

Agenda Addendum Council Meeting

Monday, February 10, 2025, 7:00 p.m.

Electronic and In-Person Participation - Council
The Corporation of the Town of Orangeville
(Mayor and Clerk at Town Hall - 87 Broadway)
Orangeville, Ontario

NOTICE

Members of the public who have an interest in a matter listed on the agenda may attend the meeting either virtually or in-person and speak to Council for a maximum of 3 minutes to either provide information on a current agenda item, ask a question of Council or provide their comments to any item within the jurisdiction of Council. No pre-registration is required. Correspondence submitted will be considered public information and entered into the public record.

Please note: Any person requesting action from the Town must proceed through the delegation process.

Members of the public wishing to view the Council meeting or speak during open forum will have the option to attend in-person in Council Chambers, located at Town Hall, 87 Broadway, Orangeville; or by calling 1-289-801-5774 and entering Conference ID: 540 466 372#

The Council meeting will also be livestreamed, for members of the public that wish to view the meeting online, please visit: https://www.youtube.com/c/OrangevilleCouncil. If the livestream is interrupted, members of the public are requested to call in to the number indicated above.

Accessibility Accommodations

If you require access to information in an alternate format, please contact the Clerk's division by phone at 519-941-0440 x 2242 or via email at clerksdept@orangeville.ca

Pages

- 1. Call To Order
- 2. Approval of Agenda

Recommendations:

That the agenda and any addendums for the February 10, 2025, Council Meeting, be approved.

- 3. Disclosure of (Direct and Indirect) Pecuniary Interest
- 4. Closed Meeting None.
- 5. Open Meeting 7:00 p.m.
- 6. Singing of National Anthem

7. Land Acknowledgement

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.

8. Announcements by Chair

This meeting is being aired on public television and/or streamed live and maybe taped for later public broadcast or webcast. Your name is part of the public record and will be included in the minutes of this meeting. Any member of the public connecting via telephone is reminded to press *6 to mute and unmute. Please remain muted until the Chair requests comments or questions from the public.

9. Rise and Report

None.

10. Adoption of Minutes of Previous Council Meeting

Recommendations:

That the minutes of the following meeting be approved:

10.1 January 27, 2025 Council Minutes

8 - 17

11. Open Forum

Any member of the public connecting via telephone is reminded to press *6 to mute and unmute and that they have a maximum of three (3) minutes to address Council.

12. Presentation, Petitions and/or Delegation

12.1 Public Delegations/Petitions

Registered delegates are reminded that they have a maximum of five (5) minutes to address Council.

12.1.1 Tamara Limebeer - Accessibility in Orangeville In-Person

18 - 35

12.2 Staff/Consultant Presentations

12.2.1 Mike Beattie, Orangeville Business Improvement Area, Chair - 2025 Orangeville Business Improvement Area Annual Report In-Person

36 - 63

Recommendations:

That Council receive the Orangeville Business Improvement Area (OBIA) 2023 Audited Financial Statements; and

That Council approve the OBIA 2024 Preliminary Financial Report; and

That Council approve the OBIA 2025 Budget of \$605,300, including a BIA Levy of \$515,500, other revenue of \$69,800

13. Consent Agenda

The following items have been compiled under the Consent Agenda to facilitate a single vote for Council consideration. Council may remove any item from the Consent Agenda for individual consideration.

Recommendations:

That all Consent Agenda items for the current Council Meeting listed under 13.1 Staff Reports, 13.2 Correspondence, and 13.3 Committee/Board Minutes, be received or approved as presented with the exception of the items removed for individual consideration.

13.1 Staff Reports

13.1.1 Age Friendly Committee 2024 Annual Report and Proposed 64 - 68 2025 Work Plan, CMS-2025-002

Recommendations:

That report CMS-2025-002, Age Friendly Committee 2024 Annual Report and Proposed 2025 Work Plan, be received; and

That the 2025 Work Plan for the Age Friendly Committee, be approved.

*13.1.2 Construction of the Orangeville Fire Station – Next Steps 69 - 80 (Descoping), CMS-2025-004

Recommendations:

That report, CMS-2025-004, Construction of the Orangeville Fire Station - Next Steps (Descoping), be received; and

That Council authorize the change order, in the amount of \$213,895.00 plus applicable taxes, issued by Alaimo Architecture Inc. to re-design elements of the Orangeville Fire Station project in relation to the descoping exercise.

13.1.3 Heritage Orangeville Committee Update, CPS-2025-010 81 - 83 Recommendations:

That report CPS-2025-010, Heritage Orangeville Committee Update, be received; and

That Council direct staff to advertise to fill three (3) vacancies on Heritage Orangeville.

84 - 88

13.1.4 Additional Residential Units (ARU) & 2024 Final Building Permit Report, INS-2025-005

Recommendations:

That report INS-2025-005, Additional Residential Units (ARU) & 2024 Final Building Permit Report, be received.

13.1.5 Infrastructure Services Staff Proposed Budget Adjustments for 89 - 93

Page 3 of 209

Three Capital Projects, INS-2025-006

Recommendations:

That report INS-2025-006, Infrastructure Services Staff Proposed Budget Adjustment for Three Capital Projects, be received; and

That Council increase the 2024 expenditure budget by \$100,000 for Project No. 26057.0000 – PXO-Wellington and Broadway and fund the increase from the General Capital Reserve; and

That Council increase the 2024 expenditure budget by \$20,000 Project No. 25017.0000 – Traffic Signal Upgrades and fund the increase from the General Capital Reserve; and

That Council reallocate 2024 expenditure budget of \$212,000, funded from Water Capital Reserve, from Project No. 26008.0000 – Standpipe Cleaning & Painting to Project No. 26046.0000 – Watermain and Valve Replacement - Rotary Park.

13.1.6 Decision Recommendation for Town-initiated Official Plan and Zoning By-law Amendments, File: OPZ-2024-01, INS-2025-007

94 - 136

Recommendations:

That report INS-2025-007, Decision Recommendation for Town-initiated Official Plan and Zoning By-law Amendments, File: OPZ-2024-01, be received; and

That Council pass a by-law included as Attachment No. 1 to this report, to adopt Amendment No. 133 to the Town of Orangeville Official Plan, to update Town-wide policies for additional residential units; and

That Council pass a by-law included as Attachment No. 2 to this report, to amend Zoning By-law No. 22-90, as amended, to add new standards for additional residential units and make other housekeeping updates.

13.1.7 2024 Transit Ridership Update, INS-2025-009

137 - 140

Recommendations:

That report INS-2025-009, 2024 Transit Ridership Update, be received.

*13.1.8 York Street Heritage Conservation District Work Plan and Municipal Heritage Register Review, INS-2025-011

141 - 152

Recommendations:

That report INS-2025-011, York Street Heritage Conservation District Work Plan and Municipal Heritage Register Review, be received; and

That staff and the Town's external peer review consultants proceed to initiate the Heritage Conservation District (HCD) Study process for the York Street neighbourhood pursuant to the work plan outlined in this report; and

That staff proceed with retaining a Heritage Planning Student and engaging the Town's consulting team to undertake the Municipal Heritage Register review as described in this report; and

That Council authorize staff to utilize up to \$18,000 of 2025 Planning Operating Budget Consulting Fees towards the cost of the Heritage Planning Student; and

That Council amend the budget for capital project 11826.0000 by increasing the expenditure budget by \$63,000, funded from the General Capital Reserve.

13.2 Correspondence

- 13.2.1 Murray Short, Engagement Partner, RLB Pre-Communication 153 157 to Orangeville Council
- *13.2.2 Matthew Smith, McCarthy Street Infrastructure Services Staff Proposed Budget Adjustments for Three Capital Projects, INS-2025-006

13.3 Committee/Board Minutes

- **13.3.1 2024-11-19 Age Friendly Minutes** 159 162
- 13.3.2 2024-11-19 Orangeville OPP Detachment Board Minutes

14. Notice of Motion Prior to Meeting

14.1 Mayor Post - Feasibility Study for Highway 407

175 - 187

163 - 174

158 - 158

Recommendations:

Whereas road safety has been identified as a priority for Town of Orangeville Council and staff; and

Whereas significant increases in truck traffic on Highway 10 have led to safety concerns along the entire corridor from Melancthon down to the southern point of Caledon; and

Whereas trucking companies avoid Highway 407 due to its tolls, leading to higher volumes of traffic on other roads and highways; and

Whereas a pilot project to subsidize truck lanes on Highway 407 would

provide valuable insights into the economic and road safety impact of diverting truck traffic to the 407; and

Therefore be it resolved that the Town of Orangeville support the City of Vaughan's recent resolution to request that the Province of Ontario to implement a one-year pilot program that will subsidize or eliminate tolls for dedicated truck lanes on Highway 407, evaluating the impact on overall transportation efficiency and road safety; and

Be it further resolved that a copy of this motion be circulated to Premier Doug Ford, Hon. Sylvia Jones, Deputy Premier and Dufferin-Caledon MPP, Hon. Prabmeet Sarkaria, Minister of Transportation, Steven Del Duca, Mayor of the City of Vaughan and all Dufferin municipalities

14.2 Mayor Post - Prioritizing Canadian Companies and Products in Procurement

Recommendations:

Whereas the Town of Orangeville is committed to supporting Canadian businesses and strengthening the local, provincial, and national economy; and

Whereas recent tariff actions imposed by US President Donald Trump may have significant economic impacts on Canadian industries, businesses, and supply chains; and

Whereas municipalities have a role to play in supporting economic resilience by prioritizing procurement practices that favour Canadian companies and products wherever possible;

Therefore be it resolved that Council direct staff to review the Town of Orangeville's procurement policies and procedures to ensure that priority is given to Canadian companies and products, where feasible and compliant with trade agreements, and report back with recommendations for Council's consideration at our next meeting.

15. Notice of Motion at Meeting

16. Announcements

17. By-Laws

Recommendations:

That all by-laws for the current Council Meeting listed under item 17. By-laws, be read three times and finally passed.

- 17.1 A by-law to appoint Municipal Law Enforcement Officers for the purpose 188 189 of enforcing the Town's Animal Control By-law, for the Town of Orangeville and to repeal By-law 2024-059
- 17.2 A by-law to adopt amendment no. 133 to the Official Plan, being a Town-initiated amendment to add additional residential unit policies

190 - 195

196 - 208

- 17.3 A by-law to amend Zoning By-law No. 22-90, as amended (Town of Orangeville Town-wide Zoning By-law Amendments) File No. OPZ 2024-01
- 17.4 A by-law to confirm the proceedings of the Council of The Corporation of 209 209 the Town of Orangeville at its regular and closed Council Meeting held on February 10, 2025

18. Adjournment

Recommendations:

That the meeting be adjourned.



Council Meeting Minutes

January 27, 2025, 7:00 p.m. **Electronic and In-Person Participation - Council** The Corporation of the Town of Orangeville (Mayor and Clerk at Town Hall - 87 Broadway) Orangeville, Ontario

Members Present: Mayor L. Post

> Deputy Mayor T. Taylor Councillor J. Andrews Councillor A. Macintosh Councillor T. Prendergast Councillor D. Sherwood

Members Absent: Councillor R. Stevens

Staff Present: C. Braan, Acting General Manager, Corporate Services

> J. Bramley, Supervisor, By-law Enforcement and Licensing T. Dulisse, Manager, Transportation and Development

J. Hawkins, System Administrator

T. Kocialek, General Manager, Infrastructure Services

R. Martell, Town Clerk

R. Ondusko, Manager, Public Works

L. Raftis, Assistant Clerk L. Russell, Senior Planner

H. Savage, General Manager, Community Services

D. Smith, CAO

J. Snider, Fire Chief

B. Ward, Manager, Planning

1. **Call To Order**

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

2. Approval of Agenda

Resolution 2025-001

Moved by Councillor Macintosh Seconded by Councillor Andrews

That the agenda and any addendums for the January 27, 2025, Council Meeting, be approved.

Carried

3. Disclosure of (Direct and Indirect) Pecuniary Interest

None.

4. Closed Meeting

None.

5. Open Meeting - 7:00 p.m.

6. Singing of National Anthem

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

7. Land Acknowledgement

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

8. Announcements by Chair

Mayor Post advised the gallery and viewing audience with respect to the public nature of Council Meetings and that it is webcast. Mayor Post also provided instructions with respect to muting and unmuting during the meeting.

9. Rise and Report

None.

10. Adoption of Minutes of Previous Council Meeting

Resolution 2025-002

Moved by Deputy Mayor Taylor Seconded by Councillor Prendergast

That the minutes of the following meetings be approved:

10.1 December 16, 2024 Council - Public Meeting Minutes

10.2 December 16, 2024 Council Minutes

Carried

11. Open Forum

Nick Garisto, Paula Court made a suggestion with respect to connecting Hansen Boulevard and asked a question with respect to communication with the developer.

Ric Ugolini, Cedar Drive expressed support of Tammy Limebeer's request to delegate.

12. Presentation, Petitions and/or Delegation

12.1 Public Delegations/Petitions

None.

12.2 Staff/Consultant Presentations

12.2.1 Introduction of New Staff - John Snider, Fire Chief

Heather Savage, General Manager, Community Services provided a brief introduction of John Snider, Fire Chief. John Snider, Fire Chief spoke to challenges faced by fire departments in Ontario, best practices, and thanked the Town of Orangeville for the opportunity.

12.2.2 Sergeant Robert Griffin and Michelle Attridge, Senior Financial Analyst - Dufferin Detachment

Sergeant Robert Griffin and Michelle Attridge, Senior Financial Analyst provided a presentation with respect to the Ontario Provincial Police (OPP). Sergeant Griffin spoke to the OPP vision, strategic priorities, detachment and police services boards, service delivery, financial recoveries, municipal policing recoveries, provincial responsibilities, and the 2025 municipal cost recovery under the OPP billing model.

Ms. Attridge spoke to the OPP billing statement breakdown and calls for service counts.

Sergeant Griffin spoke to the historical trends of OPP municipal policing, resources available, efficiencies, Community Safety and Policing Act, and answered questions from Council.

12.3 Non-Resident Delegation Request

12.3.1 Tamara Limebeer - Accessibility in Orangeville

Resolution 2025-003

Moved by Councillor Macintosh Seconded by Councillor Andrews

That Council permit Tamara Limebeer to delegate at a future Council meeting regarding accessibility in Orangeville.

Yes (5): Mayor Post, Councillor Andrews, Councillor Macintosh, Councillor Prendergast, and Councillor Sherwood

No (1): Deputy Mayor Taylor

Carried (5 to 1)

13. Consent Agenda

Resolution 2025-004

Moved by Councillor Macintosh Seconded by Councillor Andrews

That all Consent Agenda items for the current Council Meeting listed under 13.1 Staff Reports, 13.2 Correspondence, and 13.3 Committee/Board Minutes, be received or approved as presented with the exception of the items removed for individual consideration.

Items Removed: 13.1.5, 13.1.9, and 13.1.10.

Carried Unanimously

13.1 Staff Reports

13.1.1 2025 Interim Borrowing, CPS-2025-002

That report CPS-2025-002, 2025 Interim Borrowing, be received; and

That Council pass a by-law to authorize external temporary borrowing in 2025.

Carried through consent

13.1.2 Council Remuneration Review Process, CPS-2025-004

That report CPS-2025-004, Council Remuneration Review Process, be received; and

That Council approve amending the Council Remuneration Review Policy to utilize a consultant to perform the analysis and market evaluation every 4 years.

Carried through consent

13.1.3 Council Tasks, CPS-2025-005

That report CPS-2025-005, Council Tasks, be received.

Carried through consent

13.1.4 Code of Conduct Review, CPS-2025-006

That report CPS-2025-006, Code of Conduct Review, be received; and

That Council direct staff to bring forward an update to the Town of Orangeville's Code of Conduct for Council, Local Boards and Committees.

Carried through consent

13.1.5 Sign Variance Request – 87 Broadway – Economic Development and Culture LOVE Installation, CPS-2025-007

Resolution 2025-005

Moved by Councillor Macintosh Seconded by Councillor Andrews

That report CPS-2025-007, Sign Variance Request – 87 Broadway – Economic Development and Culture LOVE Installation, be received; and

That Council grant a variance to Sign By-law 28-2013, as amended, to permit the placement of a portable temporary L-O-V-E sign with internal illumination in the circle in front of Town Hall (87 Broadway), which measures 1.829 m (H) \times 6.096 m (W) \times 0.914 m (D), for the month of February annually.

Yes (4): Mayor Post, Councillor Andrews, Councillor Macintosh, and Councillor Prendergast

No (2): Deputy Mayor Taylor, and Councillor Sherwood

Carried (4 to 2)

13.1.6 False Alarm By-law, CPS-2025-008

That report CPS-2025-008, False Alarm Bylaw, be received; and

That Council pass a False Alarm By-law for the Town of Orangeville and update the Fees and Charges By-law to reference the required fees.

Carried through consent

13.1.7 2024 Development Charges Background Study Addendum, CPS-2025-009

That report CPS-2025-009, 2024 Development Charges Background Study Addendum, be received; and

That Council approve the Development Charges Addendum No. 2 Report dated November 6, 2024 subject to further annual review during the capital budget process; and

That Council pass an amending development charge by-law to establish development charges for Town wide and area specific services.

Carried through consent

13.1.8 Appointment of Auditors for Fiscal Year 2024, CPS-2025-011

That report CPS-2025-011, Appointment of Auditors for Fiscal Year 2024, be received; and

That Council approve the appointment of RLB LLP as auditors for the Town of Orangeville and its local boards for fiscal year 2024.

Carried through consent

13.1.9 Town-initiated Official Plan Amendments – OPA 132 and OPA 135, INS-2024-055

Resolution 2025-006

Moved by Councillor Andrews Seconded by Councillor Macintosh

That report INS-2024-055, Town Initiated Official Plan Amendments – OPA 132 and OPA 135, be received; and

That Council pass a by-law to adopt Amendment No. 132 to the Official Plan for the Town of Orangeville, included as Attachment No. 1, related to Town-wide pre-consultation and complete application policies; and

That Council pass a by-law adopt Amendment No. 135 to the Official Plan for the Town of Orangeville, included as Attachment No. 2, related to Town-wide source water protection policies; and

That staff be directed to circulate the by-laws included as Attachment No. 1 and Attachment No. 2 to the County of Dufferin for approval as required by the Planning Act.

Carried Unanimously

13.1.10 SCADA Master Plan, INS-2025-004

Resolution 2025-007

Moved by Councillor Sherwood Seconded by Councillor Prendergast

That report INS-2025-004, SCADA Master Plan be received; and That the SCADA Master Plan Final Report be approved.

Carried

13.2 Correspondence

13.2.1 Luke Bilkey, Broadway - Concerns Regarding Historic Buildings and Noise within the Town of Orangeville

- 13.2.2 Credit Valley Conservation Orangeville Budget Letter 2025
- 13.2.3 Town of Mulmur Redistribution of LTT and GST
- 13.2.4 Township of Amaranth Redistribution of the Provincial Land
 Transfer Tax and GST
- 13.2.5 Township of East Garafraxa Recirculation Notice_ S1-22_ Z1-22 205328 County Road 109
- 13.2.6 Township of East Garafraxa Town Initiated Housekeeping Zoning By-law Amendment
- 13.2.7 David Vahey and Vivian Petho Non-Resident Delegation Request and By-law 2024-086
- 13.3 Committee/Board Minutes
 - 13.3.1 2024-09-11 Property Standards Committee Minutes
 - 13.3.2 2024-09-25 Orangeville Public Library Board Minutes
 - 13.3.3 2024-11-06 Committee of Adjustment Minutes
 - 13.3.4 2024-11-14 Access Orangeville Minutes
 - 13.3.5 2024-11-14 Affordable Housing Task Force Minutes
 - 13.3.6 2024-11-21 Heritage Orangeville Minutes
 - 13.3.7 2024-12-12 Access Orangeville Minutes
 - 13.3.8 2024-12-12 Orangeville BIA Minutes
 - 13.3.9 2024-12-19 Heritage Orangeville Minutes
- 14. Notice of Motion Prior to Meeting

None.

- 15. Notice of Motion at Meeting
 - 15.1 Deputy Mayor Taylor Sign By-law
 - 15.2 Mayor Post Support City of Vaughn Suggestion Regarding the Highway 407

16. Announcements

Deputy Mayor Taylor thanked Council and Staff for the help with the Optimist's Christmas in the Park.

Deputy Mayor Taylor further advised that the Orangeville BIA Annual General Meeting is scheduled for Wednesday, January 28, 2025 at 7:00 p.m.

17. By-Laws

Resolution 2025-008

Moved by Councillor Prendergast Seconded by Councillor Andrews

That all by-laws for the current Council Meeting listed under item 17. By-laws, be read three times and finally passed.

Carried

- 17.1 A by-law to authorize the Temporary Borrowing of monies as specified in this by-law, to meet, until the taxes are collected, the current expenditures of the Corporation of the Town of Orangeville for the year 2025
- 17.2 A by-law to adopt a policy for the Council Remuneration Review Process and to repeal by-law 16-2009
- 17.3 A by-law to Impose Fees for At Fault False Alarm Calls for Service within the Town of Orangeville
- 17.4 A by-law to amend Development Charges By-law 2024-060
- 17.5 A by-law to appoint the auditors for the Corporation of the Town of Orangeville (RLB LLP) for fiscal year 2024
- 17.6 A by-law to adopt amendment no. 132 to the Official Plan
- 17.7 A by-law to adopt amendment no. 135 to the Official Plan
- 17.8 A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its regular Council Meeting held on January 27, 2025

18. Adjournment

Resolution 2025-009

Moved by Councillor Macintosh Seconded by Councillor Sherwood

That the meeting be adjourned at 8:15 p.m.

 Lisa Post, Mayor
Ravlene Martell. Town Clerk

Carried



Good Evening, Mayor Post, Council, Staff and members of the Public

Thank you for allowing me to delegate this evening on this very important issue.

AN ACCESSIBLE ONTARIO BY 2025?

ONTARIO ACCESSIBILITY IS IN CRISIS

· People like me are not being seen.

Seniors are not being seen.

• People with disabilities are not living or leaving their homes because there are too many barriers.

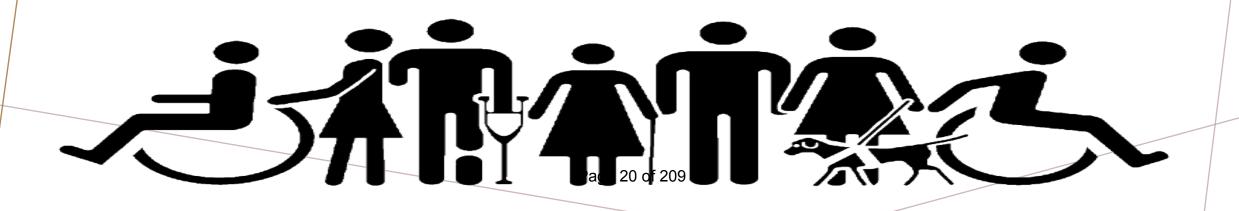


I AM HERE TO TALK TO YOU ABOUT ACCESSIBILITY.

ACCESSIBILITY AFFECTS US ALL WHETHER WE'RE OLD OR YOUNG, WHETHER OUR DISABILITY IS VISIBLE OR NOT. OUR GOVERNMENT ESTABLISHED A LEGISLATED COMMITTEE TO OVERSEE MUNICIPAL SITE PLANS FOR ACCESSIBILITY.(SECTION 29 OF AODA)

AS A FULL-TIME INDEPENDENT WHEELCHAIR USER AND ADVOCATE FOR ACCESSIBILITY I HAVE OFTEN RUN INTO FACILITIES THAT DO NOT MEET THE INTEGRATIVE ACCESSIBILITY STANDARDS (IAS) OR THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT(AODA).

REMEMBER ONTARIO WAS SUPPOSED TO BE FULLY ACCESSIBLE BY JANUARY 1, 2025.



MUNICIPAL ACCESSIBILITY ADVISORY
COMMITTEES ARE KEY IN LOCAL EFFORTS TO
IDENTIFY AND BREAK DOWN BARRIERS FOR
PEOPLE WITH DISABILITIES IN THEIR
COMMUNITIES. (SUBSECTION 29 OF THE AODA)

ONE OF THE MAIN ACTIVITIES OF AN ACCESSIBILITY ADVISORY COMMITTEE IS TO REVIEW SITE PLANS AND DRAWINGS.
(DESCRIBED IN SECTION 41 OF THE PLANNING ACT)

FOR EXAMPLE. SITE PLANS FOR:

*SUBDIVISIONS

*MUNICIPAL OFFICES

*COMMUNITY CENTERS

*RECREATIONAL CENTERS

*PUBLIC SPACES



Integrative Accessibility Standards

The accessibility advisory committee is to be consulted about:

- How to implement the provinces Accessibility standards
- The preparation of your municipalities, accessibility compliance reports
- And any other matters, the committee advises would be helpful

By law, you must consult your Accessibility advisory committee about :

- Establishing, reviewing and updating your multi year accessibility plans
- Developing accessible design, criteria in construction, renovation, or placement of bus stops, and shelters
- Determining the proportion of on-demand accessible taxis needed in your community
- The need, location, and design of the accessible on street parking spaces when building new or making major changes to existing on street parking spaces
- Building new or making major changes to existing recreation trails to help determine particular trail features
- The needs of children and caregivers with various disabilities in their community when building new or making major changes to existing outdoor play spaces
- The design and placement of rest areas along the exterior path of travel when building new or making major changes to existing exterior paths of travel

WHEN PLANNING FOR GROWTH YOU MUST PROVIDE SITE PLANS AND DRAWINGS FROM DEVELOPERS TO YOUR ACCESSIBILITY ADVISORY COMMITTEE IN A TIMELY MANNER.

For example, site plans for:

You must seek the committees advice on

Accessibility for people with disability on

buildings that the municipal council:

Municipal offices Constructs

Subdivisions

Community centres Purchases

Recreational centres Significantly renovates

Leases or declares municipal capital facility

Elements of a site plan that impact accessibility could include:

Buildings Sidewalks

Driveways Landscaping

Entrances Fences

Curbs or ramping Exterior lighting

Parking areas Municipal services

You can engage with your Accessibility advisory committee in all other circumstances where it appears appropriate to seek its advice on how to remove barriers for people with disabilities.

THE TOWN OF ORANGEVILLE IS NOT FULFILLING ITS OBLIGATION TO HAVE SITE PLANS REVIEWED BY THE ACCESSIBILITY ADVISORY COMMITTEE.

IT IS LEGISLATED LAW THAT THE TOWN FORM AND ACCESSIBILITY ADVISORY COMMITTEE AND INVOLVE THE COMMITTEE IN YOUR PLANNING PROCESSES.



SPECIAL THANK YOU
FOR ALL
ACCESS ORANGEVILLE
COMMITTEE MEMBERS
WHO DONATE THEIR TIME!!



EXTERIOR PATHS OF TRAVEL

Section 80.23

When constructing New or Redeveloping existing exterior paths of travel that they intend to maintain, obligated organizations, other than small organizations, shall ensure that new and redeveloped exterior paths of travel meet the following requirements:

- 1. The exterior path must have a minimum clear width of 1.5 m, but this clear width can be reduced to 1.2m to serve as a turning space where the exterior path connects with a curb ramp.
- 2. Where the headroom clearance is less than 2.1m over an exterior path, a rail or other barrier with a leading edge that is cane detectable must be provided around the object that is obstructing the head room clearance.
- The surface must be firm and stable.
- 4. The surface must be slip resistant.
- Where the exterior path has openings in its surface,
 - i. the opening must not allow passage of an object that has a diameter of more than 20mm, and
 - ii. any elongated openings must be oriented approximately perpendicular to thedirection of travel.

AN EXAMPLE OF A CLEAR LEVEL TURNING SPACE CONNECTED TO A RAMP



A POOR EXAMPLE NOT MEETING INTEGRATED ACCESSIBILITY STANDARDS



Steep incline with no flat turning space. This is a common deficiency found in our town.

SLOPE IS IMPORTANT

Section 80.23

The maximum running slope of an exterior path must be no more than 1:20.



This is a poor example of a ramp. (in Orangeville)

There are many formulas that go into calculating slope in different situations and planners should refer to the IAS.

PARKING REQUIREMENTS
FOR PRIVATE PARKING
LOTS ARE GOVERNED BY
MUNICIPAL BY-LAWS



PARKING STANDARDS

 Parking is not up to Integrated Accessibility Standards (IAS) in almost all businesses in Orangeville.

Types of Accessible Parking Spaces

Section 80.34

Off street parking facilities must provide the following two types of parking spaces for the use of persons with disabilities.

- 1. Type A, a wider parking space which has a minimum width of 3.4m and signage which identifies the space as "Van Accessible"
- 2. Type B, a standard parking space which has a minimum width of 2.4m.

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PARKING ACCESS AISLES

Parking Access Aisles are IMPORTANT

- SECTION 80.35
- Access Aisles, that is the space between parking spaces that allows
 persons with disabilities to get in and out of their vehicles, must be provided
 for ALL parking spaces for the use of persons with disabilities in off street
 parking facilities.
- Access aisles may be shared by two parking spaces for the use of persons with disabilities in an off street parking facility and must meet the following requirements.
- 1. They must have a minimum width of 1.5m.
- 2. They must extend the full length of the parking space.
- 3. They must be marked with high tonal contrast diagonal lines, which discourage parking in them, where the surface is asphalt, concrete or some other hard surface.

Minimum number and type of Accessible Parking spaces

SECTION 80.36 —please refer to the Integrative Accessibility Standards.



Example of Type A and B parking spaces and signage.



I was asked why I thought I should be allowed to make this presentation because I am not a resident of Orangeville??

I would like to present a small list of reasons for those who are concerned:

- I live on the border of Orangeville and Caledon.
- I am caregiver to my mom who is an Orangeville resident.
- Both of my children are ODSS graduates.
- My children learned to swim and skate here.
- My son played for the Orangeville Northmen.
- Our family shops here and dines here.
- Our doctors and Hospital are here.
- I serve on two volunteer committees at Headwaters Healthcare.
- I am a member in good standing of the Dufferin Board of Trade.
- I care about accessibility for all seniors and people with disabilities.
- I am looking for answers as to why Town of Orangeville has not been following the Integrated Accessibility Standards. We all deserve an answer.

This concludes my presentation.

Thank you for your time this evening.







BIA Mandate

To Improve the Area through:

- Improvements & Beautification
- Marketing, Promotions,& Events
- Advocating on behalf of the Area

5 Strategic Pillars

Beautified Space

Customer Attraction

Member Engagement

Stakeholder Alignment

Organizational Effectiveness

2024 Review



Beautified Space

- Additional seasonal décor (Better Together Task Force)
- Broadway
 Grande Band
 drum
 sculpture
 (Better
 Together Task
 Force)
- Public meadow mural (Better Together Task Force)
- Spectacular downtown floral displays

Customer Attraction

- Estimated annual event attendance:
 82K:
- Farmers'
 Market &
 Winter Market
 - Summer Music Series
 - Taste of Orangeville
 - Boo on Broadway
- Joy & Lights
- Hwy 10 Billboards
- Annual Promotions:
 - Fork It!
 - Joy Book

Member Engagement

- Increased Member visits,
- Improved member engagement & support
- Increased onbrand social media sharing
- Blade sign and public mural grants for members

Stakeholder Alignment

- Contributed to Town of Orangeville's Economic Development Strategy
- Contributed to County of Dufferin's Tourism Plan Update & Economic Development Plan
- Continued support of 3rd party events
- Secured inkind sponsorships from local businesses

Organizational Effectiveness

- Action taken to help reduce staff attrition
- Development of new staffing plan to
- Prioritization of long-term public space and parking strategy (OBIA Board)

Special Projects

- Expansion of Joy & Lights Weekend
- NEW Holiday Market
- New Snowflake light installation
- 2 new business wayfinding signs



Parking

downtown Orangeville



 Solutions come through collaboration & cooperation; out of the box, forward thinking; and advocacy.



 Strategic planning & decision-making are key to ensuring healthy public parking inventories are maintained.



 Parking continues to be a BIA priority and will continue to seek opportunities to maximize parking inventories.







Special Projects:

Fed Dev My Main Street Community Activator Grant

\$154,605 awarded from Fed Dev Canada through Canadian Urban Institute for the OBIA's Retail Reinforcement Project which included:

- Holiday Décor
- Snowflake Light Feature
- Drum Sculpture
- Meadow Mural
- Holiday Market Huts
- Holiday Market Entertainment
- Wayfinding Signs
- Seasonal Hwy 10 Billboards

2025 Preview

Beautified Space

- Extension of seasonal décor to side streets (Better Together Task Force)
- Broadway
 Grande Band
 sculpture
 (Better
 Together Task
 Force)
- Public mural (Better Together Task Force)
- Ad hoc east Broadway streetscape maintenance

Customer Attraction

- Marketing audit & updates
- Taste of Orangeville review & refresh
- Joy & Lights review & improvement
- Open Sundays' business features
- Promotions audit & review
- Public subscriber newsletter

Member Engagement

- Increased Member visits, engagement & support
- Increase in onbrand social media sharing
- Development of retail sector working group with goal of expanding to other business sectors

Stakeholder Alignment

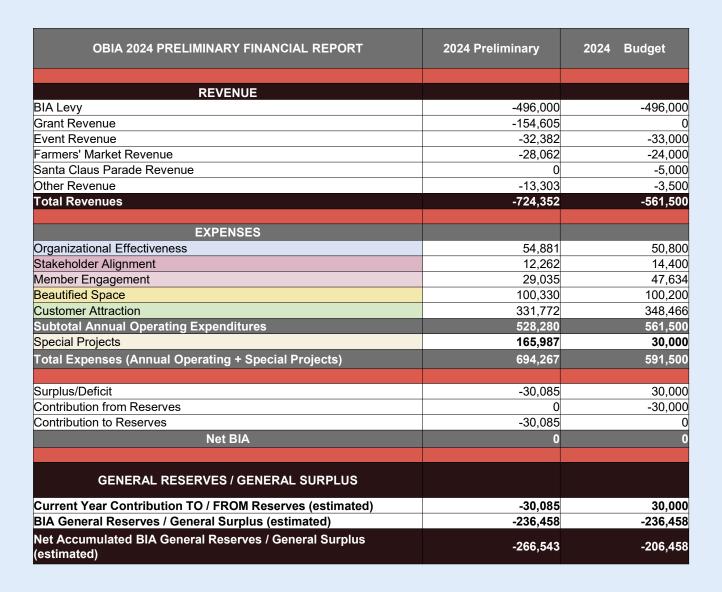
- Improved engagement with local service clubs
- Memorandum of Understanding with Town of Orangeville
- Develop & maintain in-kind sponsorships

Organizational Effectiveness

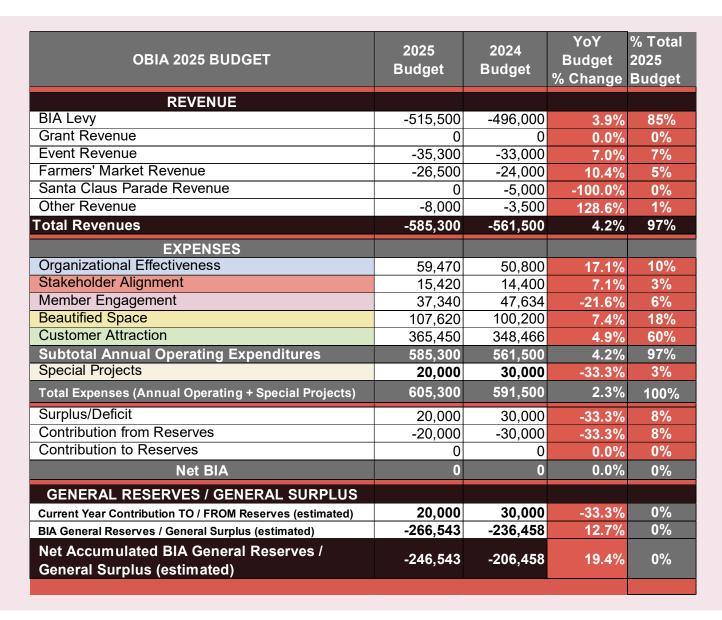
- Review & improve sponsorship opportunities
- Develop staff attrition reduction & succession strategy (Board of Management)
- OBIA Policies Review (Board of Management)
- Develop longterm public space and parking strategy (Board of Management)

Special Projects

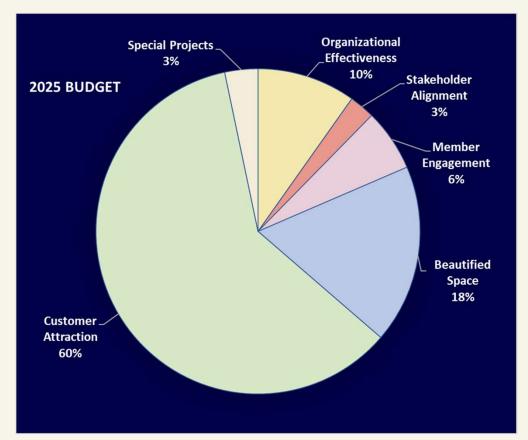
- Holiday Market Hut improvements
- Seasonal Decor
- Holiday Market extension trial
- Blade sign & public mural grants
- Other opportunities

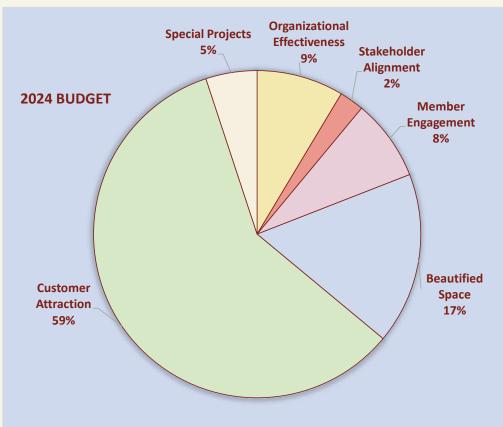
















January 29, 2025

Mayor Post and Members of Council Town of Orangeville 87 Broadway Orangeville, ON L9W 1K1

Dear Mayor Post and Members of Council,

Subject: OBIA 2024 Preliminary Financial Report, OBIA 2025 Budget
OBIA 2023 Audited Financial Statements

The OBIA Board of Management and the OBIA membership met for their Annual General Meeting on January 28th, at the Opera House located at 87 Broadway. To summarize, the following resolutions were passed unanimously by the membership:

- Moved by R. Hough, I. McGugan
 Motion to accept the 2024 Preliminary Financial Report as presented and to move any year-end surplus to the OBIA's General Surplus.
- 2. Moved by R. Hough, I. McGugan, Carried. Motion to accept the 2025 OBIA Budget of \$605,300, including a BIA Levy of \$515,500, other revenue of \$69,800 and a contribution from reserves of \$20,000.

The OBIA Board of Management met on May 16, 2024 and the following resolution was passed by the Board:

1. Moved by D. Nairn, J. Patterson Carried. Motion to approve the 2023 Audited Financial Statement as presented.

The OBIA Board of Management respectfully requests Council review the enclosed documents and that Council:

Approve the following:

- 1. OBIA 2024 Preliminary Financial Report
- 2. OBIA 2025 Budget of \$605,300, including a BIA Levy of \$515,500, other revenue of \$69,800 and a contribution from reserves of \$20,000.

Receive the following:

5. OBIA 2023 Audited Financial Statements

The OBIA Board of Management appreciates the Town of Orangeville's ongoing support for

Orangeville Business Improvement Area

10 First Street, Orangeville ON. L9W 2C4 519 942 0087

downtownorangeville.ca



the local business community and looks forward to working with Council and Town staff for another successful year.

Sincerely,

Alison Scheel

OBIA General Manager

Encl:

- 1. OBIA 2024 Preliminary Financial Report
- 2. OBIA 2025 Budget
- 3. OBIA 2023 Audited Financial Statement
- cc. Raylene Martell, Clerk | Town of Orangeville Cheryl Braan, Treasurer | Town of Orangeville Rebecca Medeiros, Sr. Financial Analyst – Operations | Town of Orangeville

OBIA 2024 PRELIMINARY FINANCIAL REPORT	2024 Preliminary	2024 Budget
REVENUE		
BIA Levy	-496,000	-496,000
Grant Revenue	-154,605	0
Event Revenue	-32,382	-33,000
Farmers' Market Revenue	-28,062	-24,000
Santa Claus Parade Revenue	0	-5,000
Other Revenue	-13,303	-3,500
Total Revenues	-724,352	-561,500
EXPENSES		
Organizational Effectiveness	54,881	50,800
Stakeholder Alignment	12,262	14,400
Member Engagement	29,035	47,634
Beautified Space	100,330	100,200
Customer Attraction	331,772	348,466
Subtotal Annual Operating Expenditures	528,280	561,500
Special Projects	165,987	30,000
Total Expenses (Annual Operating + Special Projects)	694,267	591,500
Surplus/Deficit	-30,085	30,000
Contribution from Reserves	0	-30,000
Contribution to Reserves	-30,085	0
Net BIA	0	0
GENERAL RESERVES / GENERAL SURPLUS		
Current Year Contribution TO / FROM Reserves (estimated)	-30,085	30,000
BIA General Reserves / General Surplus (estimated)	-236,458	-236,458
Net Accumulated BIA General Reserves / General Surplus (estimated)	-266,543	-206,458

OBIA 2025 BUDGET	2025 Budget	2024 Budget	Budget % Change
REVENUE			
BIA Levy	-515,500	-496,000	3.9%
Grant Revenue	0	0	0%
Event Revenue	-35,300	-33,000	7%
Farmers' Market Revenue	-26,500	-24,000	10%
Santa Claus Parade Revenue	0	-5,000	-100%
Other Revenue	-8,000	-3,500	129%
Total Revenues	-585,300	-561,500	4.2%
EXPENSES			
Organizational Effectiveness	59,470	50,800	17%
Stakeholder Alignment	15,420	14,400	
Member Engagement	37,340	47,634	-22%
Beautified Space	107,620	100,200	7%
Customer Attraction	365,450	348,466	5%
Subtotal Annual Operating Expenditures	585,300	561,500	4.2%
Special Projects	20,000	30,000	-33%
Total Expenses (Annual Operating + Special Projects)	605,300	591,500	2.3%
Surplus/Deficit	20,000	30,000	-33%
Contribution from Reserves	-20,000	-30,000	-33%
Contribution to Reserves	0	0	0.0%
Net BIA	0	0	0.0%
GENERAL RESERVES / GENERAL SURPLUS			
Current Year Contribution TO / FROM Reserves (estimated)	20,000	30,000	-33%
BIA General Reserves / General Surplus (estimated)	-266,543	-236,458	13%
Net Accumulated BIA General Reserves / General Surplus (estimated)	-246,543	-206,458	19%

THE CORPORATION OF THE TOWN OF ORANGEVILLE BUSINESS IMPROVEMENT AREA FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2023

THE CORPORATION OF THE TOWN OF ORANGEVILLE BUSINESS IMPROVEMENT AREA INDEX TO THE FINANCIAL STATEMENTS YEAR ENDED DECEMBER 31, 2023

	Page
INDEPENDENT AUDITOR'S REPORT	3 - 4
FINANCIAL STATEMENTS	
Statement of Financial Position	5
Statement of Operations and Accumulated Surplus	6
Statement of Changes in Net Financial Assets	7
Statement of Cash Flows	8
Notes to the Financial Statements	9 - 12



INDEPENDENT AUDITOR'S REPORT

To the Board of Management, Members of Council, Inhabitants and Ratepayers of: The Corporation of the Town of Orangeville Business Improvement Area

Qualified Opinion

We have audited the accompanying financial statements of The Corporation of the Town of Orangeville Business Improvement Area, which comprise the statement of financial position as at December 31, 2023 and the statements of operations and accumulated surplus, changes in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, these financial statements present fairly, in all material respects, the financial position of The Corporation of the Town of Orangeville Business Improvement Area as at December 31, 2023 and its financial performance and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Qualified Opinion

In common with many municipal board operations, the organization derives revenue from donations and other cash sources, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the organization and we were not able to determine whether any adjustments might be necessary to revenues other than taxation and annual (deficit) surplus for the years ended December 31, 2023 and 2022, and accumulated surplus as at January 1 and December 31, for both the 2023 and 2022 years.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of The Corporation of the Town of Orangeville Business Improvement Area in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the organization's ability to continue as a going concern, disclosing, as applicable, matters related to a going concern and using the going concern basis of accounting unless management either intends to liquidate the organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the organization's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements, as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or
 error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is
 sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material
 misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion,
 forgery, intentional omissions, misrepresentations, or override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are
 appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of
 the organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Guelph, Ontario May 16, 2024

Chartered Professional Accountants Licensed Public Accountants

BUSINESS IMPROVEMENT AREA

STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2023

	2023	2022			
FINANCIAL ASSET	S				
Accounts receivable Due from Town of Orangeville (note 4)	\$ 0 278,064 278,064	\$ 50,000 190,061 240,061			
LIABILITIES					
Accounts payable and accrued liabilities	6,231	3,650			
NET FINANCIAL ASSETS	271,833	236,411			
NON-FINANCIAL ASSETS					
Tangible capital assets (note 3)	148	1,129			
ACCUMULATED SURPLUS (note 5)	\$ <u>271,981</u>	\$ 237,540			

THE CORPORATION OF THE TOWN OF ORANGEVILLE BUSINESS IMPROVEMENT AREA STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS FOR THE YEAR ENDED DECEMBER 31, 2023

	2023 Budget		2023 Actual		_	2022 Actual
REVENUES						
Taxation (note 4)	\$	474,700	\$	473,525	\$	459,332
Grants		0		50,000		50,000
Sundry		30,000		35,577		28,463
Farmer's market	_	23,350		23,685	_	21,872
	_	528,050		582,787	_	559,667
EXPENDITURES						
Promotion projects		163,000		175,584		243,615
Administrative		277,927		193,080		199,734
Contributions to Town (note 6)		23,000		89,205		85,015
Downtown improvements		81,473		81,473		79,839
Farmer's market		8,950		8,023		21,267
Amortization	_	0		981	_	981
	_	554,350		<u>548,346</u>	_	630,451
ANNUAL (DEFICIT) SURPLUS		(26,300)		34,441		(70,784)
ACCUMULATED SURPLUS, beginning of						
year		237,540		237,540	_	308,324
ACCUMULATED SURPLUS, end of year	\$	211,240	\$	271,981	\$	237,540

THE CORPORATION OF THE TOWN OF ORANGEVILLE BUSINESS IMPROVEMENT AREA STATEMENT OF CHANGES IN NET FINANCIAL ASSETS FOR THE YEAR ENDED DECEMBER 31, 2023

	2023 Budget		2023 Actual			2022 Actual
ANNUAL (DEFICIT) SURPLUS	\$	(26,300)	\$	34,441	\$	(70,784)
Amortization of tangible capital assets	_	0	_	981	_	981
(DECREASE) INCREASE in net financial assets		(26,300)		35,422		(69,803)
NET FINANCIAL ASSETS, beginning of year		236,411	_	236,411	_	306,214
NET FINANCIAL ASSETS, end of year	\$	210,111	\$	271,833	\$ <u></u>	236,411

BUSINESS IMPROVEMENT AREA

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2023

	2023			2022	
CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES					
Annual surplus Amortization	\$ 	34,441 981 35,422	\$ 	(70,784) <u>981</u> (69,803)	
Changes in non-cash working capital Due from Town of Orangeville Accounts payable and accrued liabilities Accounts receivable		(88,003) 2,581 50,000		119,753 50 (50,000)	
NET INCREASE IN CASH AND CASH EQUIVALENTS		0		0	
NET CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	_	0	_	0	
NET CASH AND CASH EQUIVALENTS, END OF YEAR	\$	0	\$ <u></u>	0	

BUSINESS IMPROVEMENT AREA

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2023

1. NATURE OF ORGANIZATION

The Board is engaged to improve and beautify the business area in the Corporation of the Town of Orangeville. These financial statements reflect the assets, liabilities, revenues, and expenses relating to the business improvement area and not the Corporation of the Town of Orangeville as a whole.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared in accordance with Canadian public sector accounting standards and include the following significant accounting policies:

(a) ACKNOWLEDGEMENT OF RESPONSIBILITY

The financial statements of the Corporation of the Town of Orangeville Business Improvement Area are the representations of management. They have been prepared in accordance with accounting principles established by the Public Sector Accounting Board of Chartered Professional Accountants Canada. The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future.

(b) BASIS OF ACCOUNTING

Revenues and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become available and measurable; expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

(c) BASIS OF CONSOLIDATION

The Business Improvement Area has been consolidated within the financial statements of the Corporation of the Town of Orangeville.

(d) FINANCIAL INSTRUMENTS

The organization classifies all of its financial instruments at amortized cost. The maximum exposure to credit risk is the carrying value of the financial instruments. These financial instruments include amounts due from the Town of Orangeville. They are initially recognized at cost and subsequently carried at amortized cost using the effective interest rate method, less any impairment losses on financial assets.

Transaction costs related to financial instruments in the amortized cost category are added to the carrying value of the instrument. Writedowns of financial assets in the amortized cost category are recognized when the amount of a loss is known with sufficient precision, and there is no realistic prospect of recovery. Financial assets are then written down to net realizable value with the writedown being recognized in the consolidated statement of operations.

BUSINESS IMPROVEMENT AREA

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2023

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(e) TANGIBLE CAPITAL ASSETS

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. Amortization is provided over the estimated useful life of the assets. The useful life of the assets is based on estimates made by Council. The following rates and methods are used:

Furniture and equipment	20	years straight line basis
Computer hardware	5	years straight line basis
Security equipment	5	years straight line basis

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

(f) GOVERNMENT TRANSFERS

Government transfers are recognized as revenue in the consolidated financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability, in which case, it is initially recognized as deferred revenue. This revenue is recognized in the consolidated statement of operations as the transfer stipulations are settled.

(g) REVENUE RECOGNITION

Taxation revenues are recorded at the time tax billings are issued. Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. For property taxes, the taxable event is the period for which the tax is levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts.

Other revenue is recognized on a cash basis.

3. TANGIBLE CAPITAL ASSETS

	Cost		ortization		Net 2023		Net 2022
Furniture and equipment Computer hardware Security equipment	\$ 19,621 3,023 26,988	\$	19,473 3,023 26,988	\$ _	148 0 0	\$	1,129 0 0
	\$ 49,632	\$ <u></u>	49,484	\$_	148	\$_	1,129

BUSINESS IMPROVEMENT AREA

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2023

4. RELATED PARTY TRANSACTIONS

The following table summarizes the organization's related party transactions for the year:

		2023		2022
Revenue	_		_	
BIA Levy from Town of Orangeville	\$	474,700	\$	460,000
BIA Tax Writeoffs from Town of Orangeville	_	<u>(1,175</u>)	-	<u>(668</u>)
	\$_	473,525	\$_	459,332

These transactions are in the normal course of operations and are measured at the exchange value, which is the amount of consideration established and agreed to by the related parties.

At the end of the year, amounts due from the related party are as follows:

		2023		2022
Town of Orangeville	\$_	278,064	\$_	190,061

5. ACCUMULATED SURPLUS

Accumulated surplus consists of the operating fund surplus and reserves as follows:

	2023		2022
Investment in tangible capital assets General surplus (deficit) Reserves (parking)	\$ 148 35,375 236,458	\$	1,129 (47) 236,458
	\$ 271,981	\$_	237,540

6. COMMITMENT

The Town of Orangeville Business Improvement Area Board has agreed to finance principal and interest on the Town of Orangeville's debt related to parking in the business improvement area of the Town. The balance outstanding on the loans are as follows:

L		2023		2022
Loan payable, BIA, 82 Broadway, 4.810% (2022 - 2.681%), payable in monthly payments of \$4,013 (2022 - \$3,547) principal and interest, due December 2024	\$	469,042	\$	493,978
Loan payable, BIA parking lot, 2.920%, payable in monthly payments of \$4,424 principal and interest due April 2029	_	261,993 731,035	_	306,722 800,700
Less: portion of 82 Broadway loan to be repaid by Town	_	(117,261)	_	(123,495)
	\$_	613,774	\$_	677,205

BUSINESS IMPROVEMENT AREA

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2023

6. COMMITMENT (continued)

Principal payments for the next five fiscal year and thereafter are as follows:

2024	\$	397,867
2025		47,713
2026		49,277
2027		50,888
2028		52,562
Thereafter	_	15,467
	\$	613 774

Contribution to the Town consists of:

	2023		2022		
Principal Interest	\$ 	63,431 25,774	\$	65,119 19,896	
	\$	89,205	\$	85,01 <u>5</u>	

7. FINANCIAL INSTRUMENT RISK MANAGEMENT

Credit Risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The organization is exposed to credit risk arising from its accounts receivable and amount due from the Town of Orangeville.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure risks.

8. BUDGETS

The budget adopted by Council was not prepared on a basis consistent with that used to report actual results (Public Sector Accounting Standards). The budget was prepared on a modified accrual basis while Public Sector Accounting Standards now require a full accrual basis. The following is a reconciliation of the budget approved by Council.

Annual (deficit) surplus (page 6) Amortization of tangible capital assets Transfer to reserve		2023 Budget		2023 Actual		2022 Actual	
		(26,300) 0 0 (26,300)	\$ _	981 <u>0</u> (4:		(70,784) 981 (41,686) (111,489)	
Prior year general surplus	_	(47)		(47)	_	111,442	
General surplus (deficit) (note 5)	\$ <u>_</u>	(26,347)	\$	35,375	\$_	(47)	



Report

Subject: Age Friendly Committee 2024 Annual Report and

Proposed 2025 Work Plan

Department: Community Services

Division: Recreation

Report #: CMS-2025-002

Meeting Date: 2025-03-10

Recommendations

That report CMS-2025-002, Age Friendly Committee 2024 Annual Report and Proposed 2025 Work Plan, be received; and

That the 2025 Work Plan for the Age Friendly Committee, be approved.

Background and Analysis

The Age Friendly Committee (the "Committee") is comprised of one member of Council, up to four members of the public, one representative from the Equity, Diversity and Inclusion (EDI) Committee, and one representative from the Orangeville Seniors Centre.

The Committee's mandate includes engaging, educating, and partnering with residents with respect to issues affecting seniors and making recommendations to Council on ways to make the Town a more age-friendly community.

During the December 16th Council Meeting through resolution number 2024-281, Council passed a motion to have staff work with existing EDI Committee members on a transition plan and then further dissolve the Committee. As the Age-Friendly Committee consists of a representative from the EDI Committee, staff will bring forward a separate report to highlight a review of the terms of reference as it relates to the Committee's composition.

Terms of Reference

The Terms of Reference outline the meeting frequency for the Committee. The Committee was to meet quarterly, or as required. In 2024, the Committee met a total of six times.

2024 Achievements

Council approved the Committees 2024 Work Plan on November 13, 2023. The terms of reference outlines that the Committee is to provide an annual report to Council. Listed below are the Committees projects and initiatives that they have achieved from their 2024 Work Plan:

- Reviewed the 2016-2019 Age Friendly Action Plan
- Updated senior's information on the Town's website
- Updated the seniors discount list and shared with the community
- Invited a variety of guest speakers to attend Age Friendly Meetings
- Promoted Seniors Month and Seniors Day
- Provided feedback from an age friendly lens for programs offered by the Town;
 specifically recreation programs
- Recommended candidates for the Provincial Senior of the Year award

2025 Work Plan

The Age Friendly Committee has prepared a 2025 Work Plan (Attachment 1) which outlines the various projects that will be focused on during the term.

At their meeting on January 21, 2025, the Committee passed a motion recommending approval of their 2025 Work Plan.

2025-003

Moved: M. Chapman

That the proposed 2025 Age Friendly Committee work plan, be approved.

Result: Carried

Corporate Implications

The Committee is provided with an annual budget of \$6,000. The proposed 2025 Age Friendly Committee Work Plan (Attachment 1) outlines the projected expenses for 2025.

Strategic Alignment

Strategic Plan

Strategic Goal: Community Vitality

Objective: Vibrancy – Build a more inclusive community and ensure citizen involvement.

Sustainable Neighbourhood Action Plan

Theme: Social Well-Being

Strategy: Provide accessible social and community program options that support health, wellness and learning.

Notice Provisions

Not Applicable.

Respectfully submitted, Reviewed by:

Heather Savage General Manager, Community Services Sharon Doherty
Manager, Recreation and Events,
Community Services

Prepared by:

Lindsay Raftis Assistant Clerk, Corporate Services

Attachment(s): 1. Proposed 2025 Age Friendly Committee Work Plan

Age Friendly 2025 Committee Work Plan

If the Committee requires assistance from the Town's Communications Division for a program or initiative identified in this workplan, a minimum of eight (8) weeks' notice is required.

Deliverable / Project	Description	Frequency	Scheduled Date	Lead	Deadline	Budget/Comments
Advertising & Promotion – Seniors' Discount Flyer	The Committee connects with local businesses to identify what age friendly discounts are available within the Orangeville community.	Ongoing	Q1 2025	Committee Secretary & Councillor Macintosh	N/A	Printing cost for flyer Total budget: \$500
Advertising & Promotion – Seniors Transportation Communication Plan	To provide clear and effective communication to senior citizens regarding transportation services, including updates on routes, downed buses, and service disruptions to ensure seniors remain well-informed about transportation options and enhance accessibility.	Ongoing	Q2 2025	Committee & Committee Secretary	N/A	N/A
Special Project – Snow Clearing Grant – in conjunction with Access Orangeville	Offering eligible seniors, a \$200 grant to put towards a snow removal service of their choice. Applications to be submitted online or at Town Hall	50 Participants	Q1 2025	Committee Secretary & Staff Liaison	December 2025	Access Orangeville Committee \$5,000 Age-Friendly Committee \$5,000 Total budget for project: \$10,000
Special Project – Sponsorship of Seniors' Month	Sponsorship of events and activities planned for Seniors' Month to celebrate and recognize the contributions that seniors have made.	Annual	June 2025	Committee	Q3 2025	Total budget: \$300
Deliverable / Project	Description	Frequency	Scheduled Date	Lead	Deadline	Budget/Comments

Senior of the Year Award	Committee to recommend residents to Council who have made a significant contribution to the community for the Provincial Senior of the Year Award	Annual	June 2025	Committee	Q3 2025	Recipient to be invited and recognized during a Council meeting Total budget: N/A
Conferences – Seniors' Luncheon	Committee members to attend the bi-annual seniors' luncheon to promote and advocate the Committee's ongoing work, fostering a dialogue with senior citizens about the initiatives aimed at enhancing the quality of life for seniors in the community	Bi-Annual	June & December 2025	Committee, Staff Liaison, Committee Secretary	Q4 2025	\$12 per ticket \$72 per event for six (6) attendees Total Budget: \$200



Report

Subject: Construction of the Orangeville Fire Station – Next

Steps (Descoping)

Department: Community Services

Division: Orangeville Fire

Report #: CMS-2025-004

Meeting Date: 2025-02-10

Recommendations

That report CMS-2025-004, Construction of the Orangeville Fire Station – Next Steps (Descoping), be received; and

That Council authorize the change order, in the amount of \$213,895.00 plus applicable taxes, issued by Alaimo Architecture Inc. to re-design elements of the Orangeville Fire Station project in relation to the descoping exercise.

Overview

Staff are seeking Council approval for the next stage in the Orangeville Fire Station Project. The last report, CMS-2024-021 (Schedule 1), indicated that the recent construction cost estimate, excluding project design and management costs, for the approved 29,589.26 square foot station increased significantly from \$15,945,472 to \$21,876,580 and total project costs had increased to approximately \$31.6 million. As a result, Staff did not advance the scope of work for the Fire Station. Instead, the Project Team has worked through a variety of options to reduce project costs while meeting established goals.

After three months, the Project Team including the Architect and Colliers Project Leaders have a comprehensive plan to reduce the scope of the project and ultimately lower costs. The Architect has submitted a change order to continue with the descoping exercise, and at this time Staff are seeking approval from Council to approve the change order and continue with the project.

Background

The need for a new fire facility has been long established in Orangeville. The Orangeville Fire Station (OFS) project began in early 2021 when Alaimo Architecture

Inc. was awarded the contract to design a 20,000 square foot fire station at an approximate cost of \$8,500,000. In 2022 Council approved the OFS design, a 29,589.56 square foot fire headquarters that had capacity to serve growth needs for thirty years into the future. At that time, the Fire Station was estimated to cost \$15,945,472 to construct. The estimates presented to Council at that time only included construction costs and did not include the total project costs.

Later in 2024, the estimate for the Fire Station project was updated to \$31,614,784. The cost was significantly higher because it included all costs: land acquisition, site works, design program, permits, contingency and construction. Staff understand the importance of including all costs to avoid confusion. Inflation, exploration of net zero building standards and required remediation of drainage issues also caused the project costs to increase.

Given the significant increase in the cost estimate and no additional sources of funding other than property tax supported debt, Staff felt there was an opportunity to revisit the scope of the project in order to reduce costs.

Staff explored the following options to reduce the scope:

- Reduce square footage by removing the community engagement centre, truck display room and the decontamination bay.
- Convert the outdoor concrete pads to asphalt; remove landscaping features and retaining wall.
- Remove the administrative building but preserve the footprint, to build when an
 opportunity is presented. Administration would remain at the Dawson Road
 location and Fire Prevention Staff would move from Diane Drive to Dawson
 Road, consolidating those services and freeing up the Diane Drive location.
- Convert four-fold bay doors to overhead roll-up aluminum doors.
- Remove all metal sloped roofs except the training tower; remove functional clock in the training tower.
- Simplify exterior pre-cast wall panel designs.

The training grounds and EOC (Emergency Operations Centre) would remain as originally designed to meet the Skills Development Grant Fund requirements and address pressure points the fire services training program currently experiences.

The suppression components would remain as originally designed to ensure critical current and future needs are met.

Analysis/Current Situation

As a result, the OFS Project Team developed a comprehensive plan that reduces the square footage by 6,000 square feet and removes certain passive areas and

architectural and landscape features that will put the project more in line with the 2024 capital project estimate of \$25.012 million, including land acquisition costs of \$2.156 million.

The change in plan also factors in the 2025 building code changes which took effect on December 31, 2024, as well as the Skills Development Grant Fund milestones that the Town is required to meet to receive the grant funding (\$3.667 million).

An additional \$213,895.00 plus applicable HST is required for the contract with the Architect and Sub-Trades (civil, mechanical, electrical, etc.) to re-design the portions of the building that related to the de-scoping exercise. This cost is considered in line with industry standards according to Colliers Project Leaders Inc. The descoping exercise will result in significant reduction in costs from the last reported estimate and continue to prioritize key elements of the project. To date, the contract with the Architect, including change orders, totals \$1,249,053 plus applicable HST (\$1,271,036 inclusive of non-refundable HST of 1.76%).

Existing Fire Station and Credit Valley Conservation

During the options review exercise Staff worked closely and cooperatively with the Credit Valley Conversation (CVC) to determine if the existing site, 10 Dawson Road could be expanded and renovated to meet the needs of the Fire Department now and into the future, similar to the proposed Centennial Road location. Although there is support in principle from the CVC the Dawson site is ultimately too small and many other challenges removes this site from consideration at this time.

Dufferin County Paramedics Services

High-level discussion also took place with Dufferin County Paramedic Services. There may be a future opportunity to co-locate at the Centennial site which may lower operational costs however this is a future consideration. It would also lower the overall costs of the project as acquisition land cost recovery would be pursued. If this does not materialize, the surplus property on Centennial could potentially be sold to reduce the project cost and increase tax revenue.

Health and Safety

The project is driven by the need to update the current fire hall to modern standards to meet health and safety needs, accommodate equipment and establish a regional training centre, 50% funded by the Province. Orangeville Fire Service has nearly 60 staff who have outgrown the capacity of the existing fire station to the point of increasing the safety risks to firefighters. To respond to emergency calls, staff have to carefully navigate narrow spaces to retrieve and don their personal protective equipment while some fire trucks may be attempting to respond.

Additionally, maintaining the fire station in a state of good repairs is becoming increasingly costly as older fixed equipment can not be easily repaired. Some areas of the building have been tagged closed due to safety concerns.

Corporate Implications

Life to date expenditure for this project at the end of 2024 was \$4.044 million including \$2.156 million for land acquisition. The 2025-2034 capital program provides \$20.968 million in future planned expenditure to complete this project resulting in a total project budget of \$25.012 million. The project is funded through a combination of a grant for the training facility (\$3.667 million), development charges (\$3.018 million) and Canada Community Building Fund (\$1.7 million), property tax supported reserves (\$0.099 million), with the balance (\$16.528 million) to be debt financed. It is noted that through the Fire Services agreement, with neighboring municipalities, the Town has received capital contributions of approximately \$1.4 million in 2018-2024 to be used for all fire related capital investments, some of which could be used to offset future debt servicing costs and/or be used to cover asset renewal costs.

The new fire station will be approximately 140% larger than the current facility. Annual operating costs, projected based on square footage, are estimated to be \$380,000 for facility operating costs and \$1,300,000 for debt servicing costs (assuming a 20-year term and interest rate of 5.5%). The 2025 operating budget for the fire station is \$169,000. The resulting property tax levy increase could range from \$1,511,000 to \$1,680,000 depending on whether the old fire station is disposed of or repurposed to another Town use. It should be noted that these impacts are amounts before taking into consideration any provision for capital asset renewal work. Asset renewal costs will be relatively low in the early years of the life of a facility but will grow as the asset ages. Setting aside funding into a reserve to fund capital works needed to keep the asset in a state of good repair is considered a best practice of asset management.

The cost of the change order from Alaimo Architect in the amount of \$213,895.00 + non-refundable HST of 1.76% or \$217,659 can be accommodated within the 2025-2034 capital program budget estimate for the project (21104.0000).

Conclusion

Staff have been working diligently through a multitude of project milestones, and setbacks, since the Orangeville Fire Station construction project was approved by Council in June of 2021.

If the change order is approved, staff will work with the Architect to complete the detailed design, obtain building permits and return to Council with a Class 'A' estimate which represents the most reliable cost projection for a project at that stage in Q2,

2025. Any further delay in the project will result in increased project costs and puts external grant funding at risk.

Strategic Alignment

Strategic Plan

Strategic Goal: Future-Readiness

Sustainable Neighbourhood Action Plan

Theme: Corporate and Fiscal

Strategy: Encourage and support inter-departmental collaboration and communication to facilitate the adoption of sustainable practices in the municipality

Notice Provisions

Not Applicable

Respectfully prepared by,

Heather Savage General Manager, Community Services

Reviewed by:

John Snider Fire Chief, Orangeville Fire

Attachment(s):

Schedule 1: CMS Report 2023-021: Construction of the Orangeville Fire Station



Report

Subject: Construction of the Orangeville Fire Station - CMS-2024-

021.docx

Department: Community Services

Division: Orangeville Fire

Report #: CMS-2024-021

Meeting Date: 2024-11-18

Recommendations

That report CMS-2024-21, 'Construction of the Orangeville Fire Station – Update', be received.

Overview

The development of a new Orangeville Fire Station (OFS) has been in progress since early 2021, when an RFP (Request for Proposals) was publicly issued for a 20,000 square foot fire station with estimated direct construction costs at \$8,500,000.

Alaimo Architecture Inc. was awarded the design contract for the Project Design Program. In 2022 Council approved the OFS design, a 28,649.33 square foot fire headquarters. At that time, the Fire Station was estimated to cost \$15,945,472 to construct.

In 2023 the floor plan was slightly increased to accommodate a lower-level mechanical room. The additional 940 square feet pushed the square footage total to 29,589.56 square feet.

Recently, Colliers Project Leaders were obtained as project managers and together with Staff have prepared updated estimates for the total cost of the project, which is forecasted to be \$31,614,784 including related non-construction costs.

The significant rise in costs can be attributed to a few factors:

 2022 estimates were based on conceptual plans and reflected construction costs only. The updated projected cost is based on detailed design and include all project costs.

- The figures that were presented to Council in the past considered construction costs only, and did not include taxes, land costs, permits, design fees, furniture fixtures and equipment, and some site work.
- Exploring net zero building standards caused a delay in the project and resulted in additional architectural costs. At that time, Staff reported to Council that the Non-Net Zero construction costs would be \$21,876,580 for construction only.
- Remediation plans to address a major drainage issue located on a property adjacent to the proposed site caused a delay in the project and additional architectural and engineering costs.
- Since Q2 2022, there has been higher demand in the construction market and construction costs have increased dramatically. For context, over the past three the non-residential construction price index for the nearest census metropolitan area (Toronto) has increased by 49%.

Given cost escalation and inadequate funding sources, the project requires a significant amount of debt financing. Staff are not advancing the current scope of work for the Fire Station. Instead, the Team is considering four alternate option to lower the costs.

- 1. Descope the project by decreasing the square footage and simplifying architectural features.
- 2. Construct the suppression and training grounds only. Keep administration in the existing Fire Station and move Fire Prevention staff to this location.
- 3. Renovate the existing Fire Station on Dawson Drive.
- 4. Postpone the project until an updated funding plan is determined.

The change in direction will incur some additional costs in change orders, be subjected to increasing inflation rates and risk applying for building permits *after* the legislative changes are implemented (March 31, 2025), which may require a redesign, dependant on the extent of changes.

Background

The Orangeville Fire Department, established in 1878 opened the original Fire Station in 1972. The department has a suppression team of 20 full-time firefighters and 28 volunteer firefighters responding from a single fire station. Orangeville Fire Services also services the Town of Mono, and the Townships of East Garafraxa and Amaranth.

To adequately meet current and future needs, the 2015 Fire Master Plan identified that the existing Fire Station and associated training grounds, constructed in 1971/72, is in need of replacement. Community Services has been working towards constructing a new station at the corner of Centennial and Commerce Roads, since 2021, including the acquisition of that property for this purpose.

The project started in 2021 when Alaimo Architecture Inc. was hired through a competitive process to develop the Project Design Program (PDP), both conceptual and engineered drawings.

In June of 2022 Council approved the OFS design (Report CMS-2022-014) which was a 28,649.33 square foot floor plan that includes administrative, operational and training spaces and is located at the corner of Centennial Road and Commerce Road. The proposed headquarters was estimated at \$15,945,472, which excluded project costs such as land purchase, some site works and design fees. The design was based on forecasted Fire Service needs for the next fifty years, to 2077.

In 2023, the floor plan was expanded to 29,589.56 square feet to accommodate space underneath the administrative area for a mechanical room which will house hot water tanks, fibre lines and sewer connections. The mechanical room was not sized back in 2022 because at that time, all the servicing lines and required equipment were unknown.

In 2024, Colliers Project Leaders were obtained to manage the project, alongside the Community Services leadership team and Alaimo Architecture Inc., (the 'Project Team').

Analysis/Current Situation

As the design phase approaches completion, Staff worked closely with Colliers Project Leaders Inc. to determine a budget reflective of the PDP, comparable projects, current market conditions and industry best practices. The estimated project costs are \$32 million with construction costs estimated at approximately \$25 million. Approximately \$3.5 million has been spent to date on the purchase of the land, some site work and design fees. This revised estimate represents a significant increase over the \$25 million total approved for this project in the 2024-2033 capital program. At this point project costs and any future increases would need to be debt financed (see *Corporate Implication* for more information).

Rise in Orangeville Fire Station Costs - Explained

OFS Scope Development

The new station was a critical initiative outlined in the 2015 Master Fire Plan, which recognized that the current facility would soon be inadequate to support the operational demands of our fire services. The scope of the OFS project emerged from a comprehensive needs assessment, which included staff engagement and approved by Council at an early stage (June 2022).

As the project progressed, the Project Team identified new efficiencies, that changed the scope of work, knowing the efficiencies would enhance the overall functionality of the facility and would better meet the needs of Orangeville and the three communities fire department serves.

Future Expansion Capabilities: The design was enhanced to incorporate
flexible spaces intended to meet future needs for the next 50 years, without
requiring a complete redesign. Provisions were made for the addition of a future

second staffed emergency response vehicle, more future Inspectors to support life safety initiatives, and a future second Deputy Chief dedicated to administration and support services.

- Innovative Air Filtration Systems: In a significant shift from traditional
 practices, the OFS scope was upgraded to include the installation of an Industrial
 Air Cleaner system designed to remove particulate matter and reduce harmful
 contaminants. With cancer rates being notably high among firefighters, the
 guidance from The Ontario Fire Service Section 21 Advisory Committee
 emphasizes the importance of controlling exposure to diesel exhaust.
- Optimized Access for Fire Crews: Changes were made to multiple interior features that increased operational readiness such as repositioning access doors. This adjustment facilitates quicker response times for fire crews.

Financial Impacts Due to Project Delays

Over the past three years there have been a few obstacles that have interrupted the timing and escalated the budget.

- The square footage has increased by almost 10,000 square feet since the tender stage to accommodate future needs, expansion and an additional 1000 square foot mechanical room.
- In 2022 Council and Staff explored the option to build the Fire Station to net-zero standards (Report CMS-2022-014) which was too costly and there were no funding opportunities available to support this initiative.
- In 2023 there were major changes to the Town's leadership team. The Chief Administration Officer, General Manager, Community Services and the Fire Chief undertook a review of the Design Program which, although a lengthy process, resulted in a more efficient re-design.
- There is a drainage issue on the property south of the OFS lands that impacts the location of the new fire station project. A viable solution is still to be determined.

Project Affordability

Life to date expenditure for this project at the end of 2023 was \$2.96 million and the 2024-2033 capital program provides \$22.1 million in approved expenditure to complete this project for a project total of \$25.1 million. The project is planned to be funded through a combination of a grant for the training facility (\$3.667 million), development charges (\$1.811 million) and Canada Community Building Fund (\$1.7 million), with the balance (\$17.9 million) to be debt financed. There is no other source of funding for this project and any increase in cost would need to be debt financing in addition to the debt already planned of \$17.9 million. It is noted that through the Fire Services agreement, with neighboring municipalities, the Town has received capital contributions of

approximately \$1.4 million in 2018-2024 to be used for all fire related capital investments, some of which could be used to offset future debt servicing costs.

To reduce the budget, the Project Team identified four possible options.

- 1. **De-Scope the Project:** Reduce the square footage by removing non-essential components such as the community engagement room and truck storage areas; streamline architectural features like roof lines and entrance ways.
- 2. Construct Suppression and Training Facility Only: The new Fire Station includes three components: Suppression (truck bays, gear and equipment used to respond to emergencies), Administration and Training Facility. The Project Team is considering the impact if the Suppression and Training Facility were constructed, and the Fire Administration remained at the existing Fire Station.
- 3. **Renovate the Existing Fire Station:** This option was explored in the past but was not pursued due to flood plain issues. Staff have re-connected with the Credit Valley Conservation on this matter.
- 4. **Pause the Project:** While on hold, work with Finance Staff to develop a funding strategy and determine new timelines for construction.

Risk Factors

The above options present opportunity to reduce project costs but are subject to risks as well. Alimo Architecture Inc. will work with the sub-trades to de-scope the project however this will incur further change orders.

The Ontario Building Code is changing as of December 31, 2024, and will come into effect April 1, 2025, which puts pressure on the project schedule. Specific changes to the building code have not been broadly shared at this time, but if significant changes are required, and building permits are not issued before March 31, there may be additional change orders and unavoidable time delays to address any re-design requirements.

Corporate Implications

Life to date expenditure for this project at the end of 2023 was \$2.96 million and the 2024-2033 capital program provides \$22.1 million in approved expenditure to complete this project for a project total of \$25.1 million. The project is funded through a combination of a grant for the training facility (\$3.667 million), development charges (\$1.811 million) and Canada Community Building Fund (\$1.7 million), with the balance

(\$17.9 million) to be debt financed. There is no other source of funding for this project and any increase in cost would need to be debt financing in addition to the debt already planned of \$17.9 million. It is noted that through the Fire Services agreement, with neighboring municipalities, the Town has received capital contributions of approximately \$1.4 million in 2018-2024 to be used for all fire related capital investments, some of which could be used to offset future debt servicing costs.

Debt servicing costs for debt issued for a 20-year term at an estimated rate of 5% is approximately for \$80,000 per \$1 million. For context, debt servicing costs for the \$17.9 million identified as needed in the 2024-2033 capital program for the project will add approximately \$1.436 million to property tax levy, annually, for the 20-year term.

Staff will work through the options and return to Council with recommendations on decreasing the current budget. At that time, Staff will propose how the project could be funded.

Conclusion

The estimated costs to construct a new Fire Station is much higher than originally anticipated. It would not be fiscally responsible to pursue the current scope of the project therefore the Project Team is exploring ways to significantly reduce the scope resulting in cost reductions.

Staff will report back to Council with recommended ways to decrease the scope, and the budget, while maintaining functionality.

Strategic Alignment

Strategic Plan

Strategic Goal: Future-Readiness

Sustainable Neighbourhood Action Plan

Theme: Corporate and Fiscal

Strategy: Encourage and support inter-departmental collaboration and communication to facilitate the adoption of sustainable practices in the municipality

Notice Provisions

Not Applicable

Respectfully prepared and submitted by,

Heather Savage General Manager, Community Services

Reviewed by:

Cheryl Braan, Treasurer Corporate Services Department

Attachment(s):

None

Council Tasks Notes

• Staff to work with Colliers and Alaimo Architecture Inc. to further explore all four options and ad report back to Council.



Report

Subject: Heritage Orangeville Committee Update

Department: Corporate Services

Division: Clerks

Report #: CPS-2025-010

Meeting Date: 2025-02-10

Recommendations

That report CPS-2025-010, Heritage Orangeville Committee Update, be received; and

That Council direct staff to advertise to fill three (3) vacancies on Heritage Orangeville.

Overview

The purpose of this report is to notify Council of a recent vacancy on the Heritage Orangeville Committee and to obtain Council direction with respect to this and previous vacancies on the Heritage Orangeville Committee.

Background

On February 27, 2023, Council received confidential report CPS-2023-013, Committee Appointments, and appointed five (5) members of the public to Heritage Orangeville. On October 30, 2023, Council received confidential report CPS-2023-072, Committee Update and Appointments, and received resignations from two (2) members that were appointed by Council on February 27, 2023. At the October 30, 2023, Council Meeting, Council were given the following options:

- 1. Appoint New Member from Recent Applications
- 2. Advertise to Fill Vacancies
- 3. Continue with the current membership

At the time, staff continued to accept applications for Heritage Orangeville due to past difficulties with maintaining full membership. At the October 30, 2023 meeting, Council appointed one (1) member to Heritage Orangeville, leaving the Committee with two (2) vacancies. In December, staff were made aware of an unexpected vacancy on the Committee.

Analysis/Current Situation

The Committee composition as per the Terms of Reference and current members are as follows:

Committee Composition per Terms of Reference	Current Members
One (1) member of Council	Councillor Debbie Sherwood
Up to six (6) members of the public	 Gary Sarazin Hayden Daggitt Lynda Addy
One (1) representative from the Orangeville Business Improvement Area	1. Troy Brett

Heritage Orangeville may continue to operate with the current composition as the terms of reference utilizes the language "**up to** six (6) members of the public."

Due to the three (3) public member vacancies on Heritage Orangeville, staff are recommending that Council direct staff to advertise the vacancies and request applications from eligible individuals. Received applications will be included in a report to Council for consideration and subsequent appointment.

Corporate Implications

There are no corporate implications arising from this request for direction.

Conclusion

Staff require Council direction due to the wording in the Terms of Reference of "up to 6 members". The inclusion of the "up to" means that the current composition meets the minimum requirement, however Council has final say on bringing the complement of members up to maximum or additional capacity.

Staff are recommending that Council direct staff to publicly advertise to fill the vacancies on the Heritage Orangeville Committee.

Strategic Alignment

Strategic Plan

Strategic Goal: Community Vitality

Objective: Support citizens to reinforce to a tangible feeling of belonging among those who live, work and play.

Notice Provisions

Formal notice policy provisions are not applicable; however staff will utilize regular posting mechanisms for the application process.

Respectfully submitted, Reviewed by:

Antonietta Minichillo Raylene Martell

General Manager, Corporate Services Town Clerk, Corporate Services

Reviewed by: Prepared by:

Jordyn Lavecchia-Smith Lindsay Raftis

Deputy Clerk, Corporate Services Assistant Clerk, Corporate Services

Attachment(s): None.



Report

Subject: Additional Residential Units (ARU) & 2024 Final Building

Permit Report

Department: Infrastructure Services

Division: Building

Report #: INS-2025-005

Meeting Date: 2025-02-10

Recommendations

That report INS-2025-005, Additional Residential Units (ARU) & 2024 Final Building Permit Report, be received.

Overview

The purpose of this report is to provide information to Council on the 2024 Building Code changes and Additional Residential Units. On April 10, 2024, the Province released Ontario Regulation 163/24 providing changes to the Building Code regulation in Ontario.

The building code changes increases harmonization with the National Building Code and aims to promote housing supply and innovation. This latest edition was developed in consultation with industry partners including building officials, fire prevention officials, architects, engineers, builders, and the construction industry. The changes to the Building Code help ensure that Ontario continues to promote high standards of public health and safety, and performance in new and renovated buildings.

It is recommended that council accept this information report on the status of ARU's in the Town of Orangeville. This report is to provide information on the current processes and retained information and the future use of a viewable online registry system for all Additional Residential Units. Currently there is a master list of built multi-unit dwellings for Orangeville. The recommendation to move towards a formal Additional Residential Unit registry will help the community with flexible living arrangements, affordable housing and more rental housing. It will provide increased safety for the community with legally registered units built to meet health and safety standards of Building, Electrical and Fire codes. ARU's provide efficient use of existing infrastructure and optimize the existing housing stock with minimal impact on the current built environment in existing neighbourhoods.

In conclusion, it is recommended to have an online registry for Additional Residential Units in the Town of Orangeville.

Background

The current economic climate has identified housing affordability as an issue through out Canada and Ontario. The Town of Orangeville is not exempt from these economic pressures. This report provides a high-level review of ARU changes for the 2024 Ontario Building Code.

What are ARU's

ARU's are smaller, self-contained dwelling units (i.e., with their own kitchen, bathroom and sleeping areas) that are inside, attached to, or in a detached accessory building on the same property as a primary dwelling.

ARU's can take many forms, such as basement apartments, attached suites, detached accessory structure, but they must be smaller than the principal dwelling unit or meet the requirements of the Zoning By-Law.

Additional Residential Units

The Building Code has simplified the design and safety requirements for Additional Residential Units by harmonizing the requirements for new purpose-built ARU's and conversions of existing buildings to the same standards. Designers wishing to utilize compliance alternatives (special section of the code) for buildings greater than 5 years old still have the option to do so. Some of the changes in the new Building Code include.

- Reduction in required ceiling heights from 1.95m to 1.89m.
- Reduction for clear height over stairs and under beams/ducts from 1.95m to 1.85m.
- Exemption provided for a house with a secondary suite for separate exits.
 (egress from a dwelling unit into a public corridor or exterior passageway does to go in opposite directions to 2 separate exits)
- Shared egress conditions are exempt from requiring an additional means of
 egress from each dwelling in a house with a secondary suite except where a
 dwelling unit is above another and the upper unit opens onto an exterior
 passageway more than 1.5 m above grade, an additional means of egress
 may be required based on the rating of the floor and number of exits it serves.
- Permissions for open stair risers.

- Replacing fire separations and fire ratings of common areas such as public corridors and columns/beams with specific construction materials with smoke tight barriers without ratings.
- Permissions for wireless smoke alarms.
- Carbon monoxide detectors must be interconnected in a building with a secondary suite.
- Reduction is permitted for the sound transmission class and apparent sound transmission class between walls/floors of adjoining suites where the building is older than 5 years.

2024 Building Permit Report

Timing and Transition

The 2024 Building Code came into effect on January 1, 2025, with a three-month grace period until March 31, 2025, for applications for which the working drawings were substantially complete before January 1, 2025.

During the transition period, only one edition of the Building Code, either the 2012 or 2024, can be used in the design and construction of a building.

The version of the Building Code that applies at the time of the permit application is the version that will continue to apply to the building throughout the processes of plans review, permit issuance, construction, inspection and occupancy of the building. Building Officials are expected to be experts and enforce both codes.

Please note that 51 ARU permits were issued in 2024 representing approximately 20% of the 269 applications. Please review the attached Final Building Permit report for 2024, Attachment 1.

Analysis/Current Situation

The purpose of this report is to give a 5-year snapshot of the number of ARU's in our community. The Town of Orangeville has a current master list of all **491** ARU's. The numbers below are a positive sign for the demand for more ARU units in Orangeville.

2024 - 51

2023 - 44

2022 - 29

2021 - 34

2020 - 19

Corporate Implications

This report will not generate direct implications. If future actions related to this report will have a corporate impact, a report will be presented to Council for approval, if required.

Conclusion

It is recommended that the Town of Orangeville have a public registry of ARU's. This will ensure the health and safety of all residents and tenants. The registry allows the Fire Department, Paramedics and other required services to be aware of multi-unit dwellings. Identification of multi-unit addresses is vital. Part of a formal registration process will require notification to utility companies, post office, etc. at final occupancy of all units. The Building Division will track all building permits related to the ARU registry. This report is for information purposes only. A formal registry implementation will be in consultation with all departments and an additional report to council for approval.

Strategic Alignment

Strategic Plan

Strategic Goal: Economic Resilience

Objective: Readiness - Ensure availability and affordability of employment lands and

housing

Notice Provisions

N/A

Respectfully submitted, Prepared by:

Tim Kocialek, P. Eng., PMP Naythan Nunes

General Manager, Infrastructure Services Chief Building Official, Manager Building

Attachment(s): 1. 2024 Final Building Permit Report

ORANGEVILLE



Permit Summary

By Permit Type Reporting period: 01-Jan-2024 to 31-Dec-2024

Permit Type	Count		Work Value	Permit Fees	Other Fees
Accessory Structure	13	Total	\$358,500.00	\$2,161.75	\$0.00
Change of Use	5	Total	\$350,000.00	\$0.00	\$787.50
Commercial	29	Total	\$2,725,910.00	\$21,818.14	\$0.00
Deck	32	Total	\$784,425.00	\$3,648.20	\$175.00
Designated Structure	6	Total	\$192,500.00	\$675.00	\$0.00
Fire Marshall's Orders	1	Total	\$0.00	\$0.00	\$0.00
Industrial	6	Total	\$16,529,142.89	\$36,280.00	\$0.00
Institutional	20	Total	\$4,399,813.85	\$29,465.15	\$0.00
Pool	8	Total	\$0.00	\$250.00	\$50.00
Residential - Multiple	9	Total	\$283,500.00	\$3,560.00	\$0.00
Sign	27	Total	\$125,322.15	\$1,150.00	\$0.00
Single Family Dwelling	90	Total	\$4,597,920.87	\$60,356.35	\$0.00
Water Service/Sewer Lines	7	Total	\$3,668,142.89	\$0.00	\$480.00
Number of Permits:	253	Grand Total	\$34,015,177.65	\$159,364.59	\$1,492.50

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^{*51} of the applications for Single Family Dwellings were for Additional Residential Units.



Report

Subject: Infrastructure Services Staff Proposed Budget

Adjustments for Three Capital Projects

Department: Infrastructure Services

Division: Transportation and Development

Report #: INS-2025-006

Meeting Date: 2025-02-10

Recommendations

That report INS-2025-006, Infrastructure Services Staff Proposed Budget Adjustment for Three Capital Projects, be received; and

That Council increase the 2024 expenditure budget by \$100,000 for Project No. 26057.0000 – PXO-Wellington and Broadway and fund the increase from the General Capital Reserve; and

That Council increase the 2024 expenditure budget by \$20,000 Project No. 25017.0000 – Traffic Signal Upgrades and fund the increase from the General Capital Reserve; and

That Council reallocate 2024 expenditure budget of \$212,000, funded from Water Capital Reserve, from Project No. 26008.0000 – Standpipe Cleaning & Painting to Project No. 26046.0000 – Watermain and Valve Replacement - Rotary Park.

Overview

This report is requesting additional budget approval for two capital projects and a budget reallocation for a third project. There is sufficient capacity in the capital reserves to accommodate this request. Additional information on each of the projects being completed is provided below.

Project 1 – Broadway and Wellington PXO

As part of the 2024 Budget, Council approved Project No. 26057.0000 to design and install a Pedestrian Crossing on Broadway at Wellington Street. This project also included the necessary reconfiguration of curbing and other surface works to ensure the crossing was constructed in accordance with the Ontario Traffic Manual and good

Transportation Engineering Practice. The total allocated budget for this project is \$205,000. The total amount to complete, including engineering and contract administration is estimated to be approximately \$305,000 resulting in a funding shortfall of approximately \$100,000.

Project 2 – Traffic Signal Upgrades, First Street and Mall Entrance and Third Street and Fifth Avenue.

As part of the 2024 Budget, Council approved Project No. 25017.0000 to upgrade the traffic signals at First Street and the mall entrance and Third Street and Fifth Avenue. These upgrades are part of a 12-year cycle to ensure traffic signals are maintained to current standards and comply with applicable regulations including AODA requirements. The total allocated budget for this capital initiative is \$190,000. Although the work is not complete, the estimates provided will result in a shortfall in funding expected to be in the amount of \$20,000.

Project 3 – Watermain and Valve Replacement – Rotary Park.

As part of the 2024 Budget, Council approved Project No. 26046.0000 for the replacement of the spun steel watermain pipe and valves that runs north to south through Rotary Park. This replacement is the first phase of the overall redevelopment of the Park as was imperative to keep on track in order to for phase 2 to be on schedule. The total allocated budget for this initiative is \$325,700.00 which is for both construction and design/engineering fees. This project was completed, with a shortfall of funding in the amount of \$212,000.00.

Background

Project 1 Project 1-Broadway and Wellington PXO

The design and installation of the PXO on Broadway was approved by Council as part of the 2024 budget process. The work was procured through a tendering process and completed by the Town's current traffic signal maintenance contractor. The project is complete, and the crossing is functioning as designed and intended. There will be some expenditures in 2025 that are accounted for in the additional funding request.

During the construction and namely during the re-alignment of curbs, stairs and ramps, Staff noted that there were a number of issues with subsurface wiring and other surface works that needed to be addressed to ensure longevity of the asset and compliance with AODA requirements, limit liability and ensure a safe environment for motorists and pedestrians alike. Although the additional work resulted in an over expenditure of an estimated \$100,000, the Town realized good value for the additional work because the contractor was already on site and was willing to complete the additional work with minimal mark-up and the additional work was required to ensure a seamless transition from existing to new construction.

Project 2- Traffic Signal Upgrades, First Street and Mall Entrance and Third Street and Fifth Avenue.

As part of an on-going regular maintenance/upgrade cycle to ensure traffic signals are maintained in good working order and comply with current Ontario Traffic Regulations,

the Town has adopted a plan to upgrade 2 sets of traffic signals annually. The Town currently has 25 sets of traffic signals with each set slated for upgrade approximately every 12 years. This program has been in place since 2014.

This year's program includes upgrades to the intersections of:

- First Street and the Orangeville Fairgrounds Mall; and
- Third Street and Fifth Avenue.

Since the approval of this project, there has been a substantial increase in equipment and specialized labour services costing. In addition, the traffic signals on First Street also control the signals at Fifth Avenue and Hansen Boulevard resulting in some upgrade requirements to ensure they continue to function properly and in sync. The additional funding is crucial to ensure that the traffic signals continue to function properly and comply with current regulations and best practices.

Project 3 - Project 3 - Watermain and Valve Replacement - Rotary Park.

As part of the redevelopment of Rotary Park, it was determined the spun steel watermain pipe and valves that runs north to south through Rotary Park was in need of a complete replacement. As this watermain currently rest in a location that will have new surface infrastructure placed, it was imperative to have this work complete prior to starting phase 2 of the redevelopment process. Pre-construction geotechnical boreholes determined that the existing underground water levels were around the 3.0 metre mark, being well below the elevation of 1.5 meters the new watermain was to be placed. During construction it was discovered that the underground water elevation was actually at the 1.0 metre elevation, thus flooding the excavation area. This caused three major issues: the first being the constant need to pump out the incoming water to keep the open area in the dry. To achieve this, two 6-inch pumps were required to constantly work. The second issue was the backfill material. Initially the plan was to backfill the open excavation using the material that was dug up, unfortunately this material was completely saturated and un-usable. Fill material had to be imported to backfill the entire excavated area; and third, the time required to complete the work doubled. All three of these issues are the reasons for the need of additional funding.

Analysis/Current Situation

The purpose of this report is to seek Council's authorization for the following projects that require budget ammendments:

Project 1: Increase the expenditure budget by \$100,000 for Project No. 26057.0000, in 2024 funded from the General Capital Reserve to cover increased costs that were incurred in the year as described above and any trailing costs incurred in 2025 to fully complete the project.

Project 2: Increase the expenditure budget by \$20,000 for Project No. 25017.0000, funded from the General Capital Reserve to cover cost overages incurred in 2024 as described above.

Project 3: Reallocate project expenditure budget of \$212,000, funded from the Water Capital Reserve, from Project No. 26008.0000 to Project No. 26046.0000. Project No. 26008.0000 is for the cleaning, repair and painting of the Commerce Road standpipe is complete and has surplus funding.

Corporate Implications

Staff propose to address funding shortfalls for three projects as follows:

- Project No. 26057.0000 requires an additional \$100,000 to cover expenditure overages as described in this report and staff propose to fund the additional costs from the General Capital Reserve.
- 2. Project No. 25017.0000 requires an additional \$20,000 to cover expenditure overages as described in this report and staff propose to fund the additional costs from General Capital Reserve.
- 3. Project No. 26008.0000 requires an additional \$212,000 in expenditure approval and staff propose to redirect unspent budget from to Project No. 26046.0000, funded from the Water Capital Reserve.

There is sufficient capacity in the General Capital Reserve to cover the increases noted above. The third budget adjustment does not impact the Water Capital Reserve as it is a reallocation of funding approval.

Subject to Council approval of the recommendations outlined in this report, the above noted projects will have sufficient funding to cover costs incurred.

Staff will be undertaking a review of current capital budgeting practices and the Town's overall financial management framework and will be bringing back recommendations for Council's consideration in a staff report later this year. The goal will be to keep projects moving in a cost effective way, and when required, seek Council support earlier in the process.

Conclusion

Staff's recommendations, as outlined in the Corporate Implications section of this report are to approve increased expenditures of \$120,000 (\$100k + \$20k), funded from the General Capital Reserve to address the funding shortfalls in Project No. 1 and Project No. 2 and that Council approve the reallocation of expenditure and funding budget in the amount of \$212,000 from project 26008.0000 to project 26046.0000 for Project No. 3.

Strategic Alignment

Strategic Plan

Strategic Goal: Future-Readiness

Objective: To provide resilient and sustainable infrastructure

Sustainable Neighbourhood Action Plan

Theme: Infrastructure Maintenance and Sustainability

Strategy: Promote more sustainable and efficient infrastructure and transportation

options

Notice Provisions

Not Applicable

Respectfully submitted, Prepared by:

Tim Kocialek, P. Eng., PMP Tony Dulisse, CET

General Manager, Infrastructure Services Manager, Transportation & Development

Prepared by:

Derek Currie, Manager, Capital Works

Attachment(s): None



Report

Subject: Decision Recommendation for Town-initiated Official Plan and Zoning By-law Amendments, File: OPZ-2024-01

Department: Infrastructure Services

Division: Planning

Report #: INS-2025-007

Meeting Date: 2025-02-10

Recommendations

That report INS-2025-007, Decision Recommendation for Town-initiated Official Plan and Zoning By-law Amendments, File: OPZ-2024-01, be received; and

That Council pass a by-law included as Attachment No. 1 to this report, to adopt Amendment No. 133 to the Town of Orangeville Official Plan, to update Townwide policies for additional residential units; and

That Council pass a by-law included as Attachment No. 2 to this report, to amend Zoning By-law No. 22-90, as amended, to add new standards for additional residential units and make other housekeeping updates.

Overview

In November 2022, the provincial government enacted Bill 23, the "More Homes Built Faster Act, 2022", which changed many pieces of legislation in an effort to increase housing supply and affordability throughout Ontario. Bill 23 amended the Planning Act to allow "additional residential units" ("ARUs") as-of-right on any parcel of urban residential land containing a single-detached, semi-detached or townhouse dwelling in the following manner:

- a) Up to one (1) ARU within a main dwelling AND one additional residential unit within an accessory building (3 units total); or
- b) Up to two (2) ARUs within the main dwelling, provided there is no ARU in an accessory building (3 units total).

The Town's Official Plan and Zoning By-law need to be updated to align with the Planning Act provisions for ARUs. Staff have drafted Official Plan Amendment No. 133, which proposes an updated series of policies to define and allow ARUs consistent with Planning Act provisions. New policies proposed will also provide direction on certain matters to be regulated through Zoning By-law provisions in order to maintain

neighbourhood character and provide for appropriate access and amenity arrangements for such residential units. Similarly, a draft Zoning By-law amendment is proposed that will implement this Official Plan policy direction and provide specific ARU standards. Collectively, these amendments will permit ARUs in any detached house, semi-detached house, or townhouse property, within the main dwelling and/or an accessory building on the same property. New zoning regulations will specify the number and configuration of units permitted on a lot, the number of bedrooms permitted, as well as pedestrian access and parking requirements. New performance standards are also included for detached ARUs, such as height and yard setback limits.

In addition to the proposed updates to the Zoning By-law regarding ARUs, staff are proposing a number of housekeeping-related amendments to the Zoning By-law that will:

- clarify permitted height exemptions to include certain structures such as bulk storage tanks/silos;
- expand home occupation permissions to include light assembly and associated retail/distribution, food preparation, simplify parking requirements, and allow certain home occupations within accessory buildings;
- reduce and simplify loading space requirements in the CBD, C1, C2, C3 and M1 Zones;
- clarify accessible parking requirements for dedicated residential visitor parking;
- add new requirements for electric vehicle (EV) charger-ready parking spaces for multiple residential dwellings and new non-residential development;
- add new requirements for underground parking garage setbacks from property boundaries;
- reformat existing trailer and boat storage permissions and explicitly prohibit human habitation in any parked vehicle, including recreational vehicles and trailers:
- reformat yard encroachment provisions to clarify permissions and allow greater encroachments for basement access stairs where there are generally no privacy or overlook concerns; and
- correct various zone boundary errors and mapping inconsistencies.

Staff recommend approval of the proposed Official Plan Amendment (OPA 133) and Zoning By-law Amendment included as Attachments 1 and 2 to this report respectively, as they will bring the Town's Official Plan and Zoning By-law into conformity with current ARU legislation and facilitate housekeeping-related amendments.

Background

Additional Residential Units (ARUs)

In November 2022, the provincial government enacted Bill 23, the "More Homes Built Faster Act, 2022", which changed many pieces of legislation in an effort to increase housing supply and affordability throughout Ontario. Bill 23 amended the Planning Act to allow "additional residential units" ("ARUs") as-of-right on any parcel of urban

residential land containing a single-detached, semi-detached or townhouse dwelling in the following manner:

- c) Up to one (1) ARU within a main dwelling AND one additional residential unit within an accessory building (3 units total); or
- d) Up to two (2) ARUs within the main dwelling, provided there is no ARU in an accessory building (3 units total).

Subsections 16(2) of the Planning Act does not permit an official plan to contain any policy that has the effect of prohibiting the above. Further, Subsection 16(3) of the Act does not permit an Official Plan to contain any policy that has the effect of:

- a) prescribing a minimum floor area requirement for an ARU; or
- b) requiring more than one (1) parking space per ARU aside from the parking required for the primary unit.

The Planning Act contains similar provisions for zoning by-laws under Section 35.1, stating that any zoning regulation contradicting the above requirements is of no effect. This section of the Act also allows the Minister to establish provincial regulations to provide standards and requirements for ARUs. Such regulations would prevail over any municipal zoning regulations to the contrary. Currently Ontario Regulation 299/19, provides the following detailed standards for ARUs:

- allows ARU parking spaces to be oriented in tandem with other resident spaces;
- stipulates no owner occupancy requirements for the primary dwelling or ARUs;
- overrides any angular plane requirements in zoning by-laws that apply to ARUs;
- allows at least 45% coverage for all buildings and structures on parcels which have ARUs;
- overrides any floor space index requirements for lots which include ARUs;
- restricts any building separation distance requirements between a primary building and any ancillary structure to a maximum of 4 metres.

The basis of these regulations is that by removing or streamlining certain standards that may be regulated by municipal zoning by-laws, it will reduce a potential need for zoning by-law amendments or minor variances required for ARUs, making it easier to establish new ARUs within existing dwellings or detached structures.

The Town's current Official Plan policies apply to "Second Units" and are found under Section E1.5. They allow second units only within detached and semi-detached dwellings subject to regulations in the Zoning By-law. These current policies also allow second units within an accessory building on a lot, subject to Zoning By-law provisions that will regulate placement of the building on the lot, height, parking, etc. Consistent with the Official Plan, the Town's Zoning By-law contains general provisions for "Second Dwelling Units", permitting such only in a single detached or semi-detached dwelling provided that the following standards are met:

- a) There is only one entrance in the front wall of the main dwelling; and
- b) At least three (3) parking spaces are provided for the two dwelling units.

The Town's Official Plan and Zoning By-law need to be updated to align with the Planning Act provisions for ARUs. Staff have drafted Official Plan Amendment No. 133, which proposes an updated series of policies to define and allow ARUs consistent with Planning Act provisions. New policies proposed will also provide direction on certain matters to be regulated through Zoning By-law provisions in order to maintain neighbourhood character and provide for appropriate access and amenity arrangements for such residential units. Similarly, a draft Zoning By-law amendment is proposed that will implement this Official Plan policy direction and provide specific ARU standards. Collectively, these amendments will permit ARUs in any detached house, semi-detached house, or townhouse property, within the main dwelling and/or an accessory building on the same property. New zoning regulations will specify the number and configuration of units permitted on a lot, the number of bedrooms permitted, as well as pedestrian access and parking requirements. New performance standards are also included for detached ARUs, such as height and yard setback limits.

Zoning By-law Housekeeping Updates

Since its enactment in 1990, Zoning By-law No. 22-90 has been amended on many occasions by approving numerous amendment applications by private landowners. In addition, Council has also initiated various amendments to incorporate minor housekeeping changes, or to address any other matters that Council deems appropriate. The process for a municipality to initiate an amendment to its Zoning By-law is the same that applies to a proponent-initiated application. It involves issuing public notification concerning the proposed amendment, agency consultation, holding a statutory public meeting and decision-making subject to certain opportunities for appeal.

The last Zoning By-law housekeeping amendment was approved by Council in 2022. In addition to the proposed updates to the Zoning By-law regarding ARUs as discussed above, staff are proposing a number of housekeeping-related amendments to the Zoning By-law that will:

- clarify permitted height exemptions to include certain structures such as bulk storage tanks/silos;
- expand home occupation permissions to include light assembly and associated retail/distribution, food preparation, simplify parking requirements, and allow certain home occupations within accessory buildings;
- reduce and simplify loading space requirements in the CBD, C1, C2, C3 and M1 ones;
- clarify accessible parking requirements for dedicated residential visitor parking;
- add new requirements for electric vehicle (EV) charger-ready parking spaces for multiple residential dwellings and new non-residential development;
- add new requirements for underground parking garage setbacks from property boundaries are also included;
- reformat existing trailer and boat storage permissions and explicitly prohibit human habitation in any parked vehicle, including recreational vehicles and trailers;

- reformat yard encroachment provisions to clarify permissions and allow greater encroachments for basement access stairs where there are generally no privacy or overlook concerns; and
- correct various zone boundary errors and mapping inconsistencies.

Analysis

In accordance with the requirements of the Planning Act, a Statutory Public Meeting was held on November 25, 2024. The purpose of this public meeting was to provide an opportunity for planning division staff to present the proposed amendments to the public and Council, to receive comments, and answer any questions raised about the proposed amendments.

Notice of the public meeting was posted on the Town's website and published in the Orangeville Citizen on October 31, 2024. The proposed amendments and supporting documentation were also circulated to internal departments and prescribed external agencies for comment on November 1, 2024.

All comments received from internal departments, external agencies, the public and Council have been considered and requisite policy modifications made (if applicable), as outlined in the table below.

	Comments from Credit Valley Conservation Authority				
	Comment	Staff Response			
-	ARUs will not be permitted within natural hazards/hazardous lands and are subject to Conservation Authority review and approval pursuant to the to the Conservation Authorities Act.	lar ref Th to	PA 133 has been revised to reflect the nguage of "natural hazards" and make ference to the "Conservation Authorities Act". The Zoning By-law amendment has been revised make reference to the "Conservation outhorities Act".		
	Comments from	Ecor	nomic Development		
	Comment		Staff Response		
-	Home-based food business operators should also contact their municipalities with regards to any necessary zoning, licensing, building, and/or fire requirements. There is a requirement of a separate kitchen in the home to be considered eligible for homebased food business.	red Pro Re fro	I food preparation activity shall be subject to the quirements of the Health Protection and comotion Act (HPPA), the Food Premises egulation and periodic inspection by inspectors om the local public health unit. Reference to empliance with Public Health regulations has seen added.		
-	Add a definition for "light assembly" (home occupation) and specify parameters around the traffic generated from customers and deliveries.	as are an ve	aff have modified the policy as follows: "light seembly and associated retail/distribution, which e small in scale, non-noxious, non-intrusive, and generally do not generate high volumes of chicular traffic, including but not limited to hobby craft businesses".		

- Group fitness classes (home occupation) may generate more traffic, consider limiting the size/type of training.
- The maximum size for a home occupation is 30% of the floor area or a maximum of 40 sq. m., whichever is less. This places a gross floor area cap for any home occupation, including group fitness classes, which would limit the intensity/number of participants.
- Should there be direction about accessibility requirements for the accessory building, particularly for businesses that would welcome customers/deliveries (i.e. accessible parking)?
- Home occupations in accessory structures are subject to the same requirements as home occupations within a dwelling unit. At this time, no accessible parking requirements are being considered given that parking (if required) is typically accommodated within a private driveway.

1 3/	driveway.				
Comments from the Public					
Comment	Staff Response				
 Prioritize Level 1 chargers for electric vehicles, giving access to 120V outlets to all overnight parking spaces at residential and multi-unit residential buildings, before allocating Level 2 charging. 	Through discussions with Orangeville Hydro we have determined that Level 2 charging is the most common, with similar power requirements as a clothes dryer or stove (240 volts), and more efficient than Level 1 chargers. The proposed standards would require the conduit to be installed, allowing the future owner to determine the wiring and type of charger they require.				
 Request that parking for ARUs be required to be permeable given that the ARU will increase the amount of lot coverage. 	 The required parking for ARUs would be provided within the existing driveway width permission, which are not required to be permeable. 				
 Concerns with ARUs being permitted in any detached, semi-detached, or townhouse dwelling, and within an accessory building as they create issues with parking and privacy. Many home occupations generate extra vehicles and traffic on the roads. 	 The province has legislative changes requiring municipalities to permit up to three residential units on one residential property. Municipalities are not permitted to require more than 1 additional parking space for each additional residential unit, in addition to the parking required for the primary residential unit (typically 2 parking spaces). The Official Plan Amendment speaks to maintaining the character of neighbourhood and appropriate amenity space, while the accompanying Zoning By-law Amendment speaks to height, parking and setbacks, that need to be met in order to permit additional residential units. Home occupations are limited to one per dwelling unit. Parking is required at a rate of 1 space for any non-resident employee and 1 space for any home occupation involving personal service. 				

Suggestion that the Town consider pre-approved layouts for ARUs.	The Town does not currently have pre-approved layouts for ARUs. This is something the Town may consider; however, any approved unit layouts would still be subject to siting requirements as specified in the Zoning By-law.			
Comm	ents from Council			
Comment	Staff Response			
 If an ARU is smaller that 15 sq. m., would a building permit still be required? 	 Yes, building permits are still required if there is plumbing within the building, or human occupancy is proposed. 			
 Incentives for ARUs may be necessary, is it possible to create an incentive program? 	 Staff are preparing a report back to Council outlining the number of ARU applications and whether an incentive program would be desirable. 			
 Would a unit with no kitchen facilities (i.e an in-law suite) be considered an ARU? 	 No, an ARU is defined as an independent living space. If an in-law suite was to be converted into an ARU, a building permit would be required. 			
The by-law only permits 1 non- resident employee for home occupations, what if there is staff rotation.	- The intention of the policy is to limit any non- resident staff to one at a time. The policy has been modified to clarify "a maximum of one employee who is not a resident of the dwelling may be permitted on the premises at any time."			
 Do the proposed regulations regarding no human habitation in RVs/trailers apply to big box store parking lots? 	- Yes, the regulations apply Town-wide.			

Based on the comments received as described above, staff have modified the proposed Official Plan and Zoning By-law Amendments. The final Official Plan Amendment (OPA 133) is included as Attachment No. 1. The final Zoning By-law Amendment is included as Attachment No. 2. Lastly, a summary table of the proposed Zoning By-law modifications is included as Attachment No. 3.

Corporate Implications

This report will not generate direct implications. If future actions related to this report will have a corporate impact, a report will be presented to Council for approval, if required.

Strategic Alignment

Strategic Plan

Strategic Goal: Future-Readiness

Objective: Confirm applicable governance and policy regimes

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Manage and direct land use that creates healthy, liveable and safe communities

Notice Provisions

In accordance with the requirements of the Planning Act, a Statutory Public Meeting was held on November 25, 2024 to consider the proposed amendments and obtain feedback. A formal notice of this public meeting was:

- a) published to the Town website on October 31, 2024;
- b) advertised in the Orangeville Citizen newspaper on October 31, 2024;
- c) circulated to all prescribed agencies on November 1, 2024.

In accordance with the requirements of the Planning Act, a Notice of Decision would be issued to all prescribed public agencies and to those who have submitted written comments and/or a request for further notification with respect to this amendment.

Respectfully submitted, Reviewed by:

Tim Kocialek, P.Eng. PMP Brandon Ward, MCIP, RPP

General Manager, Infrastructure Services Manager, Planning, Infrastructure Services

Prepared by:

Larysa Russell, MCIP, RPP Senior Planner, Planning, Infrastructure Services

Attachment(s): 1. Official Plan Amendment 133

2. Zoning By-law Amendment

3. Zoning By-law Amendment Summary Table



The Corporation of the Town of Orangeville By-law Number_____

A By-Law to Adopt Amendment No. 133 to the Official Plan, being a Town-initiated amendment to add additional residential unit policies

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

Passed in open Council this 10 day of February, 2025.	
	Lisa Post, Mayor
	Raylene Martell, Clerk

The Official Plan for the Town of Orangeville Amendment No. 133

The attached explanatory text, constituting Amendment Number 133 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 February 10, 2025.

Lisa Post, Mayor
Raylene Martell, Clerk

The Official Plan for The Town of Orangeville Amendment No. 133

Part A - The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to amend the existing Two-Unit Dwelling Unit policies of the Official Plan in response to Bill 23.

2. Location

This Amendment applies to all the lands within the Town of Orangeville.

3. Basis of the Amendment

The purpose of this Amendment is to add policies that authorize the use of additional residential units within a detached, semi-detached or row/townhouse dwelling, in response to Bill 23, the More Homes, Built Faster Act, 2022 which received Royal Assent in November 2022. The Bill made changes to several pieces of legislation, including the Planning Act, requires municipalities to permit Additional Residential Units (ARUs) as-of-right across Ontario, whether or not a municipality adopts an Official Plan Amendment and enacts zoning regulations to recognize these units. As amended by Bill 23, the Planning Act overrides any municipal zoning regulations to the contrary, to allow up to three residential units on one residential property as follows:

- Up to three residential units in the primary building; or
- Up to two residential units in the primary building and one in an ancillary building or structure.

Municipalities may still determine appropriate regulations for the additional residential units and consider constraints such as flood-prone areas or areas with inadequate servicing.

The existing Second Unit (Two-Unit Dwelling) policies of the Official Plan are proposed to be amended, to adopt new terminology and facilitate the creation of an additional unit within a principal dwelling, an ancillary building or structure in accordance with Bill 23.

Part B - The Amendment

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

1. By deleting Section E1.5 "Converted Dwellings and Second Units" in its entirety and replacing it with the following:

"E1.5 Additional Residential Units

- E1.5.1 An additional residential unit is an independent, self-contained residential unit that contains its own kitchen, bathroom facilities and sleeping areas and is secondary or subordinate to a primary dwelling. Additional residential units can be attached or detached. Attached residential units are located within a building already containing a primary dwelling unit. Detached residential units are located within an accessory building on a lot containing a primary dwelling unit. Additional residential units increase the supply and range of rental housing options while assisting with home ownership affordability for the primary dwelling. Mobile homes and recreational vehicles are not considered to be additional residential units.
- E1.5.2 Additional residential units shall be permitted on all detached, semi-detached and row/townhouse lots, subject to the regulations of the Town's Zoning By-law, the applicable Conservation Authority regulation and policies pursuant to the Conservation Authorities Act, and other provisions including the Building Code and Fire Code.
- E1.5.3 A maximum of two (2) additional residential units shall be permitted in conjunction with a single-detached, semi-detached, and row/townhouse dwelling, in any of the following configurations:
 - i) Up to two (2) additional residential units within the primary dwelling; or
 - ii) One (1) additional residential unit within the primary dwelling, and one (1) additional residential unit in a detached accessory structure located on the same lot as the primary dwelling.
- E1.5.4 Additional residential units shall satisfy the following criteria:
 - i) the character of the surrounding neighbourhood, including height, density and massing of development, is maintained;
 - ii) public health and safety are protected;
 - iii) appropriate access and amenity space are provided;
 - iv) use of abutting properties is not negatively impacted;
 - v) there are no impacts to site drainage; and
 - vi) suitable shared servicing arrangements via the primary dwelling are established.
- E1.5.5 Zoning By-Law regulations regarding additional residential units shall be established and maintained, which may include, but are not limited to:
 - i) permitted dwelling types;
 - ii) parking and yard requirements;
 - iii) height;
 - iv) separation distance;
 - v) lot coverage;
 - vi) suitable means of unobstructed access; and

- vii) landscape open space or amenity area requirements.
- E1.5.6 Council may adopt further regulatory measures to permit additional residential units in accordance with the policies of this Plan. Such measures may include but are not limited to:
 - i) monitoring of additional residential units;
 - ii) establishing a publicly accessible additional residential unit registry program; and.
 - iii) provision of a public education program.
- E1.5.7 Council encourages home builders to construct new housing units either with residential units already in place or in such a way as to make the creation of an additional residential unit as easy as possible, should the homeowner wish to do so.
- E.1.5.8 Additional residential units shall not be permitted on a property located within natural hazard area, subject to Conservation Authority review and approval.
- 2. The following policies are hereby added, with subsequent policies to be renumbered in proper numerical order as necessary:

"E1.6 Tiny Homes

- E1.6.1 A tiny home is a private, self-contained detached dwelling unit that is significantly smaller than a traditional detached dwelling and contains a washroom, sanitation facilities, a kitchen and a sleeping area, that is designed to be portable. Tiny homes are a downsized approach to traditional detached dwelling concepts that intend to accommodate minimalist lifestyles, smaller household sizes and more affordable options for detached residential living. Mobile homes and recreational vehicles are not considered to be tiny homes.
- E1.6.2 Council is generally supportive of tiny homes as an opportunity to increase housing format options and improve affordability, provided that conditions are suitable to accommodate tiny homes without negatively impacting municipal infrastructure or the existing character of the host neighbourhood, including height, massing and density.
- E1.6.3 Tiny homes shall be permitted as a form of detached additional residential units in accordance with the policies of Section E1.5. They shall be situated permanently and must be connected to municipal services, through a shared connection with the primary dwelling.

E1.6.4 New development or redevelopment proposals involving tiny homes may be considered where they are grouped in concentrations to create a small-scale, sub-neighbourhood type community. The Zoning By-law will prescribe appropriate regulations including but not limited to lot size, dwelling floor area size, setbacks, densities and parking requirements for purpose-built tiny home developments."



The Corporation of the Town of Orangeville

By-	law	Numb	er		
_			_		

A By-law to amend Zoning By-law No. 22-90, as amended (Town of Orangeville Town-wide Zoning By-law Amendments) File No. OPZ 2024-01

Whereas the Council of the Corporation of the Town of Orangeville is empowered to pass By-laws to permit the use of land pursuant to Sections 34 and 36 of the Planning Act, RSO 1990, as amended;

And whereas on November 25, 2024, Council held a public meeting with respect to proposed Town-wide Zoning By-law amendments to add new regulations for additional residential units, and to make other housekeeping changes (OPZ-2024-01);

And whereas Council considers it desirable to pass a By-law to amend Zoning By-law No. 22-90, as amended, to incorporate various housekeeping corrections and updates to the Zoning By-law.

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

- 1. That Zoning By-law 22-90, as amended, be further amended by revising the definition of "ACCESSORY BUILDING" and adding the following definitions:
 - "ACCESSORY BUILDING" means a detached structure consisting of a wall, roof and floor, or any one or more of the above, located on the same lot as the main building, the use of which is incidental or secondary to that of the main building, and includes an additional residential unit, detached, a private garage, a tool shed, a greenhouse, or a storage building."
 - 2.4 "ADDITIONAL RESIDENTIAL UNIT, ATTACHED" means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit, which is contained within a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.
 - 2.5 "ADDITIONAL RESIDENTIAL UNIT, DETACHED" means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit that is contained within an accessory building located on a lot containing a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.
- 2. That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.29 Second Dwelling Units in its entirety and replacing it with the following:
 - 5.29 Additional Residential Units
 - 1. Attached additional residential units are permitted in the following buildings:
 - (b) Detached dwelling
 - (c) Semi-detached dwelling
 - (d) Linked dwelling
 - (e) Townhouse dwelling

- 2. Detached additional residential units are permitted in an accessory building located on the same lot as:
 - (a) A detached dwelling
 - (b) A semi-detached dwelling
 - (c) A linked dwelling
 - (d) A townhouse dwelling
- 3. The permitted number of *detached or attached additional residential units* on a *lot* is as follows:
 - (a) A maximum of two (2) attached additional residential units; or
 - (b) A maximum of one (1) attached additional residential unit and one (1) detached additional residential unit.
- 4. Attached or detached additional residential units must be in compliance with other applicable law such as the Building Code, Fire Code and Conservation Authority regulations and policies pursuant to the Conservation Authorities Act.
- 5. A minimum 1.2 metre wide unobstructed pedestrian access shall be provided from the nearest *street* or *lane* to the entrance of the unit, where such pedestrian access may include a driveway or portion thereof.
- 6. Attached or detached additional residential units shall have a maximum of two (2) bedrooms.
- 7. A minimum of one (1) additional parking space shall be provided for each attached or detached additional residential unit, in addition to the minimum parking required for the dwelling located on the same lot.
- 8. The minimum width required for a parking space associated with an *attached* or detached additional residential unit is 2.6 metres.
- 9. Regulations for detached additional residential units:

a)	Building height	i) 6.1 m for a <i>detached additional residential unit</i> located above a
",	(maximum)	private garage,
	(,	ii) 4.3 m for any other <i>detached additional residential unit</i> .
		iii) Despite i) and ii), the <i>building height</i> of the <i>detached additional</i>
		residential unit shall not exceed the building height of the main
		dwelling located on the same lot.
b)	Minimum y <i>ards</i> :	i) 1.2 m to any side or rear <i>lot line</i> , for <i>buildings</i> less than 4.3 m
		in <i>height</i> .
		ii) 1.5 m to any side or rear <i>lot line</i> , for <i>buildings</i> greater than 4.3
		m in <i>height</i> .
		iii) despite i) and ii) above, a 2-storey detached additional
		residential unit shall provide a minimum 3.0 m yard where a
		second <i>storey</i> window is adjacent to a <i>lot</i> in a residential zone.
c)	Lot coverage	45% for all <i>buildings</i> on a <i>lot</i> containing a <i>detached additional</i>
	(maximum)	residential unit.
d)	Building	A minimum distance of 4 m shall be provided between the <i>detached</i>
	separation	additional residential unit and the main dwelling located on the same
	(minimum)	lot.
e)	Side yard	The minimum <i>interior and exterior side yard</i> setback for any deck
	setback	above 1.2 m in <i>height</i> shall be the established <i>side yard</i> as
		determined by the distance between the exterior side wall of the
		dwelling and the side lot line.

3. That Zoning By-law 22-90, as amended, be further amended by revising Section 5.17 1) (a) Parking Space Requirements to include the following:

Additional Residential Unit

1 parking space per dwelling unit

That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.13 Height Exceptions and replacing it with the following:

5.13 *Height* Exceptions

The *height* restrictions of this By-law shall not apply to any:

- (b) church spire or steeple
- (c) chimney or smokestack
- (d) clock tower, bell tower or belfry
- (e) rooftop mechanical enclosure or elevator enclosure/penthouse
- (f) municipal water storage facility
- (g) windmill
- (h) federally-regulated and authorized telecommunications tower,
- (i) weathervane, lightning rod or other weather device
- (j) light standard operated by a public authority
- (k) bulk storage tank, including a silo.
- 5. That Zoning By-law 22-90, as amended, be further amended to expand home occupation permissions, permit certain home occupations within accessory buildings and simplify parking requirements. More specifically, the following sections will be replaced as follows:
- 2.66 "HOME OCCUPATION CLASS "A"" means an occupation conducted for profit or gain entirely within a dwelling unit or accessory building and shall include only:
 - (i) business and professional offices, other than that of a medical, dental or chiropractic practitioner or veterinarian;
 - (ii) an artist's studio for the production of arts, crafts, film arts or other similar works, but not including an audio recording studio;
 - (iii) light assembly and associated retail/distribution, which are small in scale, nonnoxious, non-intrusive, and generally do not generate high volumes of vehicular traffic, including but not limited to hobby or craft businesses;
 - (iv) a teacher, other than a music teacher, tutor, or fitness trainer;
 - (v) a dressmaker, tailor or seamstress; and
 - (vi) food preparation for public consumption, in compliance with Public Health regulations.
- 2.67 "HOME OCCUPATION CLASS "B"" means an occupation conducted for profit or gain entirely within a dwelling unit or accessory building and shall include only:
 - office of a medical, dental or chiropractic practitioner or veterinarian;
 - (ii) hairdresser, beautician, barber, massage therapist, reflexologist or dietician; and
 - (iii) repair of small appliances and mechanical equipment; and,
 - (iv) a bed and breakfast establishment.
- 2.68 "HOME OCCUPATION CLASS "C"" means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only:
 - (i) a music teacher:
 - (ii) private-home daycare not to exceed five (5) children; and (iii) an audio recording studio.

5.14 Home Occupations

Permitted Uses

Home Occupations - Class "A"

Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all dwelling types and in accessory buildings.

Home Occupations - Class "B"

Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in semi-detached and single detached dwellings and in accessory buildings.

Home Occupations - Class "C"

Home Occupations - Class "C" as defined in Section 2 of this By-law shall only be permitted in *single detached dwellings*.

General Provisions

The following provisions apply to all home occupations:

- (a) The home occupation shall be secondary to the main residential use and shall not change the residential character of the *dwelling*.
- (b) There shall be no external storage or display of goods or materials
- (c) Not more than 30 percent of the *floor area* or a maximum of 40 sq. metres, whichever is the lesser, may be used for the home occupation. By-law 97-96

Notwithstanding the foregoing, a *bed and breakfast establishment* may exceed the foregoing *floor area* limitations, but the number of *guest bedrooms* shall not exceed three. By-law 102-96

- (d) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale.
- (e) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used.
- (f) A maximum of one employee who is not a resident of the *dwelling* may be permitted on the premises at any time.
- (g) There shall be no external display or advertising except in accordance with all applicable laws.
- (h) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act. By-law 50-94
- (i) No more than one home occupation is permitted per dwelling unit. By-law 32-2011

5.17 **Parking Area Regulations**

1) (a) Parking Space Requirements

Home Occupation (other than a bed and breakfast establishment)

1 parking space for any non-resident employee

1 parking space for any home occupation involving *personal services*

- 6. That Zoning By-law 22-90, as amended be further amended by replacing Section 5.16 as follows:
 - (a) For any non-residential use in the CBD, C1, C2, C3 or M1 Zone, off-street loading space(s) shall be provided in a side or rear yard on the same lot in accordance with the following:

(b)

Total Gross Floor Area	Required number of loading spaces
Less than 300 square metres	Nil
301 square metres to 2,500 square metres	1 space
2,501 to 7,500 square metres	2 spaces
7,501 square metres and above	1 additional space per 5,000 square metres

- (b) each *loading space* shall have minimum dimensions of 9 metres long by 3.5 metres wide;
- (c) access and egress to and from the *loading space(s)* shall be provided to a *street* or *lane* by means of driveway(s) having a minimum width of 6 metres.
- 7. That Zoning By-law 22-90, as amended, be further amended by replacing Section 5.17 7) (f) with the following and moving it to Section 5.17 1) (e):
 - e) Accessible Parking
 - i) Accessible parking spaces shall be provided for all non-residential uses.
 - ii) Despite Section 5.17 1) e) i), accessible parking shall be provided for visitor parking for
 - a. multiple dwellings; and
 - b. townhouses on a private street
 - iii) Accessible parking spaces shall be provided with unobstructed access to a street by a driveway, aisle or lane. Accessible spaces shall be provided within a maximum distance of 30 metres from the main entrance(s) of the building.
 - iv) The minimum dimensions for an accessible parking space shall be in accordance with the dimensions as follows:
 - Type A: 3.5 metres by 5.5 metres
 - Type B: 2.7 metres by 5.5 metres
 - v) In addition to the above parking space widths, an access *aisle* width of 1.5 metres is required adjacent to each space. Where the required 1.5 metre access *aisle* is provided between two accessible parking spaces, the *aisle* width can be shared.
 - vi) The number of accessible parking spaces are based on the total required parking as follows, with the calculated number of accessible spaces rounded up to the nearest whole number. Accessible parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section.
 - 2 12 parking spaces: One Type A parking space is required.
 - 13 100 parking spaces: Four percent of the total number of spaces are required.
 - 101 200 parking spaces: One parking space plus an additional three percent of the required parking spaces.
 - 201 1,000 parking spaces: Two parking spaces plus an additional two percent of the required parking spaces.

Greater than 1,000 parking spaces: Eleven parking spaces plus an additional one percent of the required parking spaces.

Where the minimum number of accessible parking spaces required is even, an equal number of Type A and Type B accessible parking spaces shall be required.

Where the minimum number of accessible parking spaces required is odd, the additional accessible parking space remaining shall be a Type B accessible parking space.

- 8. That Zoning By-law 22-90, as amended, be further amended by adding the following definition to Section 2 in proper numerical order and the following text in Section 5.17:
 - **2. XX "PARKING SPACE, ELECTRIC** *VEHICLE* **(EV)"** means a parking space equipped with, or constructed to be capable of being equipped with, an electric *vehicle* charging device.
 - 5.17 1)
 - (f) Electric Vehicle Parking Space Requirements

Electric *Vehicle* (EV) Parking Spaces shall be provided for any new *floor area* and *dwelling units* approved after February 10, 2025 as follows:

- i) EV parking spaces shall have rough-in conduits and associated power supply to provide Level 2 charging or greater. Up to four parking spaces may share an energized outlet.
- ii) A minimum of 40% of the total required parking spaces for *multiple* dwellings.
- iii) A minimum of 20% of the total parking spaces required for all other non-residential uses.
- iv)Required electric *vehicle* parking spaces shall be counted towards the minimum number of off-*street* parking spaces required under this section.

8) Underground Parking

- i) 1.2 metre to any *lot line*, except where the main *building* setback is nil, the setback of the *attached* underground parking area is also nil.
- ii) Where an underground parking area is not located under a *building*, its underground roof surface shall be a minimum depth of 1.2 metres below the finished *grade* surface.
- 9. That Zoning By-law 22-90, as amended, be further amended by adding the following to Section 5.17 6):
 - (c) In all zones, human habitation is prohibited in any *vehicle*, including a recreational *vehicle*, *trailer*, boat or boat *trailer*.

And replacing Section 5.17 7) (d) and (e) with the following:

- (d) Trailer or Boat Storage
 - (i) A maximum of two (2) recreational *vehicles* or utility *trailers*, may be stored on a *lot*;
 - (ii) A recreational *vehicle* or utility *trailer*, inclusive of tongue and attachments, that is located in a *front yard* or an *exterior side yard* must be setback a minimum of 2.0 metres from the edge of the road:
 - (iii) A single recreational *vehicle* or utility *trailer* may be parked elsewhere in the *rear yard* or *interior side yard*;
 - (iv) A recreational *vehicle* or utility *trailer*, inclusive of tongue and attachments, that is located adjacent to a *lane* must be setback a minimum of 0.5 metres from the edge of the *lane*; and
 - (v) A recreational *vehicle* or utility *trailer* may have a maximum *height* of 3.6 metres. *Height* does not include accessory items such as antenna, HVAC units, lights.
 - (e) In an R1, R2, R3, R4, R5 and R6 zone, no *vehicles* may be parked in the *side yard* or the *rear yard* except in a garage, *carport*, or on one driveway with a maximum width of six metres. Notwithstanding the foregoing,
 - i) within six metres of the face of a garage or *carport*, the maximum driveway width may be increased as required to match the width of the garage opening(s) or *carport* opening(s).
- 10. That Zoning By-law 22-90, as amended, be further amended by replacing Section 5.22 with the following:
 - 5.22 Permitted Encroachments and Projections

Unless otherwise permitted by this By-law, all minimum *yards* shall be unobstructed, except for the allowable encroachments and projections in the following table:

Structure or Feature	Yard(s) where	Maximum Encroachment into
	structure/feature is permitted	minimum yard
Bay window,	Any	0.6 metres, provided a setback of at
Chimney, fireplace		least 0.6 metres is maintained to the
projection	Δ.	applicable lot line.
Uncovered, unexcavated	Any	1.0 metres, provided a setback of at least 0.6 metres is maintained to the
stairs and/or landings not associated with a		applicable <i>lot line</i> .
porch or deck		applicable for infe.
Air conditioners, heat	- Rear	Up to 0.6 metres from the applicable
pumps, swimming pool	- Interior Side (1)	lot line.
pumps / filters / heaters		
and associated	Exterior Side (1)	1.0 metres
appurtenances thereto		1.0 matras
Generators including any appurtenances	- Rear - Interior Side	1.0 metres
thereto	only where	
	abutting a non-	
	residential	
	zone	
Porches with or without	- Front	2.0 metres, provided that a setback of
associated stairs and/or landings	- Exterior Side	at least 1.2 metres is maintained to the <i>lot line</i>
Uncovered access stairs	Rear	1.5 metres
below <i>grade</i>	- Exterior Side	1.5 metre maximum projection beyond
	Exterior orde	the main <i>building</i> wall, provided that a
		setback of 1.2 metres is maintained.
	 Interior Side 	1.5 metre maximum projection beyond
		the main <i>building</i> wall, provided that a
Balconies	- Front	setback of 0.3 metres is maintained. 1.5 metre maximum projection beyond
	- Rear - Front	the main <i>building</i> wall. 1.8 metres, provided that a setback of
Awnings, Canopies, or other weather shielding	- Exterior Side	at least 1.2 metres is maintained to
structure		the lot line.
	Interior Side	0.6 metres, provided a setback of at
		least 0.6 metres is maintained to the applicable <i>lot line</i> .
	Rear	1.8 metres, provided that a setback of at least 1.2 metres is maintained to
		the lot line.
Eaves, cornices,	Any	0.6 metres, provided that a minimum
parapets, gutters, sills or		setback of at least 0.1 metres is
other similar ornamental		maintained to the <i>lot line</i> .
features Barrier-free access	- Front	Up to 0.0 metres from the applicable
ramps	- Front - Exterior Side	lot line.
'	- Interior Side	Up to 0.0 metres from the applicable
	- Rear	lot line, except where the end of the
		access ramp is perpendicular to a <i>lot</i>
		line, a minimum setback of 1.0 metres shall be maintained to said lot line.
Unenclosed fire escapes	- Rear	1.5 metres provided at least 0.6
and associated	- Interior Side	metres is maintained to the applicable
structural supports		lot line.
Decks, other than	Rear	1.8 metres, inclusive of any
ground-oriented amenity		associated stairs and landings.
areas	Interior Side	No encroachment beyond the main
	Interior Side – units	building wall.
	separated by a <i>party</i>	No encroachment beyond the main building wall. A 1.5 metre high privacy
	separated by a <i>party</i>	Dunumy wan. A 1.5 mene nign privacy

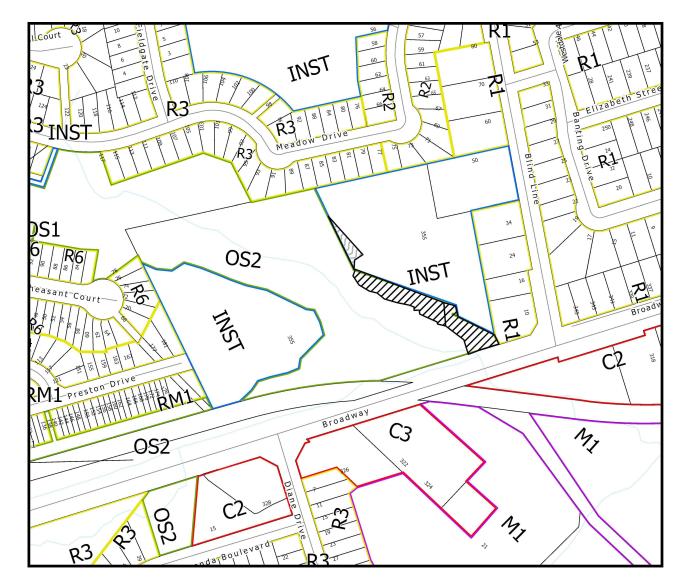
wall or where exterior side wall of dwelling is within 1.2m from the side lot line	screen is required along the entire side of the deck that is located less than 1.2 metres from the side <i>lot line</i> .
Exterior Side	No encroachment beyond the main building wall.

- (1) provided that where such equipment is installed at or above-*grade*, the maximum *height* shall be 1.8 metres measured from *grade* to the top of said equipment.
- 11. That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.2 2 C) and replacing it with the following:
 - 2C) Notwithstanding the provisions of this by-law, drop *awnings*, *canopies*, flag poles, garden trellises, fences, retaining walls, signs, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar *accessory uses* lawfully erected, shall be permitted in all *yards*.

An *awning*, at full extension, or *canopy* shall be a minimum of 2.4 metres in *height*, and a minimum of 1.2 metres from the face of the *building*.

- 12. That Schedule "A", Map No. C3 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (355A Broadway) as depicted on Schedule "A" attached to this By-law.
- 13. That Schedule "A", Map No. D2 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (275 Alder Street) as depicted on Schedule "B" attached to this By-law.
- 14. That Schedule "A", Map No. B2 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (Blocks 95, 96, 97, Plan 7M-70) as depicted on Schedule "C" attached to this By-law.
- 15. That Schedule "A", Map No. B3 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (Block 99, Plan 7M-70) as depicted on Schedule "D" attached to this By-law.
- 16. That Schedule "A", Map No. B4 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (Northwest Corner of College Ave and Amelia Street) as depicted on Schedule "E" attached to this By-law.

Passed in open Council this 10 th day of February, 2025.	
	Lisa Post, Mayor
	Raviene Martell Clerk





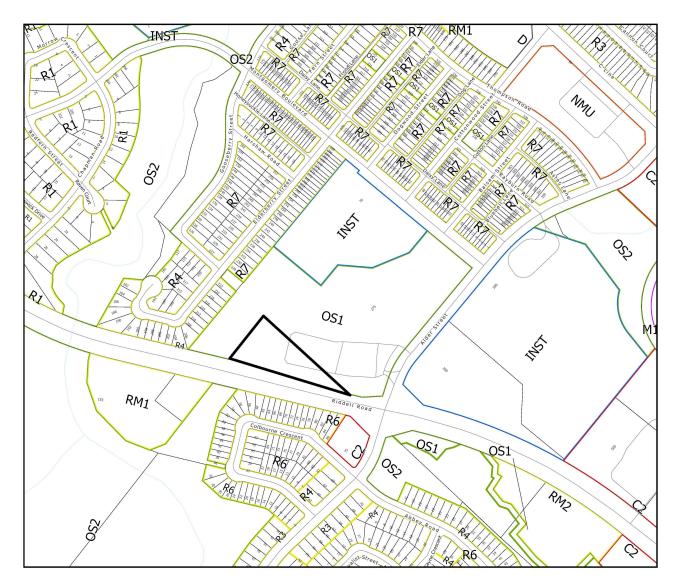
Schedule "A" to by-law
Passed the day of
Mayor
Clerk

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Lands to be rezoned from Open Space (OS2) to Institutional (INST)

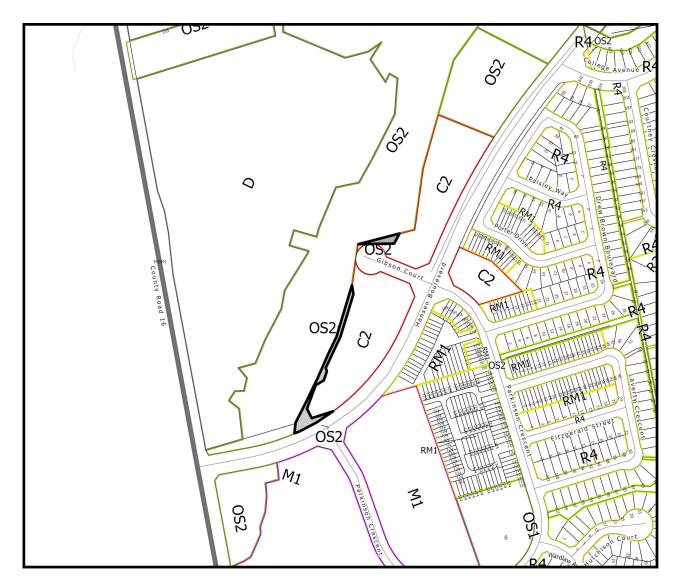


Land to be rezoned from Institutional (INST) to Open Space (OS2)



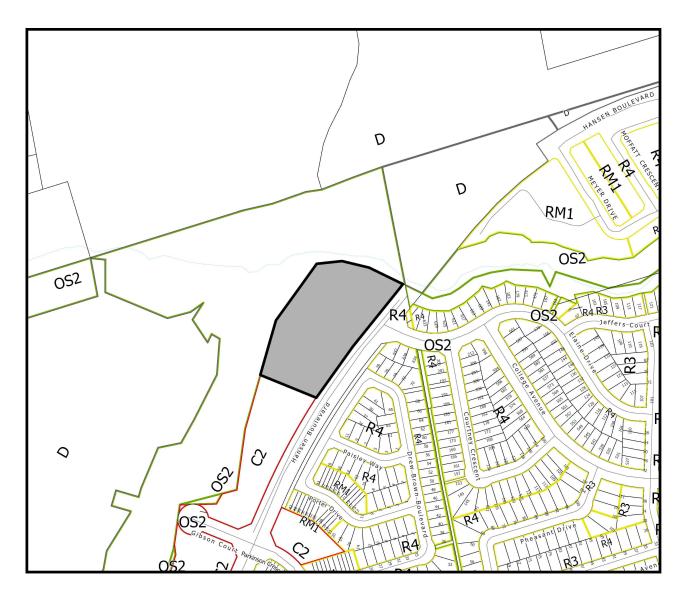


Schedule "B" to by-law		
Passed the day of	_	Lands to be zoned Open Space Recreation (OS1)
Mayor	_	
Clerk	_	



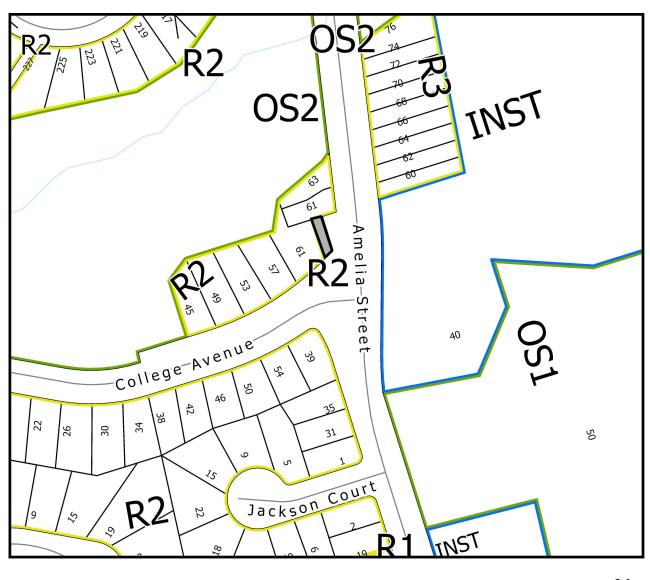


Schedule "C" to by-law		Lands to be rezoned from General Industrial
Passed the day of	-	(M1) to Open Space Conservation (OS2)
Mayor	-	
Clerk		





Schedule "D" to by-law		
Passed the day of	_	Lands to be rezoned from General Industrial (M1) to Open Space Conservation (OS2)
Mayor	-	
Clerk	-	





Schedule "E" to by-law	
Passed the day of	Lands to be rezoned from Institutional (INST) to Residential, Second Density (R2)
Mayor	

Clerk

OPZ-2024-01: Town-Wide Zoning By-law Amendment

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Issue	Background	Current By-Law Section	Proposed Update
Accessory Residential Units - Additional Residential Units (ARUs)	Revise zoning permissions for consistency with Planning Act provisions and new OP Policies, including regulations for permitted types of dwellings, entrance requirements, access requirements and include new regulations around ARUs in accessory buildings (height, setbacks, decks, parking, servicing (i.e. trailers / temporary buildings not hooked up to services not permitted to be used for long term habitation)	Second Dwelling Units Notwithstanding Sections 2 definitions, a second dwelling unit is permitted in a single detached dwelling or in each half of a semidetached dwelling provided: (a) there is only one entrance in the front wall of the dwelling where the front wall of the dwelling includes any wall facing the front lot line; (b) at least three parking spaces are provided for the two dwelling units; and (c) For properties with lot frontages between 9.0 metres to 12.0 metres, the minimum width required for a parking space in a driveway is 2.6 metes.	Armend Definitions by adding the following: "Additional Residential Unit, Attached" means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit, which is contained within a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit. "Additional Residential Unit, Detached" means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit that is contained within an accessory building located on a lot containing a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit. Delete Section 5.29 and replace with the following 5.29 Additional Residential Units 1. Attached additional residential units are permitted in the following buildings: a) Detached dwelling b) Semi-detached dwelling c) Linked dwelling d) Townhouse dwelling 2. Detached additional residential units are permitted in an accessory building located on the same lot as: a) A detached dwelling b) A semi-detached dwelling c) A linked dwelling d) A townhouse dwelling d) A townhouse dwelling. 3. The permitted number of detached or attached additional residential units on a lot is as follows: a) A maximum of two (2) attached additional residential units; or b) A maximum of one (1) attached additional residential unit and one (1) detached additional residential unit.

Issue	Background	Current By-Law Section	Proposed Update	
Issue	Background	Current By-Law Section	4. A minimum 1.2m wide unobstructed pedestrian access shall be provided from the nearest street or lane to the entrance of the unit, where such pedestrian access may include a driveway or portion thereof. 5. Attached or detached additional residential units shall have a maximum of two (2) bedrooms. 6. A minimum of one (1) additional parking space shall be provided for each attached or detached additional residential unit, in addition to the minimum parking required for the dwelling located on the same lot. 7. The minimum width required for a parking space associated with an attached or detached additional residential unit is 2.6 metres. 8. Regulations for detached additional residential units a) Building height (maximum) b) 6.1m for a detached additional residential unit located above a private garage. ii) 4.3m for any other detached additional residential unit. iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed the building height of the main dwelling located on the same lot. b) Minimum i) 1.2m to any side or rear lot line, for buildings less than 4.3m in height. ii) 1.5m to any side or rear lot line, for buildings greater than 4.3m in height. despite i) and ii) above, a 2-storey detached additional residential unit shall provide a minimum 3.0m yard where a second storey	
			a) Building height i) 6.1m for a detached additional residential unit located	
			iii) Despite i) and ii), the building height of the detached	
			additional residential unit shall not exceed the building	
			window is adjacent to a lot in a residential zone.	
			c) Lot coverage 45% for all buildings on a lot containing a detached additional residential unit	
			d) Building A minimum distance of 4m shall be provided between the	
			separation detached additional residential unit and the main dwelling	
			(minimum) located on the same lote) Side yard The minimum interior and exterior side yard setback for any deck	
			setback above 1.2 metres in height shall be the established side yard as	
			determined by the distance between the exterior side wall of the	
			dwelling and the side lot line.	

Issue	Background	Current By-Law Section	Proposed Update	
			(a) Parking Space Requirements Additional Residential Unit 1 parking space per unit 1) Parking Area Requirements (c) Notwithstanding subsection (b) hereof, any parking space required for a home occupation, or for additional residential units, may be obstructed by another parking space. Amend Section 2.2 Amend the definition of an "Accessory Building" to remove "and which is not used for human habitation"	
Height Exceptions	Height requirements (or exemptions for Silos/Storage tanks) are unclear.	Section 5.13 includes "silo which forms part of a barn" among a series of permitted building/structure height exemptions.	Revise Section 5.13 Height Exceptions to state the following: The height restrictions of this By-law shall not apply to any: a) church spire or steeple b) chimney or smokestack c) clock tower, bell tower or belfry d) rooftop mechanical enclosure or elevator enclosure/penthouse e) municipal water storage facility f) windmill g) federally-regulated and authorized telecommunications tower, h) weathervane, lightning rod or other weather device i) light standard operated by a public authority j) bulk storage tank, including a silo.	
Home	Types of uses: More	2.66 "HOME OCCUPATION -	2.66 "HOME OCCUPATION - CLASS "A"" means an occupation conducted for profit or gain	
Occupat- ions	inquiries received about certain home occupation types that are not captured by current definition terminology and classifications for home occupations: - Fitness training	cclass "A"" means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only: - business and professional offices (other than that of a medical, dental or chiropractic practitioner or veterinarian); - an artist's studio for the production of arts, crafts, film arts or other similar works (but not including an audio recording studio);	 entirely within a dwelling unit or accessory building and shall include only: business and professional offices, other than that of a medical, dental or chiropractic practitioner or veterinarian; an artist's studio for the production of arts, crafts, film arts or other similar works, but not including an audio recording studio; light assembly and associated retail/distribution, which are small in scale, non-noxious, non-intrusive, and generally do not generate high volumes of vehicular traffic, including but not limited to hobby or craft businesses; a teacher, other than a music teacher, tutor, or fitness trainer; a dressmaker, tailor or seamstress; and, food preparation for public consumption, in compliance with Public Health regulations. 	

Issue	Background	Current By-Law Section	Proposed Update
	- Food preparation, baking, etc Light assembly /production and associated retail/ distribution	- a teacher or tutor other than a music teacher; and, - a dressmaker, tailor or seamstress. By-laws 50-94; 97-96 2.67 "HOME OCCUPATION - CLASS "B"" means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only: - office of a medical, dental or chiropractic practitioner or veterinarian; - hairdresser, beautician, barber, massage therapist, reflexologist or dietician; - repair of small appliances and mechanical equipment; and, - a bed and breakfast establishment. By-laws 50-94; 97-96; 102-96 2.68 "HOME OCCUPATION - CLASS "C"" means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only: - a music teacher; - private-home daycare not to exceed five (5) children; and, an audio recording studio. By-laws 50-94; 97-96	2.67 "HOME OCCUPATION - CLASS "B"" means an occupation conducted for profit or gain entirely within a dwelling unit or accessory building and shall include only: - office of a medical, dental or chiropractic practitioner or veterinarian; - hairdresser, beautician, barber, massage therapist, reflexologist or dietician; - repair of small appliances and mechanical equipment; and, - a bed and breakfast establishment 2.68 "HOME OCCUPATION - CLASS "C"" means an occupation conducted for profit or gain entirely within a dwelling unit, and shall include only: - a music teacher; - private home daycare not to exceed (5) children; and, - an audio recording studio.
-	Location on a	5.14 Home Occupations	5.14 Home Occupations
	property: Currently, the ZBL requires a	Permitted Uses	Permitted Uses
	home occupation to be located entirely	Home Occupations - Class "A"	Home Occupations - Class "A"

Issue	Background	Current By-Law Section	Proposed Update
	Accessory structures may be suitable for certain home occupation types. Home Occupations - Class "B" Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in semi- detached and single detached dwellings. Home Occupations - Class "C" Home Occupations - Class "C" defined in Section 2 of this By-law shall only be permitted in single detached dwellings.		Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all dwelling types and in accessory buildings. Home Occupations - Class "B" Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in semi-detached and single detached dwellings and in accessory buildings. Home Occupations - Class "C" Home Occupations - Class "C" as defined in Section 2 of this By-law shall only be permitted in single detached dwellings.
			General Provisions
	Revise for consistency.	 a) The following provisions apply to all home occupations: The home occupation shall be secondary to the main residential use and shall not change the residential character of the dwelling. b) The home occupation shall be conducted entirely within the dwelling unit and no accessory buildings are to be used. c) There shall be no external storage or display of goods or materials. d) Not more than 25 percent of the floor area of dwelling or a maximum of 30 sq. metres, whichever is the lesser, may be used for the home occupation. 	 The following provisions apply to all home occupations: a) The home occupation shall be secondary to the main residential use and shall not change the residential character of the dwelling. b) There shall be no external storage or display of goods or materials. c) Not more than 30 percent of the floor area or a maximum of 40 sq. metres, whichever is the lesser, may be used for the home occupation. By-law 97-96 Notwithstanding the foregoing, a bed and breakfast establishment may exceed the foregoing floor area limitations, but the number of guest bedrooms shall not exceed three. By-law 102-96 d) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale. e) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used. f) A maximum of one employee who is not a resident of the dwelling may be permitted on the premises at any time. g) There shall be no external display or advertising except in accordance with all applicable laws.

Issue	Background	Current By-Law Section	Proposed Update
Issue	Background	Notwithstanding the foregoing, a bed and breakfast establishment may exceed the foregoing floor area limitations but the number of guest bedrooms shall not exceed three. a) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale in the dwelling. b) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used. c) A maximum of one employee who is not a resident of the dwelling may be permitted. d) There shall be no external display or advertising except in accordance with all applicable laws.	h) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act. By-law 50-94 i) No more than one home occupation is permitted per dwelling unit. By-law 32-2011
		e) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act. By-law 50-94 f) No more than one home occupation is permitted per dwelling unit. By-law 32-2011	
	Parking:	Home Occupation (other than a bed	Revise Section 5.17 1) (a)
	requirements may be too restrictive for	and breakfast establishment)By- laws 97-96; 102-96	Home Occupation (other than a bed and breakfast establishment):
	certain home occupations as	1 parking space for each 20 square	1 parking space for any non-resident employee
	they are based on floor space and any	metres of home occupation area, or portion thereof, plus 1 parking	1 parking space for any home occupation involving personal services
	external staff.	space for a non-resident employee.	

OPZ-2024-01: Town-Wide Zoning By-law Amendment

ssue Background Current By-Law Sec	Proposed Update	
oading paces Current requirements for loading spaces area is proving to require excessive loading space dedication beyond realistic needs of businesses. Shape between the following space area is proving to require excessive loading space dedication beyond realistic needs of businesses. Shape between the following space area or 300 square metres long by 3 access and egres the loading space provided by mean driveway(s) to a shaving a minimum metres; Check the provision of the for a total new of floor area of between the provision of spaces for a total additional floor area of loading space for the provision of the provision o	Revised Section 5.16 Loading Spaces a) For any non-residential use in the CBD, C1, C space(s) shall be provided in a side or rear yate following: Total Gross Floor Area Total Gross Floor Area Less than 300 square metres 301 square metres to 2,500 square met esto and from she being of each or lane width of 6 actional en 300 300 square and of between esto 7,500 and diditional Total Gross Floor Area Less than 300 square metres 301 square metres and above 2,501 to 7,500 square metres 7,501 square metres and above b) each loading space shall have minimum dim wide; c) access and egress to and from the loading space of driveway(s) having a minimum wide; and of between esto 7,500 and diditional	Required number of loading spaces Nil es 1 space 2 spaces 1 additional space per 5,000 square metres nsions of 9 metres long by 3.5 metres ace(s) shall be provided to a street or la

OPZ-2024-01: Town-Wide Zoning By-law Amendment

Issue	Background	Current By-Law Section	Proposed Update
_	Clarify Section 5.17 Parking Area Regulations 1) a) Parking Space Requirements Add information on visitor parking required, i.e. include in Table or move Section 7) f) accessible parking and g) visitor parking to this section. Clarify how accessible parking is calculated: Required accessible parking is parking is provided within	Current By-Law Section	Proposed Update Amend Section 5.17 7) f) – move to 5.17 1) e): e) Accessible Parking i) Accessible parking spaces shall be provided for all non-residential uses. ii) Despite Section 5.17 1) e) i), accessible parking shall be provided for visitor parking for: a. multiple dwellings; and b. townhouses on a private street iii) Required accessible parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section. iv) Accessible parking spaces shall be provided with unobstructed access to a street by a driveway, aisle or lane. Accessible spaces shall be provided within a maximum distance of 30 metres from the main entrance(s) of the building. (continue with remaining provisions under this section)
	to this section. Clarify how accessible parking is calculated: Required accessible parking is provided within		maximum distance of 30 metres from the main entrance(s) of the building.
	required parking, not in addition-to required parking Accessible parking calculated and provided for multi- unit developments – based on residential and visitor rates.		

Issue	Background	Current By-Law Section	Proposed Update	
Electric Vehicle (EV) Parking	The Zoning By-law can prescribe standards for EV parking, such as an appropriate amount of EV charging (or charging-ready spaces).	N/A	Add definition to Section 2 in proper numerical order: 2. XX "PARKING SPACE, ELECTRIC VEHICLE" means a parking space equipped with, or constructed to be capable of being equipped with, an electric vehicle charging device. Add new Electric Vehicle General Provisions under Parking Area Regulations Section 5.17 1) f): f) Electric Vehicle Parking Space Requirements Electric Vehicle Parking Spaces shall be provided for any new floor area and dwelling units approved after February 10, 2025 as follows: i) EV parking spaces shall have rough-in conduits and associated power supply to provide Level 2 charging or greater. Up to four parking spaces may share an energized outlet. ii) A minimum of 40% of the total required parking spaces for multiple dwellings. iii) A minimum of 20% of the total parking spaces required for all other non-residential uses. iv) Required electric vehicle parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section.	
Under ground Parking	No zone standards apply to underground parking structures. Without appropriate setbacks and other standards specific to underground parking structures as appropriate, they may cause disruption and impact to neighbouring lands.		Amend Section 5.17 to add a new subsection for "Underground Parking with the following provision options: 5.17 8) Underground Parking a) 1.2m to any lot line, except where the main building setback is nil, the setback of the attached underground parking area is also nil. Where an underground parking area is not located under a building, its underground roof surface shall be a minimum depth of 1.2m below the finished grade surface.	

Issue	Background	Current By-Law Section	Proposed Update
Trailer/RV	Amend zoning	5.17 6) Use of Parking Spaces and	Revise Section 5.17 6)
Habitation	regulations to clarify that human habitation is not	Areas (a) In an ER, R, RM1, RM2, C5 and D Zone, no person shall park or store a	(c) In all zones, human habitation is prohibited in any vehicle, including a recreational vehicle, trailer, boat or boat trailer.
	permitted in any	 vehicle on a lot, other than: an automobile; a truck or bus having a maximum length of 7 metres and a maximum height of 3.6 metres; a motorcycle; a motorized snow vehicle; recreational vehicle having a maximum height of 3.6 metres. Height does not include accessory items such as antenna, HVAC units, lights; a boat with accessory trailer; or a utility trailer having a maximum height of 3.6 metres. 5.17 7) Parking Area Location on a Lot (d) A recreational vehicle or utility trailer, inclusive of tongue and attachments, that is located in a front yard or an exterior side yard must be setback a minimum of 2.0 metres from the edge of the road.	Revise Section 5.17 7) (d) & (e)
	vehicle, including recreational		(d) Trailer or Boat Storage
	vehicles and trailers. Reformat existing trailer and		(i) A maximum of two (2) recreational <i>vehicles</i> or utility <i>trailers</i> , may be stored on a Lot;
	existing trailer and boat storage provisions for clarity.		(ii) A recreational <i>vehicle</i> or utility <i>trailer</i> , inclusive of tongue and attachments, that is located in a front yard or an exterior side yard must be setback a minimum of 2.0 metres from the edge of the road;
			(iii) A single recreational <i>vehicle</i> or <i>utility trailer</i> may be parked elsewhere in the rear yard or interior side yard;
			(iv) A recreational <i>vehicle</i> or utility <i>trailer</i> , inclusive of tongue and attachments, that is located adjacent to a lane must be setback a minimum of 0.5 metres from the edge of the lane; and,
			(v) A recreational vehicle or utility <i>trailer</i> may have a maximum height of 3.6 metres. Height does not include accessory items such as antenna, HVAC units, lights.
			(e) In an R1, R2, R3, R4, R5 and R6 zone, no vehicles may be parked in the <i>side yard</i> or the <i>rear yard</i> except in a garage, carport, or on one driveway with a maximum width of six metres. Notwithstanding the foregoing,
			i) within six metres of the face of a garage or carport, the maximum driveway width may be increased as required to match the width of the garage opening(s) or <i>carport</i> opening(s).
		A recreational <i>vehicle</i> or utility <i>trailer</i> , inclusive of tongue and attachments, that is located adjacent to a lane must be setback a minimum of 0.5 metres from the edge of the lane.	

Issue	Background	Current By-Law Section	Proposed Update	
		(e) In an R1, R2, R3, R4, R5 and R6 zone, no vehicles may be parked in the side yard or the rear yard except in a garage, carport, or on one driveway with a maximum width of six metres. Notwithstanding the foregoing, i) within six metres of the face of a garage or carport, the maximum driveway width may be increased as required to match the width of the garage opening(s) or carport opening(s), and ii) a single recreational vehicle may be parked elsewhere in the rear yard or interior side yard.		
Yard Encroach- ments	Related to ARUs – greater encroachments should be allowed for basement stairs where there are no privacy, overlook issues. Also, there is a need to reformat and clarify existing encroachment provisions.	5.22 Yard Encroachments 1) Ornamental Structure Notwithstanding the provisions of this By-law, porches, bay windows, sills, chimneys, stairs, landings or other ornamental structures may encroach up to 0.6 metres into any yard requirement provided a setback of at least 0.6 metres is maintained. Notwithstanding the provisions of this By-law, porches, stairs, and landings may encroach up to 2.5 metres into the front and exterior side yard requirement provided a setback of at least 1.2 metres is maintained. 2) Notwithstanding the provisions of	· ·	•

OPZ-2024-01: Town-Wide Zoning By-law Amendment

Issue	Background	Current By-Law Section	Proposed Update		
		parapets may encroach up to 0.6 metres into any yard requirement provided that a minimum setback of 0.1 metres is maintained. 3) Fire Escape Notwithstanding the provisions of this By-law, an unenclosed fire escape and the structural members necessary for its support may encroach on any yard requirement to a maximum distance of 1.2	and associated appurtenances thereto Generators including any appurtenances thereto	Exterior Side (1) - Rear - Interior Side only where abutting a non- residential zone	1.0 metres 1.0 metres
			Porches with or without associated stairs and/or landings	- Front - Exterior Side	2.0 metres, provided that a setback of at least 1.2 metres is maintained to the lot line
		metres. Section 5.2 2C) Notwithstanding the provisions of this by-law, drop awnings, canopies, flag poles, garden trellises, fences, retaining walls,	Uncovered access stairs below grade	- Exterior Side	1.5 metres 1.5 metre maximum projection beyond the main building wall, provided that a setback of 1.2 metres is maintained.
		signs, air conditioners, heat pumps, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar accessory uses lawfully erected,		- Interior Side	1.5 metre maximum projection beyond the main building wall, provided that a setback of 0.3 metres is maintained.
		An awning, at full extension, or	Balconies	- Front - Rear	1.5 metre maximum projection beyond the main building wall.
		canopy shall be a minimum of 2.4 metres in height, and a minimum of 1.2 metres from the face of the building.	Awnings, Canopies, or other weather shielding structure	- Front - Exterior Side	1.8 metres, provided that a setback of at least 1.2 metres is maintained to the lot line.
	Increase permitted encroachments for decks above 1.2m in height into rear	Ground Oriented Amenity Area definition (section 2.61) meaning "an unroofed, unexcavated deck that, excluding railings or fencing,		Interior Side	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable lot line.
	yards because many houses are built at	has a maximum height of 1.2m above"		Rear	1.8 metres, provided that a setback of at least 1.2 metres is maintained to the lot line.

Issue	Background	Current By-Law Section	Proposed Update		
	the required rear yard setback. If a deck exceeds 1.2m in height above-grade, it is not a ground-oriented amenity area, not an accessory structure because it is "part of the main building" and therefore must meet the minimum yard setback requirement of the By-law.	Accessory Buildings and Accessory Structures: General Provision 5.2: Any accessory building or other structure, other than a ground-oriented amenity area, which is not part of the main building shall be erected to the rear of the front line of the main building and shall not occupy more than 10 percent of the lot, exceed 4.3 metres in height, nor be closer than 1.2 metres to a side or rear lot line.	` ' '	- Front - Exterior Side - Interior Side - Rear - Interior Side Rear - Interior Side Interior Side – units separated by a party wall or where exterior side wall of dwelling is within 1.2m from the side lot line Exterior Side such equipment is installed at or an measured from grade to the top or an measured from grade to the top or an exterior grade grad	<u> </u>

Issue	Background	Current By-Law Section	Proposed Update
			Replace Section 5.2 2C) with the following: 2C) Notwithstanding the provisions of this by-law, drop awnings, <i>canopies</i> , flag poles, garden trellises, fences, retaining walls, signs, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar <i>accessory uses</i> lawfully erected, shall be permitted in all <i>yards</i> . An <i>awning</i> , at full extension, or <i>canopy</i> shall be a minimum of 2.4 metres in <i>height</i> , and a minimum of 1.2 metres from the face of the <i>building</i> .
Site- specific map corrections	Revise OS2 zone boundaries for consistency with OMB-approved Bylaw (See case no. PL130517) CAD File (dwg) provided by Jones Consulting	Avalon Lands: 355A Broadway Parcel ID Number: 221402003102100	
	Zone boundary does not align with Alder Street – revise to match.	275 Alder Street Parcel ID Number: 221403002348800	

Issue	Background	Current By-Law Section	Proposed Update Proposed Update
	Town-owned lands between open space corridor Neighbourhood Commercial (C2) lands are zoned M1 and should be zoned OS2 to match adjacent lands.	Blocks 95, 96, 97, Plan 7M-70 and Block 60, Plan 7M-47- adjacent to Blocks 94 & 98, Plan 7M-70 Parcel ID Number: 221402003108044 (Block 60) 221402003101225 (Block 95) 221402003101226 (Block 96) 221402003101227 (Block 97)	
	Town-owned SWM facility should be rezoned from M1 to OS2.	Block 99, Plan 7M-70 Parcel ID Number: 221402003101229	

OPZ-2024-01: Town-Wide Zoning By-law Amendment

Issue	Background	Current By-Law Section	Proposed Update	
Issue	Zoned Institutional, should be rezoned R2 to match existing adjacent residential lands.	Town-owned parcel at the northwest corner of College Avenue and Amelia Street PLAN 113 BLK A N/S COLLEGE; AVE Parcel ID Number: 221402000516798	Proposed Update	
			5	



Report

Subject: 2024 Transit Ridership Update

Department: Infrastructure Services

Division: Transportation and Development

Report #: INS-2025-009

Meeting Date: 2025-02-10

Recommendations

That report INS-2025-009, 2024 Transit Ridership Update, be received.

Overview

This report provides Council with a transit ridership update for the year 2024. The information included in the report is to provide Council with an accurate updated ridership count to reflect Orangeville Transit's and the fare free programs advancements in transportation service to the community.

Background

On September 23, 2024, Staff submitted report number INS-2024-043 with the latest update to council on ridership since the inception of the Fare Free Transit program in January 2023.

At that time, Staff had reported that ridership was projected to increase again from 2023 to 2024. Based on previous years ridership trends, staff was able to calculate a forecasted projection of 262,780 riders for 2024.

This report provides further details to council on the current number of customers/riders using Orangeville during the fare free program year of 2024. A projection for ridership in 2025 will also be included.

Analysis/Current Situation

For comparison purposes, and consistency with previous reports, staff have used the 2019 ridership data as the base line for analysis. Data from 2020-2022 may have been skewed due to pandemic restrictions imposed upon local transit by senior levels of

government. To provide a complete picture of ridership analysis, staff deemed it appropriate to compare ridership from 2019- 2024.

The following tables summarize ridership data from 2019 – 2024.

Table 1 Data Showing 2019 to 2024 Orangeville Transit Ridership Numbers.

Year	Ridership/Customers	
2019	102,898	
2020	103,091	
2021	91,203	
2022	101,261	
2023 (fare free transit)	225,705	
2024 (fare free transit)	247,186	
2025 (projection)	260,000	

Based on ridership numbers compiled from 2024, Orangeville Transit ridership has increased approximately 140% from 2019 to 2024, the last non-covid interrupted year where fares were charged.

When evaluating 2023 annual ridership totals, the first full year of fare free transit, compared to ridership totals in 2024, ridership grew an additional 9.5%.

The September 23, 2024, council report INS-2024-043, included a total projection of 262,780 riders for 2024. The projected totals used in that report were based on historic splits between the first half of the year versus the last half.

The ridership count for the first half of 2024 totaled 120,879 while the second half projection was set at 141,901. The following is an actual reflection of the ridership numbers for 2024:

1st Half Ridership Total: 120,879
 2nd Half Ridership Total: 126,307

2024 Total Ridership: 247,186

Total ridership for 2024 increased 9.5%.

Based on historic trends, Staff have conservatively estimated that transit ridership will continue to grow and project that ridership will be in the neighborhood of 260,000 which equates to an approximate increase of 5%.

With new routes, expanded services to the west end and further infrastructure in place including newly procured buses expected to be deployed over the next several years, the transit system continues to reach more and more residents who rely on the service.

There will be further reporting on route changes and other improvements in future reports to Council.

Corporate Implications

This report is provided to Council for information purposes to update on the total ridership for calendar year 2024. Staff note that 2024 ridership trends could impact future allocations of Provincial Gas Tax funding which has a funding formula based on both ridership and population. If the Town's ridership growth outpaces growth in other transit services, the Town could see an increase in funding.

Conclusion

The results of fare free transit have been overwhelmingly positive and can be reflected in the ridership growth shown in this report. Staff anticipates a growth of 5% in the upcoming year and will report back to council later this year with further updates.

Strategic Alignment

Strategic Plan

Strategic Goal: Future-Readiness

Objective: To maintain the needs of the community through thoughtful policy making

Sustainable Neighbourhood Action Plan

Theme: Building a more inclusive community

Strategy: Promote more sustainable and efficient infrastructure and transportation options

Notice Provisions

Not Applicable.

Respectfully submitted,

Reviewed by:

Tim Kocialek, P. Eng. PMP General Manager, Infrastructure Services Tony Dulisse, CET Manager, Transportation & Development

Prepared by:

Matt Cebrynsky,

Transportation Technologist, Transportation & Development

Attachment(s):

N/A



Report

Subject: York Street Heritage Conservation District Work Plan and Municipal Heritage Register Review

Department: Infrastructure Services

Division: Planning

Report #: INS-2025-011

Meeting Date: 2025-02-10

Recommendations

That report INS-2025-011, York Street Heritage Conservation District Work Plan and Municipal Heritage Register Review, be received; and

That staff and the Town's external peer review consultants proceed to initiate the Heritage Conservation District (HCD) Study process for the York Street neighbourhood pursuant to the work plan outlined in this report; and

That staff proceed with retaining a Heritage Planning Student and engaging the Town's consulting team to undertake the Municipal Heritage Register review as described in this report; and

That Council authorize staff to utilize up to \$18,000 of 2025 Planning Operating Budget Consulting Fees towards the cost of the Heritage Planning Student; and

That Council amend the budget for capital project 11826.0000 by increasing the expenditure budget by \$63,000, funded from the General Capital Reserve.

Overview

In response to requests from residents in the York Street area to pursue a Heritage Conservation District (HCD) designation of this neighbourhood, and in receipt of a staff reports in consideration of such, Council directed staff (via Resolution No. 2024-093) to retain a heritage consultant to review the York Street portion of the 2016-2018 Merchants and Prince of Wales HCD proposal to: i) determine if the area meets prescribed HCD criteria; and ii) recommend a preferred approach for designation.

Staff were also directed to hire a Heritage Planning Student to review the Town's Municipal Heritage Register and identify properties that should be pursued for individual designation under the Ontario Heritage Act.

Staff retained consultants SGL Planning and Design Inc. (SGL) and Stantec Consulting Ltd. (Stantec) to provide planning and heritage consulting support services respectively on an as-needed basis. One of the first assignments for the Consulting team was to evaluate the York Street neighbourhood per Council's resolution.

Stantec has prepared a work plan and cost estimate to prepare the HCD Study and Plan required to designate the York Street neighbourhood as an HCD. The Study phase would occur from February through June 2025 and includes area research, property attribute inventory, analysis and evaluation of significance, with recommendations for developing an HCD Plan. The Plan phase would occur from July through December 2025 and will establish the HCD Plan with a related implementation strategy (i.e. official plan and/or zoning amendments, heritage permit process, etc.) needed to designate the York Street HCD. The total estimated cost for this project is \$70,000.

Staff and the consulting team have prepared a strategy for reviewing the Municipal Heritage Register in order to pursue appropriate properties for individual designation:

- Stantec would conduct an initial overall review and prioritization strategy of properties on the Heritage Register, in consultation with staff and Heritage Orangeville.
- 2) A Heritage Planning Student would be retained for the summer or fall term to conduct further research of prioritized properties and prepare the required materials to support the designation process for such properties.
- 3) Stantec would provide support to staff and the Heritage Planning Student by peer-reviewing any individual property designation materials on an as-needed basis.

The above approach represents an initial phase of the Municipal Heritage Register review, with properties identified and prioritized for individual designation expected to proceed late 2025 and into 2026. The total estimated cost for the 2025 phase of this project (i.e. prioritization strategy and Heritage Planning Student) is \$39,000.

The York Street HCD and Municipal Heritage Register review projects have an estimated total cost of \$109,000. In conjunction with Council's previous directions for funding these projects, staff recommend the following funding approach and are seeking direction from Council to proceed accordingly:

- i) \$28,000 from previously approved capital project 11826.0000;
- ii) \$18,000 from the 2025 Planning Division operating budget allocation for professional consulting support to be allocated towards the cost of the Heritage Planning Student; and
- iii) \$63,000 in additional expenditure approval under project 11826.0000 funded from the General Capital Reserve.

Background

In response to requests from residents in the York Street area to pursue a Heritage Conservation District (HCD) designation of this neighbourhood, Council directed Heritage Orangeville to review the proposed HCD approach, with Planning staff to report back with a recommendation. Following receipt of recommendations from Heritage Orangeville and Planning staff, Council directed staff (via resolution 2024-093) to:

- Retain a heritage expert to review the York Street portion of previous work done in support of a larger HCD area around the downtown, to determine if York Street meets prescribed HCD criteria and recommend a preferred designation approach; and
- 2) Hire a planning student to review the Municipal Heritage Register and recommend specific properties for designation.

Council further directed that the above projects be funded using \$28,000 from former reserves under the Heritage Committee and \$30,000 from the Planning Division annual operating budget as required.

Staff retained SGL Planning and Design Inc. (SGL) and Stantec Consulting Ltd. (Stantec) to provide planning and heritage consulting support services on an asneeded, standing offer basis. Staff met with members of SGL and Stantec in October 2024 to discuss the York Street HCD Request and provide background information to the consultant team. Based on these discussions, SGL and Stantec reviewed the available background information to consider the York Street HCD Study. Staff and Stantec brought forward a report to Council on December 16, 2024, indicating that much of the previous research undertaken for the area can be used as a basis for pursing an HCD. Stantec also indicated there are conservation benefits and efficiencies with an HCD approach. Staff and Stantec were directed to continue with the York Street HCD process and report back in February 2025 with a work plan and budget for the HCD Study and Plan.

For the municipal heritage register review, with Council's direction to hire a planning student to review the Register and recommend properties to pursue for designation, staff have worked with Stantec to develop an approach that best utilizes the resources of heritage planning student and Stantec's expertise in this type of assignment.

Analysis/Current Situation

Proposed York Street HCD Work Plan

Key Issues

Stantec has direct experience working in communities with similar histories to that of Orangeville, albeit in a different context. We have worked on developing HCDs in

communities that include residential neighbourhoods adjacent to historic downtowns or village commercial cores.

Our team believes that there are likely to be three key focuses for this project:

Identifying the specific heritage character and attributes of the York Street neighbourhood and preparing policies and guidelines that conserve the attributes and character of the HCD

Navigating the balance between conservation of York Street's heritage resources and making space for compatible new development that fits the character of the neighbourhood, and

Engaging the public and stakeholders, particularly local residents, to develop their understanding of what an HCD is, how it functions, and how it can suit the needs of the community

It must be noted that HCDs should not be considered a means of stopping development or 'freezing' an area in a specific time period. Areas that become HCDs are expected to evolve over time. The role of an HCD is to manage change -- such that alterations, additions, new development, demolition, or public infrastructure projects are compatible with the character of an HCD.

The following work plan outlines the methodology and deliverables to undertake an HCD Study and Plan for the York Street area.

1. HCD Study Phase

Background Review, Research, and Inventory (February to April 2025)

This task will consist of a review of historical research contained in existing reports. This task will also include additional research to supplement previously completed material, specifically to put the York Street neighbourhood into context with the broader Town history. Research will be completed using the previously completed HCD Study documents, local archival sources, Town resources, print material, and online sources. Our research will trace the historical development of the Town to identify key historical themes, time periods, and groups or individuals that have shaped the community. This will help us to identify the associated tangible resources.

Our team will compile an inventory of properties in the HCD Study Area using the Collector platform. The inventory will include data needed to analyze HCD character and potential boundaries as well as individual properties according to O. Reg. 9/06. The collector form will include the information described in Section 1.6 and will also include the HCD evaluation criteria from O. Reg. 9/06 of the OHA.

The following sub-tasks will be conducted as part of this work:

Historical Research

- o Review and update historical and documentary research
- o Compile a history, evolution, and development of the Study Area, illustrated with photographs, mapping and comprehensive timeline
- Analysis of the historical themes and design typologies that characterize the built form, public realm, landscape, and streetscape features of the HCD Study Area
- o Determine a Period (or Periods) of Significance that inform the cultural heritage values and visible character of the HCD Study Area

Planning Review

- Review previous HCD Studies, background materials, existing policies, tools, and by-laws in the Town of Orangeville
- o Identify approved or pending plans or policies that would affect the Study Area
- o Determine existing land use patterns in the Study Area

Site Visit and Inventory

- Identify and inventory built features, structures, and landscapes within the Study Area
- Identify the visual environment including distinctive spaces, roadways, views, and topographical features
- o Identify vehicular and pedestrian movement patterns, laneways, landscaped areas, vistas, nodes, vegetation, and open space features, topographical features or structures that contribute to the character of the area
- Identify vacant or undeveloped land that may be significant in securing the heritage character and distinction of the proposed district
- Compile a comprehensive inventory database (by municipal address) of individual sites, groups, and concentrations of architectural, historical, visual, and cultural importance

Analysis and Reporting (February to May 2025)

This task will consist of the development of the HCD Study, building on the data and information gathered from the early stages of the Project. Our team will review data collected from inventory, historical research, planning review, and PIC #1 to determine

defensible boundary and or character areas of the Study Area. Our reporting will include recommendations for HCD designation, including a Statement of Significance and Heritage Attributes, if applicable. We will prepare a narrative and graphic report with accompanying mapping, inventory, and photographs for Draft Study Report #1 submission to staff.

The following sub-tasks will be conducted as part of this work:

Analysis

- o Describe the current movement (trails, internal roadways, etc.)
- o Describe the broad architectural, historical, cultural, social, economic, and political factors which shaped the development of the study area
- Analyze and synthesize the inventory data and provide the findings in the draft HCD Study

Evaluation of Significance

- Provide an evaluation of cultural heritage value of the HCD Study Area, as well as features, elements and/or properties within the Study Area identified as having cultural heritage value or significance in the inventory
- The evaluation will be completed according to the HCD criteria in O. Reg. 9/06

Heritage Conservation District Recommendations

- Make recommendations, and provide supporting analysis from planning documents, towards decision for conservation within one or more heritage conservation districts
- Draft a Statement of Significance outlining the attributes and heritage value of the HCD Study Area
- O Draft a Statement of Objectives making recommendations as to the objectives of the designation of an HCD, consistent with the standards of the OHA, the Ontario Heritage Toolkit, and the Standards and Guidelines for the Conservation of Historic Places in Canada

Boundary Delineation

Propose HCD Study boundaries and provide supporting mapping.

Policy Recommendations

 Provide recommendations for changes to the Official Plan and/or Zoning By-Law, as appropriate

Public Information Centre #1 and Heritage Committee Outreach (May 2025)

Public consultation with York Street residents has already occurred to introduce the concept of an HCD and provide information on the HCD process. Stantec will facilitate an additional Public Information Centre (PIC) to present the draft findings and recommendations of the HCD Study to the public and gather input on the HCD boundary, HCD Plan objectives, and input on potential policies and guidelines for an HCD Plan. The Draft Study report will also be presented to the Heritage Committee for review and comment.

Final Study Reporting (June 2025)

The Project Team will revise the report based on public and Heritage Committee comments and feedback. Following these updates, a final HCD Study Report and recommendations will be presented to Council.

2. HCD Plan Phase

Phase 2 of the project, the HCD Plan, is provisional based on the recommendations of Phase 1 and direction of Council to proceed with an HCD Plan. If required, the HCD Plan will entail completion of the following broad tasks:

Plan Development (July 2025 to October 2025)

This task will build on the Final HCD Study Report towards the preparation of a HCD Plan. The plan will refine the goals and objectives for the proposed HCD, as well as outline the relevant Town planning policies, guidelines, and other concepts or procedures aimed at conserving and enhancing the Plan area. The HCD Plan will provide guidance and recommendations for future development that supports conservation in accordance with the Town's Official Plan. A particular focus will be on the conservation of the identified cultural heritage resources in future development applications, including guidelines as to when a Heritage Impact Assessment is required.

Implementation Strategy (July to October 2025)

During this task, the Project Team will recommend a process for implementation of the HCD Plan. We will provide a strategy for meeting overall goals and objectives of the Plan and will identify official policy amendments, approvals, or heritage reviews that may be required as part of the implementation process. The team will also recommend a monitoring system for policy and procedure implementation and will identify potential sources of funding or other incentives for the District. The following sub-task will be conducted as part of this work:

 Provide an outline of the implementation process and approvals required for the HCD Plan to take effect

Policy Framework (July to October 2025)

During this task, the Project Team will provide policies and illustrated guidelines for the HCD Plan to assist in supporting the alternation and conservation of the contributing properties and resources within the Plan area, and to address design and conservation approaches for cultural heritage landscape elements, streetscapes, and the public realm.

The following sub-tasks will be conducted as part of this work:

- Provide a summary of required changes to the Official Plan, zoning provisions, or other Town by-laws or policies in effect in the HCD (the recommendations will be consistent with concurrent planning studies)
- Provide policies and guidelines for alterations, additions, demolition, streetscaping, landscaping, views, public works, gateways, parks, trails, and open spaces
- o Provide policies and guidelines for new construction within the HCD to encourage compatible and sympathetic development, based on heritage best practices, relevant planning and policy document and the *Standards and Guidelines for the Conservation of Historic Places in Canada*
- o Provide a list of works or actions that require staff and/or heritage committee review, and actions that are exempt from a heritage alteration permit

Presentation of Draft Plan (October 2025)

This task will consist of presenting the findings of the Draft Plan Report to stakeholders and the community. Stantec will prepare presentation materials to summarize project updates and seek feedback. Stantec will present to the Town's Heritage Committee, where they will also discuss the recommendations of the draft report.

Final Plan Reporting (December 2025)

Following the second round of consultation, the Project Team will revise the report based on comments and feedback. Following these updates, a final HCD Plan will be presented in a Statutory Public Meeting of Town Council.

Additional Study Area Considerations: Bythia Street and John Street

At the December 16, 2024, Council Meeting, Council directed Staff to identify the additional costs and tasks required with expanding the Study Area from York Street to include Bythia Street between Broadway and Hillside Drive, and Church Street, as well

as the municipal park known as Kay Cee Gardens south of York Street. Inclusion of these additional areas would require inventory and evaluation of each property within the expanded Study Area. Historical research would also need to be reviewed and updated for the expanded area. Public Consultation initiatives already proposed for the York Street Study Area would be expanded to include property owners from the expanded Study Area.

Should council direct Staff to expand the Study Area, it would be most efficient to complete the evaluation, research, and consultation concurrently with the York Street Study Area, rather than at separate timeframes, or there would likely be additional cost and schedule implications if the additional areas were added later in the process.

Heritage Register Review

Council directed staff to hire a Heritage Planning Student to review the Municipal Non-Designated Registry properties to identify priority properties for Part IV designation under the Ontario Heritage Act (OHA). Staff will prepare a job description and posting for retention of a student between mid-May and end-of-August, 2025, and will manage the application review, interview, and hiring process. It is anticipated that the Heritage Planning Student would work approximately 560 hours over the 16-week period (approximately 35 hours per week).

To assist Staff and the Heritage Planning Student, Stantec will prepare a prioritization strategy in consultation with Staff and Heritage Orangeville in Q1 and Q2 2025 to provide a framework for and timeline for designation prioritization. This strategy may be based on the following, in consultation with Staff and the Heritage Committee:

- Potential risk of property with respect to anticipated or potential future development.
- Potential for Cultural Heritage Value or Interest (CHVI) based on review of previous research and identification of "contributing" properties.
- High level review of heritage integrity, based on existing photographs and extent of physical modifications to the property, where available.
- Property type and visibility from the public realm.

The identification of a prioritization strategy will guide the Heritage Planning Student in determining which properties to assess during their term, and which properties will be assessed in 2026. It will help the student and Heritage Orangeville prioritize properties to be pursued for designation, where the student would conduct further property research and prepare supporting designation materials (i.e. designation by-law, description of heritage values, statement of cultural heritage significance) for such properties.

Stantec will remain available to provide support and strategic advisory guidance to the Heritage Planning Student and Staff by providing review of the first draft designation

reports at a peer review level for quality control, and by providing monthly touchpoints to support the Heritage Planning Student in their research and analysis.

Stantec will also provide ongoing support to the Town for candidate designation properties that may be subject to appeal to the OLT, by providing a peer review of the designation by-law, statement of significance and heritage attributes, defensiveness of supporting information, and areas of potential discrepancy or improvement, if applicable.

Corporate Implications

Based on the work plan outlined above, the estimated cost to complete the York Street HCD (Study and Plan) and Municipal Heritage Register review (2025 phase) is outlined as follows:

Project Task	Estimate
York Street HCD:	
Review work and reporting to-date (October 2024-January 2025)	\$ 4,000
HCD Study for York Street (February to June 2025)	\$ 34,000
HCD Plan for York Street (July to December 2025)	\$ 24,000
Additional Study Area: Inventory, Evaluation, and research for	\$ 8,000
additional Properties on Bythia Street and John Street as part of	
an expanded HCD Study Area. Note that this cost may be greater	
if not pursued with the early evaluation stage but added later in	
the process.	
Total Cost for York Street HCD	\$ 70,000
Heritage Register Review:	
Summer-term Heritage Planning Student, assuming approximately	\$ 18,000
560 hours of work during a 16-week period	
Stantec to prepare the Register Prioritization Strategy and support	\$ 21,000
the Heritage Planning Student during their term	
Total Cost for the Heritage Register Review for 2025	\$ 39,000
Total cost for York Street HCD and 2025 Heritage Register	\$109,000
Review	
Budget capacity:	
Planning consulting budget to cover student wages	\$18,000
Previously approved capital project budget	\$28,000
Subtotal budget capacity	\$46,000
Budget shortfall	\$63,000

Although previously, funds allocated to these projects per Council Resolution 2024-093 totalled \$58,000 (\$28,000 from former reserves under the Heritage Committee and

\$30,000 from the Planning Division annual operating budget), staff recommend retaining \$12,000 from the \$30,000 operating budget amount for potential consulting support needed for other assignments as required. The remaining \$18,000 of the operating budget provision is available to cover the operating costs related to the Heritage Planning Student. On this basis, the total funds available would be \$46,000, leaving a shortfall of \$63,000 for capital cost associated with these projects.

Staff propose to amend the 2025 expenditure budget for project 11826.0000 by \$63,000 and fund the increase from the General Capital Reserve. Note that in addition to the table above, Stantec estimates an approximate cost to provide a peer review of designation by-laws that may result in appeal to the OLT is \$2,500 per property (excluding applicable taxes). Heritage Orangeville has assigned \$7,500 from their committee budget to support individual property designations as part of the Committee work plan. These peer review costs (where required) can be covered by this Committee budget item.

Conclusion

Staff and the consulting team have reported back with a work plan, schedule, and budget for preparation of the York Street HCD, and a specific cost estimate to expand the Study Area based on Council's request for consideration of adjacent streets. Staff and the consulting team have also prepared a recommended approach to conduct the heritage register review and utilize the resources of a Heritage Planning Student and Stantec's advisory support. Staff request Council's direction on proceeding with the York Street HCD with the additional Study Area and the heritage register review, with corresponding budget allocation recommendations.

Strategic Alignment

Strategic Plan

Strategic Goal: Future-Readiness

Objective: Confirm applicable governance and policy regimes

Sustainable Neighbourhood Action Plan

Theme: Economic Development and Culture

Strategy: Further establish Orangeville's identity through the preservation and expansion of tourism, culture and heritage.

Notice Provisions

There are no public notification provisions applicable to this report.

Respectfully submitted,

Reviewed by:

Tim Kocialek, P.Eng., PMP General Manager, Infrastructure Services Brandon Ward, MCIP, RPP Manager, Planning

Prepared by:

Lashia Jones MA, CAHP Senior Cultural Heritage Specialist Stantec Consulting Ltd.

Attachment(s): None.



January 29, 2025

The Corporation of the Town of Orangeville 87 Broadway Orangeville, ON L9W 1K1

Dear Members of Council:

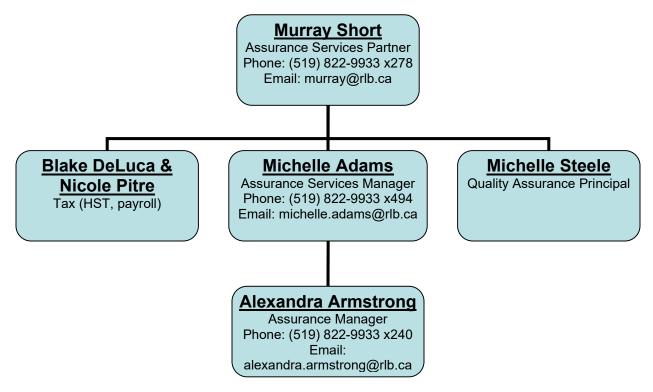
Thank you for re-appointing RLB LLP as auditors of The Corporation of the Town of Orangeville for the year ended December 31, 2024. The purpose of this letter is to communicate our 2024 audit plan for The Corporation of the Town of Orangeville and to ensure that management and Council are aware of the following:

- Objectives and scope of our audit
- Planned approach for the 2024 financial statement audit
- Update on issues that may impact the audit in current and future years
- Areas of emphasis

RLB LLP's Objectives and Scope of our Audit

- Obtain reasonable assurance that the financial statements are free of material misstatement
- Evaluate the fairness of presentation of the financial statements in conformity with accounting standards established by the Chartered Professional Accountants of Canada
- Report to management and Council:
 - Significant internal control weaknesses
 - o Matters required under Canadian Auditing Standards
 - Matters we believe should be brought to your attention

RLB LLP's Assurance Service Team



Financial Reporting Responsibilities

Council

- Provide, as a part of financial process, effective corporate governance
- Regular oversight and review of financial information and management's financial processes
- Ensure accurate financial reporting and sound internal controls
- Review performance measures
- Approve the Audited Financial Statements

Management

- Maintain cost-effective internal control environment
- Provide timely and accurate disclosure of financial results
- Report results on a fair and consistent basis
- Exercise care in establishing accounting estimates
- Apply appropriate accounting principles
- Establish internal controls over fraud and error

RLB LLP

- Perform cost-effective risk based audits tailored for your organization's specific risks
- Review the effectiveness and reliability of key internal controls
- Assess accounting principles, estimates and financial disclosures in accordance with accounting standards
- Provide year end reporting to Council
- Provide our opinion in the audit report which we attach to management financial statements

Management Deliverables

- Prepare required information as agreed with RLB LLP to be able to perform the audit
- Provide documentation and support for accounting used by management for all significant or unusual transactions and estimates
- Identify related parties, if applicable
- Provide written representations

RLB LLP Deliverables

- Communicate with management and Council to review audit plan
- Review financial statements and management letter findings with management and Council
- Provide audit opinion on financial statements
- Prepare and file Financial Information Return
- Report to the Council as required under Canadian Generally Accepted Auditing Standards (CAS 260, 265 and 580)
- Seek pre-approval from management or Council for all additional services
- Communicate control deficiencies

Audit Approach

- Examine accounting systems and controls for all significant transaction cycles
- Adopt a control reliance strategy, where appropriate, to increase audit efficiency:
 - o Taxation revenue, cash receipts, taxes receivable
 - o Purchases, disbursements, payables
 - o Payroll
- Gain an understanding of general computer controls and their impact on our audit
- Substantive testing of year end balances including grant revenue and receivables
- Search for unrecorded liabilities
- Independence reporting

Audit Timeline

Communication of Audit Plan to Management/Council	January 29, 2025
Year-end Testing	March 3 – 14, 2025 (interim testing completed in advance)
Reporting to Council	TBD
Issuance of Audit Report and Financial Statements	To follow Council approval

Annual Inquiry Related to the Risk of Fraud

Please consider the following questions to help determine the specific risks of fraud and error with the municipality. We will provide the annual representation letter for signature by a member of each Council and management with the audited Financial Statements, where representation will be made regarding the assessment of fraud at the municipality.

- Are you aware of any instances of fraud perpetrated against the municipality by any of its employees, management, or Council?
- Are you aware of any instances of fraud perpetrated by the municipality against creditors, suppliers, lenders, investors, funders, government agencies, or any other business associates?
- Do you believe there is a high level of risk of fraud being perpetrated against or by the municipality specifically, which risks are classified as the highest risk, and what specifically is management or Council doing to mitigate these risks?
- Has Council made an assessment of the entity's susceptibility to fraud?
- Does management have a process for identifying and responding to fraud risk factors?

If you have any information to report to us on the above, please contact Murray Short or Michelle Adams at 519-822-9933.

New Public Sector Accounting Standards

These are effective for fiscal 2024, but no significant impact is anticipated:

- PS 3400: Revenue describes how to account for and report on revenue and specifically differentiates between revenue arising from transactions including and excluding performance obligations.
- PSG-8: Purchased Intangibles describes the scope of intangibles that are now allowed to be recognized in the financial statements.
- PS 3160: Public private partnerships establishes standards for the recognition, measurement, presentation, and disclosure for public private partnership arrangements.

These are effective for fiscal years beginning on or after April 1, 2026:

- The Conceptual Framework for Financial Reporting in the Public Sector defines a conceptual framework and provides additional guidance on the role of financial statements and the objectives of financial reporting.
- PS 1202: Financial Statement Presentation sets out general and specific requirements for the presentation of information in the financial statements including the identification of financial and non-financial liabilities.

2024 Audit Plan: Materiality

When establishing the overall audit strategy, materiality is determined for assessing the risks of material misstatement and determining the nature, timing and extent of further audit procedures.

- Planning Materiality \$2,600,000
- Materiality
 - Professional judgment that is made in the context of our knowledge, assessment of risk and reporting requirements
 - Very significant in determining the scope of our work
 - We will review all errors in excess of 2% of materiality

Areas of Emphasis

- Taxation revenue and receivables collectability
- Grant revenue and receivables completeness and existence
- Operating expenses completeness and existence
- Tangible capital assets completeness, existence and valuation
- Reserve, reserve funds and amounts set aside by Council completeness and existence

If you have any questions about these or other matters relating to any of our professional services, we would be pleased to discuss them further with you.

Yours truly,

RLB LLP

Per:

Murray Short, MBA, CPA, CA, C. Dir.

Engagement Partner

 From:
 council

 Cc:
 CouncilAgenda

Subject: [External Email] Report INS-2025-006, Feb 10, 2025 Agenda item 13.1.5

Date: Friday, February 7, 2025 11:12:16 AM

Attachments: image001.pn

Hello Mayor, Deputy Mayor and Councillors,

I am contacting you regarding report INS-2025-006, specifically the \$212,000 request to cover the cost of the Rotary Park watermain project.

Reading through the details of this report, a mistake happened when boreholes were dug to determine groundwater levels. The report says water was found at 3 meters but excavation during construction found water at 1 meter and thus required pumps to run 24/7 to dewater the work site and new fill needed to be brought in as the existing fill was saturated.

I remember this well as I often cycled past this site and noticed the sheer amount of water. I joked and said the crew must be draining Island Lake.

If possible, I feel council should be given some more details about this mistake, before approving the \$212,000 request to move funds from one project to cover this, as in the end, its all taxpayer funded.

Council should find out where the boreholes were dug in relation to the project area and when they were dug, as seasonal change can have an effect on water levels. If the boreholes were dug away from the work area, they may not give an accurate representation of the water table, same with the time of year if they were dug months prior to excavation. However, anyone familiar with the area knows it's surrounded by swamp and a cursory look at a topographic map shows the elevation of Rotary Park is only about 1 meter above the nearby wetlands and less so on Second Ave.

If this mistake was due to a contractor not performing due diligence or, I feel we (as residents / tax payers) shouldn't be footing the bill for this. Town staff should look to recover costs from the geotechnical investigation company that signed off on the borehole excavation.

Thank you,

Matthew Smith McCarthy Street

Project 3 - Project 3 - Watermain and Valve Replacement - Rotary Park.

As part of the redevelopment of Rotary Park, it was determined the spun steel watermain pipe and valves that runs north to south through Rotary Park was in need of a complete replacement. As this watermain currently rest in a location that will have new surface infrastructure placed, it was imperative to have this work complete prior to starting phase 2 of the redevelopment process. Pre-construction geotechnical boreholes determined that the existing underground water levels were around the 3.0 metre mark, being well below the elevation of 1.5 meters the new watermain was to be placed. During construction it was discovered that the underground water elevation was actually at the 1.0 metre elevation, thus flooding the excavation area. This caused three major issues: the first being the constant need to pump out the incoming water to keep the open area in the dry. To achieve this, two 6-inch pumps were required to constantly work. The second issue was the backfill material. Initially the plan was to backfill the open excavation using the material that was dug up, unfortunately this material was completely saturated and un-usable. Fill material had to be imported to backfill the entire excavated area; and third, the time required to complete the work doubled. All three of these issues are the reasons for the need of additional funding.



Minutes of Age Friendly

November 19, 2024, 1:00 pm Electronic and In-Person Participation - Age Friendly The Corporation of the Town of Orangeville (Chair and Secretary at Town Hall - 87 Broadway) Orangeville, Ontario

Members Present: Councillor A. Macintosh, Chair

L. Banks

M. Chapman C. Hamilton K. Jack

Members Absent: V. Petho

Staff Present: G. Brennan, Legislative Assistant, Corporate Services

S. Doherty, Manager, Recreation and Events, Community

Services

1. Call to Order

The meeting was called to order at 1:03 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgment

Councillor A. Macintosh acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. He also recognized 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

2024-017

Moved By K. Jack

That the minutes of the following meeting are approved:

4.1 September 17, 2024 Age Friendly Minutes

Carried

5. Presentations

None.

6. Items for Discussion and Reports

6.1 2025 Work Plan

The Committee reviewed their proposed 2025 work plan, focusing on initiatives designed to foster age-friendly practices throughout the Town of Orangeville. The Committee discussed the scope of various projects, desired budget requirements, strategies for effective public communication, and discussed key timelines and dates.

The Committee highlighted the need to include a seniors transportation communication plan in order to provide clear and effective communication to senior citizens regarding transportation services, including updates on routes, out of service buses, and service disruptions. The Committee invited J. Austin, Manager, Communications, and T. Dulisse, Manager, Transportation and Development, Infrastructure Services, to attend their January 21 meeting to discuss this matter further.

2024-018

Moved By M. Chapman

That the approval of the Committee's 2025 Work Plan, be deferred to the Committee's January 21 meeting

Carried

6.2 2025 Meeting Schedule

The Committee reviewed and discussed their proposed 2025 meeting schedule.

2024-019

Moved By K. Jack

That the proposed 2025 Age Friendly Committee meeting schedule, with a meeting time of 1 p.m., be approved.

Carried

6.3 Snow Removal Rebate Program - Pilot Project Update

Councillor A. Macintosh, Chair, announced that a staff report will be coming forward to Council in December 2024, providing an overview of the proposed snow removal pilot program. Additionally, he announced that the Access Orangeville Committee will also be contributing \$5000 for the project, and that individuals with disabilities would also be eligible to apply and receive a grant.

The Committee discussed various aspects of the program, including the requirements and application process, placing a significant emphasis on financial requirements and applicant eligibility, aiming to ensure minimal administration of the program. The Committee discussed challenges such as defining the age requirement and deciding on an applicable means test. To streamline the process, the Committee agreed that applicant self-validation would suffice, with no means test or receipts being required.

6.4 Senior Discount Flyer

Sharon Doherty, Manager, Recreation and Events, Community Services, advised the Committee on the following additions and updates to the Seniors Discount Business Directory:

- Quest for Cakes Bakery Buy two (2) individual frozen meals, get one (1) free.
- Main Street Station 10% discount on lunch, Tuesday Friday, 65+

Additionally, Ms. Doherty announced that work will begin with the Communication Division in Q1 2025 to create and print an update version of the Seniors' Discount Flyer.

7. Correspondence

None.

8. Announcements

L. Banks announced that as of October 1, 2024, Bethell Hospice has expanded its services to provide hospice palliative care, grief and bereavement, and community services for all of the Dufferin County, Caledon, and surrounding

areas. Ms. Banks highlighted the work being done by One Small Clog Seniors' Services, Seniors' Supports Consultant and the work being done by the Caregivers in the Hills program which offers affordable resources for those who provide unpaid care for residents residing in Dufferin County and Caledon.

Sharon Doherty, Manager, Recreation and Events, Community Services, advised the Committee that the Seniors Holiday Luncheon will be held on December 4th at the Tony Rose Memorial Sports Centre from 11:30 a.m. - 1:30 p.m.

9. Date of Next Meeting

The next meeting is scheduled for Tuesday, January 21, 2025, at 1 p.m.

10. Adjournment

2024-019

Moved By K. Jack

That the meeting be adjourned at 1:57 p.m.

Carried

Minutes of Orangeville OPP Detachment Board Regular (Public Session) Meeting

November 19, 2024, 4:00 p.m. Electronic and In-Person Participation - Orangeville OPP Detachment Board Town Hall Council Chambers 87 Broadway Orangeville, Ontario

Members Present: Member Post

Member Maycock Member Armstrong Member Weatherbee

Members Absent: Chair Taylor

Vice-Chair McSweeney

Staff Present: Executive Assistant M. Archer

1. Call to Order

The meeting was called to order at 4:02 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest and Preliminary Matters

None

3. Approval of Agenda

Moved by Member Maycock Seconded by Member Armstrong

Motion that the Board discuss and approve the Agenda for the November 19th, Orangeville Police Services Board Regular (Public Session) Meeting.

Carried

4. In-Camera Meeting (Board plus invited guests only)

Moved by Member Armstrong Seconded by Member Maycock

Convene into In-Camera Session.

Motion that at 4:02 p.m. the Board convene into the In-Camera Session of this meeting under Part III, Section 35(4) of the Police Services Act.

Carried

- 4.1 Encampments on Town Property
- 4.2 Youth Concerns About Violence in Orangeville Parks
- 4.3 Community Safety and Policing (CSP) Grant
- 4.4 Increasing OPP Costs
- 4.5 Adoption of Previous In-Camera and Special Meeting Minutes

5. Public Session

Moved by Member Maycock Seconded by Member Weatherbee

Convene into Public Session.

Motion that at 5:00 p.m. the Board reconvene into the Public Session of this meeting.

Carried

6. 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.

7. Welcome and Introductions

8. Question Period

No Questions.

9. Presentations

9.1 Presentation By Dufferin Emergency Search & Rescue DESAR

Darlene and Wes Sharpe presented on behalf of Dufferin Emergency Search and Rescue (DESAR).

DESAR is a charitable organization that provides trained and certified searchers to assist police with ground search and rescue operations. They have 14 operational members and 12 non-operational members. All members are volunteers. They are governed by the Ontario Search and Rescue Volunteer Association (OSARVA).

They support the police with searches for lost persons and they have a mounted unit allowing more area to be covered faster, can carry gear & travel difficult terrain easier.

All team funds are generated through fundraising and donations.

All members are trained in Map and Compass, Search Patterns, Psychology of Survival, Search Techniques, Lost Person Behaviour, Awareness and Detection, Radio Communication and Tracking. Members are certified to the OPP BSAR Standards.

DESAR delivers outdoor life safety information through the Adventure Smart programs and they support community partners at public events.

Moved by Member Armstrong Seconded by Member Maycock

Motion that the Board receive the presentation by DESAR.

Carried

10. Report from In-Camera Session

11. Items for Discussion and Reports

11.1 Council Resolution Confirming Board Appointments by Council

Member Post confirmed that Council of the Corporation of the Town of Orangeville, at its Regular Council Meeting held on October 21, 2024 confirmed the Board Appointments for the Orangeville Ontario Provincial Police (OPP) Detachment Board.

11.2 Report from Town of Orangeville Clerk's Office on Archived Orangeville Police Records

Ian McSweeney commented in his Nov. 12th email as follows:

This report is quite well thought out and I generally agree with it subject to:

 The references to By-Law 002-2018 should be updated to By-Law 002-2024

We as a Board need to do some thinking about how phase 4 management will work. Who within the Board will be responsible for reviewing and destroying documents passed their by-law expiry date? Is this something we want the Town to lead and periodically present to us or do we want a Board member or the EA to be responsible based on a records list with expiry dates identified?"

Chair Taylor responded to above email stating:

I am not certain that having a board member destroying documents is our best use of resources. I would be comfortable deferring to the town on this and sharing their findings as appropriate.

Moved by Member Maycock Seconded by Member Armstrong

Motion that the Board receive the report and approve the plan as outlined.

Carried

11.3 Orangeville OPP 3rd Quarter Report

Moved by Member Maycock Seconded by Member Armstrong

Motion that the Orangeville OPP Detachment 3rd Quarter Report of 2024 and overview provided by Inspector Di Pasquale be received.

Carried

11.4 Noisy Vehicles

Inspector Di Pasquale advised they had received complaints from the public about noisy vehicles in Orangeville. The OPP partnered with MTO and held an enforcement/education event in Orangeville. He encouraged the public to call the OPP non-urgent line anytime they have concerns about noisy vehicles.

Moved by Member Armstrong Seconded by Member Maycock

Motion that the update provided by Inspector Di Pasquale be received.

Carried

11.5 2023 Orangeville OPP Progress Report Update in relation to the 2022-2025 Action Plan

Inspector Di Pasquale advised that a corporate decision was made by the OPP to forgo the 2023 Progress Report in light of the release of the CSPA on April 1, 2024. Moving forward he advised the Progress Report will be completed in compliance with the CSPA.

Moved by Member Armstrong Seconded by Member Maycock

Motion that the update provided by Inspector Di Pasquale be received.

Carried

11.6 Provincial Offences Administration (POA) Report

Inspector Di Pasquale advised that due to the increase in calls for service, particularly where calls require two officers to respond for officer safety, this could impact the amount of time officers have to do proactive enforcement. He advised his officers will continue to be engage in proactive enforcement whenever possible.

Moved by Member Maycock Seconded by Member Armstrong

Motion to receive the Oct. 4th report and explanation provided by Inspector Di Pasquale.

Carried

11.7 False Alarm Report

An update was provided on the September and October false alarms as follows:

Sept. 1 - Sept. 30, there were 13 false alarms and no repeat alarms.Oct. 1 - Oct. 15, there were 7 false alarms and only 2 were repeat alarms at the 7 Eleven store on Broadway.

Oct. 16 to Oct. 31, 2024, there were 5 alarms in this period and no repeat alarms.

Moved by Member Maycock Seconded by Member Armstrong

Motion that the False Alarm Report provided be received.

Carried

11.8 Community Awareness Initiative Update

Member Post advised earlier in the year a letter was sent out to community organizations to introduce the Board and the Detachment and encourage community members to attend any of our regular public Board meetings, and present to the Board on policing issues that impact their organization or initiatives their organization would like to bring to the Board. Member Post advised she will work with Member Weatherbee in moving this initiative forward in the new year. Member Armstrong advised he could assist with this initiative.

Moved by Member Weatherbee Seconded by Member Maycock

Motion that the Board receive the update provided by Member Post.

Carried

11.9 OAPSB Zone 5 Directory and Update

Member Post advised the October Zone 5 meeting was rescheduled for December 10, 2024.

Moved by Member Armstrong Seconded by Member Weatherbee

Motion that the Board receive the update provided and the OAPSB Zone 5 Directory.

Carried

11.10 OPP Board Remuneration Survey

Ian McSweeney had suggested the following in his Nov. 5th email:

"Colleagues:

One of the public agenda topics on November 19 is the OAPSB OPP detachment board remuneration survey. You will recall at previous meetings we tabled the topic of Board remuneration review pending release of this survey.

I have attached a copy of the survey, annotated in highlights to show the Orangeville survey responses and comments. I will not be at the November 19 meeting, but recommend that after the Board discusses the topic, we delegate a few members (including Todd and Lisa) to present the survey to Council (with annotations) in conjunction with Council's role in setting future remuneration rates and structure."

Member Post advised in 2026 there will be a review of remuneration for Boards and Committees conducted by the Clerk's office and Town Council.

Member Armstrong asked if the survey should be provided to Council now and Member Post recommended it be sent over to the Clerk's office and Town Council for review.

Moved by Member Armstrong Seconded by Member Maycock

Motion to receive the OAPSB Remuneration Survey and forward to the Clerk's Office and Town Council for review.

Carried

11.11 OAPSB Member Invoice for Approval

Moved by Member Maycock Seconded by Member Armstrong

Motion to approve the invoice and direct EA Archer to have the invoice paid.

Carried

11.12 Mandatory Thematic Training

EA Archer advised she has received confirmation of completion of thematic training of all members with the exception of Member Armstrong and Member Weatherbee. Member Armstrong advised he has completed it and will forward a screenshot of completion to EA Archer. Member Weatherbee advised she started it later and will forward a screen shot upon completion. EA Archer also requested they submit a claim for special remuneration for completing the training.

Moved by Member Maycock Seconded by Member Armstrong

Motion that the Board receive the update.

Carried

11.13 Orangeville Group Insurance Application

Member Post confirmed that the Orangeville Detachment Board has been accepted into the OAPSB Group Insurance Plan.

Moved by Member Maycock Seconded by Member Armstrong

Motion that the Board receive the attached documents and the update provided by Member Post.

Carried

11.14 Claims for Special Remuneration

Moved by Member Armstrong Seconded by Member Maycock

Motion that the Board approve and direct M. Archer to submit claims to payroll for payment.

Carried

11.15 Review Post Sept. 24, 2024, and Pre-Nov. 19, 2024 Meeting Service Standards Per Board Policy D3(j)

EA Archer advised the above Service Standards had been met.

Moved by Member Armstrong Seconded by Member Maycock

Motion that the Board receive the discussion on the Meeting Service Standards and the attached documents.

Carried

11.16 State of Zina Courthouse and Next Steps.

Inspector Di Pasquale advised he doesn't have an update to provide. He believes there will be an update available for the next meeting.

Moved by Member Armstrong Seconded by Member Maycock

Motion to receive brief discussion on Zina Courthouse.

Carried

11.17 Action Register and Workplan Review

Member Armstrong recommended the Action Register be transitioned into 2 different action plans as follows:

- 1. In flight or Active Action Items
- Closed list

The purpose of this is to separate the lists by final status. Ideally the Action list would be reviewed each board meeting for a status update, and delivery against the initial plan and due date. Once an items is passed closed, and the board approves the closure, then it would go to the closed list and remain on there for 12months. this would enable an archive of closed items, and form part of the final meeting minutes of each meeting.

Member Armstrong proposes that the review of the Action Register be a permanent agenda topic.

EA Archer asked how this would align with the Work Plan and Member Armstrong advised that tasks that need to be completed on the Workplan will be brought forward on the Action Register for assignment and completion.

EA Archer will confer with Chair Taylor and Vice-Chair McSweeney on any items on the Workplan that need to be tasked for the first quarter on to the Action Register and advise the Board members via email.

Moved by Member Maycock Seconded by Member Armstrong

Motion that the Board receive the review provided by Member Armstrong and approve the revised Action Register as well direct EA Archer to confer with Chair Taylor and Vice-Chair McSweeney on tasks for 1st quarter 2025 Workplan and Action Register agenda items and deadlines and update the Board members via email.

Carried

11.18 Website Update

EA Archer advised that Vice Chair McSweeney will be conducting a review of all the governance materials and provide the Board with an updated set of documents for approval at the January 2025 regular public meeting. Once the revised materials are approved they will be posted on the website.

Moved by Member Maycock Seconded by Member Armstrong

Motion that the Board receive the update and discussion and approve the recommended next steps.

Carried

11.19 Determine all Board Regular Public meeting dates for 2025

Member Post proposed we continue to have the Board Regular Public meetings on the 3rd Tuesday of the month in the months of January, March, May, June, September and November at Town Hall Council Chambers. The meeting format of a hybrid meeting providing virtual access will continue. The In-Camera portion will commence at 4:00 p.m and the public portion at 5:00 p.m.

Member Armstrong asked if there is flexibility in the time of the meetings. Member Post suggested the meetings continue being scheduled at the above times for now.

The proposed 2025 Meeting Dates are as follows:

January 21

March 18

May 20

June 17

Sept. 16

Nov. 18

Moved by Member Armstrong Seconded by Member Maycock

Motion that the Board approve the Regular Public Meeting dates for the 2025 calendar year and direct EA Archer to send out meeting invitations to members and the Inspector for these dates to populate their calendars.

Carried

11.20 OPP Detachment Board Name and Logos

Member Armstrong advised he approves the content of the draft bylaw but asked that the signatures be revised from Chair and Vice-Chair of Orangeville Police Services Board to Orangeville OPP Detachment Board.

Moved by Member Armstrong Seconded by Member Maycock

Motion that the Board receive and approve attached draft By-Law #3 with the revision noted above and authorize Vice-Chair McSweeney to communicate same to the OAPSB as requested.

Carried

12. Adoption of Minutes of from the Sept. 24, 2024 Regular Public Meeting

Moved by Member Armstrong Seconded by Member Maycock

Motion that the minutes of the Sept. 24th, Regular Public meeting are approved:

Carried

13. Correspondence

None

14. New Business

Member Armstrong advised of the Community Safety and Wellbeing Planning Meeting on Monday November 25, 2024 at 8:30 a.m. at Monora Park Pavilion. Vice-Chair McSweeney had inquired via email if the Board should send a delegation.

Member Post asked members to check their schedules and advise if they can attend.

15. Date of Next Meeting

The next meeting is scheduled for January 21, 2025.

16. Adjournment

Moved by Member Armstrong Seconded by Member Maycock

Motion that the meeting be adjourned at 5:49 p.m.

Carried
Todd Taylor, Chair
Lou Archer, Executive Assistant



MEMBER'S RESOLUTION

Committee of the Whole (1)

DATE: Tuesday, December 03, 2024

TITLE: ENDORSEMENT OF FEASIBILITY STUDY FOR HIGHWAY 407

FROM:

Councillor Marilyn Iafrate Councillor Rosanna DeFrancesca

Whereas, in 1998, Premier Mike Harris passed Bill 70, allowing the sale of Highway 407 to a private consortium on a 99-year lease, enabling the consortium to set its own toll rates and,

Whereas, privatization has led to significant toll increases over the years, limiting the use of Highway 407 by Vaughan residents and causing high traffic volumes on local roads and,

Whereas, high tolls disproportionately affect low- and mid-income Vaughan residents who rely on the Highway for commuting to work and,

Whereas, trucking companies avoid Highway 407 due to its tolls, leading to high volumes of trucks on Vaughan roads, particularly on Highway 7 as well as Highway 401 and,

Whereas, York Region statistics show approximately 100,000 vehicles travel between Jane Street and Weston Road, in which almost 10% consists of trucks and,

Whereas, a Transport Action Ontario study suggests a toll subsidy for trucks could increase truck usage of Highway 407, reducing volume on Highway 401 by 12,000-21,000 trucks per day and,

Whereas, prevailing logic would see a reduction of truck traffic on Highway 7, which runs parallel to Highway 407, which is just a few kilometers away and,

Whereas, subsidizing truck lanes on Highway 407 would facilitate faster delivery of goods, reduce transport costs for Vaughan businesses, and support local economic development and,

Whereas, a pilot project to subsidize truck lanes on Highway 407 would provide valuable insights into the economic impact of diverting truck traffic from Highway 7 and Highway 401 and,

Whereas, this pilot program would allow the government to conduct a cost-benefit analysis measuring potential savings in lost productivity, reduced vehicle operating costs, and increased efficiency for Vaughan businesses using Highway 407 and,

Whereas, toll revenues from Highway 407 currently benefit private entities, while Vaughan residents continue to face high costs and unnecessary traffic volumes and,

Whereas, potentially purchasing Highway 407 back would eliminate profit-driven motives, allowing for toll rates to reflect public interest rather than corporate profit and,

Whereas, lower tolls from public ownership would increase highway usage, alleviate traffic on other highways, and generate revenue through increased usage and,

Whereas, at the start of this term, the Mayor and Council have made it their priority to work towards reducing gridlock and "Getting Vaughan moving again".

It is therefore recommended:

- 1. That this resolution be forwarded to the Premier of Ontario and the Minister of Transportation endorsing a feasibility study assessing the financial and logistical implications of buying back the lease for Highway 407 and,
- That the provincial government be asked to implement a one-year pilot program
 that will subsidize or eliminate tolls dedicated truck lanes on Highway 407,
 evaluating their impact on traffic congestion and overall transportation efficiency
 and.
- 3. That this resolution be circulated to all municipalities that host a portion of Highway 407 and,
- 4. That local MPPs for Vaughan be provided a copy of this resolution.

Financial and Staff Resource Impact

There is no financial impact

Attachments

- 1. Highway 7 Traffic Data, York Region, November 4, 2024.
- 2. Transport Action Ontario Study, November 7, 2023.
- 3. Toronto Star Article October 2, 2024.
- 4. Inside Halton Article, October 28, 2024.

Average Traffic Statistics on Highway 7:

Road Section of Highway 7	AADT (Daily Volume)	Truck %
Between Yonge Street and Bathurst Street	64,400	0.9%
Between Bathurst Street and Dufferin Street	46,500	1.2%
Between Dufferin Street and Keele Street	59,600	0.8%
Between Keele Street and Jane Street	65,600	1.1%
Between Jane Street and Highway 400	93,800	7.9%
Between Highway 400 and Weston Road	97,000	7.8%
Between Weston Road and Pine Valley Drive	59,500	3.6%
Between Pine Valley Drive and Islington Avenue	58,900	0.6%
Between Islington Avenue and Highway 27	57,700	1.3%
Between Highway 27 and Highway 427	57,500	0.4%
Between Highway 427 and Highway 50	81,100	5.9%

Statistical information provided by Roads, Traffic and Fleet, Operations and Services, York Region, November 4, 2024



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New Report on using Highway 407 for Trucking

Per Lumspoor Action Options 1. Highway and Budges

07



A new report has been released entitled The Freight Escape: How to Get Trucks Off the 401 Without Blowing a Hole in the Greenbelt.

This report was commissioned by Environmental Defence with input from Transport Action Ontario and you can access this report here.

The report finds that subsidizing the toll on the 407 ETR is cheaper, easier, and better for the trucking industry than building the proposed Highway 413. It also shows that moving trucks from Highway 401 to the 407 will alleviate congestion for all road users and reduce journey times for truck drivers. This would also make building the proposed Highway 413 unnecessary, save taxpayers at least 86 billion (based on 2018 estimates), and conserve valuable natural spaces including 2000 acres of farmland and 400 acres of Greenbelt.

The Freight Escape report finds that moving trucks to the 407 will:

- Move 12,000 to 21,000 trucks a day off Highway 401, reducing daily traffic for passenger vehicles
- Cost \$6 billion less than constructing the proposed Highway 413. Subsidizing the 407
 trucking toll is estimated to cost \$4 billion, which would be paid over a 30 year period. The
 Ontario government has not revealed a cost estimate for building Highway 413, but
 estimates cited in the media are as high as \$10 billion

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- Reduce cost and journey time for truck drivers: using Highway 407 will improve journey
 times for truckers by approximately 80 minutes, which would be less than half the length of
 time than the equivalent trip on Highway 401
- Conserve local natural spaces and local food production including 2000 acres of farmland and 400 acres of Greenbelt land that would be paved by Highway 413.

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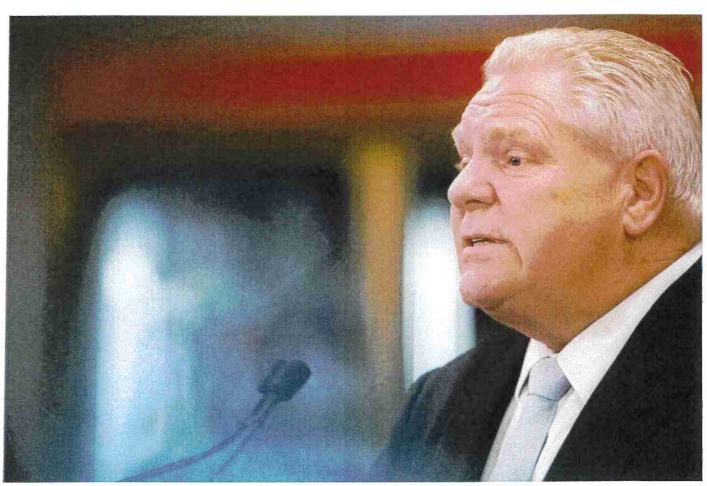
https://www.thestar.com/news/ontario/ontario-considering-buying-back-highway-407-premier-doug-ford-says/article 2452ad9e-18a1-5cd7-878b-c544601597cf.html

ONTARIO

Ontario considering buying back Highway 407, Premier Doug Ford says

TORONTO - Ontario is considering buying back the tolled Highway 407, possibly in addition to building a massive tunnel under Highway 401 in a bid to ease congestion, Premier Doug Ford said Wednesday.

Updated Oct. 3, 2024 at 4:48 p.m. Oct. 2, 2024 \(\)



Ontario Premier Doug Ford makes an announcement in Toronto on Friday, May 24, 2024. Ford says his government is considering buying back Highway 407. THE CANADIAN PRESS/Christopher Katsarov

TORONTO - Ontario is considering buying back the tolled Highway 407, possibly in addition to building a massive tunnel under Highway 401 in a bid to ease congestion, Premier Doug Ford said Wednesday.

The Mike Harris Progressive Conservative government sold Highway 407 in 1999 for \$3.1 billion dollars to a consortium that included SNC Lavalin, Quebec's provincial pension fund and Spanish company Ferrovial.

The Canada Pension Plan Investment Board now owns 50.01 per cent of 407 ETR, which runs the highway that goes across the Greater Toronto Area.

Ford has already tasked transportation officials with conducting a feasibility study on digging a tunnel under Highway 401 for traffic and transit going across the GTA, saying gridlock costs the economy \$11 billion a year.

The premier has repeatedly said he will forge ahead with the tunnel regardless of the study's outcome, framing it as looking at how – not if – it can be done.

Critics have questioned the amount of money and time that would need to be spent on a project like that, and when asked Wednesday at a news conference whether Ontario could instead buy back Highway 407 to get more cars off Highway 401 at a lower price, Ford did not rule it out.

"All options are on the table – maybe both options," he said. "We'll do the feasibility study. We'll look at the 407 and see exactly which way are we going."

A spokesperson for 407 ETR said the province has not engaged them in any discussions on the topic.

The province still owns a 22-kilometre stretch on Highway 407's eastern flank and tolls drivers at a significantly cheaper rate than the private portion of the highway.

On Wednesday, Ford lamented the high cost for drivers using Highway 407. While his government has removed tolls on highways 412 and 418, he has not so far indicated he would remove tolls on the provincially owned section of Highway 407 East.

A Ministry of Transportation report in 2021 projected those tolls would be giving the province around \$72 million in revenue in 2024-25.

Ford also said he has asked construction unions and companies whether it would be better to build a new road over top of the existing Highway 401 instead of digging a tunnel, and he said they both said no.

"You'd have to shut down the 401 totally if you did build on top of it," he said. "The maintenance would be a nightmare. Freely, 269 would end up looking like the Gardiner (Expressway), that concrete would be falling down."

This report by The Canadian Press was first published Oct. 2, 2024.

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JOURNALISTIC STANDARDS ABOUT THE STAR

https://www.insidehalton.com/news/should-ontario-buy-back-highway-407-as-premier-doug-ford-suggests-to-ease-commuter-pain/article_8f14f6c5-7471-55ed-b387-e422fa1d095f.html

NEWS

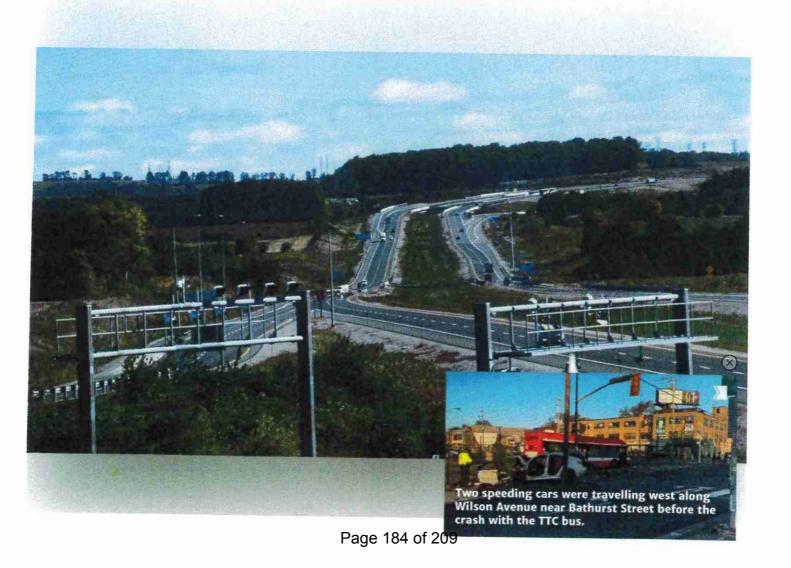
Should Ontario buy back Highway 407 as Premier Doug Ford suggests to ease commuter pain?

The hot-button topic of ownership of Hwy. 407 is being served up, in addition to building a new highway with a tunnel through the most congested areas of the GTA. Tell us what you think by taking our poll.

By Bruce Froude Insidehaltoncom

Oct 4, 2024

Article was updated Oct 28, 2024



Susie Kockerscheidt Metroland file photo

Ontario Premier Doug Ford says buying back Highway 407 could help alleviate traffic congestion in the GTA.



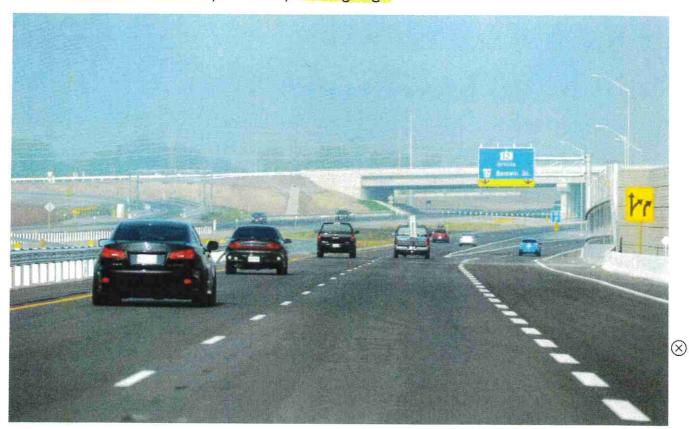


Everybody in the GTA gets stuck in traffic, but Ontario Premier Doug Ford is thinking of an option that could ease commuter pain — buying back the tolled Highway 407.

"Wouldn't it be great if we could even get over 50 kilometres an hour on the 401 in rush hour through the city?" he asked reporters during a press conference in East York on Wednesday, Oct. 2.

The hot-button topic of ownership of Hwy. 407 was front and centre, with buying it back served up in addition to building a new highway with a tunnel through the most congested areas of the GTA. When asked whether Ontario could purchase Hwy. 407 at a lower price to remove more cars from Hwy. 401, the premier quickly replied.

"All options are on the table — maybe both options," he said. "We'll do the feasibility study. We'll look at the 407 and see exactly which way are we going."



Highway 407 isn't popular in Durham Region, or other areas, because of high tolls. The hope was the highway would serve as relief from the high traffic volumes on Hwy. 401, but that hasn't been the case.

Metroland file photo

NOV PLAYING



Most days, drivers on Hwy. 401 are going nowhere fast, and the economy is bearing the brunt. According to a statement by Ford, the financial cost to the Ontario economy has been estimated at more than \$11 billion in lost productivity annually.

In September, the Toronto Region Board of Trade Ipsos poll revealed that 53 per cent of residents contemplate relocation due to traffic congestion, while 62 per cent are reluctant to travel to work.

Does it make sense for the province to buy back Highway 407?

- O Yes, it's too expensive to use
- No, it would be too expensive.
- O Don't care because I don't ever take the highway

Vote

View Results

"We basically have one route going east and west," said Ford. "The city is growing so quick, the region is growing so quick; it's (Hwy. 401) pretty well at capacity now. But the 407 will be at capacity in 20 years or so. We have to think 20, 30, 40 years down the road."

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The Mike Harris government sold the toll highway in 1999 for \$3 billion.

Related Stories

Premier Doug Ford says getting rid of Hwy. 407 tolls, a 'great question, a fantastic question' and doesn't rule out quick action on move



Bruce Froude is an online editor for Metroland. He can be reached at bfroude@durhamregion.com

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JOURNALISTIC STANDARDS

ABOUT US



The Corporation of the Town of Orangeville By-law Number 2025-

A by-law to appoint Municipal Law Enforcement Officers for the purpose of enforcing the Town's Animal Control By-law, for the Town of Orangeville and to repeal By-law 2024-059

Whereas Section 9 of the Municipal Act 2001, S.O. 2001 c.25, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority; and

Whereas Section 227 of the Municipal Act, S.O. 2001 c.25, as amended, provides for officers and employees of the municipality to carry out other duties required under this or any Act and other duties assigned by the municipality; and

Whereas Section 55 (1) of the Community Safety and Policing Act, 2019, S.O. 2019, c. 1, as amended, authorizes a Council to appoint Municipal By-Law Enforcement Officers to enforce municipal by-laws;

Now therefore be it resolved that Council for The Corporation of the Town of Orangeville hereby enacts as follows:

- 1. That Council appoint the individuals listed in Schedule A, as Municipal By-law Enforcement Officers for the purpose of enforcing the Town's Animal Control By-law, or any other Town by-law regarding animals.
- 2. That By-law 2024-059, be hereby repealed.
- 3. That the Town Clerk be delegated authority to amend Schedule A.

Read three times and finally passed this 10th day of February, 2025.

-	Lisa Post, Ma
_	Raylene Martell, Town C

Schedule A

Municipal Support Services Inc. Staff appointed as Municipal By-law Enforcement Officers for the purpose of enforcing the Town's Animal Control By-law, or any other Town by-law regarding animals

- 1. Tylor Bradley
- 2. Christina Costain
- 3. Samantha Gravelle
- 4. Jenna Inglis
- 5. Andrew James
- 6. Nicole Long
- 7. Randi Ricketts
- 8. Cheryl Roberts
- 9. Shelby Thompson
- 10. Logan Ward



The Corporation of the Town of Orangeville By-law Number 2025-

A By-Law to Adopt Amendment No. 133 to the Official Plan, being a Town-initiated amendment to add additional residential unit policies

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

Read three times and finally passed this 10th day of Februa	ry, 2025.
	Lisa Post, Mayor
	Raylene Martell, Town Clerk

The Official Plan for the Town of Orangeville Amendment No. 133

The attached explanatory text, constituting Amendment Number 133 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 February 10, 2025.

	Lisa Post, Mayo
Povlono M	artell, Town Clerk

The Official Plan for The Town of Orangeville Amendment No. 133

Part A - The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to amend the existing Two-Unit Dwelling Unit policies of the Official Plan in response to Bill 23.

2. Location

This Amendment applies to all the lands within the Town of Orangeville.

3. Basis of the Amendment

The purpose of this Amendment is to add policies that authorize the use of additional residential units within a detached, semi-detached or row/townhouse dwelling, in response to Bill 23, the More Homes, Built Faster Act, 2022 which received Royal Assent in November 2022. The Bill made changes to several pieces of legislation, including the Planning Act, requires municipalities to permit Additional Residential Units (ARUs) as-of-right across Ontario, whether or not a municipality adopts an Official Plan Amendment and enacts zoning regulations to recognize these units. As amended by Bill 23, the Planning Act overrides any municipal zoning regulations to the contrary, to allow up to three residential units on one residential property as follows:

- Up to three residential units in the primary building; or
- Up to two residential units in the primary building and one in an ancillary building or structure.

Municipalities may still determine appropriate regulations for the additional residential units and consider constraints such as flood-prone areas or areas with inadequate servicing.

The existing Second Unit (Two-Unit Dwelling) policies of the Official Plan are proposed to be amended, to adopt new terminology and facilitate the creation of an additional unit within a principal dwelling, an ancillary building or structure in accordance with Bill 23.

Part B – The Amendment

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

1. By deleting Section E1.5 "Converted Dwellings and Second Units" in its entirety and replacing it with the following:

"E1.5 Additional Residential Units

- E1.5.1 An additional residential unit is an independent, self-contained residential unit that contains its own kitchen, bathroom facilities and sleeping areas and is secondary or subordinate to a primary dwelling. Additional residential units can be attached or detached. Attached residential units are located within a building already containing a primary dwelling unit. Detached residential units are located within an accessory building on a lot containing a primary dwelling unit. Additional residential units increase the supply and range of rental housing options while assisting with home ownership affordability for the primary dwelling. Mobile homes and recreational vehicles are not considered to be additional residential units.
- E1.5.2 Additional residential units shall be permitted on all detached, semi-detached and row/townhouse lots, subject to the regulations of the Town's Zoning By-law, the applicable Conservation Authority regulation and policies pursuant to the Conservation Authorities Act, and other provisions including the Building Code and Fire Code.
- E1.5.3 A maximum of two (2) additional residential units shall be permitted in conjunction with a single-detached, semi-detached, and row/townhouse dwelling, in any of the following configurations:
 - i) Up to two (2) additional residential units within the primary dwelling; or
 - ii) One (1) additional residential unit within the primary dwelling, and one (1) additional residential unit in a detached accessory structure located on the same lot as the primary dwelling.
- E1.5.4 Additional residential units shall satisfy the following criteria:
 - i) the character of the surrounding neighbourhood, including height, density and massing of development, is maintained;
 - ii) public health and safety are protected;
 - iii) appropriate access and amenity space are provided;
 - iv) use of abutting properties is not negatively impacted;
 - v) there are no impacts to site drainage; and
 - vi) suitable shared servicing arrangements via the primary dwelling are established.
- E1.5.5 Zoning By-Law regulations regarding additional residential units shall be established and maintained, which may include, but are not limited to:
 - i) permitted dwelling types:
 - ii) parking and yard requirements;
 - iii) height:
 - iv) separation distance;
 - v) lot coverage;
 - vi) suitable means of unobstructed access; and

- vii) landscape open space or amenity area requirements.
- E1.5.6 Council may adopt further regulatory measures to permit additional residential units in accordance with the policies of this Plan. Such measures may include but are not limited to:
 - i) monitoring of additional residential units;
 - ii) establishing a publicly accessible additional residential unit registry program; and,
 - iii) provision of a public education program.
- E1.5.7 Council encourages home builders to construct new housing units either with residential units already in place or in such a way as to make the creation of an additional residential unit as easy as possible, should the homeowner wish to do so.
- E.1.5.8 Additional residential units shall not be permitted on a property located within natural hazard area, subject to Conservation Authority review and approval.
- 2. The following policies are hereby added, with subsequent policies to be renumbered in proper numerical order as necessary:

"E1.6 Tiny Homes

- E1.6.1 A tiny home is a private, self-contained detached dwelling unit that is significantly smaller than a traditional detached dwelling and contains a washroom, sanitation facilities, a kitchen and a sleeping area, that is designed to be portable. Tiny homes are a downsized approach to traditional detached dwelling concepts that intend to accommodate minimalist lifestyles, smaller household sizes and more affordable options for detached residential living. Mobile homes and recreational vehicles are not considered to be tiny homes.
- E1.6.2 Council is generally supportive of tiny homes as an opportunity to increase housing format options and improve affordability, provided that conditions are suitable to accommodate tiny homes without negatively impacting municipal infrastructure or the existing character of the host neighbourhood, including height, massing and density.
- E1.6.3 Tiny homes shall be permitted as a form of detached additional residential units in accordance with the policies of Section E1.5. They shall be situated permanently and must be connected to municipal services, through a shared connection with the primary dwelling.

E1.6.4 New development or redevelopment proposals involving tiny homes may be considered where they are grouped in concentrations to create a small-scale, sub-neighbourhood type community. The Zoning By-law will prescribe appropriate regulations including but not limited to lot size, dwelling floor area size, setbacks, densities and parking requirements for purpose-built tiny home developments."



The Corporation of the Town of Orangeville

By-law Number 2025-

A By-law to amend Zoning By-law No. 22-90, as amended (Town of Orangeville Town-wide Zoning By-law Amendments) File No. OPZ 2024-01

Whereas the Council of the Corporation of the Town of Orangeville is empowered to pass By-laws to permit the use of land pursuant to Sections 34 and 36 of the Planning Act, RSO 1990, as amended;

And whereas on November 25, 2024, Council held a public meeting with respect to proposed Town-wide Zoning By-law amendments to add new regulations for additional residential units, and to make other housekeeping changes (OPZ-2024-01);

And whereas Council considers it desirable to pass a By-law to amend Zoning By-law No. 22-90, as amended, to incorporate various housekeeping corrections and updates to the Zoning By-law.

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

- 1. That Zoning By-law 22-90, as amended, be further amended by revising the definition of "ACCESSORY BUILDING" and adding the following definitions:
 - "ACCESSORY BUILDING" means a detached structure consisting of a wall, roof and floor, or any one or more of the above, located on the same lot as the main building, the use of which is incidental or secondary to that of the main building, and includes an additional residential unit, detached, a private garage, a tool shed, a greenhouse, or a storage building."
 - "ADDITIONAL RESIDENTIAL UNIT, ATTACHED" means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit, which is contained within a detached dwelling, semidetached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.
 - 2.5 "ADDITIONAL RESIDENTIAL UNIT, DETACHED" means one or more habitable rooms containing separate kitchen and bathroom facilities and sleeping accommodations for private use as a single, independent housekeeping unit that is contained within an accessory building located on a lot containing a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling already containing a dwelling unit.
- 2. That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.29 Second Dwelling Units in its entirety and replacing it with the following:
 - 5.29 Additional Residential Units
 - 1. Attached additional residential units are permitted in the following buildings:
 - (b) Detached dwelling
 - (c) Semi-detached dwelling
 - (d) Linked dwelling
 - (e) Townhouse dwelling

- 2. Detached additional residential units are permitted in an accessory building located on the same lot as:
 - (a) A detached dwelling
 - (b) A semi-detached dwelling
 - (c) A linked dwelling
 - (d) A townhouse dwelling
- 3. The permitted number of *detached or attached additional residential units* on a *lot* is as follows:
 - (a) A maximum of two (2) attached additional residential units; or
 - (b) A maximum of one (1) attached additional residential unit and one (1) detached additional residential unit.
- 4. Attached or detached additional residential units must be in compliance with other applicable law such as the Building Code, Fire Code and Conservation Authority regulations and policies pursuant to the Conservation Authorities Act.
- 5. A minimum 1.2 metre wide unobstructed pedestrian access shall be provided from the nearest *street* or *lane* to the entrance of the unit, where such pedestrian access may include a driveway or portion thereof.
- 6. Attached or detached additional residential units shall have a maximum of two (2) bedrooms.
- 7. A minimum of one (1) additional parking space shall be provided for each attached or detached additional residential unit, in addition to the minimum parking required for the dwelling located on the same lot.
- 8. The minimum width required for a parking space associated with an *attached* or detached additional residential unit is 2.6 metres.
- 9. Regulations for *detached additional residential units*:

maximum) private garage, ii) 4.3 m for any other detached additional residential unit. Despite i) and ii), the building height of the detached additional residential unit shall not exceed the building height of the main dwelling located on the same lot. b) Minimum yards: i) 1.2 m to any side or rear lot line, for buildings less than 4.3 m in height. ii) 1.5 m to any side or rear lot line, for buildings greater than 4.3 m in height. iii) despite i) and ii) above, a 2-storey detached additional residential unit shall provide a minimum 3.0 m yard where a second storey window is adjacent to a lot in a residential zone.	a)	Building height	i) 6.1 m for a <i>detached additional residential unit</i> located above a		
 ii) 4.3 m for any other detached additional residential unit. iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed the building height of the main dwelling located on the same lot. b) Minimum yards: i) 1.2 m to any side or rear lot line, for buildings less than 4.3 m in height. ii) 1.5 m to any side or rear lot line, for buildings greater than 4.3 m in height. iii) despite i) and ii) above, a 2-storey detached additional residential unit shall provide a minimum 3.0 m yard where a second storey window is adjacent to a lot in a residential zone. 	a j	•	'		
iii) Despite i) and ii), the building height of the detached additional residential unit shall not exceed the building height of the main dwelling located on the same lot. b) Minimum yards: i) 1.2 m to any side or rear lot line, for buildings less than 4.3 m in height. ii) 1.5 m to any side or rear lot line, for buildings greater than 4.3 m in height. iii) despite i) and ii) above, a 2-storey detached additional residential unit shall provide a minimum 3.0 m yard where a second storey window is adjacent to a lot in a residential zone.		(maximum)			
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m in height. iii) despite i) and ii) above, a 2-storey detached additional residential unit shall provide a minimum 3.0 m yard where a second storey window is adjacent to a lot in a residential zone.	D)	Minimum y <i>aras</i> :	, ,		
iii) despite i) and ii) above, a 2-storey detached additional residential unit shall provide a minimum 3.0 m yard where a second storey window is adjacent to a lot in a residential zone.			ii) 1.5 m to any side or rear <i>lot line</i> , for <i>buildings</i> greater than 4.3		
residential unit shall provide a minimum 3.0 m yard where a second storey window is adjacent to a lot in a residential zone.			m in <i>height</i> .		
second <i>storey</i> window is adjacent to a <i>lot</i> in a residential zone.			iii) despite i) and ii) above, a 2-storey detached additional		
			residential unit shall provide a minimum 3.0 m yard where a		
c) Lot coverage 45% for all buildings on a lot containing a detached additional			second <i>storey</i> window is adjacent to a <i>lot</i> in a residential zone.		
1 40 % lot do vorage 1 40 % lot all ballatings on a for containing a detached additional	c)	Lot coverage	45% for all <i>buildings</i> on a <i>lot</i> containing a <i>detached additional</i>		
(maximum) residential unit.		(maximum)	residential unit.		
d) Building A minimum distance of 4 m shall be provided between the detached	d)	Building	A minimum distance of 4 m shall be provided between the <i>detached</i>		
separation additional residential unit and the main dwelling located on the same	′	separation	·		
(minimum) lot.		•			
e) Side yard The minimum interior and exterior side yard setback for any deck	e)				
setback above 1.2 m in <i>height</i> shall be the established <i>side yard</i> as	′	•	· · · · · · · · · · · · · · · · · · ·		
determined by the distance between the exterior side wall of the			· · · · · · · · · · · · · · · · · · ·		
dwelling and the side lot line.					

3. That Zoning By-law 22-90, as amended, be further amended by revising Section 5.17 1) (a) Parking Space Requirements to include the following:

Additional Residential Unit

1 parking space per dwelling unit

That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.13 Height Exceptions and replacing it with the following:

5.13 Height Exceptions

The *height* restrictions of this By-law shall not apply to any:

- (b) church spire or steeple
- (c) chimney or smokestack
- (d) clock tower, bell tower or belfry
- (e) rooftop mechanical enclosure or elevator enclosure/penthouse
- (f) municipal water storage facility
- (g) windmill
- (h) federally-regulated and authorized telecommunications tower,
- (i) weathervane, lightning rod or other weather device
- (j) light standard operated by a public authority
- (k) bulk storage tank, including a silo.
- 5. That Zoning By-law 22-90, as amended, be further amended to expand home occupation permissions, permit certain home occupations within accessory buildings and simplify parking requirements. More specifically, the following sections will be replaced as follows:
- 2.66 "HOME OCCUPATION CLASS "A"" means an occupation conducted for profit or gain entirely within a dwelling unit or accessory building and shall include only:
 - (i) business and professional offices, other than that of a medical, dental or chiropractic practitioner or veterinarian;
 - (ii) an artist's studio for the production of arts, crafts, film arts or other similar works, but not including an audio recording studio;
 - (iii) light assembly and associated retail/distribution, which are small in scale, nonnoxious, non-intrusive, and generally do not generate high volumes of vehicular traffic, including but not limited to hobby or craft businesses;
 - (iv) a teacher, other than a music teacher, tutor, or fitness trainer;
 - (v) a dressmaker, tailor or seamstress; and
 - (vi) food preparation for public consumption, in compliance with Public Health regulations.
- 2.67 "HOME OCCUPATION CLASS "B"" means an occupation conducted for profit or gain entirely within a dwelling unit or accessory building and shall include only:
 - office of a medical, dental or chiropractic practitioner or veterinarian;
 - (ii) hairdresser, beautician, barber, massage therapist, reflexologist or dietician; and
 - (iii) repair of small appliances and mechanical equipment; and,
 - (iv) a bed and breakfast establishment.
- 2.68 "HOME OCCUPATION CLASS "C"" means an occupation conducted for profit or gain entirely within a dwelling unit and shall include only:
 - (i) a music teacher:
 - (ii) private-home daycare not to exceed five (5) children; and (iii) an audio recording studio.

5.14 Home Occupations

Permitted Uses

Home Occupations - Class "A"

Home Occupations - Class "A" as defined in Section 2 of this By-law shall be permitted in all dwelling types and in accessory buildings.

Home Occupations - Class "B"

Home Occupations - Class "B" as defined in Section 2 of this By-law shall be permitted only in semi-detached and single detached dwellings and in accessory buildings.

Home Occupations - Class "C"

Home Occupations - Class "C" as defined in Section 2 of this By-law shall only be permitted in *single detached dwellings*.

General Provisions

The following provisions apply to all home occupations:

- (a) The home occupation shall be secondary to the main residential use and shall not change the residential character of the *dwelling*.
- (b) There shall be no external storage or display of goods or materials
- (c) Not more than 30 percent of the *floor area* or a maximum of 40 sq. metres, whichever is the lesser, may be used for the home occupation. By-law 97-96
 - Notwithstanding the foregoing, a *bed and breakfast establishment* may exceed the foregoing *floor area* limitations, but the number of *guest bedrooms* shall not exceed three. By-law 102-96
- (d) There shall be no outside exposure of goods, wares or merchandise offered for rent or sale.
- (e) No mechanical equipment which would cause a nuisance through noise, vibration or interference with television or radio reception may be used.
- (f) A maximum of one employee who is not a resident of the *dwelling* may be permitted on the premises at any time.
- (g) There shall be no external display or advertising except in accordance with all applicable laws.
- (h) All uses shall be subject to the requirements of the Ontario Building Code Act and the Fire Marshall's Act. By-law 50-94
- (i) No more than one home occupation is permitted per dwelling unit. By-law 32-2011

5.17 **Parking Area Regulations**

1) (a) Parking Space Requirements

Home Occupation (other than a bed and breakfast establishment)

1 parking space for any non-resident employee

1 parking space for any home occupation involving *personal services*

- 6. That Zoning By-law 22-90, as amended be further amended by replacing Section 5.16 as follows:
 - (a) For any non-residential use in the CBD, C1, C2, C3 or M1 Zone, off-street loading space(s) shall be provided in a side or rear yard on the same lot in accordance with the following:

(b)

Total Gross Floor Area	Required number of loading spaces
Less than 300 square metres	Nil
301 square metres to 2,500 square metres	1 space
2,501 to 7,500 square metres	2 spaces
7,501 square metres and above	1 additional space per 5,000 square metres

- (b) each *loading space* shall have minimum dimensions of 9 metres long by 3.5 metres wide;
- (c) access and egress to and from the *loading space(s)* shall be provided to a *street* or *lane* by means of driveway(s) having a minimum width of 6 metres.
- 7. That Zoning By-law 22-90, as amended, be further amended by replacing Section 5.17 7) (f) with the following and moving it to Section 5.17 1) (e):
 - e) Accessible Parking
 - i) Accessible parking spaces shall be provided for all non-residential uses.
 - ii) Despite Section 5.17 1) e) i), accessible parking shall be provided for visitor parking for
 - a. multiple dwellings; and
 - b. townhouses on a private street
 - iii) Accessible parking spaces shall be provided with unobstructed access to a street by a driveway, aisle or lane. Accessible spaces shall be provided within a maximum distance of 30 metres from the main entrance(s) of the building.
 - iv) The minimum dimensions for an accessible parking space shall be in accordance with the dimensions as follows:
 - Type A: 3.5 metres by 5.5 metres
 - Type B: 2.7 metres by 5.5 metres
 - v) In addition to the above parking space widths, an access *aisle* width of 1.5 metres is required adjacent to each space. Where the required 1.5 metre access *aisle* is provided between two accessible parking spaces, the *aisle* width can be shared.
 - vi) The number of accessible parking spaces are based on the total required parking as follows, with the calculated number of accessible spaces rounded up to the nearest whole number. Accessible parking spaces shall be counted towards the minimum number of off-street parking spaces required under this section.
 - 2 12 parking spaces: One Type A parking space is required.
 - 13 100 parking spaces: Four percent of the total number of spaces are required.
 - 101 200 parking spaces: One parking space plus an additional three percent of the required parking spaces.
 - 201 1,000 parking spaces: Two parking spaces plus an additional two percent of the required parking spaces.

Greater than 1,000 parking spaces: Eleven parking spaces plus an additional one percent of the required parking spaces.

Where the minimum number of accessible parking spaces required is even, an equal number of Type A and Type B accessible parking spaces shall be required.

Where the minimum number of accessible parking spaces required is odd, the additional accessible parking space remaining shall be a Type B accessible parking space.

- 8. That Zoning By-law 22-90, as amended, be further amended by adding the following definition to Section 2 in proper numerical order and the following text in Section 5.17:
 - **2. XX "PARKING SPACE, ELECTRIC** *VEHICLE* **(EV)"** means a parking space equipped with, or constructed to be capable of being equipped with, an electric *vehicle* charging device.
 - 5.17 1)
 - (f) Electric Vehicle Parking Space Requirements

Electric *Vehicle* (EV) Parking Spaces shall be provided for any new *floor area* and *dwelling units* approved after February 10, 2025 as follows:

- i) EV parking spaces shall have rough-in conduits and associated power supply to provide Level 2 charging or greater. Up to four parking spaces may share an energized outlet.
- ii) A minimum of 40% of the total required parking spaces for *multiple* dwellings.
- iii) A minimum of 20% of the total parking spaces required for all other non-residential uses.
- iv)Required electric *vehicle* parking spaces shall be counted towards the minimum number of off-*street* parking spaces required under this section.

8) Underground Parking

- i) 1.2 metre to any *lot line*, except where the main *building* setback is nil, the setback of the *attached* underground parking area is also nil.
- ii) Where an underground parking area is not located under a *building*, its underground roof surface shall be a minimum depth of 1.2 metres below the finished *grade* surface.
- 9. That Zoning By-law 22-90, as amended, be further amended by adding the following to Section 5.17 6):
 - (c) In all zones, human habitation is prohibited in any *vehicle*, including a recreational *vehicle*, *trailer*, boat or boat *trailer*.

And replacing Section 5.17 7) (d) and (e) with the following:

- (d) Trailer or Boat Storage
 - (i) A maximum of two (2) recreational *vehicles* or utility *trailers*, may be stored on a *lot*;
 - (ii) A recreational *vehicle* or utility *trailer*, inclusive of tongue and attachments, that is located in a *front yard* or an *exterior side yard* must be setback a minimum of 2.0 metres from the edge of the road:
 - (iii) A single recreational *vehicle* or utility *trailer* may be parked elsewhere in the *rear yard* or *interior side yard*;
 - (iv) A recreational *vehicle* or utility *trailer*, inclusive of tongue and attachments, that is located adjacent to a *lane* must be setback a minimum of 0.5 metres from the edge of the *lane*; and
 - (v) A recreational *vehicle* or utility *trailer* may have a maximum *height* of 3.6 metres. *Height* does not include accessory items such as antenna, HVAC units, lights.
 - (e) In an R1, R2, R3, R4, R5 and R6 zone, no *vehicles* may be parked in the *side yard* or the *rear yard* except in a garage, *carport*, or on one driveway with a maximum width of six metres. Notwithstanding the foregoing,
 - i) within six metres of the face of a garage or *carport*, the maximum driveway width may be increased as required to match the width of the garage opening(s) or *carport* opening(s).
- 10. That Zoning By-law 22-90, as amended, be further amended by replacing Section 5.22 with the following:
 - 5.22 Permitted Encroachments and Projections

Unless otherwise permitted by this By-law, all minimum *yards* shall be unobstructed, except for the allowable encroachments and projections in the following table:

Structure or Feature	Yard(s) where	Maximum Encroachment into
Structure of Feature	structure/feature is permitted	minimum yard
Bay window, Chimney, fireplace projection	Any	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable <i>lot line</i> .
Uncovered, unexcavated stairs and/or landings not associated with a porch or deck	Any	1.0 metres, provided a setback of at least 0.6 metres is maintained to the applicable <i>lot line</i> .
Air conditioners, heat pumps, swimming pool pumps / filters / heaters and associated	- Rear - Interior Side (1)	Up to 0.6 metres from the applicable lot line.
appurtenances thereto	Exterior Side (1)	1.0 metres
Generators including any appurtenances thereto	- Rear - Interior Side only where abutting a non- residential zone	1.0 metres
Porches with or without associated stairs and/or landings	- Front - Exterior Side	2.0 metres, provided that a setback of at least 1.2 metres is maintained to the <i>lot line</i>
Uncovered access stairs	Rear	1.5 metres
below grade	- Exterior Side	1.5 metre maximum projection beyond the main <i>building</i> wall, provided that a setback of 1.2 metres is maintained.
	- Interior Side	1.5 metre maximum projection beyond the main <i>building</i> wall, provided that a setback of 0.3 metres is maintained.
Balconies	- Front - Rear	1.5 metre maximum projection beyond the main <i>building</i> wall.
Awnings, Canopies, or other weather shielding structure	- Front - Exterior Side	1.8 metres, provided that a setback of at least 1.2 metres is maintained to the <i>lot line</i> .
	Interior Side	0.6 metres, provided a setback of at least 0.6 metres is maintained to the applicable <i>lot line</i> .
	Rear	1.8 metres, provided that a setback of at least 1.2 metres is maintained to the <i>lot line</i> .
Eaves, cornices, parapets, gutters, sills or other similar ornamental features	Any	0.6 metres, provided that a minimum setback of at least 0.1 metres is maintained to the <i>lot line</i> .
Barrier-free access	FrontExterior Side	Up to 0.0 metres from the applicable lot line.
ramps	- Interior Side	Up to 0.0 metres from the applicable
	- Rear	Iot line, except where the end of the access ramp is perpendicular to a lot line, a minimum setback of 1.0 metres shall be maintained to said lot line.
Unenclosed fire escapes and associated structural supports	- Rear - Interior Side	1.5 metres provided at least 0.6 metres is maintained to the applicable lot line.
Decks, other than ground-oriented amenity	Rear	1.8 metres, inclusive of any associated stairs and landings.
areas	Interior Side	No encroachment beyond the main building wall.
	Interior Side – units separated by a <i>party</i>	No encroachment beyond the main building wall. A 1.5 metre high privacy

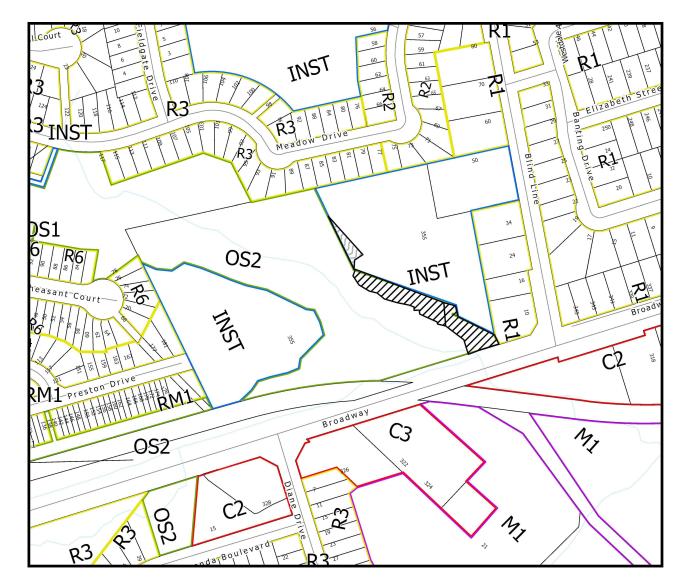
wall or where exterior side wall of dwelling is within 1.2m from the side lot line	screen is required along the entire side of the deck that is located less than 1.2 metres from the side <i>lot line</i> .
Exterior Side	No encroachment beyond the main building wall.

- (1) provided that where such equipment is installed at or above-*grade*, the maximum *height* shall be 1.8 metres measured from *grade* to the top of said equipment.
- 11. That Zoning By-law 22-90, as amended, be further amended by deleting Section 5.2 2 C) and replacing it with the following:
 - 2C) Notwithstanding the provisions of this by-law, drop *awnings*, *canopies*, flag poles, garden trellises, fences, retaining walls, signs, dog houses, dog runs, composters, clothes lines, clothes hanging trees, accessible ramps, or similar *accessory uses* lawfully erected, shall be permitted in all *yards*.

An *awning*, at full extension, or *canopy* shall be a minimum of 2.4 metres in *height*, and a minimum of 1.2 metres from the face of the *building*.

- 12. That Schedule "A", Map No. C3 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (355A Broadway) as depicted on Schedule "A" attached to this By-law.
- 13. That Schedule "A", Map No. D2 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (275 Alder Street) as depicted on Schedule "B" attached to this By-law.
- 14. That Schedule "A", Map No. B2 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (Blocks 95, 96, 97, Plan 7M-70) as depicted on Schedule "C" attached to this By-law.
- 15. That Schedule "A", Map No. B3 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (Block 99, Plan 7M-70) as depicted on Schedule "D" attached to this By-law.
- 16. That Schedule "A", Map No. B4 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands (Northwest Corner of College Ave and Amelia Street) as depicted on Schedule "E" attached to this By-law.

Passed in open Council this 10 th day of February, 2025.	
	Lisa Post, Mayor
	Davidson Martelli Tavas Olarila
	Raylene Martell Town Clerk





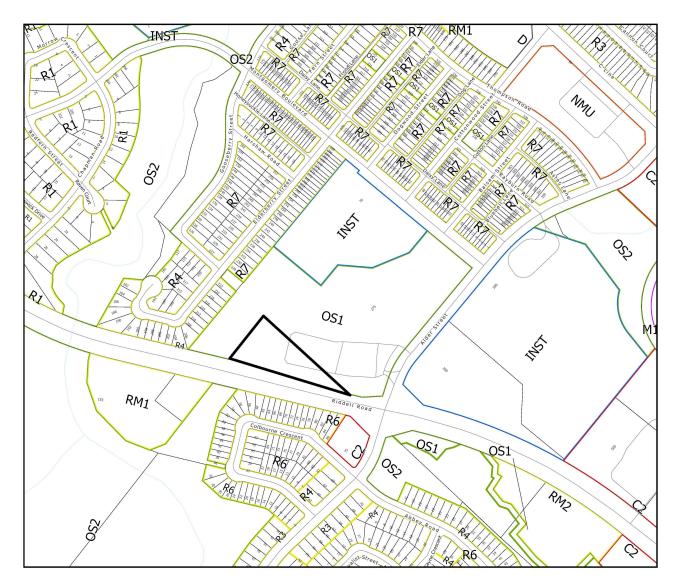
Schedule "A" to by-law
Passed the day of
Mayor
Clerk

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Lands to be rezoned from Open Space (OS2) to Institutional (INST)

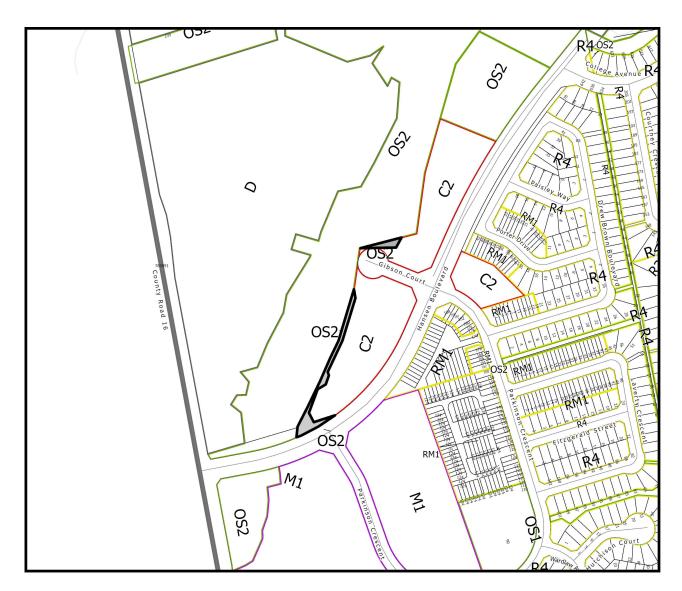


Land to be rezoned from Institutional (INST) to Open Space (OS2)



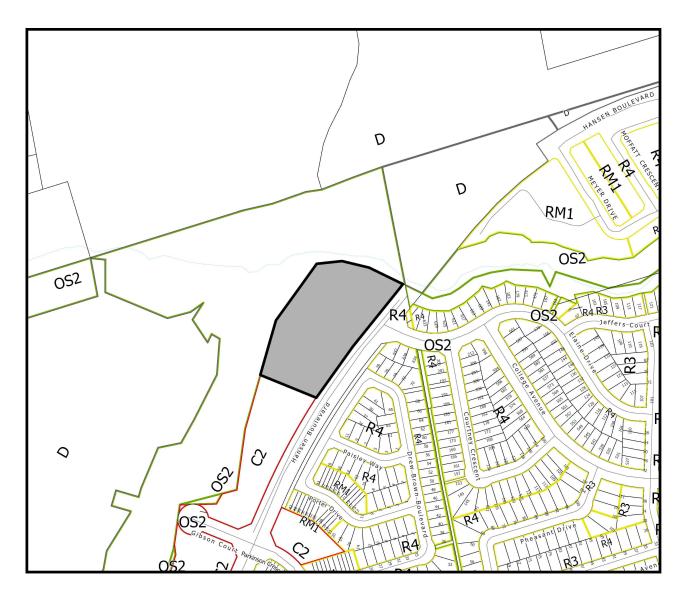


Schedule "B" to by-law		
Passed the day of	_	Lands to be zoned Open Space Recreation (OS1)
Mayor	_	
Clerk	_	



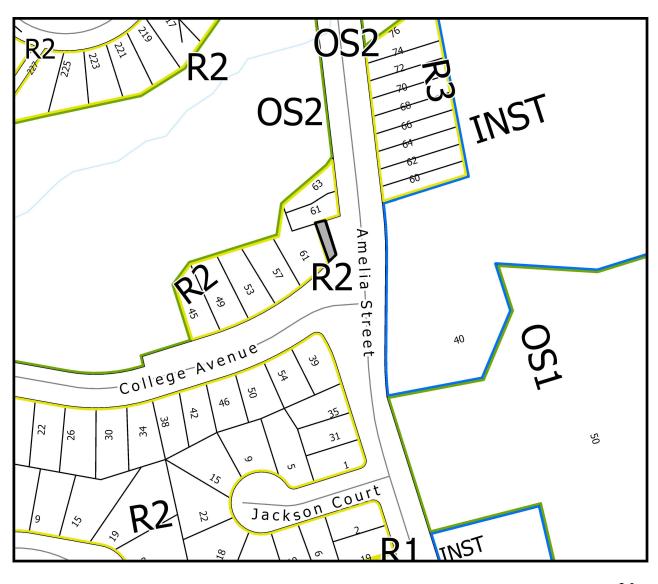


Schedule "C" to by-law	Lands to be rezoned from General Industrial
Passed the day of	(M1) to Open Space Conservation (OS2)
Mayor	
Clerk	





Schedule "D" to by-law	_	
Passed the day of	. –	Lands to be rezoned from General Industrial (M1) to Open Space Conservation (OS2)
Mayor	•	
Clerk		





Schedule "E" to by-law	_	
Passed the day of		Lands to be rezoned from Institutional (INST) to Residential, Second Density (R2)
Mayor		

Clerk



The Corporation of the Town of Orangeville By-law Number 2025-

A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its regular and closed Council Meeting held on February 10, 2025

Whereas Section 5 (1) of the Municipal Act, 2001, as amended, provides that the powers of a municipal corporation shall be exercised by its council; and

Whereas Section 5 (3) of the Municipal Act, 2001, as amended, provides that municipal powers shall be exercised by by-law; and

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

- 1. That all actions of the Council of The Corporation of the Town of Orangeville at its regular and closed Council Meeting held on February 10, 2025, with respect to every report, motion, by-law, or other action passed and taken by the Council, including the exercise of natural person powers, are hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this or a separate by-law.
- 2. That the Mayor and Clerk are authorized and directed to do all the things necessary to give effect to the action of the Council of The Corporation of the Town of Orangeville referred to in the preceding section.
- That the Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the Town of Orangeville.

Read three times and finally passed this 10th day of February, 2025.

Lisa Post, Mayor
ne Martell, Town Clerk