
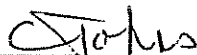


THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 95

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The attached explanatory text and map, constituting Amendment Number 95 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 August 29, 2005.

  
Drew Brown,  
Mayor

  
Cheryl Johns,  
Clerk

**THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 95**

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**PART A - THE PREAMBLE**

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject lands from Low Density Residential to Neighbourhood Commercial.

2. Location

This amendment applies to the lands described as Part of the West Half of Lot 1, Concession 3, W.H.S. and are municipally known as 475 and 489 Broadway. The lands comprise 1.58 hectares and are on the north side of Broadway, at the head of C Line. The ORDC rail corridor abuts the north and east sides of the property.

3. Basis of the Amendment

The amendment will implement Council's approval on August 29, 2005, of an Official Plan Amendment application to redesignate the lands to Neighbourhood Commercial to permit the development of a 1,578 square metre drug store and a 1,657 square metre multi-tenant commercial plaza. One of the dwellings on the property, known as the Robert Perfect House, is to be relocated to the easterly portion of the property and restored. A second dwelling would be demolished.

The subject lands are located along a major collector road. The lands to the south are designated residential and conservation. The rail corridor to the north will likely see rail use in the future and the employment lands to the north of the rail line may be developed with future industrial uses. Market impact studies have concluded that there is a shortage of vacant commercial space in Orangeville, particularly in the west end.

The redesignation of the lands is appropriate as it will provide a suitable separator between the residential lands to the south and the rail and potential industrial uses to the north, and fulfil the need in the community for more commercial development in the west end.

## **PART B - THE AMENDMENT**

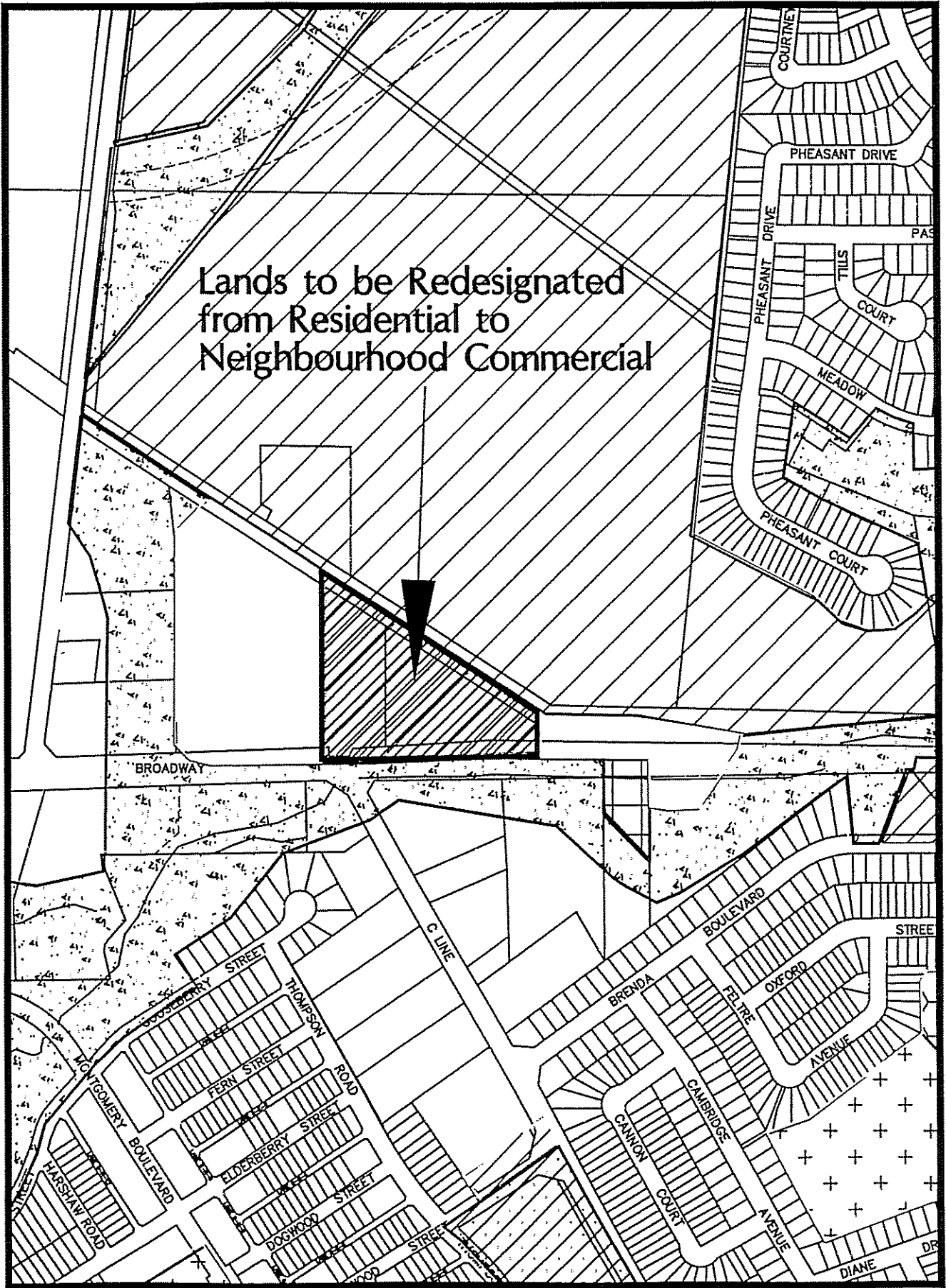
The Official Plan for the Town of Orangeville is amended as follows:

1. Schedule "A" "Land Use Plan" is hereby amended by changing the land use designation in accordance with Schedule "A" attached hereto.
2. Schedule "C" "Residential Density Plan" is hereby amended by changing the land use designation in accordance with Schedule "B" attached hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 95



Lands to be Redesignated  
from Residential to  
Neighbourhood Commercial





Low Density Residential  
Designation to be Removed  
From these Lands

