies for Specific Areas
Refer to Section 22 of the Official Plan
-  Approximate Extent of Mill Creek Floodline
Under Policy 22.4.01

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NO. 82-87

BEING A BY-LAW TO AMEND BY-LAW NUMBER 60-77

WHEREAS The Corporation of the Town of Orangeville has approved an Amendment to the Official Plan for the Town of Orangeville in order to designate certain lands Restricted Commercial Residential.

AND WHEREAS The Council of the Corporation of the Town of Orangeville deems it expedient to enact this By-law to implement the said Amendment to the Official Plan for the Town of Orangeville.

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

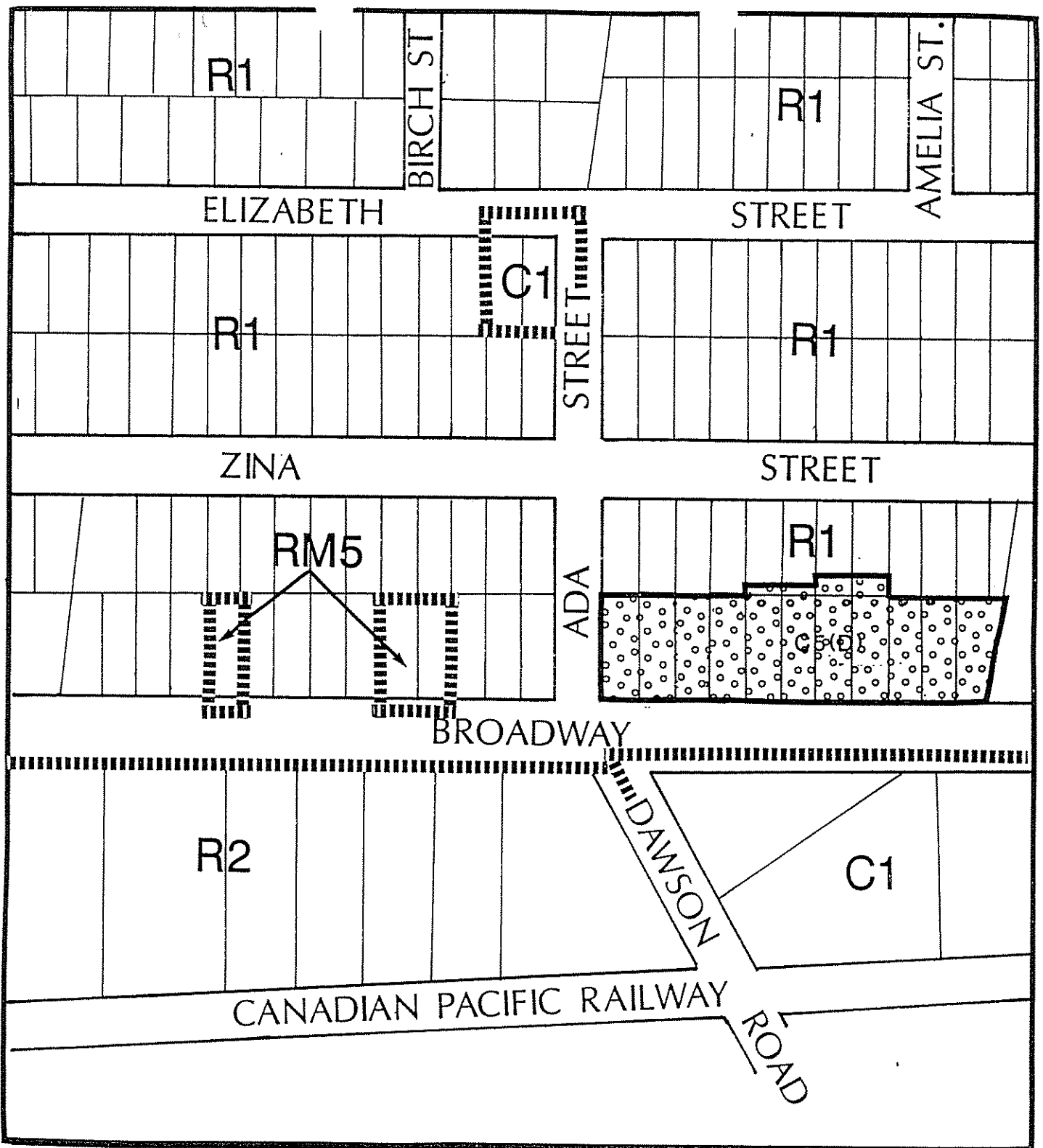
- 1.) Schedule "A" to By-law No. 60-77, as amended, is hereby further amended by rezoning certain lands from Residential First Density 'R1' Zone to Restricted Commercial Residential Holding 'C5(D)' Zone, as shown on Schedule "A" attached.
- 2.) No person shall use any part of the lands as shown on Schedule "A" or erect, alter or use any building or structure for any purpose permitted in the 'C5' Restricted Commercial Residential Zone of By-law No. 60-77, until the Holding '(D)' has been repealed by By-law from the 'C5(D)' symbol. In the interim the uses and provisions of the 'R1' Zone shall continue to be permitted and apply within the 'C5(D)' zone.
- 3.) This By-law shall take effect from the date of its passage by Council and shall come into force either upon approval by the Ontario Municipal Board or upon compliance with Subsection 34(19) of the Planning Act, R.S.O., 1983.

PASSED IN OPEN COUNCIL THIS 14th DAY OF September, 1987.

CLERK HEAD OF COUNCIL

BY-LAW READ A FIRST AND SECOND TIME THIS _____ DAY OF _____,
A.D., 1987.

BY-LAW READ A THIRD TIME THIS _____ DAY OF _____,
A.D., 1987.

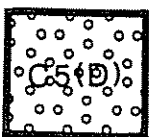


The Corporation of the
Town of Orangeville

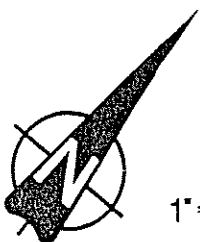
SCHEDULE "A" TO BY-LAW No. _____
PASSED THE ____ DAY OF _____
198__.

Head of Council

Clerk



Area to be Rezoned from
Residential First Density
'R1' Zone to Restricted
Commercial/Residential
Holding 'C5(D)' Zone



1"=200'