



THE CORPORATION OF THE TOWN OF ORANGEVILLE


BY-LAW NUMBER 67 -2004


A by-law to adopt Amendment No. 92 to the Official Plan (Loblaw Properties Ltd., 50 Fourth Ave., 54, 56, 60 Third Street, OPZ 4/03).

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. 92 to the Official Plan for the Town of Orangeville, consisting of the attached explanatory text and maps is hereby adopted.

READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 26th DAY OF JULY, 2004.


K. MAXWELL COUNCILLOR


Cheryl Johns, Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 92**

The attached explanatory text and maps, constituting Amendment Number 92 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 12, 2004.



~~Drew Brown~~ ~~Mayor~~ K. MAXWELL
COUNCILLOR



Cheryl Johns
Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 92**

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject lands from Employment, Neighbourhood Commercial and Service Commercial to General Commercial, and to adopt site-specific development policies.

2. Basis of the Amendment

The subject properties are located on the south side of Fourth Avenue and the east side of Third Street and have a combined area of 7.32 ha (18.09 acres).

The proposed commercial development will provide enlarged shopping facilities that will strengthen the role of Orangeville as a sub-regional centre and that will enhance the compatibility of the lands with the residential neighbourhoods to the west and south. The lands are subject to holding removal policies requiring that a variety of public objectives be secured prior to development occurring.

PART B - THE AMENDMENT

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

1. Section "E" of the Official Plan is hereby amended to add the following text thereto:

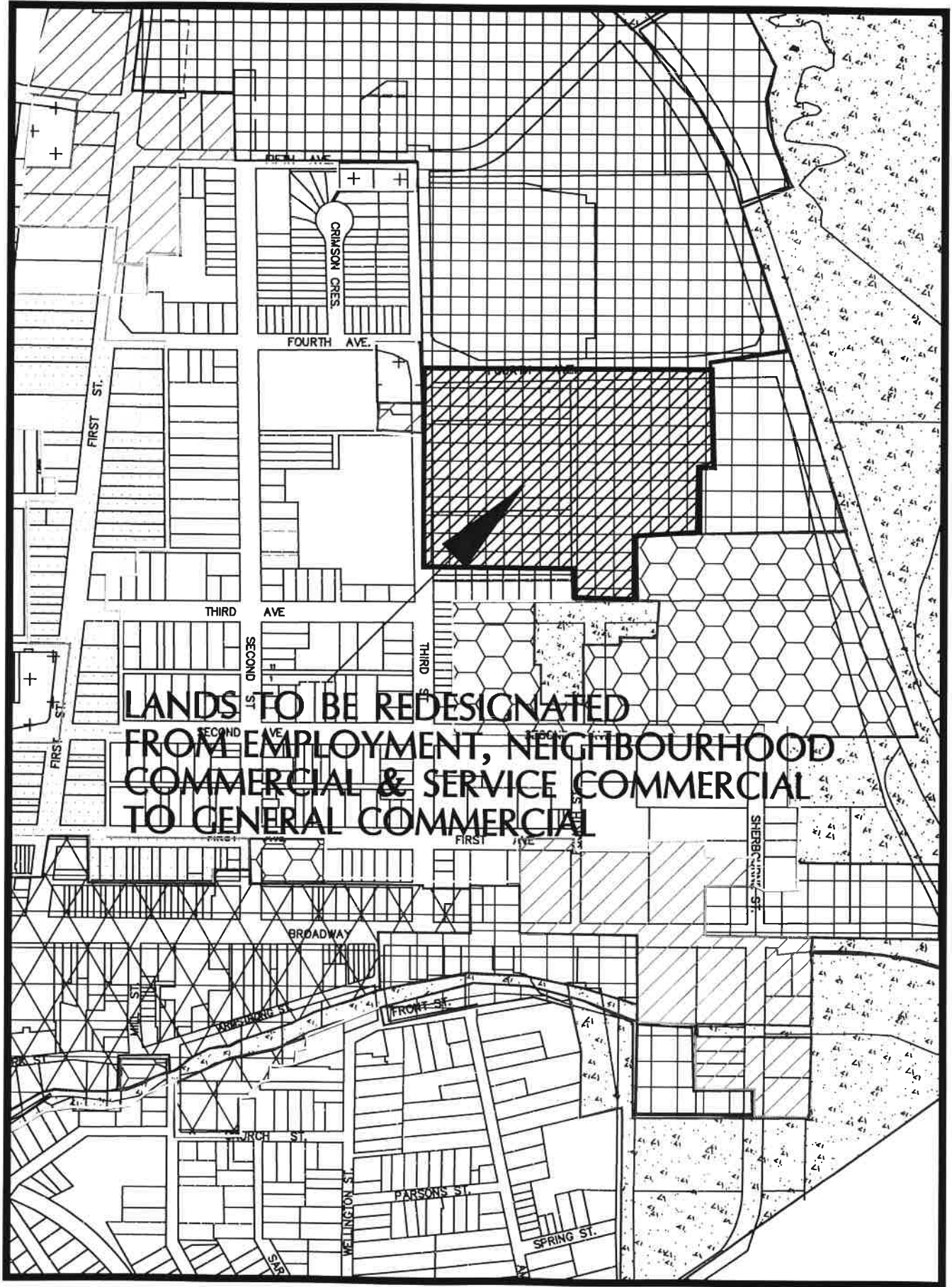
"E8.60

The subject lands are intended to be developed for a shopping centre that will strengthen the role of Orangeville as a sub-regional centre.

The zoning of the subject lands will incorporate holding provisions and these will be detailed in the implementing zoning by-law. The intent of these provisions is to ensure that matters relating to design, servicing, transportation, pedestrian accessibility and land use compatibility are satisfactorily addressed prior to the issuance of building permits for the development."

2. Schedule "A" to the Official Plan is hereby amended in accordance with Schedule "A" hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 92



**LANDS TO BE REDESIGNATED
FROM EMPLOYMENT, NEIGHBOURHOOD
COMMERCIAL & SERVICE COMMERCIAL
TO GENERAL COMMERCIAL**

SCHEDULE "B" TO OFFICIAL PLAN AMENDMENT NO. 92

