



Agenda
Official Plan Steering Committee

Tuesday, April 1, 2025, 12:00 p.m.

In-Person Participation Only

The Corporation of the Town of Orangeville

Town Hall - 87 Broadway

Orangeville, Ontario

NOTICE

Members of the public wishing to view the Official Plan Steering Committee meeting are welcome to attend in-person.

Please note that your full name and comments will be part of the public record and will be included in the minutes of the meeting.

Prior to the meeting, written comments may be sent to the Secretary of the Official Plan Steering Committee by email to bhostrawser@orangeville.ca. Such written comments will become part of the public record.

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 2256 or via email at clerksdept@orangeville.ca

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

- 3. Land Acknowledgment**

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

- 4. Adoption of Minutes of Previous Meeting**

Recommendations:

That the minutes of the following meeting are approved:

4.1 2024-11-05 Official Plan Steering Committee Minutes

- 5. Presentations**

- 6. Items for Discussion and Reports**

6.1 2025 Meeting Schedule

6.2 Broadway Corridor Study

6.3 Notice of Adoption - OPA 132 & 135

6.4 Notice of Adoption - OPA 133

6.5 Official Plan Review - Request for Proposals - Verbal Update

7. Correspondence

8. Announcements

9. Date of Next Meeting

The next meeting is scheduled for Tuesday, June 3, 2025 at 12:00 p.m.

10. Adjournment



Minutes of the Official Plan Steering Committee

November 5, 2024, 12:00 p.m.

Electronic and In-Person Participation - Official Plan Steering Committee
The Corporation of the Town of Orangeville
(Chair and Secretary at Town Hall - 87 Broadway)
Orangeville, Ontario

Members Present: Mayor Post
L. Addy
J. Jackson
P. Janssen
S. Koroscil
G. Peters
A. Waugh

Members Absent: Deputy Mayor Taylor
A. Harris
J. Patterson
A. Vandervoort

Staff Present: B. Ward, Manager, Planning, Infrastructure Services
G. Brennan, Legislative Assistant, Corporate Services
L. Russell, Senior Planner, Planning, Infrastructure Services

1. Call to Order

The meeting was called to order at 12:01 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgment

Mayor L. Post acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. She 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

Recommendation: 2024-008

Moved by L. Addy

That the minutes of the following meeting are approved:

4.1 2024-05-07 Official Plan Meeting Minutes

Carried

5. Presentations

None.

6. Items for Discussion and Reports

6.1 Town Initiated OPA 132: Pre-consultation, Complete Application and Public Consultation Policies

Larysa Russell, Senior Planner, Infrastructure Services, provided an update on a revised draft amendment (OPA 132), that has been altered since last presented during the April 2, 2024 meeting. Ms. Russell discussed Provincial Bill 185, Cutting Red Tape to Build More Homes, 2024, that made pre-application consultation meetings and any pre-screening reviews voluntary, in addition to repealing sections of the Planning Act that allowed a by-law to be passed to make pre-consultation mandatory.

Brandon Ward, Manager of Planning, Infrastructure Services, discussed how this amendment addresses recent changes to the Planning Act and the Provincial Planning Statement 2024, and brings the Town of Orangeville into conformity with Provincial legislation and policy.

Town staff are proposing to include general policies in the Official Plan that provide direction for enabling applicants to pursue pre submission consultation before making an application submission (Section I1 – Pre-Application Consultation). Policies on the types of materials and information that may be required in support of a complete application are also proposed (Section I2 – Complete Application Requirements). In addition, to assist with providing a more streamlined application review process while improving public transparency and engagement, amendments are also proposed to the Public Notification policies of the Official Plan (Section I11 – Public Consultation).

The Committee asked questions and discussed the following:

- Purpose and basis of the amendment,
- Pre-application consultation,
- Assessment requirements,
- Complete application requirements, and
- Public consultation.

Recommendation: 2024-009

Moved by L. Addy

That the Committee approve OPA 132: Pre-consultation, Complete Application and Public Consultation Policies as proposed.

Carried

7. Correspondence

None.

8. Announcements

None.

9. Date of Next Meeting

The next meeting is scheduled for Tuesday December 5th, 2024 at 12:00 p.m.

10. Adjournment

Recommendation: 2024-010

Moved by L. Addy

That the meeting be adjourned at 12:28 p.m.

Carried

Infrastructure Services

Memo

To: Official Plan Steering Committee Members

From: Brandon Ward
Manager of Planning

Subject: Committee Meeting Schedule

Date: April 1, 2025

Staff are proposing a quarterly meeting schedule for the remainder of the Committee term moving forward, as opposed to a monthly meeting schedule. This frequency for quarterly meetings will align better with the project scheduling and processes for studies and reviews related to the Official Plan that are relevant to the Committee. If additional meeting(s) are needed, they can be convened at the call of the Chair.

Staff propose the following meeting schedule:

**2025-2026 Meeting Calendar
Official Plan Steering Committee**

1st Tuesday of every third month, from 12:00 p.m. – 2:00 p.m.

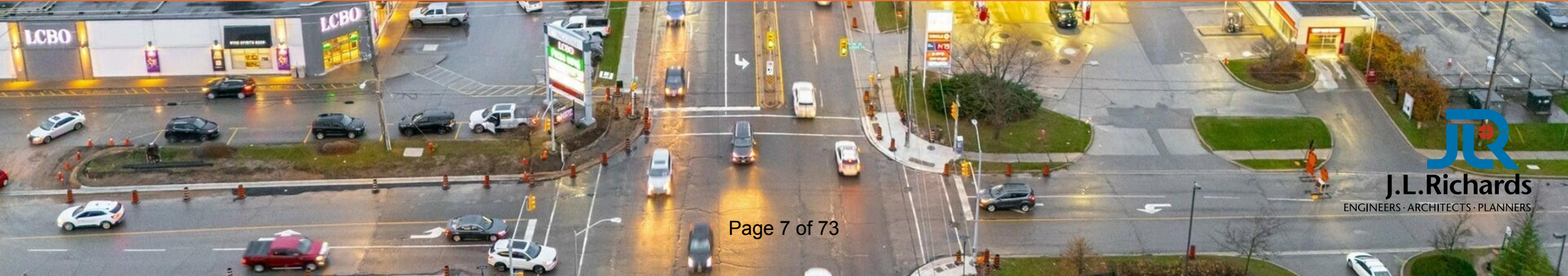
Meeting Date	Agenda Publishing Date
Tuesday, April 1, 2025	Wednesday, March 26 th
Tuesday, June 3 rd , 2025	Wednesday, May 28 th
Tuesday, September 3 rd , 2025	Wednesday, August 27 th
Tuesday, December 2 nd , 2025	Wednesday, November 26 th
2026	
Tuesday, March 3 rd , 2026	Wednesday, February 25 th
Tuesday, June 2 nd , 2026	Wednesday, May 27 th
Tuesday, September 1 st , 2026	Wednesday, August 26 th

April 1, 2025



East and West Broadway Corridor Study

Official Plan Review Steering Committee



Presentation Purpose



Inform the Committee about:

1. The project scope, milestones, and status;
2. Background review to date.



Gather input from the Committee to:

1. inform the background review, draft vision and land use plans;
2. Validate findings from public engagement to date.

Presentation Agenda

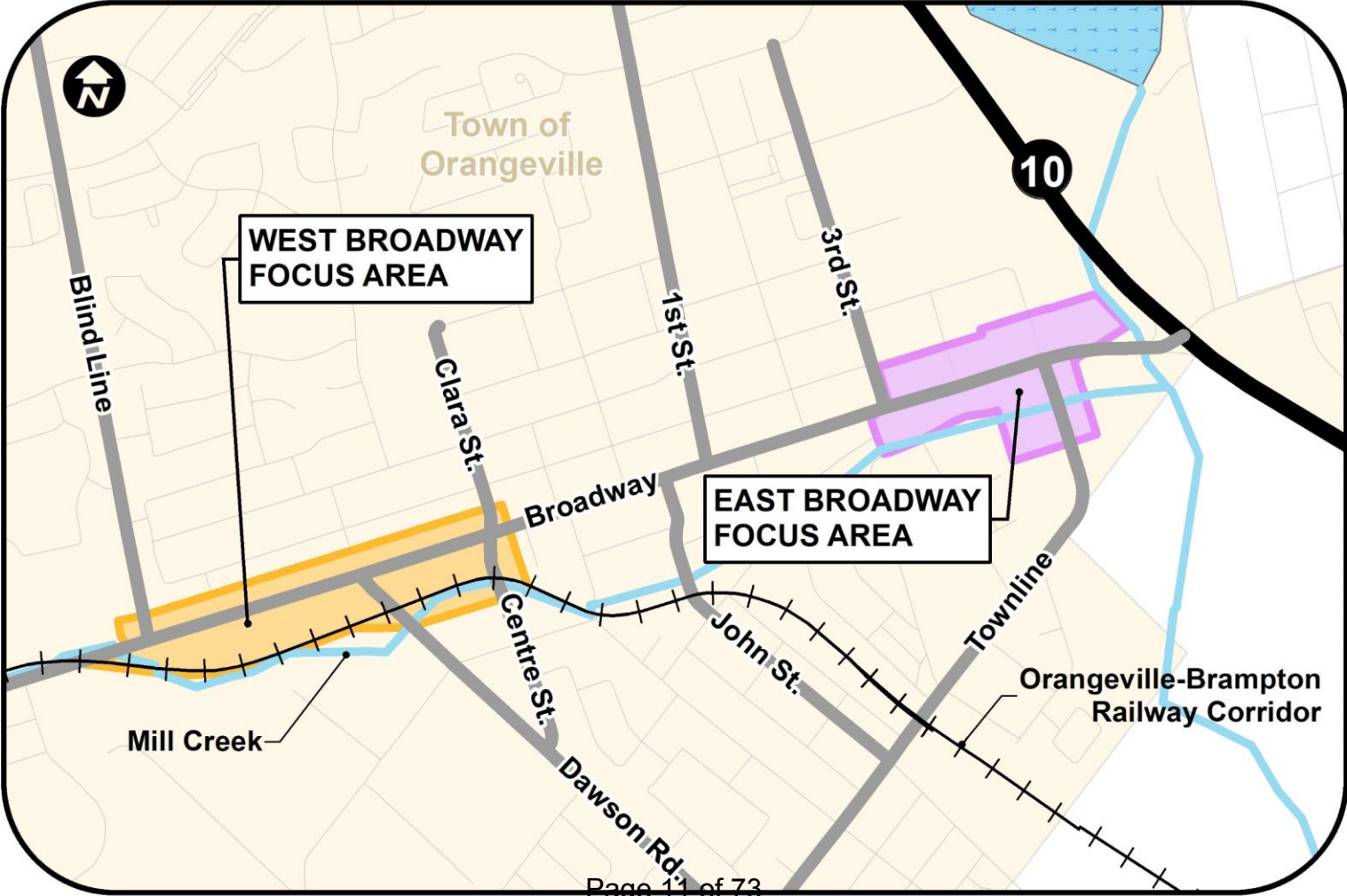
1. Project Study Area & Scope
2. Public Engagement – Online Survey Feedback
3. Study Area Existing Conditions

↔ With questions throughout

The East and West Broadway Corridor Study Project



Project Study Area



Project Scope & Timeline

Project Initiation

- Kick-Off
- Public Consultation Planning
- Data Collection and review
- Public Engagement – Online Survey
- Background Report

November 2024 to Present

Development Vision and Planning Study

- Draft vision and Land Use Framework
- Transportation & Parking Analysis
- Infrastructure Plan
- Flood Plain Strategy
- Urban Design Visioning and Principles
- Fiscal Impact Analysis
- Public Engagement – Stakeholder Interviews and Open House
- Finalize Draft Report and Present Development Vision and Planning Study to Council

April to August 2025

Implementation

- Draft Design Guidelines and Streetscape Plans
- Draft Planning Instruments
- Draft Fiscal Strategy
- Finalize all implementation Tool & Present to Council

August to November 2025

Background Review

Background Review

Legislative and Policy Review:

- Planning Act, other recent legislation, and Provincial Planning Statement 2024
- Credit Valley Conservation Authority regulation policy;
- Dufferin County Official Plan (2017 consolidation and recent amendments) and Transportation Master Plan (2023);
- Town of Orangeville Official Plan (2020 consolidation), Draft Official Plan and Zoning By-law (2022 consolidation);
- Town of Orangeville Community Improvement Plan and Design Guidelines (2023);
- Town of Orangeville Heritage Conservation Districts & Heritage Register; and,
- Town of Orangeville Parking Study (2017)



Background Review

Best Practice Review:

- Village of Bolton, Queen Street Corridor Study
- City of Waterloo, Uptown Waterloo Streetscape Strategy
- Town of Newmarket, Yonge & Dundas Streetscape Master Plan

Conclusions:

- Town policies prioritize serving the needs of the travelling public in the Study Area, hindering the creation of a complete community.
- County Official Plan and draft Official Plan policies support further growth and intensification.
- Due to smaller proportion of heritage buildings vs the downtown - Opportunity to focus residential growth in the Study Area to support businesses in both the Study Area and Downtown.
- Study Area can be a gateway into Orangeville where people live, work and play!





Based on the work of the OP to date, what has the Committee considered for the future land uses of the Study Areas?

Public Engagement

Public Survey Feedback

- 120 responses received!
- Survey ran for 4 weeks
- Majority of respondents lived in Orangeville (97) and majority of respondents were between the ages of 35-54 (60).
- Restaurants like Angel's Diner and Greystones and Shops like Fresco, LCBO and Shoppers were the most frequented locations in the study area.
- Survey focused on gaining an understanding of current conditions and a vision for the future
- Common themes from examples streetscapes referenced by respondents:
 - Wider sidewalks
 - Mid-rise built form which increases in height as you approach the outskirts
 - Patios
 - Dedicated open spaces

What do respondents think about the Study Area?



Outdated and unappealing architecture



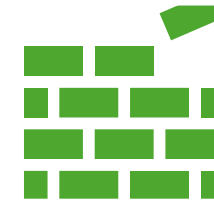
Not pedestrian friendly



Easy to get to



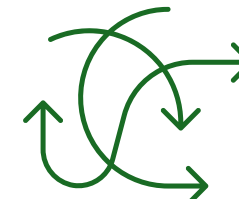
Many stores



Lacks character



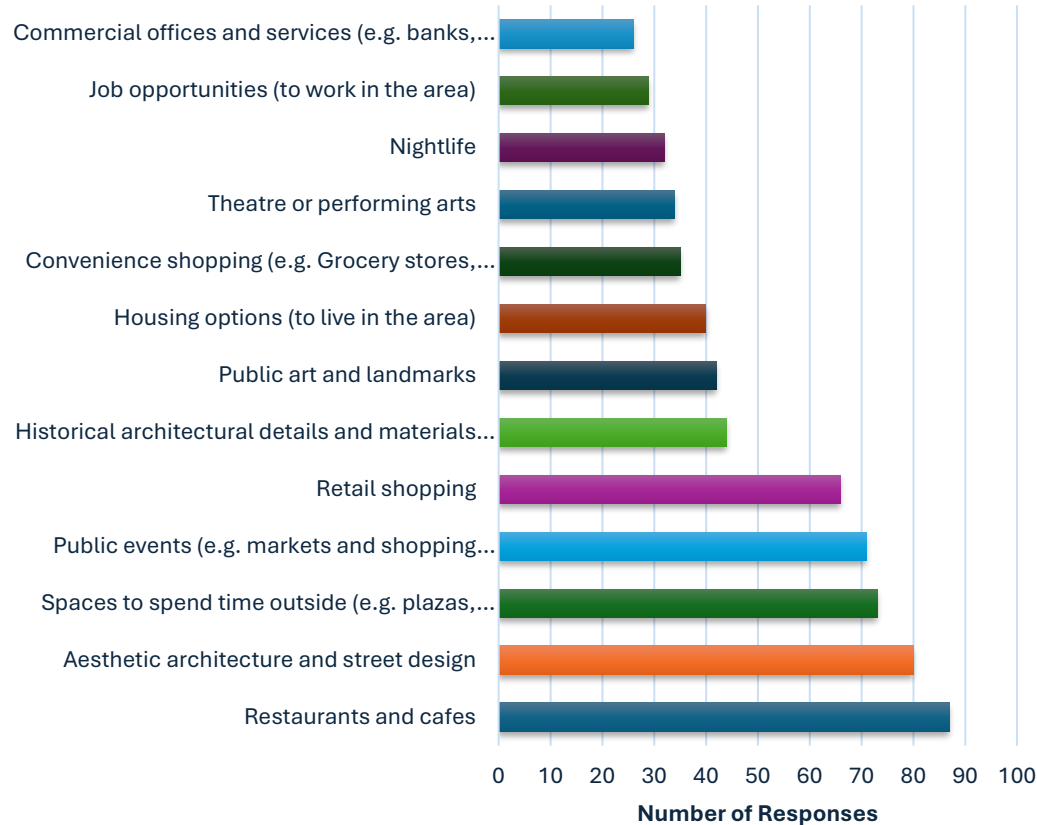
Congested



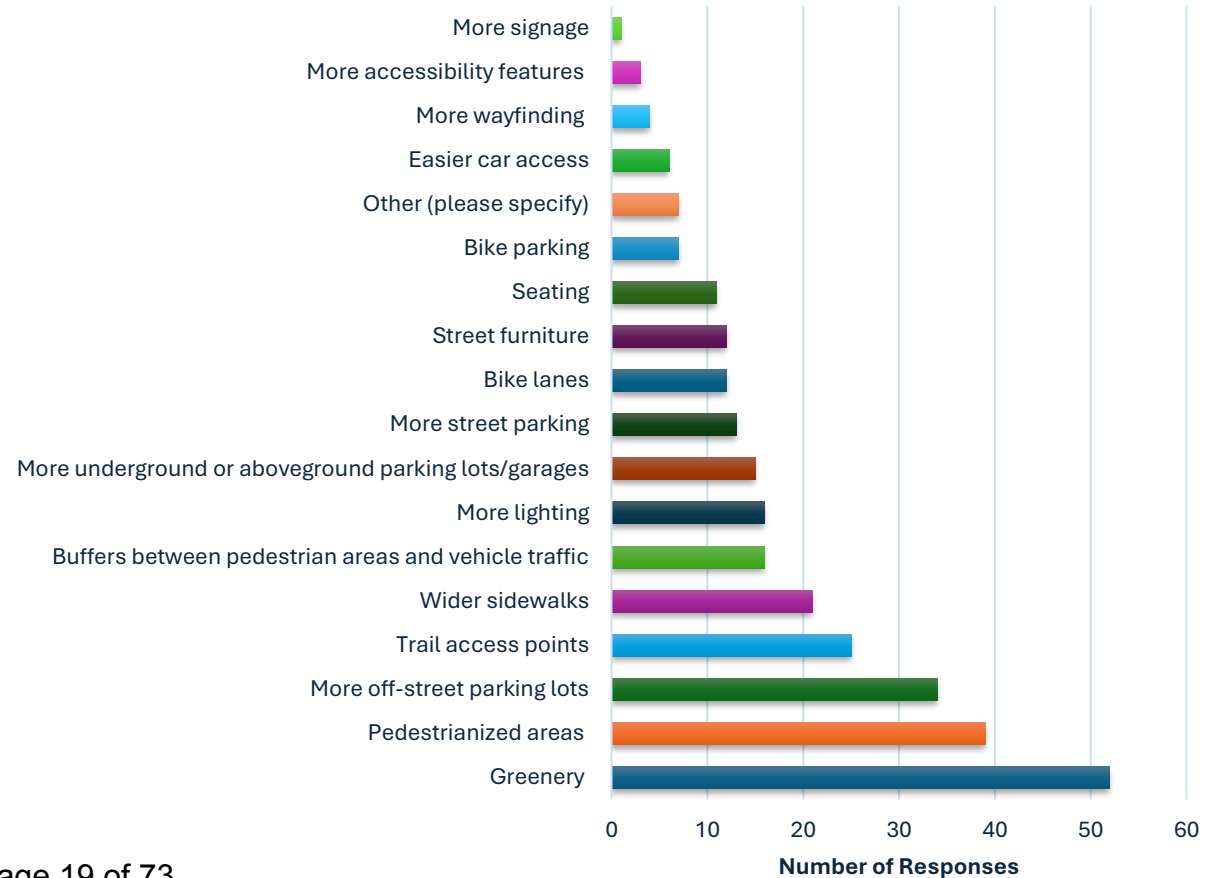
Sprawling

Public Survey Feedback

Which of the following would make you more likely to spend time in the "focus areas"?



What would make walking around the "focus areas" more comfortable and attractive to you?





**How do these findings
compare to public feedback
you have heard to date for
the OP?
Any surprises? Any gaps?**

Existing Conditions

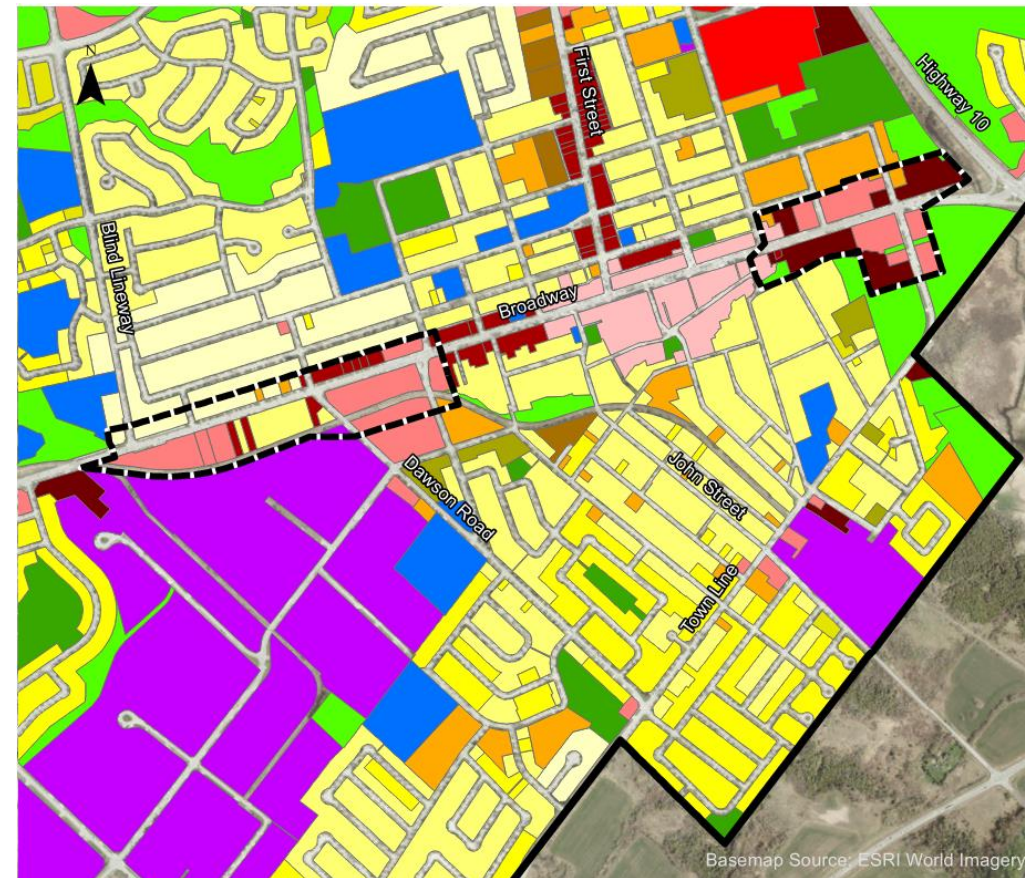
Land Use & Future Development

East Broadway

- Predominantly commercially zoned with small pockets of land zoned open space and multiple residential
- Commercial uses are autocentric and regulations are designed to accommodate customers travelling via car
- This area is seeing more development activity - 3 mid-rise mixed use residential developments proposed in this area

West Broadway

- More mixed in terms of zoning - lands zoned commercial and residential.
- Land uses to the east are designed to accommodate automobile traffic but transition away near Dawson Road where commercial uses are in converted residential buildings which primarily contain offices or personal service uses
- No new development applications in this area



Legend

Zoning Districts

- Residential, First Density
- Residential, Second Density
- Residential, Third Density
- Residential, Fourth Density
- Residential, Fifth Density
- Multiple Residential Medium Density
- Multiple Residential High Density
- Central Business District
- Neighbourhood Commercial
- General Commercial
- Restricted Commercial Residential
- Service Commercial
- General Industrial
- Open Space - Conservation
- Open Space - Recreation
- Institutional
- Study Area
- Town Limits

Built Form & Streetscape

East Broadway

- Existing built form is a product of a previous era, with large front yard setbacks and parking situated between the building and the street.
- 1-2 storey building heights
- Public sidewalks on both sides of the street with street trees provided where feasible
- Street furniture including benches are present only at the bus stops



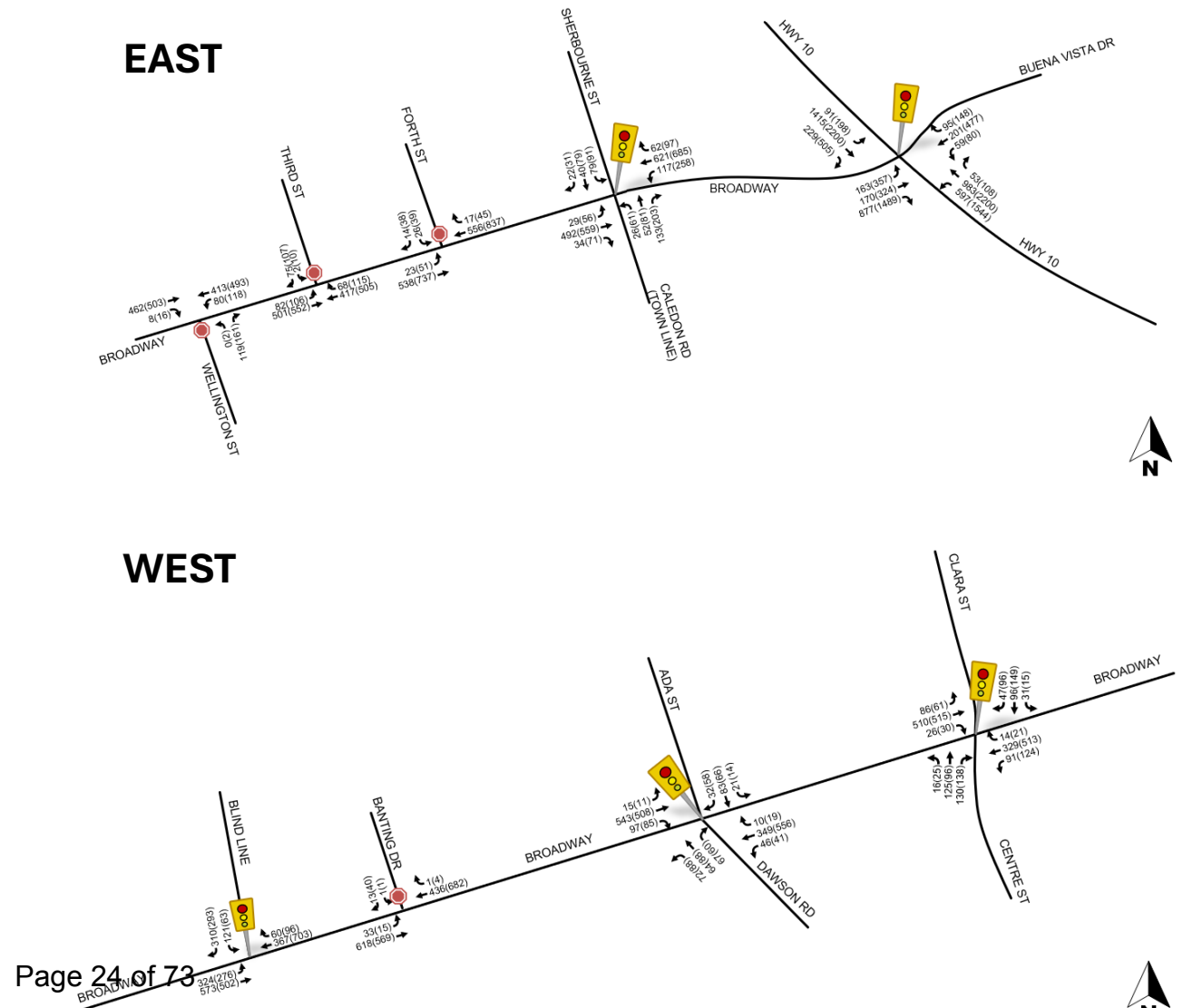
West Broadway

- Commercial built form is similar to the East Broadway in terms of large setbacks and parking located between the building and the streets.
- Residential uses maintain a traditional residential approach, which includes direct driveway access and several curb cuts.
- Predominantly 1-2 storey building heights, with the exception of a newer 4-storey building at the western edge
- Street trees are located along the boulevard towards the west portion of the focus area with street furniture including benches located only at bus stops



Infrastructure & Services

- Water capacity upgrades needed to accommodate projected growth – studies are underway to construct new well to address capacity limitation
- Currently no wastewater capacity concerns
- Only one intersection has road capacity concerns during the PM peak hour (Broadway/Blind) - operating a level of service D (i.e. speed and maneuverability of traffic are severely reduced due to the density of vehicles).
- Capacity of traffic signals is only a concern at Caledon/Sherbourne/Broadway where the southbound left-turn storage exceeds capacity by approximately 5 m (i.e. 1 vehicle) during the PM peak hour.



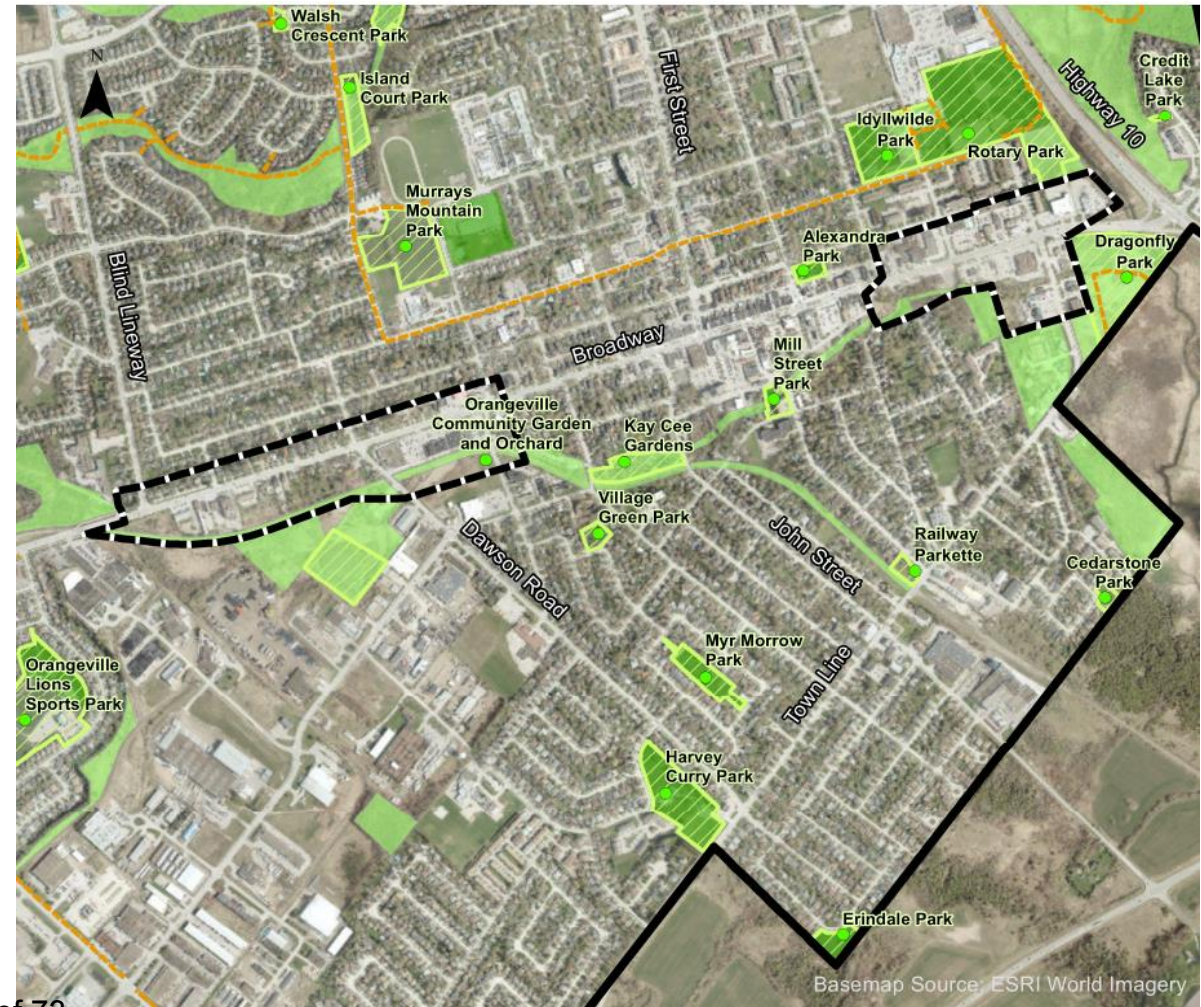
Open Spaces

- Conservation protection & outdoor recreation shown on slide
- Orangeville Community Garden & Orchard
- Future Rail Trail connections
- Potential park linkages and trail connections

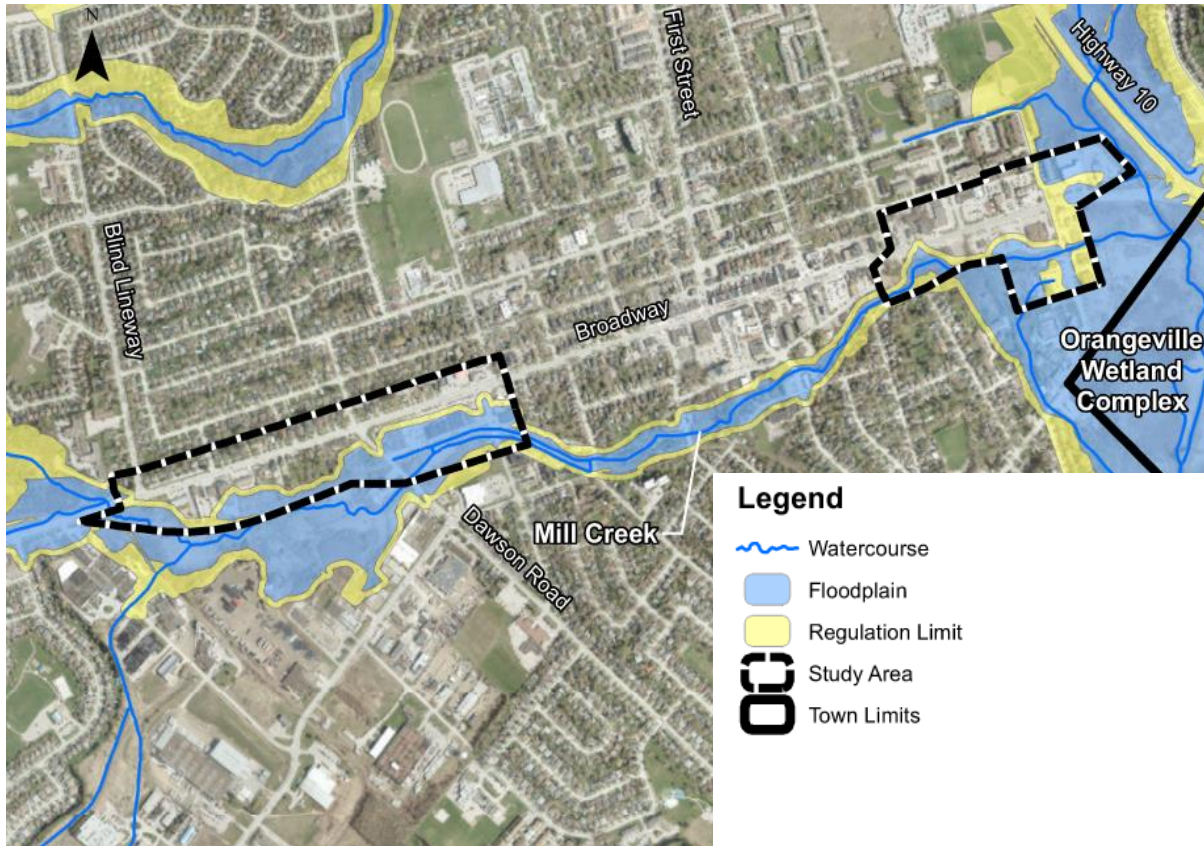
Many opportunities for outdoor recreation and public space.

Legend

- Parks and Recreation Areas
- Trails
- ▨ Park Boundary
- Open Space Conservation
- Open Space Recreation
- ▭ Study Area
- ▭ Town Limits



Natural Heritage & Hazards



SWOT Analysis

SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none">• Strong policy framework• Free transit and multiple transit stops• Existing uses cost-effective to redevelop• Grading offers potential viewpoints• Unique public art connecting Study Areas to Downtown• Proximity to Hwy 10	<ul style="list-style-type: none">• Built form is not pedestrian-oriented and has minimal streetscaping• Lack of streetscape coordination between public and private lands• Policies are auto-oriented, limiting pedestrian and economic activity• East Study Area built out areas are strongly auto-oriented

SWOT Analysis

Opportunities

- New focal point potential at Broadway and Centre Street
- Gateway node potential at Broadway and Hwy 10
- Policy updates to increase gentle density, mixed-uses, complete streets, and extend Central Business District
- CIP program can encourage streetscape improvements
- Multi-purpose trail and connections potential (e.g. Rail trail; cycling infrastructure)
- Underutilized lots and opportunities for contextually sensitive infill
- Streetscape improvements to connect both study areas with Downtown
- Future higher density development projects

Threats

- Physical condition of paved surfaces and streetscape limits visual attractiveness
- Existing lack of density and connectivity limits public realm opportunities
- Private drive in West Study area, may limit development within that block of Broadway
- Heritage Designations may limit urbanization
- Mill Creek and associated floodplain constraints
- Overhead hydro lines may limit higher density
- Impacts of climate change



When thinking about existing conditions, what other strengths or weaknesses exist in the Study Areas?



Let's move from existing conditions to the future. Thinking 10, 15, 25 years ahead, what do you hope to see and experience in the Study Areas?



Questions for the JLR team?

Thank You



Alison Bucking
RPP, MCIP

Project Planner
abucking@jlrichards.ca



Marilyn Cameron
RPP, MCIP

Project Planner
mcameron@jlrichards.ca



Lorelie Spencer
RPP, MCIP

Senior Planner
lspencer@jlrichards.ca





NOTICE OF ADOPTION

Official Plan Amendment 132 & Official Plan Amendment 135

TAKE NOTICE that the Council of the Corporation of the Town of Orangeville passed **By-law 2025-006 and By-law 2025-007** to adopt Official Plan Amendments 132 and 135 respectively, to the Town of Orangeville Official Plan on January 27, 2025, pursuant to Section 17(22) of the Planning Act, R.S.O. 1990, as amended. This Notice of Adoption is issued pursuant to Section 17(23) of the Planning Act.

These Official Plan Amendments are subject to approval from the County of Dufferin.

Purpose & Effect

The purpose of the Official Plan Amendments is as follows:

- Official Plan Amendment 132 adds new policies for conducting pre-application consultation and declaring applications as complete submissions.
- Official Plan Amendment 135 adds policies and land use map schedules to implement the Source Protection Plan applicable to the Town, as established under the Clean Water Act, 2006.

Subject Lands

Official Plan Amendments 132 & 135 apply to the entirety of land within the Town of Orangeville. A Key Map is attached hereto.

Material Available for Review

Complete copies of the adopted Official Plan Amendments and supporting documentation are available for inspection on the Town of Orangeville website and in person at Town Hall (87 Broadway, Orangeville).

Written and Oral Submissions

Prior to the adoption of the Official Plan Amendments, a Statutory Public Meeting was held on April 19, 2021, in accordance with the Planning Act.

Staff Recommendation Report INS-2024-055 details how all written and oral submissions made regarding the Official Plan Amendments have been reviewed and duly considered.

Appeal Rights and Contact Information

Under the provisions of Section 17(2) of the Planning Act, the County of Dufferin being the upper-tier municipality is the approval authority for Town of Orangeville Official Plan Amendments initiated under Section 26 of the Planning Act. As such, the Official Plan Amendments have been forwarded to the County of Dufferin, as required by Section 17(31) of the Planning Act.

Any person or public body will be entitled to receive notice of the decision of the approval authority with respect to the Official Plan Amendments, if a written request (including the person's or public body's address, fax number or email address) to be notified of the decision is made to the approval authority is made to:

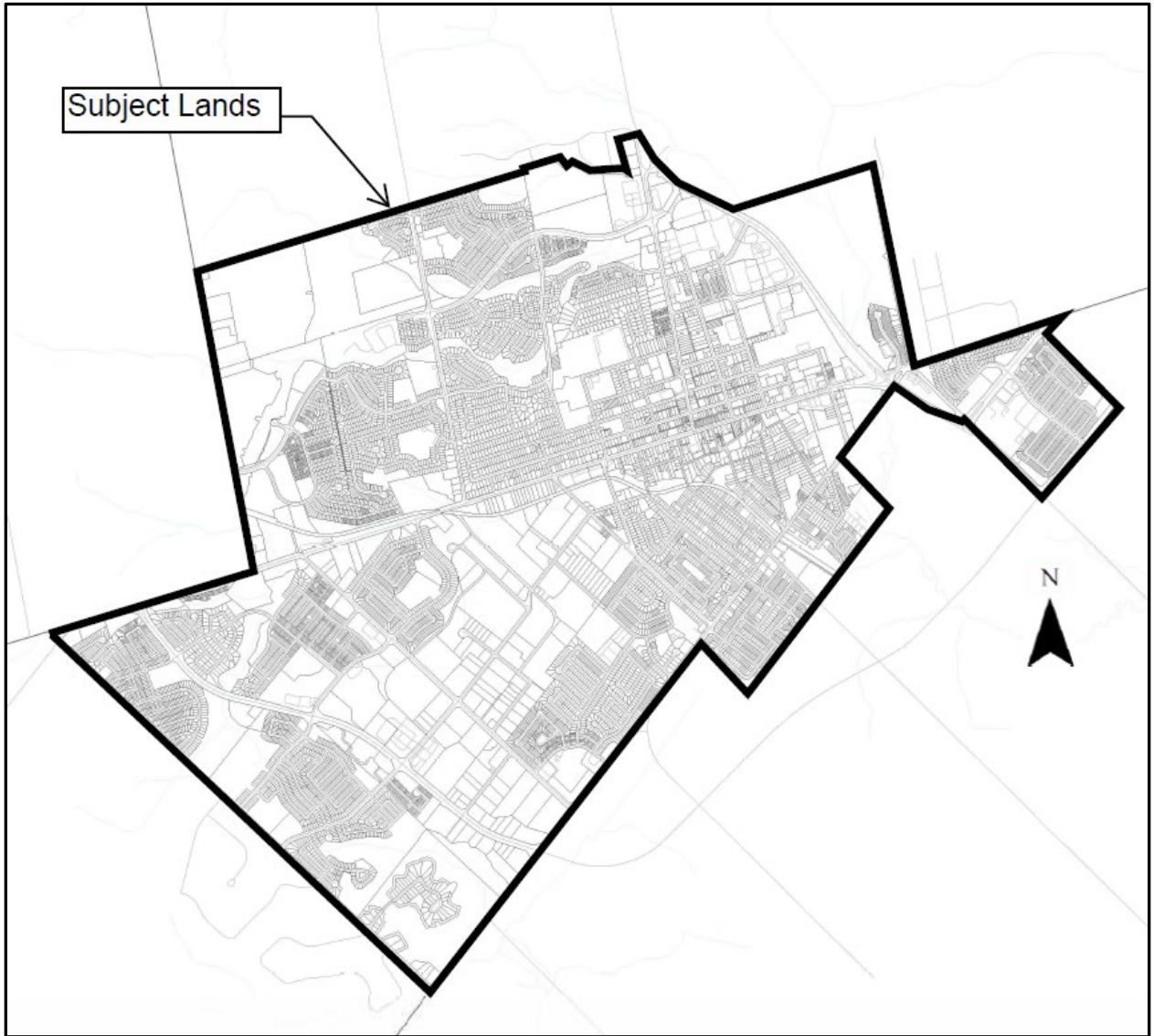
County of Dufferin
Planning & Development
30 Centre Street
Orangeville, Ontario, L9W 2X1
519-941-2816 ext. 2509
planner@dufferincounty.ca

Only individuals, corporations or public bodies may appeal a decision of the County regarding the Official Plan Amendment to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

Town of Orangeville
Clerk's Division
87 Broadway
Orangeville, Ontario, L9W 1K1
519-941-0440
clerksdept@orangeville.ca

Notice dated at the Town of Orangeville this **3rd day of February, 2025.**

KEY MAP





The Corporation of the Town of Orangeville

By-law Number 2025-006

A By-law to Adopt Amendment No. 132 to the Official Plan

The Council of the Corporation of The Town of Orangeville, in accordance with the provisions of Section 26 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 132 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text and maps is hereby adopted.

Read three times and finally passed this 27th day of January, 2025.

A handwritten signature in blue ink, appearing to read "L Post", written over a horizontal line.

Lisa Post, Mayor

A handwritten signature in blue ink, appearing to read "R Martell", written over a horizontal line.

Raylene Martell, Town Clerk

**The Official Plan
for the
Town of Orangeville
Amendment No. 132**

The attached explanatory text and map, constituting Amendment Number 132 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 26 of the Planning Act, R.S.O., 1999, C. P.13 on January 27, 2025.



Lisa Post, Mayor



Raylene Martell, Town Clerk

**The Official Plan
for The Town of Orangeville
Amendment No. 132**

Part A – The Preamble

1. Purpose of the Amendment

The purpose of this Amendment is to add policies for pre-application consultation, complete application requirements, and public consultation. This Amendment addresses recent amendments to the Planning Act and the Provincial Planning Statement 2024 and brings the Town of Orangeville Official Plan into conformity with Provincial legislation and policy. The Provincial Planning Statement 2024 came into effect on October 20, 2024, and is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020.

This Amendment implements the Town's Pre-application Consultation process and the requirements for a Complete Application, ensuring an expeditious and rigorous review while providing for high quality outcomes, consistent with the intent of the Town of Orangeville Official Plan; as well as identifies a contemporary list of reports, studies and other information that may be requested as part of a complete application. It describes alternative measures that may be implemented for public consultation in respect to certain planning applications and review processes.

2. Location

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

3. Basis of the Amendment

In July 2020, the Town initiated its periodic review and update of its Official Plan. At that time, there were recent changes to provincial policy, including a new 2020 Provincial Policy Statement (PPS), and an updated Growth Plan (2019). The County of Dufferin was undertaking a Municipal Comprehensive Review (MCR) of its Official Plan to conform to newly updated provincial policies. Therefore, the Town's review of its Official Plan was divided into phases. The first phase would focus on policies not directly related to growth management direction or land use allocation. The second phase would precede the conclusion of the County MCR amendments to its Official Plan and would focus on growth management updates to the Town's Official Plan, which would bring it into conformity to the updated County Official Plan.

This Amendment seeks to add several policy amendments introduced as part of the Phase 1 review process. In support of this Amendment, a Public Open House was held on April 19, 2021, which presented several proposed policy updates to the Official Plan, including draft amendments to Public Notification policies, as well as new policies for Pre-Application Consultation and Complete Application requirements. A statutory public meeting was subsequently held in consideration of these, and other proposed amendments on October 4, 2021. The proposed amendments were also circulated to all prescribed public bodies and agencies for consultation.

The Planning Act enables municipalities to establish a policy framework in their official plans that enables pre-submission consultation and prescribes complete application submission requirements. This policy framework is imperative as it sets the foundation for information that a municipality can request as part of any planning application submission and review process.

The purpose of pre-consultation is to determine the information materials required to support an application submission. The identification of relevant reports, studies and other information through the pre-submission consultation process is fundamental to the overall development application review process. It helps an applicant by setting clear expectations for submission requirements early in the approval process, and assists the Town when evaluating application submissions for completeness. At the time the proposed amendments were drafted, the Planning Act enabled municipalities to make pre-consultation mandatory, whereby an official plan must contain enabling policies that provide direction for pre-consultation.

Since the proposed amendments were drafted, Bill 108 amended the Planning Act by significantly truncating the timelines for approval authorities to make a decision on applications for official plan amendments, zoning by-law amendments and draft plans of subdivision once the subject applications have been deemed complete, before they can be appealed to the Ontario Land Tribunal (OLT) on the basis of a non-decision.

Additionally, Bill 109 amended the Planning Act to extend the timelines for approval authorities to issue a decision on site plan applications from 30 to 60 days and introduced provisions for accepting and deeming site plan applications as complete submissions, similar to other application types. Changes were also made that required municipalities to refund up to 100 percent of certain application fees (official plan amendments, zoning by-law amendments and site plan approval) where decisions are not made within the statutory timeframes.

To meet the expedited timeframes for application decisions and avoid refund penalties, the Town deployed a more comprehensive approach to pre-submission consultation. Having clear parameters for application submission requirements established early on

through more robust pre-consultations intends to streamline the review and approval process once an application is submitted.

Bill 185 later amended the Planning Act in June 2024 by making pre-consultation voluntary and repealed the sections that allowed a municipality to make such consultation mandatory.

To support more efficient application submission and review processes, this amendment proposes to add new policies to the Town of Orangeville Official Plan to provide direction for enabling applicants to pursue pre-submission consultation before making an application submission. This amendment also adds policies to provide direction on the types of materials and information that may be required in support of an application so that it may be considered as a complete submission.

In order to assist with providing a more streamlined application review process while improving public transparency and engagement, amendments are also proposed to the Public Notification policies of the Official Plan. Various sections of the Planning Act enable the use of alternative measures for public consultation in respect to applications for official plan amendments, zoning by-law amendments, plans of subdivisions and consent, provided that the Official Plan contains enabling policies describing such alternative measures. This Amendment therefore contains amendments to the Public Notification policies of the Plan, which describe more detailed measures for engaging the public on certain planning applications and approval processes.

Part B – The Amendment

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

- 1. By adding the following policies to Section I of the Town of Orangeville Official Plan and renumbering all subsequent sections in numerical order:

“11 PRE-APPLICATION CONSULTATION

- I1.1 The Planning Act enables Council to permit applicants to consult with the Town prior to the submission of a development application(s); and provide information, reports, studies and materials it may deem necessary to process an application(s). This is contingent on the Official Plan containing policies related to these requirements.
- I1.2 The pre-application consultation process is a critical first step in the application submission and review process. Its purpose is to ensure that development applications are complete and supported by information and materials that fulfill

the review requirements of the Town and other pertinent review agencies. The intention of pre-application consultation is to ensure each application contains sufficient and appropriate information to:

- a) be processed in a timely manner, as set out under the Planning Act;
- b) allow the decision-making authority to make a well-informed decision on the application, having thorough and reliable information made available with the submission; and
- c) facilitate quality development consistent with the policies of this Plan.

11.3 Council strongly encourages applicants to pre-consult with the Town before submitting any application under the Planning Act, including applications for Official Plan amendments, Zoning By-law amendments, draft plans of subdivision, draft plans of condominium (standard, common element and vacant land) and site plan approval. Requests for pre-application consultation prior to the submission of an application to the Committee of Adjustment (minor variance and consent) will be at the discretion of Town staff.

11.4 The purpose of pre-application consultation is to establish the requirements for a complete application submission by:

- a) Identifying the required information, reports, studies and materials and their substance of composition to be submitted with the application;
- b) determining any issues associated with the development proposal and associated information needed to address those issues; and
- c) identifying any potential policy conformity and technical issues that require resolution on the matter.

The comments resulting from pre-application consultation shall not constitute a Town approval and/or endorsement of an application. The comments provided by the Town are at the sole discretion of the Town and cannot be modified by the applicant.

11.5 To support the submission of a complete application, the pre-application consultation process may consist of the following:

- a) Initial pre-consultation meeting(s) with Town staff and pertinent external public agencies, to allow an applicant to present their proposed application(s) and obtain feedback regarding application submission requirements;
- b) Discretionary detailed pre-consultation and collaboration, to allow an applicant to present proposed development concepts and supporting plans and/or reports for review and direction regarding their composition and information to be provided within; and

c) Complete Application Submission.

- 11.6 Engaging in the pre-consultation process supports collaboration between the Town and applicants. It helps set clear expectations for submission requirements, which leads to an efficient and effective development review process. Conversely, not engaging in pre-submission consultation may create uncertainty in the submission and review process, lack of appropriate supporting information and duplication of submission and review efforts, causing delays in approval timelines.
- 11.7 Before submitting any application requiring Planning Act approval, including amendments to the Official Plan, amendments to the Zoning By-law, Site Plan Approval, Plan of Subdivision, Plan of Condominium and Community Planning Permit System Applications, proponents are strongly encouraged to attend an initial pre-consultation meeting(s) with Town staff. Subsequent pre-application consultation meetings may be requested or recommended prior to an application submission where appropriate, to confirm submission information requirements and/or to address any issues to be resolved with respect to the development proposal.
- 11.8 A pre-consultation record identifying the specific plans and reports/studies that are required to be submitted to form a complete application will be prepared by Town staff and provided to the applicant after the Initial Pre-consultation Meeting.
- 11.9 Following an initial pre-consultation meeting, detailed pre-consultation and collaboration may be recommended by Town staff. This process is intended to facilitate a collaborative dialogue between the Town and the applicant in order to advance the planning for development proposals that are significant because of scale, location or other matters related to the development of an area. It requires submission(s) of materials identified in Initial Pre-consultation Meeting, such that Town staff can advise on the scope and substance of information in advance of the eventual application submission. Additional supporting studies and revisions to plans may be required as part of this process.
- 11.10 The form and extent of pre-submission consultation stages will vary based on the application type and context, which will be determined in consultation with Town staff and pertinent public agencies. To ensure that the Complete Application Requirements policies of this Plan are met, the satisfactory completion of all requested pre-application consultation should precede the filing of any formal planning application.

I2 COMPLETE APPLICATION REQUIREMENTS

- I2.1** The purpose of a complete application submission is to ensure that all the relevant and required information pertaining to a development application is made available at the time of submission, to:
- a) assist planning staff in providing a recommendation on the application;
 - b) enable Council and its delegated approval authorities to make informed decisions within the prescribed period of time; and
 - c) ensure that the public and other stakeholders have access to all relevant information early in the planning process.
- I2.2** Supporting information, including detailed studies and plans, shall be required to be submitted with all applications requiring Planning Act approvals. The extent of information and materials required in support of any application shall be determined through pre-application consultation pursuant to the policies of this Plan. In determining the required supporting information, the Town shall consider the nature of the proposal, relationship to adjacent land uses, application type and the policies of this Plan, in consultation with the County of Dufferin, the Credit Valley Conservation Authority and other agencies where appropriate. Required supporting information will be based on what is pertinent and relevant to the development proposal, accounting for context, and achieving the goals and objectives of this plan.
- I2.3** Supporting studies and plans for minor variance and consent applications under the Planning Act, may include:
- a) A Conceptual Plan
 - b) Conceptual Elevations
 - c) Conceptual Floor Plans
 - d) Site Servicing and Grading Plans
 - e) Low-Impact Development Brief
 - f) Water Balance Brief
- I2.4** Supporting studies and plans for all other applications under the Planning Act, may include:
- a) Arborist Report
 - b) Archaeological Assessment
 - c) Architectural Elevations and Renderings
 - d) Conceptual Plan
 - e) Dewatering Plan
 - f) Elevations

- g) Employment Land Need Assessment
- h) Environmental Impact Assessment
- i) Environmental Site Assessment
- j) Excess Soil Management Plan
- k) Facility Fit Plan
- l) Financial Impact Assessment
- m) Floor Plans
- n) Functional Servicing Report
- o) Geotechnical Study
- p) Growth Management/Phasing Study
- q) Heritage Impact Assessment
- r) Homebuyers Information Plan
- s) Hydrogeological Assessment
- t) Hydrological Assessment
- u) Infiltration Management Plan
- v) Landscape Plan
- w) Lighting Plan
- x) Low Impact Development Brief
- y) Market Feasibility Report
- z) Material Sample Board
- aa) Noise and Vibration Study
- bb) Air Quality Study
- cc) Notice to Proceed in accordance with Section 59 of the Clean Water Act, 2006
- dd) Phasing Plan
- ee) Planning Justification Report
- ff) Public Consultation Strategy and/or Summary Report
- gg) Public Utilities Plan (shadowed on the Landscape Plan)
- hh) Public Realm Plan/Streetscape Plan
- ii) Record of Site Condition
- jj) Risk Management Plan
- kk) Salt Management Plan
- ll) Sediment and Erosion Control Plan
- mm) SunShadow Study
- nn) Site Plan
- oo) Site Servicing and Grading Plans
- pp) Source Water Protection Disclosure Report
- qq) Stormwater Management Report
- rr) Sub-watershed Study Tertiary Concept Plan
- ss) Traffic Impact Study

- tt) Tree & Inventory and Preservation Plans
- uu) Transport Pathway Assessment
- vv) Transport Pathway Confirmation Statement
- ww) Urban Design Brief
- xx) Visual Impact Study
- yy) Water Balance Report
- zz) Water Resource Management Report

- 12.5 All required supporting information shall be prepared by professional consultants retained by and at the expense of the applicant. In order for any supporting information to be considered acceptable as part of a complete application submission, the Town shall be satisfied that such information has been prepared by professional consultants with appropriate qualifications and expertise related to the subject matter.
- 12.6 Where a study and/or plan has been submitted in support of a development application(s), and it is determined that a peer review is required, the peer review shall be coordinated by the Town and undertaken by a peer reviewer retained by the Town, but at the expense of the applicant. The Town may require that such peer review be engaged during pre-consultation, and/or undertaken prior to accepting an application submission, in order to determine the extent and composition of information to be provided with the application and its supporting materials.
- 12.7 For any application for an official plan amendment, zoning by-law amendment and/or draft plan of subdivision where the development or redevelopment proposal may cause impacts to surrounding neighbourhoods, the proponent(s), at the discretion of Town staff, may be required to host a public open house before submitting their application(s). The notification process and public open house meeting format shall be administered by the proponent and follow the Town's notification and meeting format requirements.
- 12.8 Where a development proponent is required to hold a public open house in accordance with the policies of this Plan, the proponent shall prepare a Public Consultation Summary Report following the public open house, which shall document;
- a) Key Messages from the Consultation Activity/Event;
 - b) Record of Notification;
 - c) Record of Consultation; and,
 - d) Response to Comments.

The Public Consultation Summary Report shall be included among the supporting materials required to form a complete application submission.

- 12.9 Proponents are strongly encouraged to submit their application(s) only following the completion of all pre-application consultation as outlined by the policies of this Plan and to the satisfaction of the Town. An application review fee is payable at the time of application submission. The legislated decision-making timelines in the Planning Act will begin once all applicable application review fees are paid and all required supporting information, as determined through pre-application consultation, is received by the Town in a satisfactory form.
- 12.10 An application for an Official Plan amendment, Zoning By-law amendment, draft plan of subdivision, draft plan of condominium and site plan approval shall be considered complete, under the Planning Act, when the following has been provided to the Town:
- a) the prescribed application fees;
 - b) completed application form(s); and,
 - c) all required studies and plans, as determined through pre-application consultation undertaken in accordance with the policies of this Plan.
- 12.11 Prior to accepting an application for a draft plan of subdivision, draft plan of condominium, consent or site plan approval, the Town shall be satisfied that all necessary land use permissions will be in place to facilitate the application. In circumstances where an Official Plan amendment, Zoning By-law amendment and/or minor variance approval are required, the Town shall be satisfied that such approvals will be in place and in full force before a related planning application may be accepted.
- 12.12 Prior to accepting an application for an Official Plan amendment involving a re-designation or change of use in respect to an Employment Area designation, the Town shall be satisfied that the pertinent policies of the Provincial Planning Statement or any other relevant provincial planning document and County of Dufferin Official Plan concerning the conversion or removal of lands within an Employment Area, have been satisfied.”
2. By deleting Section 111. “PUBLIC NOTIFICATION” in its entirety and replacing it with the following:

“111 PUBLIC CONSULTATION

- I11.1 The Town recognizes the importance and value of community engagement to the planning process. The policies of this Plan seek to support opportunities for meaningful and inclusive community engagement, while balancing the need to process development applications with efficiency and within the timelines prescribed by the Planning Act.
- I11.2 The objectives for community engagement on planning matters are:
- a) to seek input from residents, agencies and other stakeholders on planning matters; and,
 - b) to provide equitable opportunities for a wide demographic to be informed and involved on planning matters.
- I11.3 Community engagement on planning matters will be conducted in accordance with the Planning Act, and in formats consistent with the Accessibility for Ontarians with Disabilities Act and other applicable legislation, policies and regulations.
- I11.4. The Town will utilize a variety of communication and engagement methods to seek public consultation and input on land use planning matters. Depending on the relevancy and scope of the matter in question, the Town shall choose the most appropriate method(s) of communication, which may include but is not limited to:
- a) direct notice mail-outs to nearby affected properties;
 - b) newspaper notice
 - c) notice signs erected on subject lands
 - d) public information open houses/neighbourhood meetings, which may be held in virtual, in-person and/or hybrid format(s)
 - e) statutory public meetings, which may be held in virtual, in-person and/or hybrid format(s)
 - f) Town website postings; and/or
 - g) social media
- I11.5 Depending on the complexity, scale, type or potential for impact of a development proposal, the Town may require an expanded public consultation process, including additional community engagement methods in addition to the statutory requirements of the Planning Act.

- 111.6 For development proposals that require an expanded public consultation process, the proponent shall develop a public consultation strategy, which is to include at a minimum, the following elements:
- a) the methods of consultation to be used;
 - b) the scope and objectives of the consultation approach(es);
 - c) how public comments will be reviewed, considered and documented; and,
 - d) a communication strategy.
- 111.7 Council may forego notice to the public and holding a public meeting for an amendment to this Plan, or to the zoning by-law, which has the following effect:
- a) changes the number or reference to a section(s) or the order of sections, but does not add or delete a section(s);
 - b) consolidation of approved amendments into a new document;
 - c) corrections of a grammatical or topographical error, stylistic formatting, or any similar editorial error which does not affect the intent of any policies or map;
 - d) rewords policies or re-illustrates mapping to clarify the purpose, intent and/or interpretation of the Plan, or to make it easier to read, without affecting the intent or purpose of such policies or maps; or,
 - e) changes to measurement unit references, or references to legislation or other external documents where the titles to such have changed.”



The Corporation of the Town of Orangeville

By-law Number 2025-007

A By-law to Adopt Amendment No. 135 to the Official Plan

The Council of the Corporation of The Town of Orangeville, in accordance with the provisions of Section 26 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 135 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text and maps is hereby adopted.

Read three times and finally passed this 27th day of January, 2025.

A handwritten signature in blue ink, appearing to read 'Lisa Post', written over a horizontal line.

Lisa Post, Mayor

A handwritten signature in blue ink, appearing to read 'Raylene Martell', written over a horizontal line.

Raylene Martell, Town Clerk

**The Official Plan
for the
Town of Orangeville
Amendment No. 135**

The attached explanatory text and map, constituting Amendment Number 135 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 26 of the Planning Act, R.S.O., 1999, C. P.13 on January 27, 2025.



Lisa Post, Mayor



Raylene Martell, Town Clerk

**The Official Plan
for The Town of Orangeville
Amendment No. 135**

Part A – The Preamble

1. Purpose of the Amendment

The purpose of this Amendment is to add policies and a new schedule to the Town of Orangeville Official Plan to bring it into conformity with the Credit Valley, Toronto and Region, and Central Lake Ontario Source Protection Plan, dated February 29, 2024, and as amended time to time (CTC SPP) , and the Credit Valley Assessment Report, Approved: February 29, 2024 in accordance with Sections 40(1) and (42) of the Clean Water Act, 2006.

2. Location

This amendment applies to the entirety of the lands of the Town of Orangeville.

3. Basis of the Amendment

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

The Town of Orangeville is within the Credit Valley Source Protection Area that forms part of the CTC (Credit Valley-Toronto and Region-Central Lake Ontario) Source Protection Region. The CTC Source Protection Plan came into effect in 2015 and was subsequently amended in 2019 and 2022 and 2024. The most recent amendment to the CTC Source Protection Plan was approved on February 29, 2024 and came into effect on March 6, 2024.

The policies in each Source Protection Plan have been written to ensure that activities identified as significant drinking water threats in vulnerable areas around municipal drinking water wells and intakes cease to be, or never become significant drinking water threats. As required under section 40 and 42 of the Clean Water Act, 2006, municipalities are required to amend their Official Plans and zoning by-laws to conform to the applicable Source Protection Plan. The Town's Official Plan must therefore be

amended to conform to the Clean Water Act, 2006 and the policies of the CTC Source Protection Plan.

Part B – The Amendment

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

- 1. By adding new Schedules F1 to F4 – Water Quality Wellhead Protection Areas (WHPA) to illustrate Wellhead Protection Areas A, B, C, D and E,(WHPA-A, WHPA-B, WHPA-C, WHPA-D and WHPA-E) and Issue Contributing Areas (ICA) associated with the protection of water quality at municipal drinking water wells, and Water Quantity Wellhead Protection Areas (WHPA-Q1/Q2) associated with the protection of water quantity at municipal drinking water wells.
- 2. By adding the following as Section E7 of the Town of Orangeville Official Plan and renumbering all affected sections in numerical order:

E7 SOURCE WATER PROTECTION

E7.1 Basis

E7.1.1 The following defines the technical terms used throughout Section E7 of the Official Plan. Interpretation of the policies outlined in Section E7 shall be informed by the definitions outlined below:

E7.1.2 “Aquifer” means an underground layer of water bearing rock that consists of permeable materials such as sand, gravel or fractured rock. Aquifers are the source of the Town’s drinking water and supply municipal wells with groundwater. This groundwater is treated and supplied to residents and businesses for use.

E7.1.3 “Assessment Report(s)” means science-based reports that identify vulnerable areas mapped around municipal wells and intakes, vulnerable groundwater areas, and groundwater recharge areas. The reports also identify threats to drinking water sources within these areas.

E7.1.4 “Highly Vulnerable Aquifer” means an aquifer that is particularly susceptible to contamination because of its location near the ground’s surface or where the types of materials in the ground around it are highly permeable.

E7.1.5 “Intake Protection Zone” means the area on the water and land immediately surrounding a municipal water intake in a lake, river or stream

that may be vulnerable to contamination from land based activities identified as drinking water threats.

- E.7.1.6 “Issue Contributing Area” means areas around a municipal well where activities have contributed, or could contribute to elevated concentrations of particular contaminants in relation to the Ontario Drinking Water Standards.
- E7.1.7 “Risk Management Official (RMO)” refers to the official, appointed under Part IV of the Clean Water Act, 2006, responsible for preparing, negotiating, and establishing risk management plans under Part IV of the Clean Water Act, 2006, and making decisions on development applications in accordance with the requirements under the Clean Water Act, 2006 and Source Protection Plan.
- E7.1.8 “Risk Management Plan” refers to a legal document prepared in accordance with the Clean Water Act, 2006, which sets out a plan to manage a significant threat activity, which may include responsibilities and protocols of the person engaged in the threat activity. Risk Management Plans are intended to be negotiated between a Risk Management Official (RMO) and a person engaging in the significant threat activity.
- E7.1.9 “Significant Groundwater Recharge Area(s)” means an area or areas on the landscape that are characterized by porous soils, such as sand or gravel, which allow water to seep easily into the ground and flow to an aquifer.
- E7.1.10 “Significant Drinking Water Threat Activity” means activities that have the potential to pose risks to the quality or quantity of municipal drinking water sources. Where these activities are identified, they must be managed or prohibited in accordance with the requirements of the Source Protection Plan. The Clean Water Act, 2006 prescribes the types of activities, and circumstances under which a prescribed activity can be deemed a significant threat.
- E7.1.11 “Source Protection Plan (SPP)” means a regional policy document that contains a series of locally developed policies that, as they are implemented, protect existing and future sources of municipal drinking water.
- E7.1.12 “Transport pathways” means anthropogenic features at or below the ground surface that increase the vulnerability of drinking water supply sources. Transport pathways circumvent the natural protection provided by overlying soil and rock confining layers, resulting in a greater risk of contamination to drinking water supply sources.

- E7.1.13 “Vulnerable Area” refers to mapped locations that are sensitive to activities that could affect the quality and quantity of water sources. Vulnerable areas include wellhead protection areas, intake protection zones, significant groundwater recharge areas, and highly vulnerable aquifers.
- E7.1.14 “Vulnerability Score” means the scoring of a designated vulnerable area, such as a wellhead protection area, intake protection zone, significant groundwater recharge area and/or area of high aquifer vulnerability, that reflects its vulnerability to contamination. The detailed delineation of vulnerability scoring is found in Source Protection Plans and their associated Assessment Reports.
- E7.1.15 “Wellhead Protection Area” refers to the surface and subsurface area surrounding a water well or well field that supplies a municipal system, through which contaminants are reasonably likely to move so as to eventually reach the well.
- E7.1.16 The Clean Water Act, 2006 was enacted to protect existing and future sources of municipal drinking water. It requires the development and implementation of Source Protection Plans (SPPs) for Source Protection Regions and Areas throughout Ontario. It also requires the Province, Conservation Authorities and municipalities to implement policies to manage the reduction and/or elimination of threats to sources of municipal drinking water.
- E7.1.17 In accordance with Sections 40(1) and 42 of the Clean Water Act, municipal Official Plans and zoning by-laws are required to conform with significant threat policies as set out in the Source Protection Plan. In addition, Section 39 of the Clean Water Act requires that all decisions under the Planning Act and Condominium Act, made by Council or the municipal planning authority conform to the significant threat policies as set out in the Source Protection Plan.
- E7.1.18 The Town is located within the Credit Valley -Toronto and Region - Central Lake Ontario (CTC) Source Protection Region and must conform with the Credit Valley- Toronto and Region- Central Lake Ontario Source Protection Plan (CTC SPP), which came into effect on December 31, 2015. The CTC SPP identifies vulnerable areas (Schedules F1 to F4) where activities occurring on the landscape could impact the quality and quantity of water resources. Vulnerable areas include:
- a) Wellhead Protection Areas for quality (WHPA) and quantity (WHPA-Q); and Issue Contributing Areas (ICA).
 - b) Significant Groundwater Recharge Areas

- c) Highly Vulnerable Aquifers
- d) Surface Water Intake Protection Zones

As the Town relies exclusively on groundwater to service the community, Surface Water Intake Protection Zones are not found in Orangeville.

E7.1.19 The exact boundaries of Wellhead Protection Areas and Issue Contributing Areas and their vulnerability scores are found in the Source Protection Plan, which may be updated from time to time. Updates to this Official Plan to reflect changes in Wellhead Protection Area and Issue Contributing Area mapping shall be permitted without an amendment to this Plan.

E7.1.20 The following policies apply only to those vulnerable areas and issue contributing areas that are identified in the CTC SPP, which are shown on Schedules “F1-F3” to this Plan and function as an overlay on the land use designations of Schedule “A”.

E7.1.21 In the event of a conflict between the policies and schedules of this Official Plan, and those within the CTC Source Protection Plan, the corresponding policies and schedules of the CTC Source Protection Plan shall prevail to the extent of the conflict.

E7.2 Goals and Objectives

E7.2.1 The goals of the Source Water Protection policies of this Plan are to carefully manage activities that may impact groundwater resources in order to meet the present and future needs of residents, businesses and visitors. The policies aim to ensure that activities occurring in source protection vulnerable areas do not become a significant threat to municipal drinking water sources.

E7.2.2 The Town will achieve the Source Water Protection goals of this plan by:

- a) Ensuring the quality and quantity of municipal drinking water supplies are protected in accordance with the Clean Water Act, 2006 and Source Protection Plan;
- b) Identifying activities that are, or will be a significant drinking water threat, based on potential risk to drinking water sources, that should be prohibited or managed in source protection vulnerable areas;
- c) Screening new development applications for potential significant threat activities and requiring development proponents to work with the Risk

Management Official to ensure that any activities identified as potential significant drinking water threat activities are eliminated or managed in accordance with the requirements of the policies outlined in the Source Protection Plan;

- d) Working in partnership with the Province, County of Dufferin, Credit Valley Source Protection Authority and neighbouring municipalities to minimize and prevent negative impacts on groundwater and surface water features from existing and/or proposed land uses and activities.

E7.3 Wellhead Protection Areas

E7.3.1 Wellhead Protection Areas (WHPAs) are the surface and subsurface areas surrounding a municipal drinking water supply well that may be vulnerable to water quality and quantity threats and are described as follows:

1. **WHPAs for water quality threats:** Areas defined around municipal drinking water wells based on the time (measured in years) it would take for groundwater and potential pathogens and chemicals to reach the municipal well, which defines the rate in which a municipal well is vulnerable to water quality threats due to contamination. WHPAs for water quality threats are shown on Schedule "F1" and are defined as follows:
 - a) WHPA-A: 100 m radius surrounding a well;
 - b) WHPA-B: 0 – 2 year Time of Travel;
 - c) WHPA-C: 2 – 5 year Time of Travel;
 - d) WHPA-D: 5 –25 year Time of Travel; and,
 - e) WHPA-E: Surface Vulnerability Zone, the vulnerable area for groundwater supplies, which are under the direct influence of surface water. The area is calculated on a two-hour travel time of surface water to the municipal well.

Lands within a Wellhead Protection Area are assigned a vulnerability score to denote the vulnerability of the drinking water source to potential pollution at a specific location. The vulnerability scoring is based on how quickly waters moves horizontally through the aquifer to the well, and how quickly water moves vertically from the surface down to the aquifer. Vulnerability scoring for the WHPAs in Orangeville is presented in Schedule "F3".

2. **WHPA for Water Quantity due to Water-Taking (WHPA-Q1):** is an area around a municipal well where activities that take water without returning it to the same water source pose a threat to the quantity of the groundwater supply. Refer to Schedule "F2".
3. **WHPA for Water Quantity due to Recharge Reduction (WHPA-Q2):** is an area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being an area that includes a WHPA-Q1 and an area where a reduction in infiltration or groundwater recharge to the source aquifer would pose a threat to the quantity of groundwater supply. Refer to Schedule "F2". In Orangeville the WHPA-Q2 is delineated to be the same extent as the WHPA-Q1.
4. **Issue Contributing Areas (ICA):** are areas around a municipal well where activities have contributed, or could contribute to elevated concentrations of particular contaminants in relation to the Ontario Drinking Water Standards. Refer to Schedule "F1" and "F3".

E7.4 Prohibited / Restricted Activities in Wellhead Protection Areas

E7.4.1 Land uses which include one or more of the prescribed drinking water threat activities identified in Ontario Regulation 287/07, may be prohibited, or restricted and require a risk management plan in accordance with Section 57, 58 and 59 of the Clean Water Act in any WHPAs or Issue Contributing Areas (ICAs) identified on Schedules "F1 and F3" respectively, where they are, or would be a significant drinking water threat as determined by the Risk Management Official (RMO); activities include but are not limited to:

1. The establishment, operation, or maintenance of a waste disposal site within the meaning of Part V of the Environmental Protection Act;
2. The establishment, operation or maintenance of an on-site system that collects, stores, transmits or disposes of sewage and wastewater; including stormwater management facilities
3. The application and storage of Agricultural source material (ASM) to land
4. The application, storage, and handling of Non-agricultural source material (NASM)
5. The application, handling, and storage of Commercial fertilizer;
6. The application, handling, and storage of Pesticides;

7. Road salt handling, application and storage;
8. The storage of snow;
9. The handling and storage of fuel;
10. The handling and storage of a dense non-aqueous phase liquid (DNAPLs);
11. The handling and storage of an organic solvent(s);
12. The management of runoff that contains chemicals used in the de-icing of aircraft;
13. The use of land as livestock grazing or pasturing land
14. An outdoor confinement area, or a farm animal yard
15. The establishment and operation of a liquid hydrocarbon pipeline

E7.4.2 In any WHPAs identified on Schedule "F2", land uses which include:

- i) an activity that takes water from an aquifer or surface water body without returning the water taken to the same aquifer or surface water body; and/or,
- ii) an activity that reduces the recharge of an aquifer;

where they are, or would be a significant drinking water threat, may be restricted in accordance with the policies of this Plan and the policies of the CTC Source protection Plan.

E7.4.3 In accordance with the prescribed criteria in the Clean Water Act, 2006 and its regulations, the Risk Management Official (RMO) shall determine whether the activities listed in Policies E7.4.1 and E7.4.2 are significant threats to drinking water sources based on the level of risk they pose, their location relative to the municipal water wells, and the vulnerability score at the location where the activity is to occur (Schedule "F3"). The policies of the CTC Source Protection Plan set out whether a significant drinking water threat is to be prohibited or otherwise regulated in accordance with Sections 57, 58, and 59 of the Clean Water Act, 2006.

E7.4.4 Where a new development is to be located in a WHPA or WHPA-Q1/Q2, the proponent shall obtain a Notice to Proceed from the Risk Management Official (RMO), under Section 59 of the Clean Water Act. Development proponents shall be required to disclose the activities that will be taking place on the proposed development lands and work with the Risk Management Official (RMO) to ensure that any activities identified as potential significant drinking water threat activities are eliminated or managed in accordance with the requirements of the policies outlined in the Source Protection Plan. The RMO will issue a Notice to Proceed only


once all potential significant drinking water threats and source protection plan policy requirements have been addressed.










- E7.4.5 Where an existing or proposed (future) significant drinking water threat activity has been identified and confirmed by the Risk Management Official (RMO), or another person duly qualified under the Clean Water Act, the significant drinking water threat activity must be eliminated, managed through a Risk Management Plan, or otherwise managed through another prescribed tool, as required by the Source Protection Plan.
- E7.4.6 Where the Source Protection Plan identifies that any proposed development or land use activities are to be managed through a Risk Management Plan in accordance with Section 58 of the Clean Water Act, the proponent shall work with the RMO to negotiate and establish the Risk Management Plan to the RMO's satisfaction.
- E7.4.7 Where the Source Protection Plan prohibits a proposed development or land use activity in accordance with Section 57 of the Clean Water Act, the RMO will advise the development proponent that the proposed development is prohibited, and the development proponent shall revise the proposed development application so that the activity identified as a significant drinking water threat is eliminated, or their planning application will be refused.
- E.7.4.8 In accordance with policies in the Source Protection Plan, significant drinking water threat activities may be addressed through other tools such as technical studies, reports, or plans to be prepared by a Qualified Person (QP) to assess and mitigate the potential impacts of a proposed development within the Town's wellhead protection areas. These studies may include but are not limited to detailed Hydrogeological Studies, Water Balance Assessments, Environmental Screening for contaminated sites, Salt Management Plans, Environmental Assessment studies, Spill Prevention and Contingency Plans, Low Impact Development Plans, Dewatering Plans, and Environmental Compliance Assessments. Where a significant drinking water threat is to be addressed through a technical study or plan, as listed above, the study/plan shall be prepared to the RMO's satisfaction, or to the satisfaction of another person identified as an appropriate Qualified Professional (QP).

- E7.4.9 In Wellhead Protection Areas for quality, land uses which propose the establishment of transport pathways, as identified and confirmed by the Risk Management Official (RMO), may be subject to further technical assessment and mitigation requirements. The Town may request that transport pathways be assessed through technical studies prepared by a Qualified Person (QP), and that the potential impacts of a transport pathway on the Town's municipal supply aquifers be mitigated.
- E7.4.10 Where a transport pathway is proposed, as identified by the RMO, a Confirmation Statement from a Qualified Person (QP) confirming that the proposed transport pathway will not increase the risk of the municipal water source to being contaminated by land-based activities will be required. Any proposed mitigation measures shall be implemented to the Town's satisfaction. Where the proposed transport pathway is located within 100m of a municipal well, the Town may prohibit the establishment of the transport pathway.
- E7.4.11 Dewatering activities proposed in a Wellhead Protection Area for water quantity (WHPA-Q1) are identified as a significant threat activity and must be assessed through a hydrogeological study completed by a Qualified Person (QP). Dewatering shall only be permitted where it can be demonstrated through a hydrogeological assessment that the water taking will:
- Not impact municipal supply aquifers
 - Not impact the ability of the aquifer to meet municipal water supply requirements for the current and planned service capacity and;
 - Ensure the hydrogeological integrity of municipal wells will be maintained.
- The Town may set out the minimum requirements to be addressed in the hydrogeological assessment. Requirements may include, but are not limited to:
- hydrogeological modelling to evaluate the impact of dewatering on aquifers;
 - monitoring and sampling plans;
 - pumping test requirements;
 - mitigation and contingency plans;
 - dewatering design strategy
- E7.4.12 Within a Wellhead Protection Area where excess soil is to be imported in support of a proposed land use, the proponent shall, at a minimum,

demonstrate adherence to provincial excess soil regulation O.Reg 406/19, as amended. The Town may request that a Fill Management and Monitoring Plan be provided as part of a complete application submission, and set out the requirements to be addressed. The Fill Management Plan may include, but is not limited to monitoring, sampling, contingency, mitigation and information sharing requirements. The Fill Management Plan shall be prepared by a by Qualified Person (QP) and implemented to the satisfaction of the Town. Where the proposed importation of excess soil is to be located within 100m of a municipal well, the Town may prohibit the placement of excess soil.




Schedule F1 - Wellhead Protection Areas for Quality

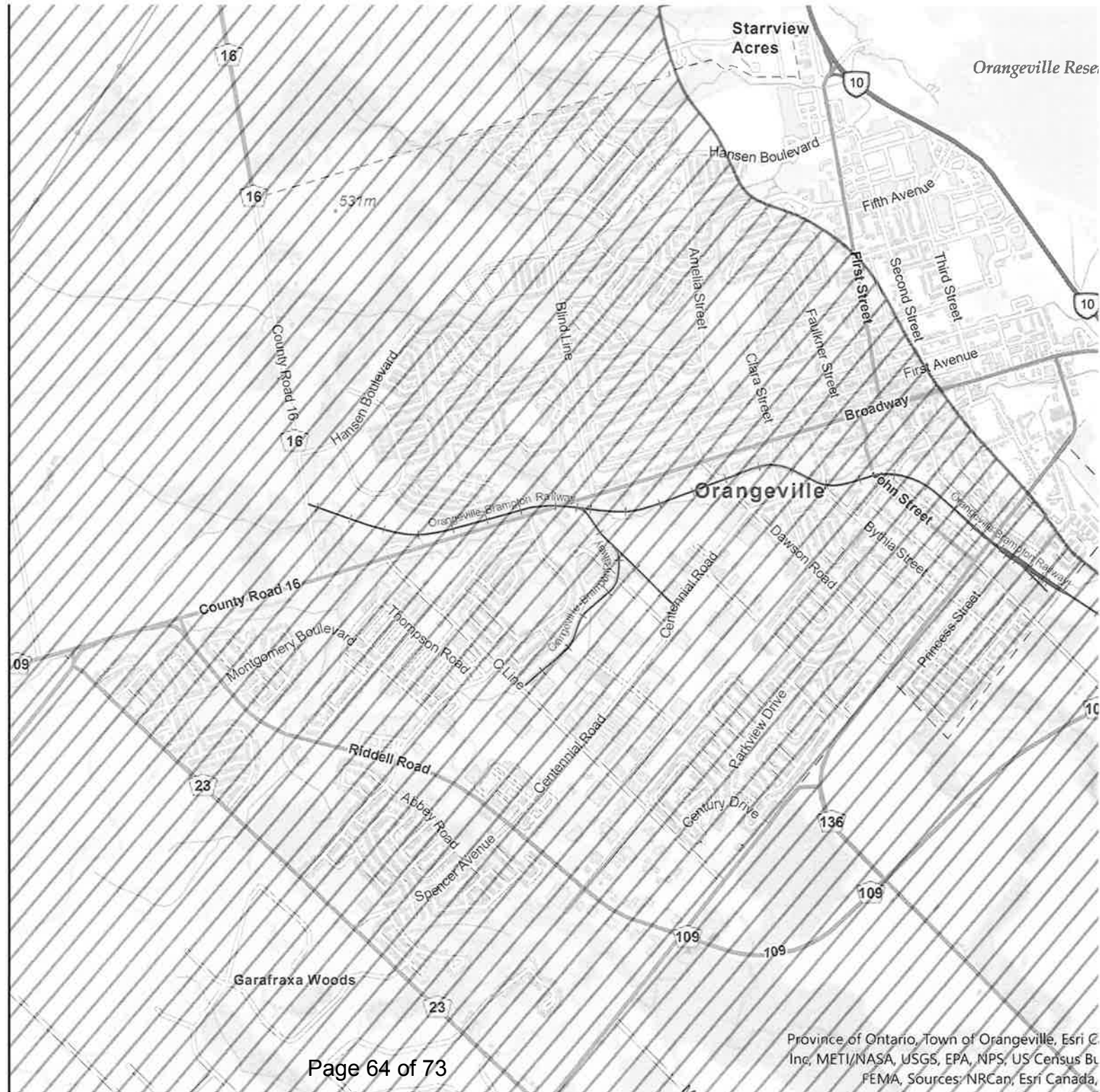
NAD 83 UTM Zone 17N 

-  WHPA Zone A
-  WHPA Zone B
-  WHPA Zone C
-  WHPA Zone D
-  WHPA Zone E
-  Issue Contributing Area
-  Wetland
-  Lake
-  Wooded Area



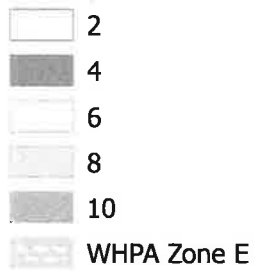
Schedule F2 – Wellhead Protection Areas for Quantity

-  WHPA Zone Q2
-  WHPA Zone Q1
-  Railroad



Schedule F3 - Vulnerability Scoring in Wellhead Protection Areas for Quality

Groundwater Vulnerability Score



Printed 12/3/2024



The Corporation of the Town of Orangeville

Notice of Adoption of Official Plan Amendment No. 133 Policies for additional residential units Town-wide

Take notice that on Monday February 10, 2025, the Council of The Corporation of the Town of Orangeville passed By-law 2025-010 to adopt Amendment No. 133 to the Town of Orangeville Official Plan pursuant to Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13., as amended.

Purpose and effect:

The purpose and effect of Official Plan Amendment No. 133 is to add additional residential unit policies. This Amendment applies to all lands within the Town of Orangeville.

Prior to the adoption of Official Plan Amendment No. 133, a Statutory Public Meeting was held on November 25, 2024, in accordance with Subsection 17(15) of the *Planning Act*. Staff Recommendation Report INS-2025-007 details how all written and oral submissions made regarding Official Plan Amendment No. 133 have been reviewed and duly considered in Council's decision.

The proposed Official Plan Amendment No. 133 is exempt from approval by the County of Dufferin. The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Information about appealing this decision:

Pursuant to Subsections 17(24.1) and (24.1.1) of the *Planning Act*, R.S.O. 1990, p.P.13, as amended, this decision is not subject to appeal, except by the Minister of Municipal Affairs and Housing.

A notice of appeal to the Ontario Land Tribunal in respect to Town Council's decision to adopt Official Plan Amendment No. 133 may be submitted to the Clerk of The Corporation of the Town of Orangeville no later than 4:30 p.m. on **Monday March 10, 2025**, being 20 days from the date of this notice. A notice of appeal must:

- a) set out the reasons for the appeal, and the specific part(s) of the proposed official plan amendment to which the appeal applies; and
- b) be accompanied by the fee required by the Tribunal in the amount of \$1,100.00.

Any appeals filed with the Ontario Land Tribunal must also submit the Planning Division's administrative processing fee of \$500 plus HST, per appeal, payable to the Town of Orangeville. This fee may be paid through the Town's online payment portal (via Interac/debit or credit card) at www.orangeville.ca/Appeals, or by forwarding a cheque payable in the amount noted above, to the **Town of Orangeville, attention of the Town Clerk, 87 Broadway, Orangeville, ON L9W**

1K1. Payment is also accepted in person at Town Hall via cheque, Interac/debit or cash through the Customer Service Division.

Interested parties may also file through the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Town of Orangeville as the Approval Authority, or by mail to 87 Broadway, **no later than 4:30 p.m. on Monday March 10, 2025.** The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. **The appeal fee of \$1,100.00 can be paid online through e-file or by credit card/certified cheque/money order to the Minister of Finance, Province of Ontario.** If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerksdept@orangeville.ca.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The public may view planning documents and background material by contacting the Planning Division at 519-941-0440 ext. 2228, by email at planning@orangeville.ca or by visiting Town Hall, 87 Broadway, Orangeville, ON L9W 1K1 between 8:30 a.m. and 4:30 p.m. Monday through Friday.

Dated at the Town of Orangeville this 18th day of February, 2025.

Town Clerk
Town of Orangeville



The Corporation of the Town of Orangeville

By-law Number 2025-010

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 February, 2025.

A handwritten signature in blue ink, appearing to read 'Lisa Post', written over a horizontal line.

Lisa Post, Mayor

A handwritten signature in blue ink, appearing to read 'Raylene Martell', written over a horizontal line.

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, Mayor



Raylene Martell, 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.”