

RECEIVED AUG 19 1999



Planning  
File  
OPA  
60

**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. 79-99 adopting Official Plan Amendment No. 60 on the 9th day of August, 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 **8th day of September, 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 19th DAY OF AUGUST, 1999

LINDA J. DEAN, AMCT  
Town Clerk

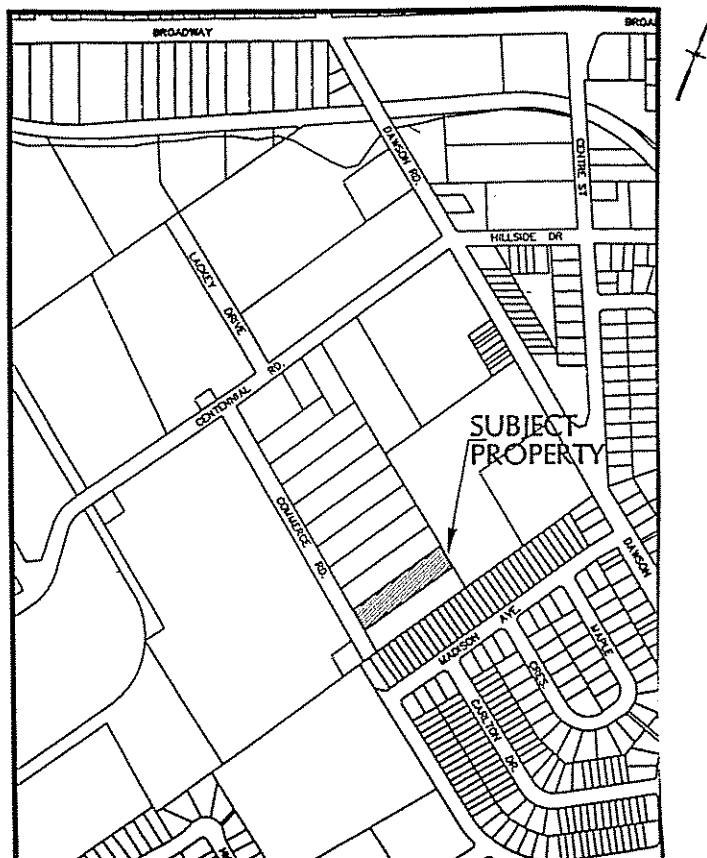
**THE PURPOSE AND EFFECT:**

Official Plan Amendment No. 60 applies to a 0.42 ha (1.04 acre) parcel of land located at 35 Commerce Road more particularly described as Lot 35 on Registrar's Compiled Plan 335. (See Key Map)

The subject property is designed "Industrial" in the Official Plan. The purpose of the amendment is to permit freestanding office uses. The standard "Industrial" designation only permits offices when they are accessory to a permitted use.

Additional information and a copy of the by-law may be obtained by contacting the Planning Department at 941-2084.

Key Map



THE CORPORATION OF THE TOWN OF ORANGEVILLE

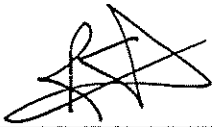
BY-LAW NUMBER 79-99

**A by-law to adopt Amendment No. 60 to the Official Plan (OPZ 10/99, Open Systems Software Inc., 35 Commerce Road)**

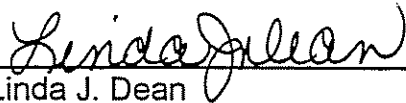
The Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 60 to the Official Plan for the Town of Orangeville, consisting of the attached map and explanatory text is hereby adopted.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 9<sup>th</sup> DAY OF AUGUST, 1999.



\_\_\_\_\_  
Robert S. Adams  
Mayor



\_\_\_\_\_  
Linda J. Dean  
Town Clerk

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 60

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The attached map and explanatory text, constituting Amendment Number 60 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 9<sup>th</sup> day of August, 1999.



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Robert S. Adams  
Mayor



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Linda J. Dean  
Town Clerk

I, LINDA J. DEAN, TOWN 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 60 HAVE BEEN COMPLIED WITH IN ACCORDANCE WITH SECTION 17 (23) OF THE PLANNING ACT, R.S.O., 1990, c. P. 13.

Aug 9, 1999  
DATE

Linda J. Dean  
LINDA J. DEAN  
TOWN CLERK

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 60

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**PART A - THE PREAMBLE**

1. Purpose of the Amendment

The purpose of the amendment is to permit an existing building to be used for office purposes.

2. Location

This amendment applies to a 0.42 ha (1.04-acre) property located at 35 Commerce Road. The property is developed with a building containing a floor area of 235 square metres (2,533 sq.ft.). The property comprises Lot 35 on Registrar's Compiled Plan 335.

3. Basis of the Amendment

The existing building's small size and house-form structure greatly limit its ability to be used for the various manufacturing and warehousing uses permitted in single occupancy buildings by the General Industrial (M1) Zone.

The existing building has in the past been largely used for office purposes. No major renovations will be required to make the building suitable for office use. The site contains approximately 25 parking spaces which is in excess of the requirement of 11 spaces for an office use of this size.

The Town's Official Plan designates the subject property "Industrial". Office uses are only permitted when accessory to a permitted use.

Zoning By-law 22-90 zones the subject property General Industrial (M1) Zone. Offices are permitted but only in an industrial mall.

In light of the anomalies between the Official Plan and Zoning By-law 22-90 with respect to uses in the industrial area, staff have begun a review of permitted uses. The focus of the review is to provide conformity between the Official Plan and

Zoning By-law and to provide a planning framework which recognizes the employment area function of the industrial park. Through the introduction of various lighter, "high tech" and research facilities and improved industrial operations which emanate less noise and odour than previous eras, it is possible for a much wider range of uses to co-exist in the same area than in the past. The requirement for Certificates of Approval from the Ministry of Environment for many industrial processes also helps ensure compatibility between uses.

One of the potential changes identified in the review is to explicitly permit free-standing offices in the Industrial designation of the Official Plan. The distinction between uses permitted in single use buildings and industrial malls may be proposed for elimination from the Zoning By-law. Such an initiative may enhance business development opportunities as the supply of lands for employment uses in Orangeville is limited.

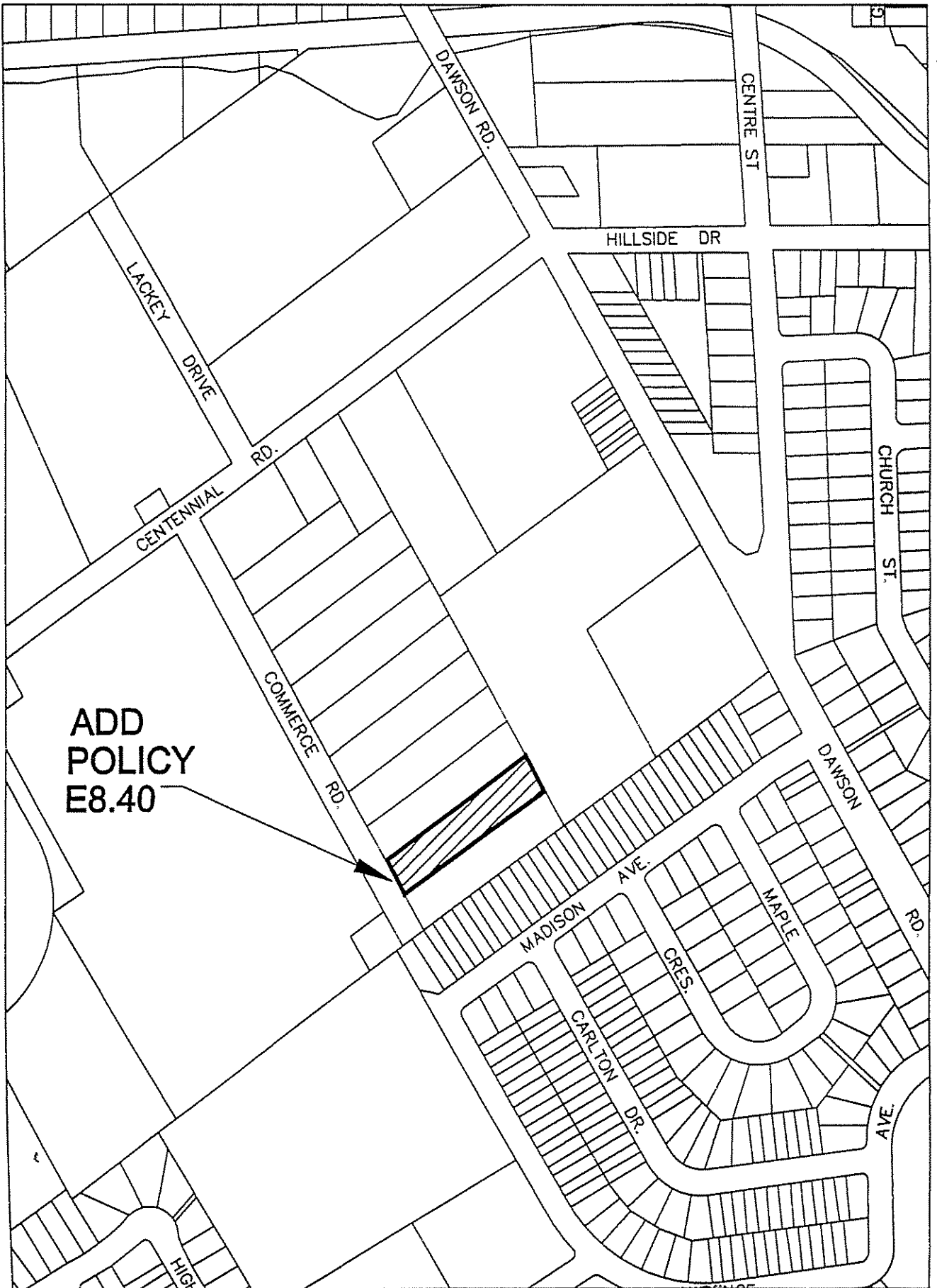
In the meantime, it would be appropriate to authorize the use of the subject property for office uses.

## **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. Section "E" of the Official Plan is hereby amended to add the following text thereto:  
"E8.40 Notwithstanding the Industrial designation, office uses are permitted on the lands described as Lot 35, Registrar's Compiled Plan 335."

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 60



ADD  
POLICY  
E8.40