



Agenda
Official Plan Steering Committee

Tuesday, May 7, 2024, 12:00 p.m.

Electronic and In-Person Participation - Official Plan Steering Committee

The Corporation of the Town of Orangeville

(Chair and Secretary at Town Hall - 87 Broadway)

Orangeville, Ontario

NOTICE

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1. **Call to Order**
2. **Disclosures of (Direct or Indirect) Pecuniary Interest**
3. **Land Acknowledgment**

We would like to acknowledge the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. We also recognize that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. **Adoption of Minutes of Previous Meeting**
2024-04-02 Official Plan Steering Committee Minutes

Recommendations:

That the minutes of the following meeting are approved:

5. **Items for Discussion and Reports**

5.1 Revised OPA 133 & Proposed Draft OPA 135

Revised OPA 133 (Additional Dwelling Unit Policies) and proposed draft OPA 135 (Sourcewater Protection Policies)

6. Correspondence

None.

7. Announcements

8. Date of Next Meeting

The next meeting is scheduled for Tuesday June 4th, 2024.

9. Adjournment



Minutes of the Official Plan Steering Committee

April 2, 2024, 12:00 p.m.

Electronic and In-Person Participation - Official Plan Steering Committee

The Corporation of the Town of Orangeville

(Chair and Secretary at Town Hall - 87 Broadway)

Orangeville, Ontario

Members Present: Mayor Post
Deputy Mayor Taylor
L. Addy
A. Harris
J. Jackson
S. Koroscil
J. Patterson
A. Vandervoort
A. Waugh

Members Absent: P. Janssen
G. Peters

Staff Present: B. Ward, Manager, Planning

1. Call to Order

The meeting was called to order at 12:02 p.m.

2. Introductions

Each Committee member provided a brief introduction.

3. Appointment of Chair and Vice Chair

Moved by J. Jackson

That the committee elect Deputy Todd Taylor as Chair.

Carried Unanimously

Moved by Deputy Mayor Taylor

That the Committee elect James Jackson as Vice Chair.

Carried Unanimously

4. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

5. Land Acknowledgment

The Chair acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. The Chair also recognized that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

6. Adoption of Minutes of Previous Meeting

7. Presentations

7.1 Brandon Ward, Manager, Planning — Official Plan Steering Committee Review

Brandon Ward, Manager of Planning provided an overview of the major milestones accomplished with an updated work program for this OP term and what the next steps look ahead.

8. Items for Discussion and Reports

8.1 Draft OPA 132: Pre-Consult and Complete Application Policies

No questions or comments from the Committee.

8.2 Draft OPA 133: Policies for Additional Dwelling Units

Brandon Ward, Manager of Planning provided a brief overview of the proposed Additional Dwelling Unit (ADU) Official Plan Amendment and to align with Provincial legislature.

There was discussion amongst Committee members regarding converted dwellings, along with clarification and discussion around the proposed policy, specifically the conversion process for older and larger dwellings and multiple dwelling units. The topic of parking requirements was also raised in which the Committee discussed the possibility of eliminating parking minimums, however further discussed the difficulties of doing so within Orangeville as reliance on vehicles is substantial. The topic of Tiny Homes was also reviewed as an additional dwelling unit constructed on the rear yard, raising questions on the minimum size requirements and requested clarification on Term's definition.

It was advised, Staff to take back the drafted amendment to re-consider the process along with provide more clarity and specification.

9. Correspondence

None.

10. Announcements

None.

11. Date of Next Meeting

The next meeting is scheduled for May 7th at 12 p.m.

Moved by J. Jackson

That the Committee meet the first Tuesday of every month at 12:00 p.m. excluding July and August.

Carried

12. Adjournment

Meeting adjourned at 1:21 p.m.



Report

Subject:	Revised OPA 133 (Additional Dwelling Unit Policies) and proposed draft OPA 135 (Sourcewater Protection Policies)
Department:	Infrastructure Services
Division:	Planning
Report #:	N/A
Meeting Date:	2024-05-07

Recommendations

That the updated version of draft OPA No. 133 (additional dwelling unit policies) included as Attachment 1 be received by the Official Plan Steering Committee in response to previous comments;

And that the draft OPA No. 135 (sourcewater protection policies) included as Attachment 2 be received by the Committee for review and comment.

Background and Analysis

At the meeting of April 2nd, 2024, the Official Plan Steering Committee reviewed draft Official Plan Amendment (OPA) No. 132, which implements complete application and pre-consultation policies, and OPA No. 133, which deals with additional dwelling unit policies. The Committee provided comments for staff to take into consideration in finalizing these draft OPA's in order to bring them forward to Council for adoption.

OPA 132 – Complete Application Requirements and Pre-Consultation Policies

OPA 132 contains policies describing what the Town may require of applicants in order to consider their submission as a “Complete” application. Determining an application as a complete submission essentially confirms to an applicant that they have provided all the necessary information required to properly review and make an informed decision on the item. Once an application is deemed to be a “Complete” submission, it triggers specific time periods for decisions to be made on certain application types.

OPA 132 also contains new policies enabling pre-submission consultation, or “pre-consultation”. Pre-consultation is a vital first step in the planning approval process, as it provides direction for proponents to submit their application(s) so they can be accepted as a complete submission. It also provides a venue to review a development proposal

and provide feedback before pursuing complex studies and design plans that will form the eventual application submission.

The Planning Act enables planning authorities to require applicants to pre-consult before making an application, provided that there are official plan policies in place that provide direction for pre-consultation and complete application requirements. Adding new policies to the Official Plan will enable the Planning Division to formally implement its long-standing practice of conducting pre-submission consultation with applicants prior to accepting a planning application.

Bill 109, (the More Homes for Everyone Act, 2022) was enacted in April 2022 and made a number of significant changes to the Planning Act. Among these changes enabled municipalities to require pre-consultation prior to submitting applications for Site Plan Approval, whereas previously this only applied to applications for official plan amendments, zoning by-law amendments and plans of subdivision. It also imposed new application fee refund penalties to municipalities where decisions are not made on certain application types within specified time periods.

Most recently, the province introduced the “Cutting Red Tape to Build More Homes Act, 2024” (Bill 185) on April 10, 2024. Among other changes, Bill 185 proposes to amend the Planning Act to:

- 1) Remove the application fee refund penalties relative to decision timelines introduced by Bill 109; and
- 2) Remove the municipal authority’s ability to **require** pre-consultation.

Pre-consultation would now become optional, but the ability to review and determine whether an application is complete or incomplete remains. Bill 185 is proposed in the provincial legislature and has not been finalized or in effect.

Based on the Bill 185 release, staff will re-assess the policy framework included in OPA 132 to ensure that it would not conflict with this pending legislative change. The objectives of these policies will remain to provide direction for pre-consultation so that it assists applicants with making an application submission, and provides guidance to the Town for accepting complete applications.

OPA 133 – Additional Dwelling Unit (ADU) Policies

An updated draft of OPA 133 is included under Attachment 1. A summary of the items raised by the Committee in review of OPA 133 follows:

Clarification regarding Policy E1.5.1 (Converted Dwellings): Policy E1.5.1 is now proposed to be deleted in OPA 133. The policy direction for residential conversions to be considered in order residential areas in proximity to the Downtown is outdated, confusing and redundant. Residential conversions or similar redevelopment and intensification proposals within these areas will be governed by existing land use designation framework, Neighbourhood Design policy E1.9 and the Intensification and

Change policies under E1.11. With this change, policy E1.5 will focus solely on Additional Dwelling Unit policy direction.

E1.5.6 and 1.5.7 – enabling policies for zoning regulation: These policies were revised to remove any matters that are now excluded from regulation under the Planning Act (i.e. minimum floor area requirements). Some matters (i.e. parking) remain relevant for policies to enable further regulation through zoning, even though the Planning Act prescribes limitations for the extent of parking that may be required for additional dwelling units.

Policy E1.5.6 specifies the subjective criteria to be considered when developing any further zoning regulations for additional dwelling units. The policy requiring compliance with the Ontario Building Code and any other relevant municipal by-laws was removed as this is a redundant policy – these requirements prevail regardless of enabling policy direction.

Tiny Homes and municipal services: Draft Policy E1.6.3 requires tiny homes to be situated permanently and connected to full municipal services (i.e. water and sanitary services), preferably through connection to the main dwelling. The committee recommended that municipal service connections could be discretionary for tiny homes, provided that they can prove self-sufficiency. Staff are of the opinion that this policy direction should remain. The Provincial Policy Statement directs for full municipal services to be utilized for new development/redevelopment within settlement areas where full municipal services are available. Municipal service connections remain the preferred and most reliable means of servicing within urban areas.

OPA 135 – Sourcewater Protection Policies

The Clean Water Act, 2006 established Source Protection Regions throughout the Province to address existing or potential significant threats to municipal drinking water supplies (groundwater water wells and surface water intakes). Source Protection Committees were established for each Region and tasked with developing Assessment Reports and Source Protection Plans containing policies to protect existing and future drinking water sources.

The policies in each Source Protection Plan have been written to ensure that for every vulnerable area identified in an Assessment Report, existing and potential drinking water threat activities are to cease or be prevented from occurring. Municipalities are required to amend their Official Plans to conform to the applicable Source Protection Plan.

The Town of Orangeville is within the Credit Valley Source Protection Area that forms part of the CTC (Credit Valley-Toronto and Region-Central Lake Ontario) Source Protection Region. The CTC Source Protection Plan came into effect in 2015 and was subsequently amended in 2019 and 2022. The Town's Official Plan must therefore be amended to conform to the Clean Water Act, 2006 and the policies of the CTC Source Protection Plan.

A draft OPA No. 135 is included in Attachment 2, which contains draft policies proposed to implement the CTC Source Protection Plan policy direction. This amendment includes a series of proposed new Schedules F1 to F4, which delineate the wellhead protection areas (WHPA's) applicable to Orangeville. Related policies within OPA 135 set-out restrictions on certain land uses and activities that pose a threat to the drinking water source according to the corresponding wellhead protection area. These schedules are intended to form an overlay to the current land use schedules, i.e., Schedule "A", "B1", etc. and are to be read in conjunction with those schedules and other policies of the Plan. Where the land use schedule "A" and corresponding policy designation permits a land use/activity that is otherwise prohibited by the WHPA of Schedule "F" and related source protection policies, the more restrictive source protection policies would prevail.

Strategic Alignment

Strategic Plan

Strategic Goal: Economic Resilience

Objective: Ensure availability and affordability of employment lands and housing

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities

Respectfully submitted,

Brandon Ward, MCIP, RPP
Manager of Planning, Infrastructure Services

Attachments: 1. OPA 133: Additional Dwelling Unit policies
2. OPA 135: Sourcewater Protection policies