

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 48

The attached map and explanatory text, constituting Amendment Number 48 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 17th day of June, 1996.

Linda Julian
CLERK

Mary T. Rose
MAYOR

CERTIFIED A TRUE COPY OF
THE ORIGINAL DOCUMENT.

..... Stark
Rep. CLERK

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to provide guidance for the phasing of the shopping centre to be constructed on the subject lands, and to redesignate a portion of the site from Industrial to General Commercial to match the designation on the balance of the lands.

2. Location

This amendment applies to a land assembly located in the area west of First Street, south of the proposed Hansen Blvd. extension, west of Highway 10/24 and north of Fifth Avenue.

3. Basis of the Amendment

The subject property is 17.75 ha (43.77 acres) in extent and is proposed to be developed with a major shopping centre comprising a department store, a supermarket, an automotive and home supply store and other retail and service commercial uses.

The proposed site-specific policy (E8.31) will provide guidance for the phasing of the development, including the objectives to be attained prior to the removal of a holding symbol for each of two phases.

The additional lands to be designated General Commercial are 0.4 ha (one acre) in extent. They have been added to the land assembly in order to permit the construction of an extension of Fifth Avenue to Highway 10/24, thereby improving the accessibility of the proposed shopping centre from the highway. A storm water management facility is also proposed on this portion of the site.

PART B - THE AMENDMENT

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

1. Schedule "A" is amended by redesignating from Industrial to General Commercial the area shown on the attached Schedule "A".
2. Schedule "A" is amended by adding the reference to Policy E8.31, as shown on the attached Schedule "A".
3. Section E8 - Policies for Specific Areas - is hereby amended by adding the following policy thereto:

"E8.31 The lands designated "General Commercial" between First Street and Highway 10/24, south of the future extension of Hansen Boulevard and generally north of Fifth Avenue, are a suitable location for major retail commercial facilities in the form of a shopping centre. Such development shall be subject to holding provisions to be implemented through the provisions of a site-specific zoning by-law which:

- 1) permits a first phase of development that may include a mass general merchandise store, a home and automotive supply store, a supermarket and a limited amount of service commercial, office and other retail space; and,
- 2) permits a second phase of development that may include a limited expansion of the mass general merchandise store and the supermarket, an expansion of the home and automotive supply store, and limited additional amounts of service commercial, office and other retail space.

The specific floor space restrictions applicable to these various uses and the timing of the development phases shall be established in the implementing zoning by-law or by-laws applicable to the site.

The implementing zoning by-law or by-laws shall also contain holding provisions applicable to each of these two phases of development respectively, which shall be removed when Council is satisfied that the following requirements have been met for each phase or any portion thereof;

- a) when a site plan has been submitted and approved for the phase or sub-phase of development then under consideration;
- b) when adequate transportation capacity is available or will be available upon completion of any required improvements;
- c) when safe and adequate access points are available or will be provided upon completion of any required improvements; and,
- d) when adequate services are available or will be available upon completion of any required improvements."

Schedule "A" To Official Plan Amendment No. 48

