



RECEIVED SEP 27 1999

THE CORPORATION OF THE TOWN OF ORANGEVILLE

87 Broadway,
Orangeville, On. L9W 1K1
Phone: (519) 941-0439

NOTICE OF THE ADOPTION OF OFFICIAL PLAN AMENDMENT

TAKE NOTICE THAT the Council of The Corporation of the Town of Orangeville passed By-law No. 102-99 adopting Official Plan Amendment No. 61 on the 20th day of September, 1999, under the provisions of the Planning Act, R.S.O. 1990, c.P.13.

AND TAKE NOTICE THAT a notice of appeal to the Ontario Municipal Board in respect to the by-law may be submitted to the Clerk of The Corporation of the Town of Orangeville no later than the **18th day of October, 1999**. The notice of appeal must set out the specific part of the proposed official plan amendment to which the appeal applies and the reasons for the appeal. Only individuals, corporations and public bodies may appeal a decision of the municipality to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf. The Ontario Municipal Board requires that a notice of appeal be accompanied by a cheque in the amount of \$125 payable to the Minister of Finance.

AND TAKE NOTICE THAT the proposed official plan amendment is exempt from approval by The Ministry of Municipal Affairs and Housing, and the decision of Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

DATED AT THE TOWN OF ORANGEVILLE THIS 27TH DAY OF SEPTEMBER, 1999.

LINDA J. DEAN, AMCT.,
Town Clerk

THE PURPOSE AND EFFECT:

This amendment applies to lands located on the west side of future Riddell Road, the north side of future Spencer Avenue, the east side of existing and future Abbey Road and the south side of Alder Street. The lands comprise Block 171 on Plan 7M-1, Block 248 on Plan 7M-11, and Parts of the Northeast Halves of Lots 2 and 3, Concession C, Former Township of East Garafraxa. The accompanying map illustrates the location.

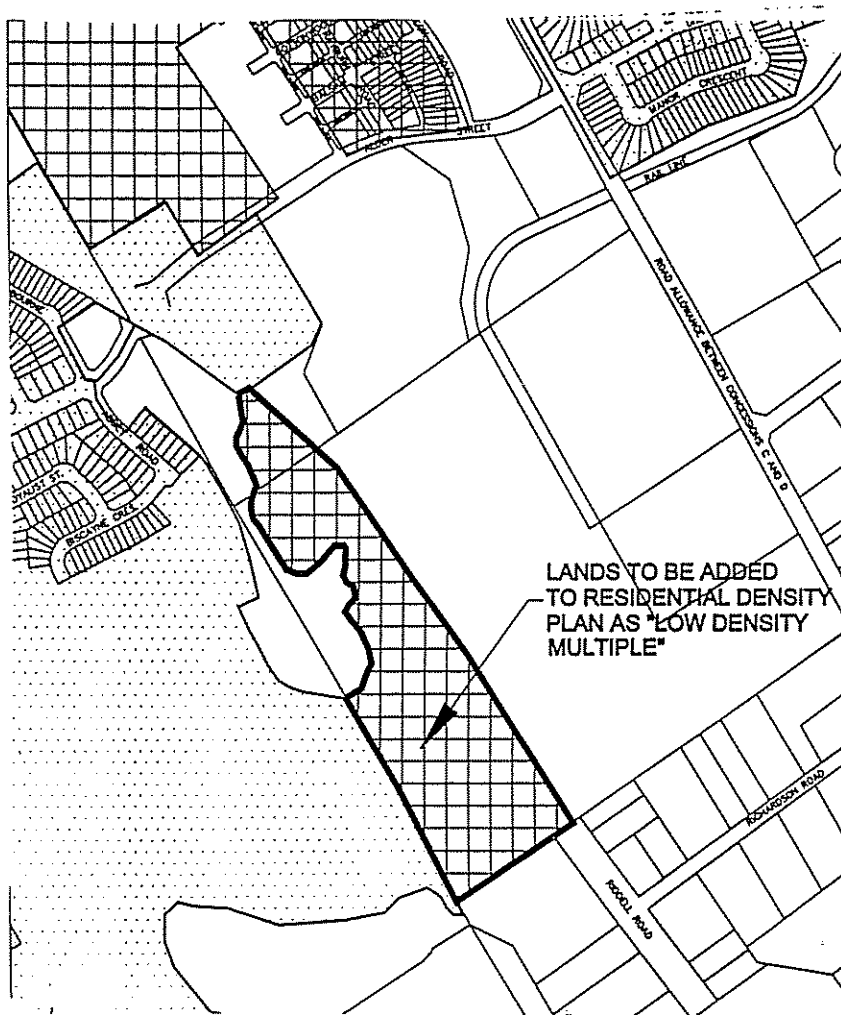
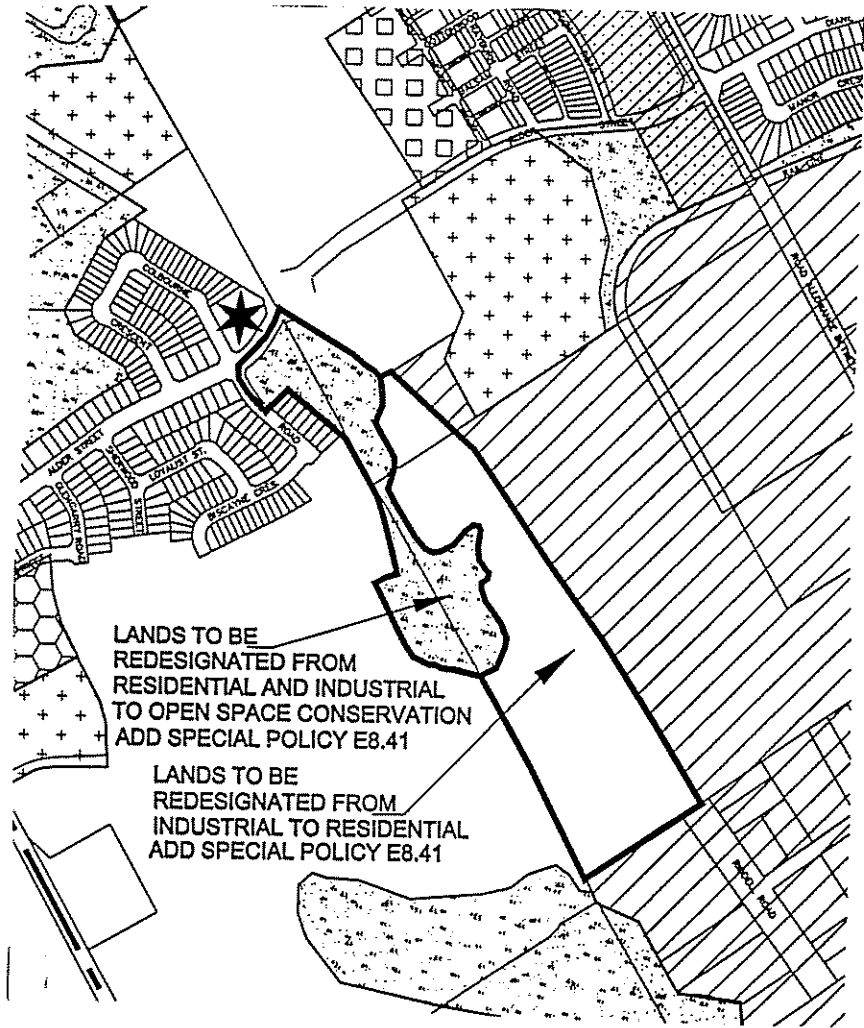
Block 171, Plan 7M-1 and Block 248, Plan 7M-11 belong to the Town of Orangeville and are designated Low Density Residential in the Official Plan. The effect of this amendment would be to redesignate these lands to Open Space Conservation.

The lands comprising Part of the Northeast Half of Lot 2, Concession C, belong to James Gooderham Worts et al and are designated Industrial in the Official Plan. The effect of this amendment would be to redesignate these lands to Low Density Multiple Residential and Open Space Conservation.

The lands comprising Part of the Northeast Half of Lot 3, Concession C, belong to Tribunal Developments Inc. and are designated Low Density Residential and Industrial in the Official Plan. The effect of this amendment would be to redesignate these lands to Low Density Multiple Residential and Open Space Conservation.

Key Maps - see over

Key Maps



THE CORPORATION OF THE TOWN OF ORANGEVILLE


BY-LAW NUMBER 102-99

A by-law to adopt Amendment No. 61 to the Official Plan (OPZ 4/98, Town of Orangeville, West side of Future Riddell Road, east of existing/future Abbey Road, south of Alder Street).

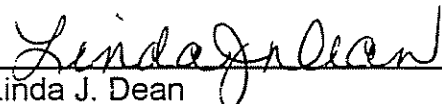
The Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 61 to the Official Plan for the Town of Orangeville, consisting of the attached maps and explanatory text is hereby adopted.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 20th DAY OF SEPTEMBER, 1999.

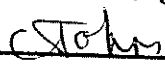


Robert S. Adams
Mayor



Linda J. Dean
Town Clerk

Certified a true copy of By-law
No. 102-99 of The Corporation
of the Town of Orangeville



Deputy Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 61**

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to redesignate certain lands from Low Density Residential and Industrial to Low Density Multiple Residential and Open Space Conservation.

2. Location

This amendment applies to lands located on the west side of future Riddell Road, the north side of future Spencer Avenue, the east side of existing and future Abbey Road and the south side of Alder Street. The lands in question are owned by the Town of Orangeville, Tribunal Developments Inc. and Mr. James Gooderham Worts et al.

3. Basis of the Amendment

The lands proposed for redesignation from Low Density Residential and Industrial to Open Space Conservation are woodlot areas that were identified for retention in the Subwatershed 19 Recommended Plan, which was adopted by Council as an environmental planning framework in September 1997.

The lands proposed for redesignation from Industrial to Low Density Multiple Residential are situated immediately adjacent to a developing residential neighbourhood which is designated Low Density Residential. The effect of the redesignation is generally to establish Riddell Road as the boundary between industrial and residential uses and improve the potential for compatibility between the two uses.

The amendment will require specific studies to establish separation distances and buffering requirements to protect future residential uses from industrial uses to the south and east, and to maintain the lands to the south and east as a stable industrial area.

PART B - THE AMENDMENT

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

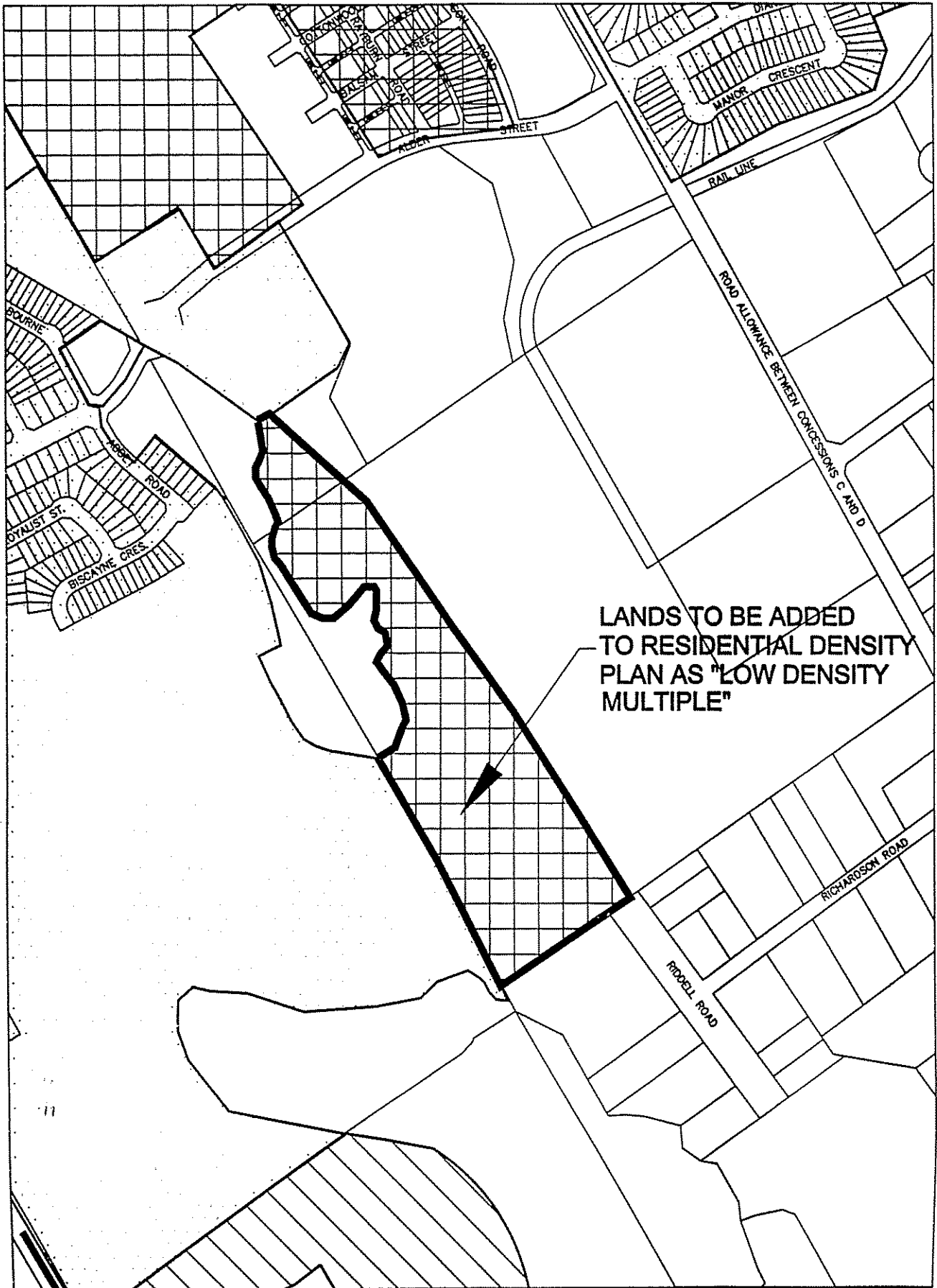
1. Schedule "A", the Land Use Plan, is hereby amended in accordance with Schedule "A" hereto.
2. Schedule "B", the Residential Densities Plan, is hereby amended in accordance with Schedule "B" hereto.
2. Section "E" of the Official Plan is hereby amended to add the following text thereto:

"E8.41 Lands on the West Side of Riddell Road, south of Alder Street

Prior to rezoning for residential use, a comprehensive assessment will be undertaken by the proponent to determine what form of buffering is required to protect proposed residential uses from the effects of Riddell Road traffic and nearby industry. Based on the outcome of this assessment, appropriate buffering measures and separation distances, as determined by the Town, will be imposed as requirements of development by way of zoning regulations, subdivision agreements and/or site plan agreements. In addition, warning clauses will be required to be registered on title to warn prospective purchasers of the proximity of Riddell Road and industry.

The boundary of the Open Space Conservation designation has been drawn to reflect the boundary of the existing woodlots within the area of the subject lands. The precise delineation of the woodlot areas to be protected from future development will be determined as part of a future Environmental Impact Study as required in Section E5.3.15 of this plan, and, once determined, the boundary of the Open Space Conservation designation will be interpreted to coincide with the boundary of the area to be protected.

SCHEDULE "B" TO OFFICIAL PLAN AMENDMENT NO. 61



LANDS TO BE ADDED
TO RESIDENTIAL DENSITY
PLAN AS "LOW DENSITY
MULTIPLE"