

22 OP 3592 044

TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 44

to the

ORANGEVILLE PLANNING AREA

ORIGINAL



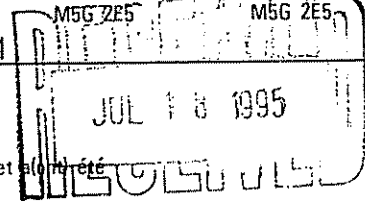
Ministry of Municipal Affairs / Ministère des Affaires municipales

Ontario

777 Bay Street / 777, rue Bay
14th Floor / 14e étage
Toronto, Ontario / Toronto (Ontario)
M5G 2E5 / M5G 2E5

95/07/11

The Attached/Le(s) Plan(s) / OFFICIAL PLAN AMENDMENT 044
IN THE TOWN OF ORANGEVILLE
APPROVED ON 07 JULY 1995
Submitted to Plans Administration was/ont été soumis(e)(s) à l'administration des plans et a/ont été



ANN E. ARMSTRONG,
CLERK,
TOWN OF ORANGEVILLE,
87 BROADWAY,
ORANGEVILLE, ONTARIO.
L9W 1K1

Please Refer all Correspondence Related to Submission to:
Veuillez adresser toute la correspondance relative à cet envoi à:
RIZALDO PADILLA
(416) 585-6046
Quoting Our File Number:
en mentionnant notre numéro de dossier :
22-OP-3592044

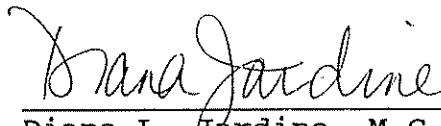
RECEIVED JUL 18 1995

163 First Street

AMENDMENT NO. 44
TO THE
OFFICIAL PLAN FOR THE
TOWN OF ORANGEVILLE

This Amendment No. 44 to the Official Plan of the Town of Orangeville which was adopted by the Council of the Corporation of the Town of Orangeville, is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1995-07-07



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

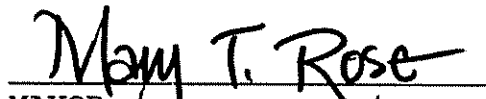
THE CORPORATION OF THE TOWN OF ORANGEVILLE
BY-LAW NUMBER 33-95

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, Ch. P.13 and amendments thereto, hereby enacts as follows:

- 1) Amendment No. 44 to the Official Plan for the Town of Orangeville, consisting of the explanatory text is 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. 44 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 1st day of May, A.D., 1995.


CLERK


MAYOR

By-law read a First and Second Time this 1st day of May
A.D., 1995.

By-law read a Third Time this 1st day of May A.D., 1995.

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 44

The attached map and explanatory text, constituting Amendment Number 44 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. P13.

on the 1st day of May, 1995

Ann E. Armstrong
CLERK

Mary T. Rose
MAYOR

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to resolve a portion of Deferral Area No. 3 in the Official Plan of the Town of Orangeville as shown on Schedule A1 to this amendment. A portion of the lands subject to Deferral No. 3 is resolved by amending Schedule "A" "Land Use Plan" of the Official Plan of the Town of Orangeville by deleting the reference arrow to the subject lands which indicates the Deferral Area and also changing the land use designation from "Highway Commercial" to "Neighbourhood Commercial" and "Open Space Conservation".

2. Location

This amendment applies to the lands described as Part of Lots 3, 5, 6 and 8, Registered Plan 251, municipally known as 163 First Street.

3. Basis of the Amendment

The subject lands have been a portion of Deferral Area No. 3 since Ministerial approval of the Official Plan of the Town of Orangeville in 1985. Deferral from approval of these lands resulted from the objection to the proposed designation of "Highway Commercial" by the Credit Valley Conservation Authority due to the majority of the lands being within the floodplain.

The original Deferral Area also included the lands south of the proposed Hansen Boulevard connection to Highway 10. These lands were taken out of deferral by Official Plan Amendment No. 6 which designated these lands "Neighbourhood Commercial" in 1988.

Development of the subject lands was further delayed awaiting the completion of the Hansen Boulevard Environmental Assessment which was completed in 1991.

In 1993 an application to amend the Official Plan on the subject lands to "Neighbourhood Commercial" was filed. Although the portion of land upon which the proposed building would be constructed was on table land, a considerable portion of the parking area lie within the floodplain. The policies of the Credit Valley Conservation Authority at that time prohibited any parking within the floodplain and thus the application was not able to proceed.

Through the applicant's recent discussions with the Credit Valley Conservation, the Authority is now willing to allow parking in the floodplain and will not object to the proposed redesignation subject to the provision of the following:

- the provision of grading plans and hydraulic analysis to the satisfaction of the Authority confirming that there is no impact on flood levels and flood storage;
- that the area be placed in an appropriate restrictive zoning category;
- that the property be posted to identify the hazard; and,
- that a permit be obtained from the Authority for the proposed works.

In relation to the above, the required plans have been provided to the Authority to their satisfaction, the lands below the floodline have been zoned in a zoning category which will not allow development, warning signs can be required through the site plan approval process and the necessary permit has been obtained by the applicant from the Authority.

In reviewing the proposed amendment, Town staff noted the following Official Plan policies:

"E2.4.2 Neighbourhood Commercial

Neighbourhood Commercial permits such uses as food stores, and hardware stores, service establishments as well as smaller stores, shops and offices. Individual retail outlets (other than foodstores and hardware) shall have a maximum gross floor area 1,858 square metres (20,000 square feet).

Neighbourhood Commercial facilities are intended to develop as shopping centres having pre-planned consolidated parking. Residences may be located within the same building as a commercial use provided they are on the upper floor thereof."

Staff note that the proposed development is designed as a pre-planned shopping centre and would not contain any units which would exceed the prescribed maximum floor areas.

On the basis of the foregoing review and the lack of any substantial concerns at the statutory public meeting of March 13, 1995, Council of the Town of Orangeville has deemed it appropriate to adopt Official Plan Amendment No. 44.