

THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 42-99

A by-law to adopt Amendment No. 58 to the Official Plan (OPZT 1/99, Commercial Policy Refinements).

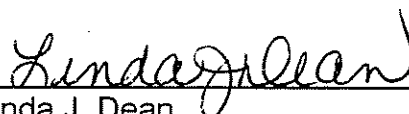
The Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act R.S.O. 1990, c.P. 13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 58 to the Official Plan for the Town of Orangeville, consisting of the attached text and maps is hereby adopted.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 26th DAY OF APRIL, 1999



Robert S. Adams
Mayor



Linda J. Dean
Town Clerk

I, LINDA J. DEAN, CLERK OF THE TOWN OF ORANGEVILLE, HEREBY DECLARE THAT NOTICE OF A PUBLIC MEETING WAS GIVEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 17 (15) OF THE PLANNING ACT, R.S.O. 1990, c.P.13. I ALSO DECLARE THAT THE REQUIREMENTS OF GIVING NOTICE OF THE ADOPTION OF AMENDMENT NUMBER 58 HAVE BEEN COMPLIED WITH IN ACCORDANCE WITH SECTION 17 (23) OF THE PLANNING ACT, R.S.O., 1990, c. P. 13.

April 27, 1999
DATE

Linda J. Dean
LINDA J. DEAN
TOWN CLERK

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 58

The attached map and explanatory text, constituting Amendment Number 58 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 the 26th day of April, A.D. 1999.



Robert S. Adams
Mayor

Linda J. Dean
Town Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 58**

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to refine the permitted uses in the Convenience Commercial and Neighbourhood Commercial designations, as adopted by Official Plan Amendment 39, and to redesignate the property at 14 Townline from Neighbourhood Commercial to Service Commercial.

2. Location

This amendment affects all Convenience Commercial and Neighbourhood Commercial lands within the Town of Orangeville. The site-specific redesignation affects the property at 14 Townline. This property is located on the west side of Townline, south of Broadway.

3. Basis

3.1 Neighbourhood Commercial

A recreational establishment is currently permitted in the C2 zone. Examples of recreational establishments located in a C2 zone are OK Bowling & Billiards and the Orangeville Women's Health Club. The corresponding Official Plan designation, Neighbourhood Commercial, allows "retail and service commercial uses at moderate scale, usually in the form of shopping centres with consolidated parking." The list of permitted uses does not include recreational uses. While a recreational establishment could be construed as a service commercial use, it would be preferable for the Official Plan to be more explicit in this regard. Accordingly, this official plan amendment would add "recreational establishments" as a permitted use in the Neighbourhood Commercial designation.

The Neighbourhood Commercial designation does not permit nursery schools, but the current implementing C2 zoning does allow them. Such a use could complement other uses permitted by this designation. Accordingly, this official plan

amendment adds a "nursery school" as a permitted use in the Neighbourhood Commercial designation.

The Neighbourhood Commercial designation does not permit business and professional offices, but the implementing C2 zoning does allow them. Since offices may accommodate locally useful businesses and professions such as realtors, insurance agents, doctors, chiropractors and the like, it would be appropriate to amend the Official Plan to allow these uses to locate here.

The Neighbourhood Commercial designation does not specifically permit a veterinarian clinic although such a use could be construed as a service commercial use. The implementing C2 zoning already permits this use. Accordingly this official plan amendment adds "a veterinarian clinic" as a permitted use in the Neighbourhood Commercial designation.

In summary, this amendment would add "a recreational establishment", "a nursery school", "a business or professional office", and a "a veterinarian clinic" as permitted uses in the Neighbourhood Commercial designation.

3.2 Convenience Commercial

Both the Official Plan and Zoning By-law provide a list of convenience commercial uses which are permitted within the Convenience Commercial designation and the implementing C4 zoning. The intent of the Official Plan is that Convenience Commercial areas are to accommodate "a limited range and scale of retail and service commercial uses serving the day-to-day needs of the nearby residential area." Table 2 compares the lists of uses.

Table 1 shows that the Convenience Commercial uses allowed by the Official Plan are already allowed in the C4 zone, but three uses allowed in the C4 zone are not contemplated by the Official Plan, i.e. a florist, a photofinishing business and a video film outlet. Of the two uses, only a florist is actually located in the C4 zone. However, because the three uses could be desirable for the convenience of nearby residents, it is recommended that the Official Plan be amended to add them as permitted uses. The term "laundromat" could be deleted from the Official Plan and classed as a "personal service shop".

**Table 1
Convenience Commercial Uses**

| Official Plan Convenience Commercial designation | Zoning By-law - C4 Zone | |
|--|--|--|
| | Existing | Proposed |
| variety store | variety store | include in definition of "convenience retail uses" |
| bake shop | bake shop | |
| candy shop | candy shop | |
| drug store | drug store | |
| n/a | a florist | |
| n/a | a video film outlet | |
| restaurant | restaurant | restaurant |
| personal service shop | personal service shop, a dry cleaning or laundry establishment, a photofinishing business | personal service shop (includes dry cleaning or laundry establishment, a photofinishing business) |
| laundromat | n/a | include in definition of "personal service shop" |

In summary, this amendment adds "a florist", "a photofinishing business" and "a video film outlet" as permitted uses in the Convenience Commercial designation. Also, the specific term "laundromat" would be deleted since it would be permitted as a "personal service shop".

3.3 14 Townline

The property at 14 Townline is designated Neighbourhood Commercial, zoned C3 and occupied by a gas bar and car wash. Given the existing zoning, location and use of the property, a Service Commercial designation would be more appropriate than the Neighbourhood Commercial designation. This official plan amendment accordingly redesignates this property to Service Commercial.

PART B - THE AMENDMENT

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

1. Section E2.6.2 is hereby deleted and the following substituted therefor:

"E2.6.2 Permitted uses include a supermarket, drug store, hardware store, service establishments, smaller retail outlets, recreational establishments, a nursery school, business or professional offices, and a veterinarian clinic. Residential uses are permitted within upper floors of buildings containing other permitted uses.
2. Section E2.8.2 is hereby deleted and the following substituted therefor:

"E2.8.2 Permitted uses are limited to a variety store, personal service shop, financial establishment, bake shop, candy shop, drug store, florist, photofinishing business, restaurant and video film outlet. Residential uses are permitted within upper floors of buildings containing other permitted uses.
3. Schedule "A", the Land Use Plan, is hereby amended in accordance with Schedule "A" hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 58

