



THE CORPORATION OF THE TOWN OF ORANGEVILLE

87 Broadway,
Orangeville, ON. L9W 1K1
Phone: (519) 941-0440

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. 82-2006 adopting Official Plan Amendment No. 97 on the 10th day of July, 2006, 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 **3rd day of August, 2006**. The notice of appeal must set out the specific part of the 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.

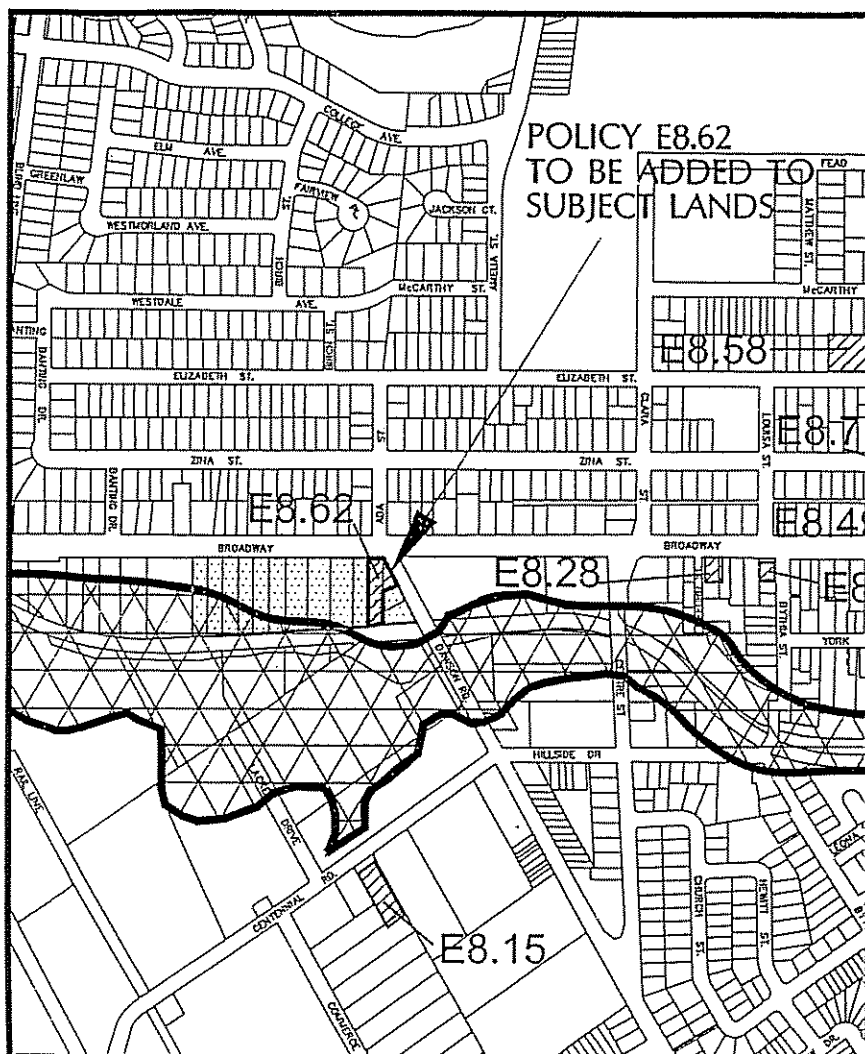
AND TAKE NOTICE THAT the official plan amendment is exempt from approval by The Ministry of Municipal Affairs, and the decision of Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

DATED AT THE TOWN OF ORANGEVILLE THIS 14TH DAY OF JULY, 2006.

CHERYL JOHNS, A.M.C.T.
Clerk

THE PURPOSE AND EFFECT:

The purpose and effect of Official Plan Amendment No. 97 is to introduce a site-specific policy to the Low Density Residential designation of the Official Plan for the subject lands, located on the southwest corner of Dawson Road and Broadway, to permit the interim use of a restaurant/café.





THE CORPORATION OF THE TOWN OF ORANGEVILLE

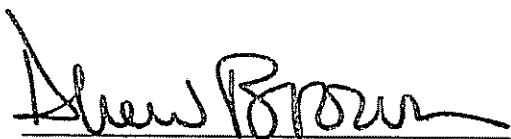
BY-LAW NUMBER 82 - 2006


A BY-LAW TO ADOPT AMENDMENT NO. 97 TO THE OFFICIAL PLAN (Carmen DeGasperis, 288 Broadway 2 Dawson Road; OPZ 2/06)

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. 97 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text and map is hereby adopted.

BY-LAW READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 10TH DAY OF JULY, 2006.


DREW BROWN, MAYOR

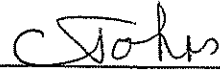

CHERYL JOHNS, CLERK

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 97

The attached explanatory text and map, constituting Amendment Number 97 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 July 10, 2006.



Drew Brown,
Mayor



Cheryl Johns,
Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 97

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to introduce a site-specific amendment to the Low Density Residential designation of subject lands to permit the interim use of a restaurant/café.

2. Location

This amendment applies to the lands described as Lots 74 and 75, Registrar's Compiled Plan, municipally known as 288 Broadway and 2 Dawson Road. The lands comprise 0.24 hectares and are on the southwest corner of Broadway and Dawson Road.

3. Basis of the Amendment

The amendment will implement Council's approval on July 10, 2006, of an Official Plan Amendment application to redesignate the lands to permit the conversion of the existing dwelling on the subject lands into a specialty restaurant for the retail sale of Italian ice cream, pastries, coffees, etc. as an interim use.

The subject lands are at the corner of two major collector roads. The lands to the south and west are designated for residential uses and to the north and east for commercial uses. The rail corridor abutting the southerly limits of these lands is active.

Recent market impact studies have concluded that there is a shortage of vacant commercial space in Orangeville, particularly in the Town's west end. The subject lands form the easterly limits of a designated residential intensification area and this area is one in transition from a traditional large lot, low density residential area to one of home occupations and increasing land values in a high traffic area.

A full redesignation of this one localized site for commercial purposes should be done in the context of a comprehensive review of the area to determine the impacts of such a change. However, undertaking such a study may actually prematurely de-stabilize the

existing residential neighbourhood and artificially inflate real estate values, in an area that is not ready for that kind of change. A site-specific exemption in the Low Density Residential designation to permit the restaurant/café use will provide for an interim use on the lands, until such time as a more comprehensive residential or mixed-use redevelopment proposal could be advanced for the broader area.

The restaurant/café use will provide a suitable separator between the residential lands to the south and west, and the established commercial area to the east while partially fulfilling the need in the west end community for more commercial development.

PART B - THE AMENDMENT

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

1. Schedule "B" "Policies for Specific Areas" is hereby amended by adding Special Policy E8.62 to the subject lands, municipally known as 288 Broadway and 2 Dawson Road, as shown on Schedule "A" hereto.

2. Section E8 – Policies for Specific Areas be amended by adding the following text thereto:

"E8.62 Notwithstanding the Low Density Residential designation on the lands located on the southwest corner of Broadway and Dawson Road and the permitted uses listed in Sections E1.3 and E1.4.2 of this Plan, the permitted uses shall include a restaurant/café in the existing building as an interim use."

[288 Broadway, 2 Dawson Road]

