



Agenda
Official Plan Steering Committee

Tuesday, June 3, 2025, 12:00 p.m.

Electronic and In-Person Participation - Official Plan Steering Committee

The Corporation of the Town of Orangeville
(Chair and Secretary at Town Hall - 87 Broadway)
Orangeville, Ontario

NOTICE

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. Members of the public may access the meeting on the above noted date and time by telephone at 1-289-801-5774 conference ID 129 860 086# . Please note that your full name and comments will be part of the public records and will be included in the minutes of the meeting.

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**
 - 4.2 **2025-04-01 Official Plan Steering Committee Minutes**
5. **Presentations**
6. **Items for Discussion and Reports**
 - 6.1 **Notice of County Adoption - Town of Orangeville OPA 132 & 135**
 - 6.2 **RFP-2025-167 – Growth Management Strategy and Land Needs Study**

6.3 2025 Meeting Schedule

7. Correspondence

8. Announcements

9. Date of Next Meeting

The next meeting is scheduled for Tuesday, September 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



Minutes of the Official Plan Steering Committee

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

In-Person Participation Only

The Corporation of the Town of Orangeville

Town Hall - 87 Broadway

Orangeville, Ontario

Members Present:	Mayor Post Deputy Mayor Taylor L. Addy J. Jackson P. Janssen S. Koroscil
Members Absent:	A. Harris J. Patterson G. Peters A. Vandervoort A. Waugh
Staff Present:	B. Ward, Manager, Planning B. Hostrawser, Administrative Assistant, Planning & Building L. Russell, Senior Planner

1. Call to Order

The meeting was called to order at 12:06 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. 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.

4. Adoption of Minutes of Previous Meeting

That the minutes of the following meeting are approved:

4.1 2024-11-05 Official Plan Steering Committee Minutes

Item referred to the next scheduled meeting.

5. Presentations

None.

6. Items for Discussion and Reports

6.1 2025 Meeting Schedule

Item to be discussed at the next meeting.

6.2 Broadway Corridor Study

Consultants from J.L. Richards presented their findings from their East and West Broadway Corridor Study. The study included a survey from both residents and non-residents of Orangeville and an analysis of the current land use in these areas. Discussion was had between committee members on the findings and their opinions on future development in this area. Committee members agreed they would like to see these areas become more pedestrian friendly, with a focus on greenery and beautification.

6.3 Notice of Adoption - OPA 132 & 135

Larysa Russell, Senior Planner, Infrastructure Services, provided an update on OPAs 132 and 135 related to pre-application consultation/complete application policies and source water protection policies, respectively. The OPAs were adopted by Council on January 27, 2025, and are subject to approval from the County of Dufferin.

6.4 Notice of Adoption - OPA 133

Larysa Russell, Senior Planner, Infrastructure Services, provided an update on OPA 133 related to additional residential unit policies. The OPA was adopted by Council on February 10, 2025.

6.5 Official Plan Review - Request for Proposals - Verbal Update

Larysa Russell, Senior Planner, Infrastructure Services, provided an update on the RFP for the Official Plan Review. Staff anticipate posting the RFP in June 2025.

7. Correspondence

None.

8. Announcements

None.

9. Date of Next Meeting

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

10. Adjournment

The meeting was adjourned at 1:23 p.m.

NOTICE OF DECISION

Under Section 17 and 22 of the Planning Act R.S.O. 1990, C.P. 13 as amended

Subject: Town of Orangeville Official Plan Amendments No. 132 and 135

County File No: Orangeville OPA 132 and 135

Date of this notice: May 13, 2025

Last date of appeal: June 2, 2025

TAKE NOTICE that on May 8, 2025, the County of Dufferin made a decision to **APPROVE WITH MODIFICATIONS** Amendment No. 132 and **APPROVE** Amendment No. 135 to the Official Plan for the Town of Orangeville, as adopted by the Town of Orangeville on January 27, 2025.

Purpose and Effect of this Amendment:

The purpose of the Official Plan Amendments is as follows:

- Official Plan Amendment No. 132 proposes amendments to pre-application consultation, complete application requirements, and the public consultation process.
- Official Plan Amendment No. 135 proposes amendments to sourcewater protection policies applicable to the Town, as established under the Clean Water Act, 2006.

Lands Affected:

Official Plan Amendments No. 132 and No. 135 apply to the whole of the Town of Orangeville and therefore, a key map is not provided with this Notice.

Other Applications Affecting the Subject Lands:

N/A or list if applicable

For Additional Information:

Copies of the Town of Orangeville Official Plan Amendments No. 132 and No. 135, as well as background information and the details of the decision, will be available for inspection at the County's municipal offices on an appointment basis. For further assistance, please contact Michelle Dunne, Clerk, County of Dufferin, by phone: 519-941-2816 ext. 2504, or email: clerk@dufferincounty.ca

When the Decision will Become Final:

The decision of the County of Dufferin is final if a notice of appeal is not received on or

before the last day for filing a notice of appeal.

When and How You May Appeal:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk, within 20 days of this notice. A notice of appeal, referring to the Subject information and File Number at the top of this notice, must be received in writing no later than 4:30 pm on the last date of appeal shown at the top of this notice. The filing of an appeal after 4:30 pm, in person or electronically, will be deemed to have been received the next business day. The notice of appeal must:

1. Be filed with the Corporation of the County of Dufferin, the approval authority, to the address below or via the e-file portal,
2. Set out the specific part of the proposed official plan or plan amendment to which the appeal applies,
3. Set out the reasons for appeal, and
4. Be accompanied by the fee required by the Ontario Land Tribunal. The fee can be paid online through the e-file portal or by cheque, payable to the "Minister of Finance".

Appeals may be filed via the Ontario Land Tribunal e-file service at <https://olt.gov.on.ca/e-file-service> by selecting Dufferin (County) as the Approval Authority. First time users will need to register for a My Ontario account. If the e-file portal is down, you can submit your appeal to clerk@dufferincounty.ca

If you wish to appeal to the Ontario Land Tribunal or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/forms-submissions/>

Who Can File an Appeal:

As per Section 17(36) of the *Planning Act*, only the Minister, the person or public body that made the request to amend the plan, and a person or public body who, before the amendment was adopted, made oral submissions at a public meeting or written submissions to the council, may appeal the decision of the approval authority.

As per Section 8 of Ontario Regulation 543/06, only individuals, corporations, or public bodies may appeal a decision of the approval authority 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 filled in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeals 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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice dated this 13 day of May, 2025.

Michelle Dunne, Clerk, County of Dufferin

The Corporation of the County of Dufferin
30 Centre Street
Orangeville, ON L9W 2X1
Tel: 519-941-2816 ext. 2504
Email: clerk@dufferincounty.ca

Infrastructure Services

Memo

To: Official Plan Steering Committee

From: Larysa Russell, Senior Planner, Infrastructure Services
Brandon Ward, Manager of Planning, Infrastructure Services

Subject: **RFP-2025-167 – Growth Management Strategy and Land Needs Study**

Date: June 3, 2025

Background

On March 21, 2025, the Town issued RFP-2025-167 to retain a consultant to undertake a comprehensive growth study to determine the urban land requirements for the Town of Orangeville to accommodate future population and employment growth to 2051 and beyond.

At the existing minimum designated greenfield density target of 46 people and jobs per hectare, 21 hectares of additional land, plus mapped environmental constraints, would be needed in Orangeville to meet projected residential growth needs, and up to a further 75 hectares of land plus mapped environmental constraints would be needed to meet commercial, institutional and mixed-use employment growth needs.

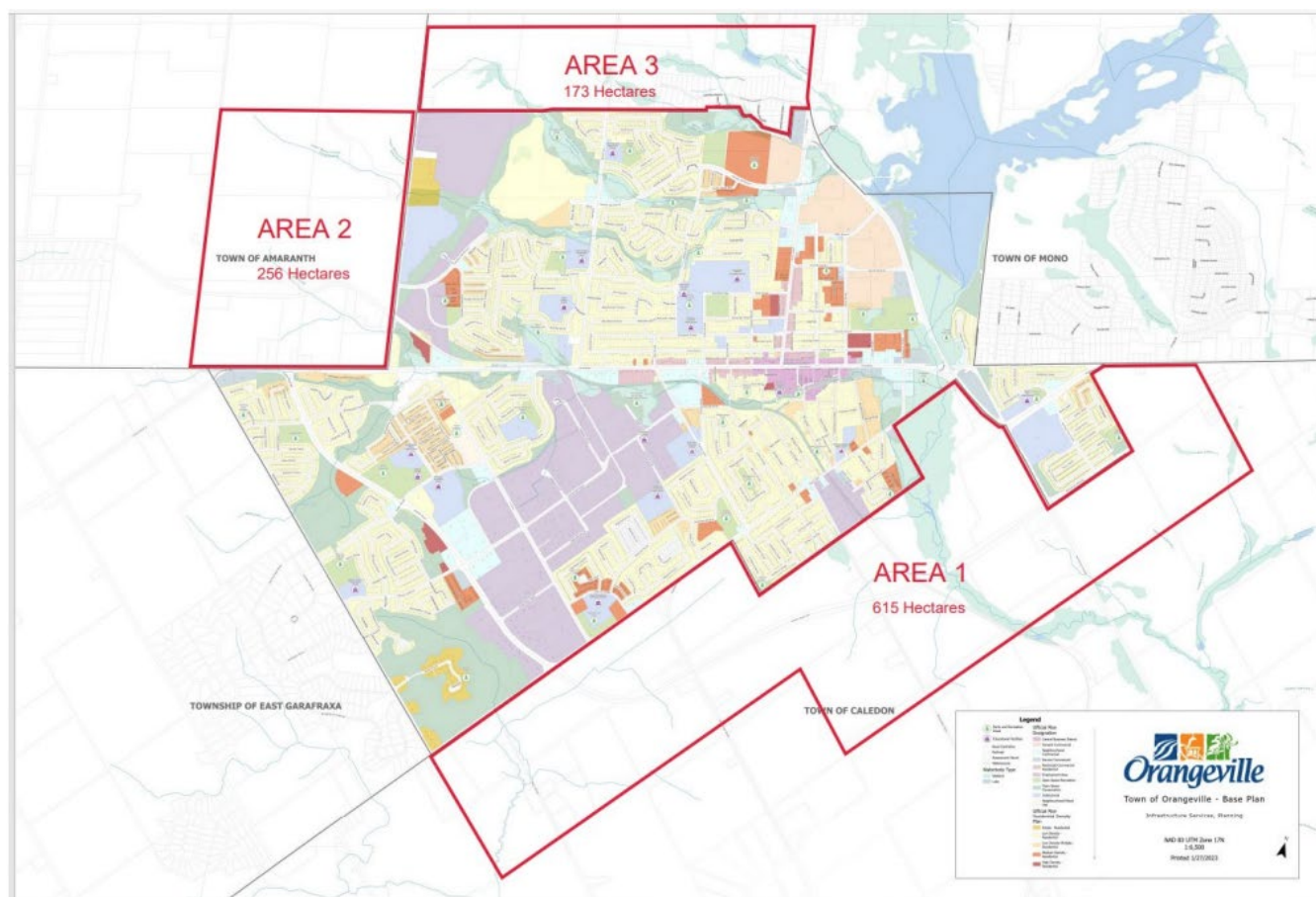
The Lands Needs Assessment prepared for the County of Dufferin by WSP in July 2022 as part of the County's Municipal Comprehensive Review stated that limited employment area conversions and options for potential settlement area expansion in Orangeville should be investigated in a phased manner to mitigate this land supply gap.

With the Settlement Area of Orangeville already encompassing all of the Town's municipal boundary, higher densities of development will be required to accommodate forecasted growth to 2051 and beyond. Moreover, if additional greenfield area cannot be brought online through employment conversion, the existing greenfield area will need to accommodate 49 people and jobs per hectare before accounting for additional population serving employment. For reference, the current comparable greenfield density is estimated to be 43.2 people and jobs per hectare, only rising to 46.4 people and jobs per hectare after factoring in potential population serving employment.

The purpose of this project is to assess the Town of Orangeville's long-term urban land requirements in accordance with the policy framework of the Provincial Planning Statement and the Dufferin County Official Plan. The results of this analysis will identify potential areas to be considered for annexation to expand the Settlement Area of the Town of Orangeville based on development feasibility and a fiscal impact assessment of growth and assessment-generated revenues relative to capital and operating costs.

Study Area

The Town of Orangeville is a lower tier municipality located in south-central Ontario within the County of Dufferin. The total land area of the Town of Orangeville comprises 1,515 hectares and is bordered by the Town of Caledon (within the Region of Peel) to the south, and within the County of Dufferin, the Township of Mono to the north and east and the Townships of East Garafraxa and Amaranth to the west. The figure below outlines the three potential areas for expansion evaluation.



Scope of Work

The following identifies the scope of work associated with the Growth Study:

- **Legislative Context:** review the Municipal Act to identify the relationship of the Growth Study to the process for changing a municipality's geographical boundaries.
- **Growth Projections:** establish a timeframe post 2051 to forecast demand for population, housing and employment for the Town of Orangeville that would be appropriate for determining land need and settlement expansion, taking into context the municipal boundary adjustment process.
- **Land Area Requirements:** forecast urban land requirements for residential, employment and other land needs based on a post 2051 growth horizon for the Town of Orangeville.

Infrastructure Services

Memo

- Environmental Constraints: review the natural heritage features within the study area to determine lands that would be appropriate and viable for the development of urban uses;
- Servicing capacity analysis: provide an assessment of hard-services, such as drinking water supply and wastewater treatment capacity needs and soft-services related to recreation, libraries and fire services relative to the forecasted population and employment growth, indicate the extent of new supply/treatment capacity may be needed relative to the Town's existing systems to accommodate; and
- Fiscal Impact: A scoped fiscal impact assessment to determine the cost implications of annexation based on the forecasted land area requirements, servicing upgrades and growth related cost recoveries, including assessment growth.

Work Plan

The following table identifies the proposed work plan associated with the Growth Study:

Phase	Deliverable(s)	Completion Date
Phase 1 – Project Startup and Policy Assessment	• Final Project Workplan	May 2025
Phase 2 – Growth Projections	• Draft Growth Management Strategy and Land Needs Assessment (GMS & LNA)	July 2025
Phase 3A – Servicing Capacity Needs and Constraints Assessment		September 2025
Phase 3B – Fiscal Impact Analysis		November 2025
Phase 4 – Scenario Evaluation and Recommendation	• Final GMS & LNA with Recommendations • Presentation to Council	January-February 2026

The consultant will develop a work program to achieve the scope of work for this project, based on the above noted phases. The consultant will engage with the Streeting Committee during each phase, as required.

Respectfully submitted,

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

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

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