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TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 41

to the

ORANGEVILLE PLANNING AREA

ORIGINAL

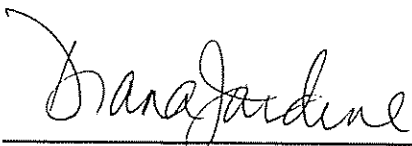
AMENDMENT NO. 41
TO THE
OFFICIAL PLAN FOR THE
TOWN OF ORANGEVILLE

This Amendment No. 41 to the Official Plan for the Town of Orangeville which was adopted by the Council of the Corporation of the Town of Orangeville is hereby modified pursuant to Sections 17 and 21 of the Planning Act, 1983, as follows.

1. Under PART B - THE AMENDMENT, Item 1 - Schedule "A" - Land Use Plan, is hereby modified by adding the following label to the subject lands, "E8.33", as identified in RED.

As thus modified, this Amendment is hereby approved pursuant to Sections 17 and 21 of the Planning Act, 1983, as Amendment No. 41 to the Official Plan for the Town of Orangeville.

Date: 1994-11-04



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 41

The attached map and explanatory text, constituting Amendment Number 41 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 ch. P.13.

on the 29th day of August, 1994

Ann K. Armstrong
CLERK

Mary T. Rose
MAYOR

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 47-94

BEING A BY-LAW TO AMEND BY-LAW 22-90, TO REZONE PROPERTY DESCRIBED AS LOT 88, REGISTRAR'S COMPILED PLAN 335, TOWN OF ORANGEVILLE, FROM RESIDENTIAL TO SERVICE COMMERCIAL.

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 Zoning Map C4 to By-law 22-90 as amended, is further amended by rezoning lands described as Lot 88, Registrar's Compiled Plan 335, Town of Orangeville, from "Residential Third Density (R3) (H) (F) Zone" to "Highway Commercial (C3) (H) Zone, as shown on Schedule "A", attached.
2. No person shall use any part of the lands shown on Schedule "A" or erect, alter, or use any building or structure for any purpose on such land except those permitted in the "Highway Commercial (C3) (H) Zone" of By-law 22-90.
3. Removal of the Holding "(H)" provision shall be in accordance with the requirements of Section 36 of the Planning Act, R.S.O. 1990, Ch. P.13 and the approval of a site plan for the property. In addition, Council shall be satisfied that all necessary arrangements have been made to connect municipal water and sanitary sewer services to the property.
4. This By-law shall take effect from the date of its passage by Council and shall come into force either upon approval of the Ontario Municipal Board or upon compliance with Section 34 (19) of the Planning Act, R.S.O. 1990, Chapter P. 13.

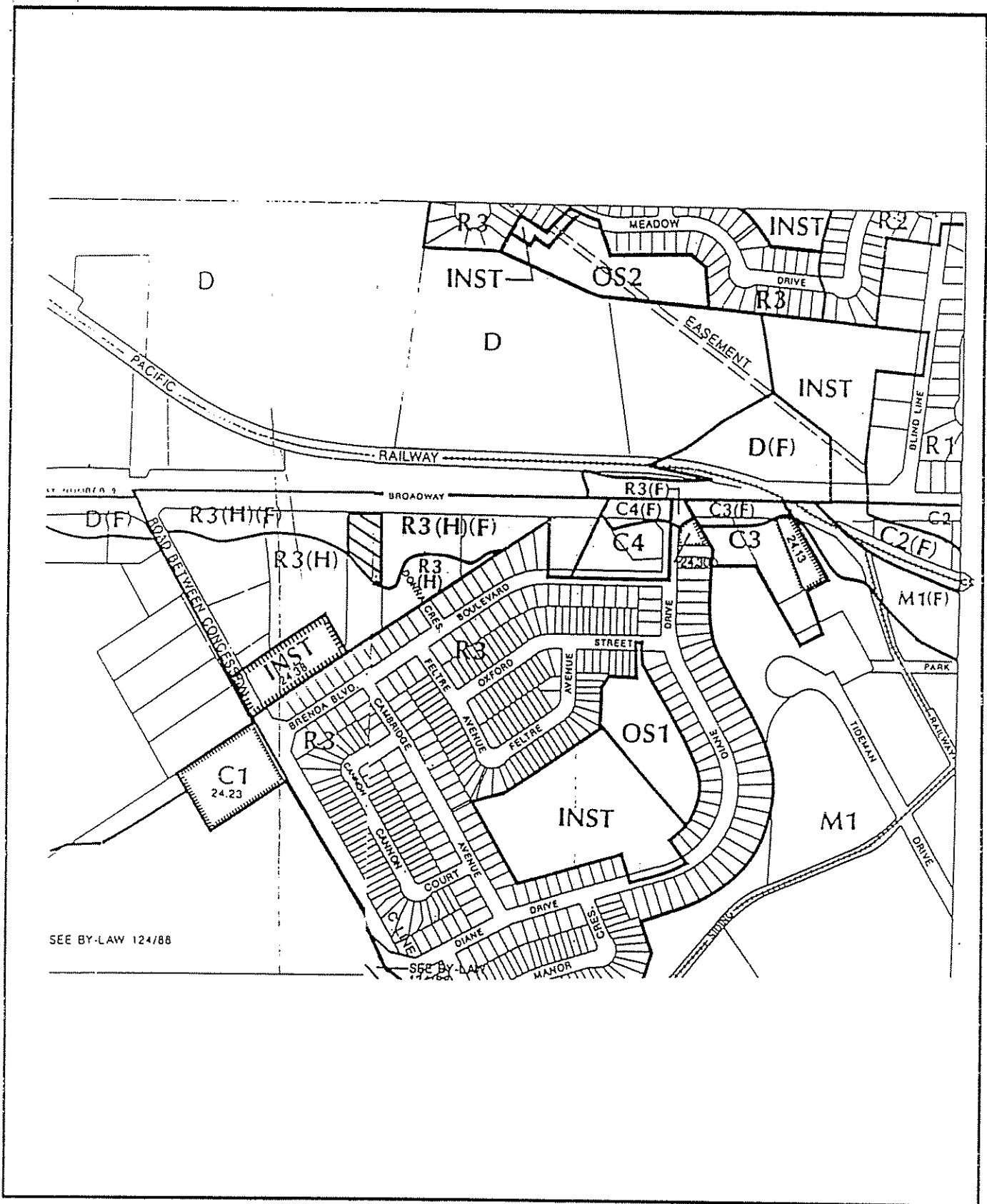
PASSED IN OPEN COUNCIL THIS 29TH DAY OF AUGUST A.D., 1994.

Ann E. Armstrong
CLERK

Mary T. Rose
HEAD OF COUNCIL

BY-LAW READ A FIRST AND SECOND TIME THIS 29TH DAY OF AUGUST A.D., 1994.


BY-LAW READ A THIRD TIME THIS 29TH DAY OF AUGUST A.D., 1994.



THE CORPORATION OF THE
TOWN OF ORANGEVILLE

SCHEDULE "A" TO BY-LAW NO. 47-94

PASSED THE 29TH DAY OF AUGUST, 1994

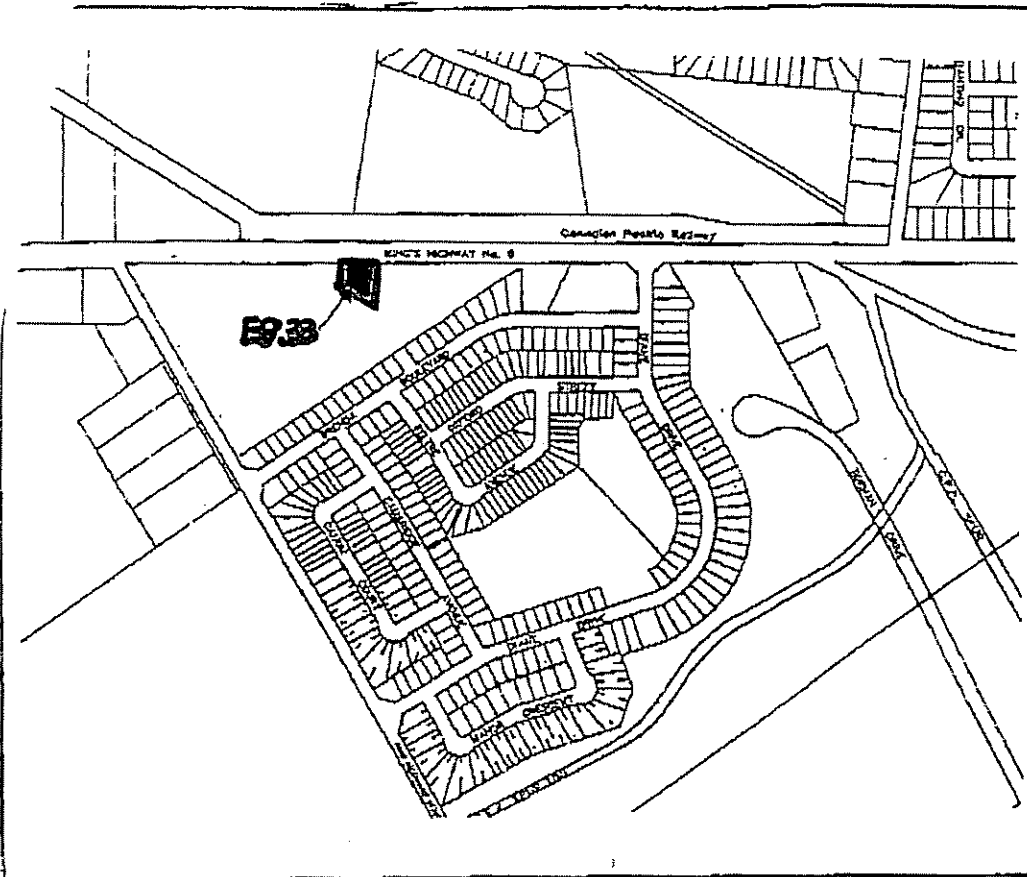
 LANDS REZONED FROM
"RESIDENTIAL THIRD DENSITY
(R3) (H) (F) ZONE" TO "HIGHWAY
COMMERCIAL (C3) (H) HOLDING
ZONE"

Mary T. Rose
MAYOR

Ann S. Armstrong
CLERK

ZONING MAP NO. C3 & C4

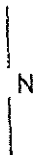
SCHEDULE 'A1' TO OFFICIAL PLAN AMENDMENT NO. 41



SCHEDULE 'A'
 THE OFFICIAL PLAN FOR
 THE TOWN OF ORANGEVILLE
 LAND USE PLAN



LANDS REDESIGNATED FROM
 "RESIDENTIAL" TO "SERVICE COMMERCIAL"



PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to:

- (a) Amend Schedule "A" "Land Use Plan" of the Official Plan of the Town of Orangeville From "Residential" to "Service Commercial E8.33" as shown on Schedule "A1" attached to this amendment.
- (b) Amend Schedule "B" "Residential Density Plan" by deleting the "Low Density Residential" designation applied to the lands shown on Schedule "A2" to this amendment.

2. Location

The lands being the subject matter of the Amendment are described as Lot 88, Registrar's Compiled Plan 335, municipally known as 336 Broadway.

3. Basis of the Amendment

The subject lands are currently designated as "Low Density Residential" and are zoned "Residential Third Density (R3) (H) (F) Zone". The lands are currently developed with a small gas bar which has been in existence for many years.

In June of 1993 an application was made to amend the Official Plan to permit the redevelopment of the existing gas bar and the construction of a new commercial building which would have two apartment units on the second floor.

The original plan was not able to proceed due to concerns of the Credit Valley Conservation Authority relating to floodproofing and erosion control. Through several redesigns of the plan, the applicant has now satisfied the concerns of the Conservation Authority and they have issued a permit for the development.

A review of the Official Plan's "Service Commercial" policies recently adopted by Council indicates that such lands should:

- be accessible locations along Orangeville's major transportation routes (Section E2.7.1);
- rely on business from exposure to the travelling public; (Section E2.7.1 (b)); and,

- have physical requirements in terms of size and shape of the site or building, their locational requirements or nature of operation is such that they are not generally suitable, economically viable nor compatible for accommodation within the Central Business District or incorporation into a shopping centre (Section E2.7.1 (c)).

The proposed gas bar and commercial building would be located along a portion of Broadway which has a high degree of visibility, good access, and carries a considerable amount of traffic. Such a location is in conformity the policies outlined above and is much more suitable for commercial use than for detached or semi-detached dwellings as permitted by the current Official Plan designation. In addition, the property has operated as a commercial use without any problems for many years. Sufficient parking and outdoor amenity area can be provided for the apartment units.

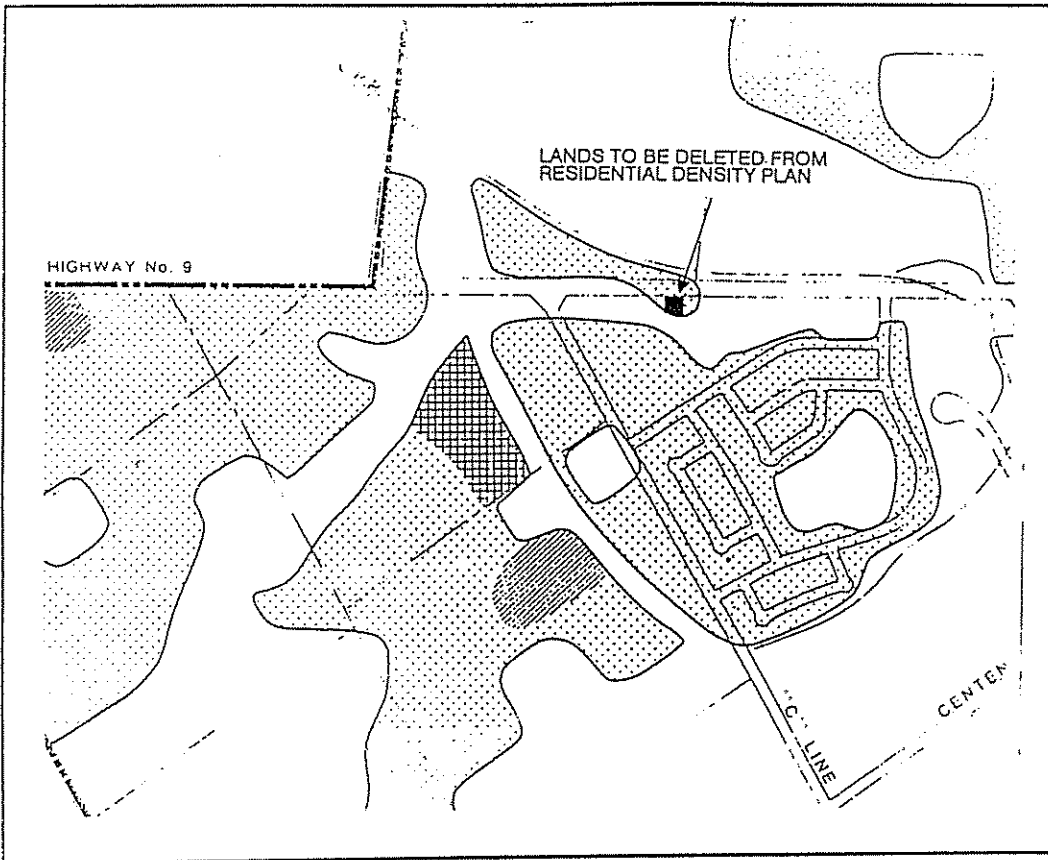
In light of the above analysis, and the fact that there were no concerns raised at the public meeting held July 18, 1994 or by commenting agencies, the Council has deemed it appropriate to redesignate the subject lands from "Low Density Residential" to "Service Commercial".

PART B - THE AMENDMENT

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

1. Schedule "A" is hereby amended by redesignating the subject lands from "Residential" to "Service Commercial" as shown on Schedule "A1" to this amendment.
2. Schedule "B" is hereby amended by deleting the "Low Density Residential" designation from the subject lands as shown on Schedule "A2" to this amendment.
3. Section E8 is hereby amended by adding the following:
"E8.33 Notwithstanding the "Service Commercial" designation on the lands described as Lot 88, Registrar's Compiled Plan 335, dwelling units may be permitted on floors above the first floor."

SCHEDULE 'A2' TO OFFICIAL PLAN AMENDMENT NO. 41



SCHEDULE 'B'
THE OFFICIAL PLAN FOR
THE TOWN OF ORANGEVILLE
RESIDENTIAL DENSITY PLAN

