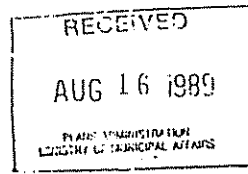




O 880192

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 17(11) of the
Planning Act, 1983



AND IN THE MATTER OF a referral to
this Board by the Honourable John
Eakins, Minister of Municipal Affairs,
on a request by White Birch Lands Ltd.
and Orangeville Highlands Ltd. for
consideration of proposed Amendment
No. 7 to the Official Plan for the
Town of Orangeville
Minister's File No. 22-OP-3592-007

B E F O R E :

C.G. CHARRON
Member

- and -

A. DELFINO
Member

)
)
)
)
)
)

Wednesday, the 17th day
of May, 1989

THIS MATTER having come on for public hearing, and upon an
application for Motion for Adjournment and Consolidation by White
Birch Lands Ltd. and Orangeville Highlands Ltd. having been
dismissed, and the Board having reserved its decision until this day;

THE BOARD ORDERS that Amendment No. 7 to the Official Plan for the
Town of Orangeville is hereby approved;

AND THE BOARD ORDERS that costs be awarded against White Birch Lands
Ltd. and Orangeville Highlands Ltd. to be assessed by an officer of
the Supreme Court Toronto on a solicitor and client basis in favour
of the Town of Orangeville and 757258 Ontario Ltd. for the following:

- 1) Responding to a Motion for Adjournment and Consolidation of
matters on the 2nd day of January, 1989;

22 - OP - 3592 - 007

- 1

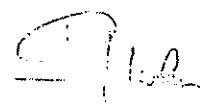
AMENDMENT NO. 7 TO THE
OFFICIAL PLAN FOR THE TOWN OF

ORANGEVILLE.

ORIGINAL

- 2) Responding to the hearing on the referral of Official Plan Amendment No. 7.


SECRETARY

088-1
89
JUN 15 1989

SECRETARY

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 7

The attached map and explanatory text, constituting Amendment Number 7 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 *2nd* day of *may*, 1988.

William C. Morris

Clerk

John Henry

Mayor

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 7

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

PART B - THE AMENDMENT, consisting of the text and map constitutes Amendment No. 7 to the Official Plan for the Town of Orangeville.

PART C - THE APPENDIX contains a location map of the subject property. This does not constitute part of this Amendment.

PART A - THE PREAMBLE

1) Purpose of the Amendment

The purpose of this Amendment is to redesignate the area shown on Schedule "A" as Neighbourhood Commercial to permit the development of retail, commercial and office uses on the specific lands described below.

2) Location

The subject lands consist of 3.02 hectares (7.46 acres) and are described as Part of East and West 1/2 Lots 1 and 2, Concession 1, WHS, Orangeville. The property fronts Fourth Avenue between the Hydro works yard and Thackwray's Home Hardware Store.

3) Basis of the Amendment

A retail impact study concludes there is a market opportunity for a neighbourhood shopping centre anchored by a major supermarket and comprising approximately 72,500 to 82,500 square feet gross leasable space on the subject property.

The site offers good local and regional accessibility to the surrounding trade area given its proximity to Fourth Avenue and Highway No. 10.

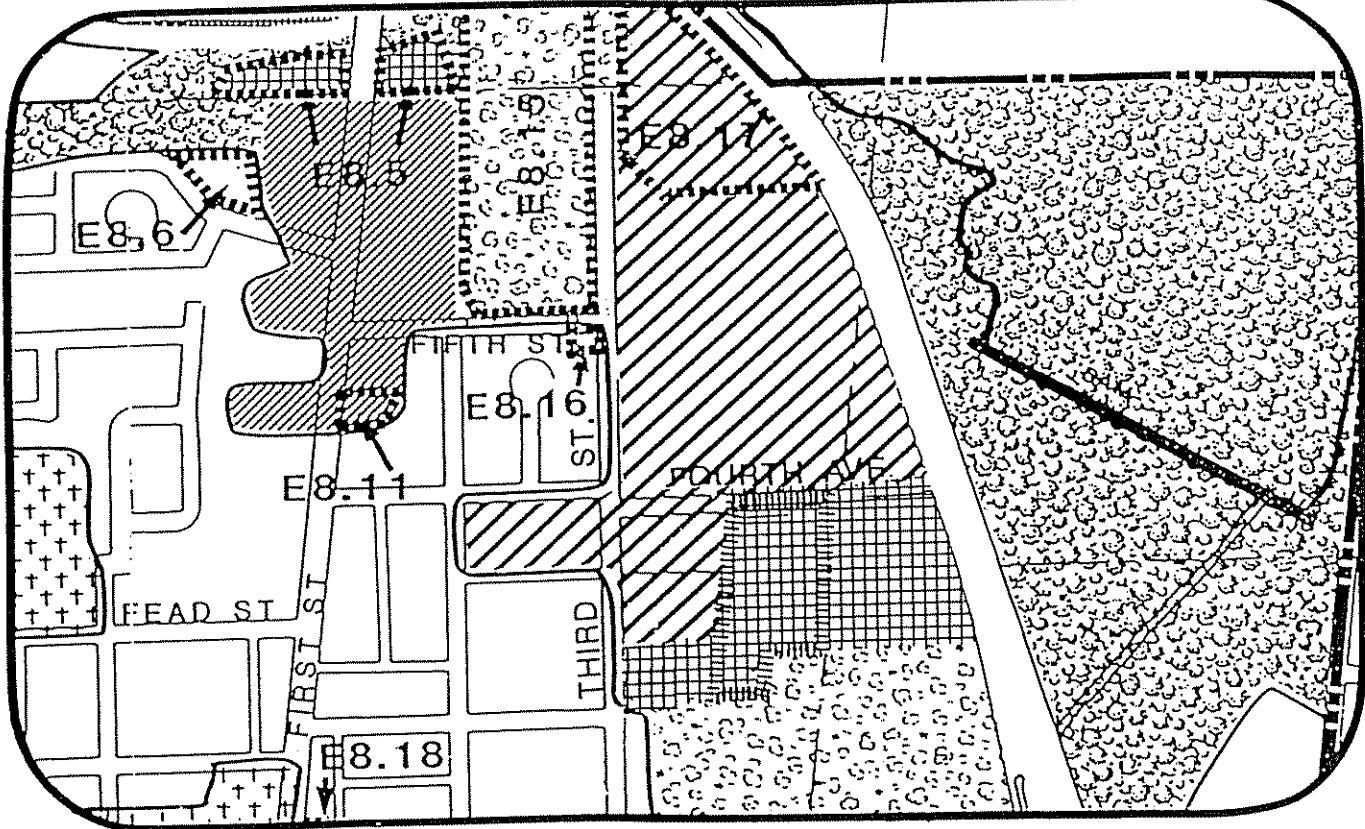
The new Official Plan establishes a commercial hierarchy consisting of General Commercial, Neighbourhood Commercial, Restricted Commercial Residential, Highway Commercial and Convenience Commercial. The General Commercial designation would apply only to Orangeville Highlands Mall, the Downtown and the West Broadway Mall. Similar commercial developments proposed in the Town of Orangeville are to be designated as Neighbourhood Commercial.

Neighbourhood Commercial permits food stores, hardware stores, service establishments, as well as smaller stores, shops and offices and restricts individual retail outlets other than food and hardware stores to a maximum gross floor area of 1,858 square metres (20,000 square feet).

PART B - THE AMENDMENT

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

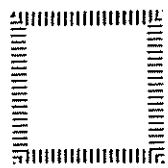
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 7



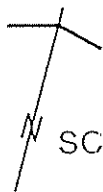
SCHEDULE 'A'

THE OFFICIAL PLAN OF THE
ORANGEVILLE PLANNING AREA

LAND USE PLAN



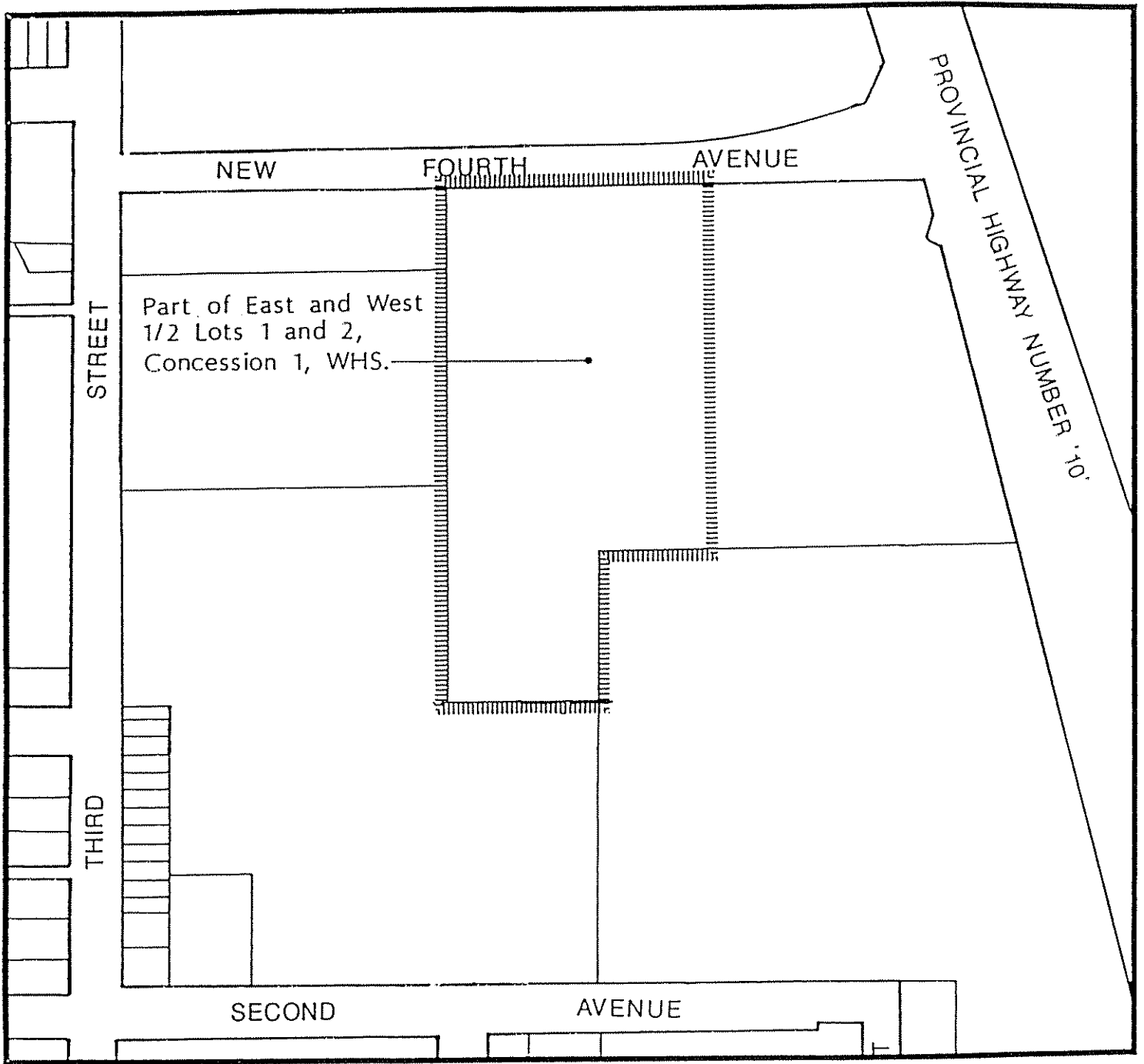
AREA TO BE DESIGNATED
NEIGHBOURHOOD COMMERCIAL
BY THIS AMENDMENT



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
- Approximate Extent of Mill Creek Floodline

PART 'C' - APPENDIX



LOCATION MAP



AREA TO WHICH AMENDMENT APPLIES

