



## **Minutes of Council - Public Meeting**

**April 19, 2021, 7:00 p.m.**

**Electronic Meeting**

**The Corporation of the Town of Orangeville  
(Mayor and Clerk at Town Hall - 87 Broadway)  
Orangeville, Ontario**

Members Present: Mayor S. Brown, was present at Town Hall  
Deputy Mayor A. Macintosh  
Councillor J. Andrews  
Councillor L. Post  
Councillor D. Sherwood  
Councillor T. Taylor

Members Absent: Councillor G. Peters

Staff Present: E. Brennan, CAO  
D. Benotto, Software Operations Supervisor, was present at Town Hall  
D. Jones, General Manager, Infrastructure Services  
K. Landry, Town Clerk, was present at Town Hall  
M. Pourmanouchehri, IT Technician  
L. Russell, Senior Planner  
B. Ward, Manager, Planning  
T. Macdonald, Assistant Clerk

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### **1. Call To Order**

The meeting was called to order at 7:00 p.m.

### **2. Approval of Agenda**

### **Resolution 2021-151**

Moved by Councillor Andrews

Seconded by Councillor Post

That the agenda and any addendums for the April 19, 2021 Council - Public Meeting, be approved.

**Carried**

### **3. Disclosure of (Direct and Indirect) Pecuniary Interest**

None.

### **4. Singing of National Anthem**

David Nairn, Theatre Orangeville provided a pre-recorded version of the National Anthem which was played.

### **5. Land Acknowledgement**

The Mayor acknowledged the traditional territory of the Anishinaabe people including the Ojibway, Potawatomi and Odawa of the Three Fires Confederacy.

### **6. Announcements by Chair**

Mayor Brown provided information regarding how the public is able to participate in the Council meeting, advised the gallery and viewing audience with respect to the public nature of Council Meetings and that it is webcast.

### **7. Statutory Public Meetings**

Deputy Mayor Macintosh assumed the Chair and outlined the procedure to be followed for the public meeting and reminded those listening or watching how to participate in the meeting via telephone.

#### **7.1 Larysa Russell, Senior Planner, 200 Elizabeth Street**

Larysa Russell, Senior Planner outlined a Zoning By-law amendment application that has been received that seeks approval for the development of 4 semi-detached dwelling units fronting on Ada Street, and an 80 sq. m. convenience retail store fronting on Elizabeth Street. The lands are zoned Neighbourhood Commercial (C2) with Special Provision 24.46A and permit convenience retail and dwelling units on upper floors. The application seeks to amend the zoning to permit convenience retail along Elizabeth Street and semi-detached dwellings along Ada Street. Ms. Russell outlined the next steps for the application which

includes staff review of comments received through public consultation and circulation, review and preparation of a recommendation report for Council.

**7.2 200 Elizabeth Street, Public Meeting Information Report, RZ-2020-02, INS-2021-021**

**7.3 Arleigh Hack, Glen Schnarr and Associates, 200 Elizabeth Street**

Arleigh Hack, Glen Schnarr and Associates outlined the location, size and existing use of the subject property and outlined that the Zoning By-law amendment application seeks to amend the zoning by-law to allow for the development of 4 semi-detached dwelling units fronting on Ada Street and an 80 sq. m. convenience retail store fronting on Elizabeth Street.

The Chair asked for questions from the public and there were none.

The Chair asked for questions from Council.

Councillor Sherwood asked if there was a rear elevation plan available.

Ms. Hack showed the elevation photo and spoke to the unit sizes.

Councillor Sherwood asked about parking and if there will be a sidewalk.

Ms. Hack indicated that the sidewalk is to stop prior to the driveways of the proposed development and that there is a full sidewalk on the opposite side of the road.

Councillor Taylor asked about drainage and flooding in the area.

Ms. Hack indicated that there is a grading plan and stormwater servicing report which indicates there will be a slight increase in stormwater flow but the increase is minimal and, through grading, the flow will be directed to existing stormwater facilities.

Steve Marr, the applicant indicated that absorption of excess water was taken into consideration and when final engineering is done the property changes will not cause drainage issues to neighbouring properties.

Ms. Russell advised that the infiltration of excess water will be into the ground.

Councillor Taylor questioned if there will be efforts made to have the developments visually fit into the existing buildings.

Mr. Marr indicated that all efforts will go into making this development fit visually into the existing community.

Councillor Andrews requested clarification on the traffic study.

Ms. Hack indicated that a review of peak a.m. and p.m. traffic flow and suitability of anticipated parking was undertaken which resulted in an anticipated 1% increase of the traffic flow.

Councillor Andrews questioned if consideration could be given to the height of the proposed units.

Mr. Marr indicated that they can look at the roof lines and potentially make changes as it is attic space that could potentially be altered.

Councillor Post questioned the size of the accessible parking space and if it is possible to move the accessible parking spot to the other side of the lot.

Mr. Marr indicated that the accessible parking space can be moved if required.

The Chair asked again for comments from the public.

Alison Douglas, 205 Elizabeth Street advised that her concern is the look of the proposed development.

Mayor Brown resumed the Chair.

#### **Resolution 2020-152**

Moved by Councillor Andrews

Seconded by Councillor Taylor

That report INS-2021-021, 200 Elizabeth Street, Public Meeting Information Report, RZ-2020-02, be received by Council as information at the Public Meeting on April 19, 2021.

**Carried**

## **8. Open House**

### **8.1 Brandon Ward, Manager, Planning, Official Plan Review**

Brandon Ward, Manager, Planning outlined the scope of the Official Plan Review Phases. The Town's Official Plan will be divided into two phases: Phase 1 - Housekeeping Review and Phase 2 - Growth Management. Phase 1 will be broken into five key themes which are Housing, Community Character, Services, Healthy Environment and Managing Change.

Larysa Russell, Senior Planner outlined the first key theme of housing which will consider additional policy direction for affordable housing, additional direction for second unit permissions and support housing formats geared to seniors.

Councillor Andrews questioned if tiny homes would be included.

Ms. Russell indicated that the County of Dufferin encourages tiny homes and planning staff will review that suggestion further.

Councillor Andrews asked if the zero lot line home would be considered.

Ms. Russell indicated that the matter of zero lot line homes would be more effectively addressed through a zoning by-law amendment.

Councillor Taylor questioned if there would be recommendations for financial incentives for second dwelling units to increase affordable housing.

Ms. Russell indicated that there are incentives that can be looked at, for example a by-law to assist with affordable housing and planning staff will investigate that further.

Deputy Mayor Macintosh commented on backyard micro dwellings and if they can be considered in the plan.

Mr. Ward outlined the second key theme which is community character. This theme looks to provide more direction for identifying and protecting heritage resources, support more activity within and adjacent to the downtown, more emphasis on encouraging uses that support cultural and hospitality activities, enabling policies for tools that support reduced on-site parking, enabling policy direction for strategies and guidelines and or standards for improved urban design.

Mayor Brown asked if there is criteria that is slanted towards heritage for the downtown area.

Mr. Ward indicated that the policy language does take into consideration the heritage piece while being mindful to implement positive change. When evaluating a development proposal it is not always necessary to match existing buildings as there are modern built form items that complement existing heritage structures.

Councillor Sherwood questioned the cash-in-lieu of parking suggestion and whether it is something we have considered previously.

Mr. Ward indicated he is not aware of cash-in-lieu of parking being utilized in the Town previously and indicates that staff are mindful of parking but would not want to compromise development or redevelopment due to parking constraints alone.

Ms. Russell outlined the third key theme which is services. This item will build on existing policies to encourage more emphasis on pedestrian mobility (walking and cycling), policies that support the concept of "complete streets", strengthen stormwater management policies to recognize and enhance current practices for infiltration and ensure policies regarding water supply and wastewater treatment capacity are up-to-date.

Councillor Andrews asked what the water capacity is relative to our current population and does that include the future well that is coming on-line.

Ms. Russell indicated the numbers provided do not take into consideration any infrastructure that may be coming in the next few years.

Doug Jones, General Manager, Infrastructure Services provided clarification on the current and future water supplies for the Town.

Mr. Ward outlined the fourth key theme which is healthy environment. This theme looks to provide strengthened policies for mixed-use, pedestrian-oriented development environments that stimulate healthy lifestyles, enable alternatives for parkland conveyance, ensure policies are coordinated with climate change adaptation initiatives, strengthen sustainability policies with more direction for waste reduction, energy conservation, water reduction, incorporate source water protection policies into the Official Plan and ensure natural heritage policies align with protection framework prescribed by the County and Province.

Ms. Russell outlined the fifth key theme which is managing change. This theme looks to ensure preamble content is updated to reflect current times, ensure interpretation and plan administration policies are clear and easily understood, new/updated policies that enable the use of implementation tools introduced or modified by recent legislative changes including temporary use by-laws, site plan control, holding symbol, pre-submission consultation, increased density/community benefits, land acquisition and community improvement areas.

Mayor Brown questioned promoting destination retail and whether that is part of the Official Plan process.

Ms. Russell indicated that matter would be dealt with during the second phase of the Official Plan review.

Councillor Post questioned demolition permits and a waste diversion plan and questioned if that is being included.

Mr. Ward indicated that waste diversion policies have been introduced in the sustainability section.

Mr. Ward outlined next steps for the Official Plan review including formal circulation and consultation with departments, agencies and the County on background information and proposed updates, an Official Plan Steering Committee as well as a future Statutory Public Meeting.

## **9. By-Laws**

### **Resolution 2021-153**

Moved by Deputy Mayor Macintosh

Seconded by Councillor Post

That the by-laws listed below be read three times and finally passed:

A by-law to confirm the proceedings of the Council of the The Corporation of the Town of Orangeville at its Council - Public Meeting held on April 19, 2021.

**Carried**

## **10. Adjournment**

### **Resolution 2021-154**

Moved by Councillor Andrews

Seconded by Councillor Taylor

That the meeting be adjourned at 8:59 p.m.

**Carried**

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Sandy Brown, Mayor

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Karen Landry, Clerk