



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**

87 Broadway,  
Orangeville, On. L9W 1K1  
Phone: (519) 941-0440

**NOTICE OF THE ADOPTION OF OFFICIAL PLAN AMENDMENT**

**TAKE NOTICE THAT** the Council of The Corporation of the Town of Orangeville passed By-law No. 94-2003 adopting Official Plan Amendment No. 84 on the 8<sup>th</sup> day of September, 2003, under the provisions of the Planning Act, R.S.O. 1990, c.P.13.

**AND TAKE NOTICE THAT** a notice of appeal to the Ontario Municipal Board in respect to the by-law may be submitted to the Clerk of The Corporation of the Town of Orangeville no later than the **9<sup>th</sup> day of October, 2003**. The notice of appeal must set out the specific part of the proposed official plan amendment to which the appeal applies and the reasons for the appeal. Only individuals, corporations and public bodies may appeal a decision of the municipality to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf. The Ontario Municipal Board requires that a notice of appeal be accompanied by a cheque in the amount of \$125 payable to the Minister of Finance.

**AND TAKE NOTICE THAT** the proposed official plan amendment is exempt from approval by The Ministry of Municipal Affairs and Housing, and the decision of Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

DATED AT THE TOWN OF ORANGEVILLE THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 2003.

CHERYL JOHNS, A.M.C.T.  
Clerk

**THE PURPOSE AND EFFECT:**

Official Plan Amendment 84 (OPA 84) arises from the Town's official plan review program and affects many sections of the Town's Official Plan. OPA 84 revises the ultimate population figure for the Town from 28,500 to 32,000, based on the land use designations in the plan, and indicates that this population is expected to be reached in the year 2012. OPA 84 also updates the servicing capacity policy in the Official Plan and indicates that:

- a combination of additional sources of water supply and water conservation measures are required to service the Town's growth to the year 2012; and
- there is potential to expand the Water Pollution Control Plant to service a population of approximately 35,000.

Except for natural heritage areas, the entire area of the Town has been designated for development purposes since 1985. OPA 84 does not, accordingly, designate new areas for development. Nor does it redesignate significant areas from one land use category to another. In particular, the Estate Residential and Industrial designations of the lands located north of Broadway and east of Veterans' Way are not altered by this amendment.

Several areas would be redesignated from Low Density Multiple Residential to Low Density Residential to reflect the existing character of development. This includes much of the residential area between Broadway and Town Line, east of Bythia Street and west of Amanda Street.

Other topic areas addressed in OPA 84 include policies relating to the Downtown, tourism and employment, growth management, heritage, community form and identity, public safety, accessibility, estate residential development, second units in detached and semi-detached dwellings, home occupations, group homes, crisis care facilities, seniors' residences and retirement homes, housing affordability, housing intensification areas, commercial design principles, mixed use development, hotels and motels, elimination of the Convenience Commercial designation, water quality and quantity, floodplains, contaminated lands, policies for specific properties, provincial highways, arterial and collector roads, the railway, pedestrians and cyclists, public transit, subdivision approval in relation to sewage treatment plant capacity, and various implementation policies including those related to consents, official plan amendments, the preparation of secondary plans, demolition control, financial securities and the direction of studies.

Schedule "A" to OPA 84 would replace virtually the entire Schedule "A" (Land Use Plan) of the existing Official Plan. Schedule "B" to OPA 84 would consolidate all site-specific section numbers on a separate schedule, and would identify additional floodplain areas (Mill Creek and Lower Monora Creek) and housing intensification areas. Schedule "C" to OPA 84 would replace virtually the entire Schedule "B" (Residential Density Plan) of the existing Official Plan. Schedule "D" to OPA 84 would replace the entire Schedule "D" (Roads Plan) of the existing Official Plan.

Since OPA 84 affects lands located throughout the Town of Orangeville, no key map is provided with this notice.



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 94 -2003

A by-law to adopt Amendment No. 84 to the Official Plan (Official Plan Review, OP 2/01).

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. 84 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 IN OPEN COUNCIL THIS 8<sup>th</sup> DAY OF SEPTEMBER, 2003,

A handwritten signature in cursive script, reading "Drew Brown", written over a horizontal line.

Drew Brown, Mayor

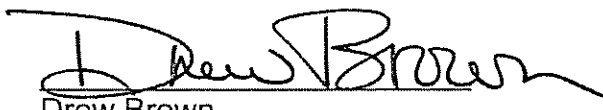
A handwritten signature in cursive script, reading "Cheryl Johns", written over a horizontal line.

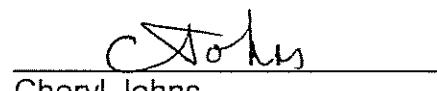
Cheryl Johns, Clerk

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 84

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The attached explanatory text and map, constituting Amendment Number 84 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 September 8, 2003.

  
Drew Brown  
Mayor

  
Cheryl Johns  
Clerk

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 84

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**PART A - THE PREAMBLE**

1. Purpose of the Amendment

The purpose of the amendment is to implement Council's decisions arising from a general review of the Official Plan.

2. Basis of the Amendment

In 2002, the Town of Orangeville initiated a review of its Official Plan and hired Urban Strategies Inc., a firm of planning consultants, to undertake the necessary studies and formulate proposals. The outcome of their work, the "Background and Proposals Report" (April 2003), was received by Council on April 14, 2003, and contained proposals for amendments to many policies of the Official Plan.

A public meeting was held by Council's Public Consultation Committee on May 26, 2003. Following receipt of a staff report reviewing the submissions made by the public, Council decided to amend the Official Plan in a number of areas, as set out below.

3. Format of the Amendment

This amendment adds, replaces or modifies various portions of the Official Plan. *Italicised* text denotes words, sentences or paragraphs that are entirely new. Regular typeface text denotes words, sentences or paragraphs that are carried forward from the existing Official Plan.

## **PART B - THE AMENDMENT**

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

1. The following "Foreword" is hereby inserted before "SECTION "A".

"[Explanatory Note: This Foreword is provided for introductory purposes and does not form part of the Official Plan.]

### **FOREWORD**

*Planning is about the management of change. There is no doubt that Orangeville has changed significantly since the adoption of the previous Official Plan in 1985 and will continue to change in the years to come. Local residents feel that Orangeville offers them a high quality of life. The strengths of the community which support this quality of life include a strong social fabric, a diverse economic base, a well-developed local arts community and a strong rural and natural heritage.*

*There is a desire to retain Orangeville's quality of life in the face of growth pressures in a physically finite setting. Balance is required to ensure that the Town remains an ideal place to live, work and raise a family. This careful management of growth will include policies and programs to provide the hard and soft services demanded by residents, the provision of adequate employment lands, the protection of the Town's water supplies and the development of adequate municipal infrastructure.*

*This Official Plan update was prepared in the context of an integrated initiative which included a Strategic Plan Update and a municipal Service Delivery Audit. The pertinent recommendations from these documents have been incorporated into this Plan. This Plan also supports the Vision for the Town of Orangeville as described in the Strategic Plan, and as it is set out below.*

**"Orangeville will sustain and enhance its strong economic, community, cultural and environmental well-being by focusing on the following key areas of importance:**

- ***the maintenance and enhancement of Orangeville's overall quality of life and small town appeal***
- ***the protection of heritage, cultural and natural environments***
- ***a growth management strategy that balances opportunities for residential and employment growth while maintaining the community's natural and historic character***
- ***providing an economic development strategy that supports the retention and expansion of local businesses and seeks new opportunities***
- ***the support of an equitable, efficient and accountable municipal service delivery system that allows for regular public consultation."***

*In addition to providing for the quality of life of Orangeville's residents, Council must also take a leadership role in the advancement of Orangeville as a place to do business. This includes the attraction of new businesses, but even more importantly, also means the retention of the many businesses already located in the Town. The Plan provides policies which support the continued health of Orangeville's economy. This includes the development of tourism as an economic sector, and the protection of the Town's valuable employment lands for business purposes. By managing growth carefully and taking a balanced approach to land use planning, economic development and environmental protection, this Plan will help to ensure the continued health and success of the Town of Orangeville."*

**2. Sections A2 and A3 are hereby deleted and replaced with the following:**

**"A2. COMPONENTS**

The following Text, together with the attached Schedules, constitute The Official Plan for the Town of Orangeville.

**A3. BACKGROUND**

*The current Official Plan was adopted by Council on October 21, 1985 and was approved by the Minister on June 1, 1987. Since then, a number of amendments to the Plan have been made to deal with specific issues which needed new policies. These significant amendments have included OPAs 26 and 27 (1990 and 1991) covering the Caledon annexation area, OPA 39 (1994) for a new commercial policy, OPA 56 (1998) for new policies relating to the natural environment, OPA 63 (2000) for new neighbourhood design policies and OPA 76 (2001) for the new industrial area policies.*

*The Ontario Planning Act specifies that municipalities must consider whether or not their Official Plan needs to be reviewed at least once every five years. In 2002, Council commenced a comprehensive review of the Official Plan. Following a series of workshops, interviews and research numerous revisions to the Plan were proposed. The proposed revisions to the Official Plan were modified in light of the comments received, and were published in "Background and Proposals Report" (April 2003), prepared by Urban Strategies Inc. This report and draft Official Plan Amendment 84 (May 1, 2003) were considered at the statutory public meeting held on May 26, 2003. Following consideration of the submissions, draft Official Plan Amendment 84 was modified and adopted by Council on September 8, 2003."*

**3. Section A4 is hereby amended by adding the following text thereto:**

*"This Official Plan is intended to be a comprehensive guide to the planning and development of the Town of Orangeville. The Plan should be read as a whole, as the particular policies in one section of the Plan may be modified by the policies in another section.*

*Secondary Plans and site-specific plans may be prepared for specific areas of the Town where more detailed planning objectives and policies are required. In cases where there are conflicts between the policies of this plan, policies in a Secondary Plan will prevail over the general policy. Similarly, site-specific policies will prevail over general policies of the Plan."*

4. **Section B2.1 of the Official Plan is hereby amended by adding the following text thereto:**

*"To enhance the diversity and balance of job opportunities, housing types, community facilities and commercial opportunities in order to meet the needs of all members of the community.*

*To improve the balance of land uses, facilities and amenities to serve those who live, work and visit in Orangeville, with special emphasis on increasing employment opportunities."*

5. **Section B2.2 is hereby deleted and replaced with the following:**

"B2.2 HOUSING

*To provide an adequate supply of good quality living accommodations with a full range of sizes, types, architectural forms, ownership, rental options, and prices in order to ensure that all members of the community are able to find suitable and affordable accommodation regardless of their age, household composition or income."*

6. **The heading of Section B2.3 is hereby amended to read "ECONOMIC GROWTH" instead of "ECONOMY".**

7. **The first and third paragraphs of Section B2.3 are hereby deleted and replaced with the following, respectively:**

*"To provide an adequate supply of vacant, zoned *employment lands* within a *business park* setting; to support the expansion of existing industries; and to attract new industries in order to continue diversification of the local employment base and provide a balanced tax assessment."*

*"To encourage a high quality of urban design in *the employment lands* which connects industrial development with the rest of the community, while recognizing the need to ensure that impacts from industrial development on sensitive land uses are minimized.*

8. **Section B2.3 is hereby amended by adding the following text thereto:**

*To discourage the redesignation of *employment lands* for other uses in order that Council may maintain an adequate supply of land to meet the community's short- and long-term employment needs."*

*"To promote the role of tourism in Orangeville's economy, and to support the development of facilities and attractions that would encourage people to visit the Town and the Hills of Headwaters area."*

9. Section B2.13 is hereby deleted.

10. Section B2.4, as set out below, is hereby added, and existing Sections B2.4 to B2.12 inclusive are hereby renumbered to B2.5 to B2.13 respectively:

**"B2.4 GROWTH MANAGEMENT**

*To encourage a co-ordinated approach to land use and infrastructure planning amongst the municipal jurisdictions in the Orangeville area, and to promote a clear demarcation between urban uses in the Town of Orangeville and the agricultural and rural lands in the surrounding municipalities."*

11. Section B2.4, which is renumbered as B2.5 by clause 10 hereof, is hereby deleted and replaced with the following:

**"B2.5 COMMERCIAL**

*To promote Orangeville's function as a service centre providing a broad range of activities, goods and services to meet the diverse needs of its own resident population, work force, business and institutional sectors, as well as those in the widespread surrounding area served by Orangeville, by means of a strong commercial structure which focuses on the Central Business District and includes other appropriately located major commercial facilities and areas."*

12. Section B2.5, which is renumbered as B2.6 by clause 10 hereof, is hereby amended by adding the following text thereto:

*"To work towards the completion of an integrated, off-street trail system for pedestrians, cyclists and other non-motorized recreational activities.*

*To work with Credit Valley Conservation in order to enhance the quality and accessibility of the Island Lake Conservation Area.*

*To promote a physical connection through the trail system between the Town and the Island Lake Conservation Area."*

13. Section B2.6, which is renumbered as B2.7 by clause 10 hereof, is hereby amended by adding the following text thereto:

*"c) To direct development generally away from ecologically significant or sensitive lands that support natural features and functions.*



- d) *To preserve the quantity and the quality of the surface and groundwater resources upon which the Town relies.*
- e) *To increase public awareness to protect and enhance the quality of water, to promote water conservation and to preserve aquatic habitats.*
- f) *To control the nature of future development in municipal well head protection areas by requiring specific study of hydrogeologic conditions, and to improve existing land use practices in those portions of existing well head protection areas already developed."*

**14. Section B2.11, which is renumbered as B2.12 by clause 10 hereof, is hereby deleted and replaced with the following text:**

**"B2.12 HERITAGE RESOURCES**

*To support the retention and recognition of Orangeville's built and natural heritage assets in order to build a sense of community identity and a degree of continuity between the past and the present."*

**15. Section B2.12, which is renumbered as B2.13 by clause 10 hereof, is hereby amended by adding the following text thereto:**

*"To designate Community Improvement Areas where appropriate in order to take advantage of the financial and planning tools which are available to Ontario municipalities, including but not limited to infrastructure development funds, façade improvement grants and other incentives."*

**16. Sections B2.14 to B2.17 inclusive, as set out below, are hereby added:**

**"B2.14 DOWNTOWN**

*To maintain and enhance a vibrant, mixed use environment in Downtown Orangeville, by establishing a long-term program of community improvement projects, and a strategy for implementing improvements in a planned and co-ordinated manner.*

*To support Downtown's long-term marketplace success, employment opportunities, tax revenue, increased residential use and its role as the Town's main focus of commercial, office and institutional activity.*

*To maintain and enhance the primacy and character of the Downtown as the historic core of Orangeville, through heritage conservation and streetscape improvements, and by ensuring the compatibility of new development within and adjacent to the Downtown.*

**B2.15 COMMUNITY FORM AND IDENTITY**

*To recognize and protect the Town's unique form and identity which arise from its diverse land uses, topographical forms, stock of heritage buildings and natural areas.*

*To ensure that all new developments make a positive contribution to the visual quality and character of the Town.*

**B2.16 PUBLIC SAFETY**

*To use urban design to enhance the safety of the Town.*

**B2.17 ACCESSIBILITY**

*To encourage the development of a barrier-free environment that facilitates universal access to all facilities and buildings."*

- 17. The opening paragraph of Section "C" and Sections C1, C2 and C3 are hereby deleted and replaced with the following:**

**"SECTION "C"**

**BASIS OF THE PLAN**

**C1. TIME PERIOD**

*The Plan will guide development in a detailed manner over the short term to the year 2008. This time frame coincides with the requirement for Council to determine the need for revisions to the Official Plan once every five (5) years.*

*The Plan also provides policies to guide development in a more generalized manner *until the lands in the Town are built out, and to guide infill and redevelopment activities.**

**C2. POPULATION**

*In 1991 the Town of Orangeville's population was 17,821. By 2001 this had grown to 25,248, meaning an average annual growth rate of 4.2% per year. Assuming that development occurs according to the land use designations of this Plan, the Municipal design capacity is approximately 32,000 people. Under current conditions and assumptions, this "build out" population would be reached in 2012.*

**C3. SERVICE CAPACITY**

*The Water Pollution Control Plant was upgraded in 1995 to increase its rated capacity to 14,400 m<sup>3</sup>/day, the design capacity permitted under the current Certificate of Approval. At current flow rates, it is estimated that the plant will service a population of approximately 28,500 people.*

*A study has been undertaken to assess the potential for increasing the capacity of the water pollution control plant to service a population of approximately 35,000 people. Initial results indicate that the potential to increase the plant's capacity does exist.*

*In addition, Council will continue to investigate, and implement where appropriate, different and new technologies for processing and the ultimate disposal of the biosolids that result from the wastewater treatment system in a way that is environmentally sensitive and cost effective.*

*The current water supply capacity is 16,765 m<sup>3</sup>/day. Operating experience with some of the existing wells has shown that they are not capable of sustaining their originally approved rates. In combination with the available storage capacity, current supply capacity (in 2002) will service a population of approximately 26,000 people. On the supply side, possible additional groundwater sources have been identified, but they will be subject to further testing to establish their safe, long-term capacity.*

*On the demand side, Council has implemented a universal water metering program, which is expected to reduce the maximum day demand. Council will pursue other water conservation measures to reduce the overall demand on the system.*

*Until increases in the supply capacity or reductions in demand are achieved, the existing servicing capacity may pose a constraint to the fulfilment of the Town's population and employment growth potential."*

- 18. Section C4 is hereby amended to delete the second and third sentences of the first paragraph, and Section C6, as set out below, is hereby added:**

**"C6. PROVINCIAL POLICY STATEMENT**

*The Town will comply with the requirements of, and in approving Official Plan Amendments shall have regard to, the Provincial Policy Statement as amended from time to time. This Official Plan was prepared in the context of the Provincial Policy Statement (1997), recognizing that physical and servicing constraints may over time preclude the maintenance of a ten year supply of designated and available residential land."*

- 19. The heading of Section D1 is hereby amended from "The Economy" to "Economic Growth".**
- 20. The following text is hereby added as third and fourth paragraphs in Section D1"**

*"Council will foster employment areas which are diverse, competitive, balanced, provide a sustainable base for tax assessment, provide employment opportunities, and are accessible to transportation networks. The retention of the existing businesses in the Town will be a high priority for Council."*

*"Orangeville is an important destination for visitors with important natural, cultural, and heritage amenities. Tourism and recreation should play an increasing role in the local economy."*

**21. Sections D1.1 to D1.5 inclusive are hereby deleted and replaced with the following Sections D1.1 to D1.10 inclusive:**

- "D1.1 The Town has a limited supply of serviced *employment* land. Council will actively seek to maintain an adequate supply of vacant *employment* land to accommodate new or expanding industries, and to provide the infrastructure required to support such development. Council will discourage the encroachment of uses incompatible with industry on existing *employment* lands. Council will determine the feasibility of industrial development on the vacant *employment* lands located east of Veterans' Way (County Road 16), and will investigate other options for expanding the supply of *employment* land.
- D1.2 *Council may enter into partnerships with the private sector in order to promote the development and marketing of employment lands. Council will seek to protect the integrity and long-term vitality of existing employment areas by discouraging the encroachment of uses incompatible with industry on existing employment lands.*
- D1.3 *Council may prepare an employment needs assessment in order to assist in its economic development and town planning efforts.*
- D1.4 *Council will support existing industries and businesses, to encourage their continued success and potential expansion.*
- D1.5 Continued efforts shall be made to attract new small to medium-sized industries. *Council will work closely with federal and provincial agencies, adjacent municipalities and the private sector to ensure a co-ordinated approach to industrial attraction.*
- D1.6 *Council will encourage the continued operation of various recreation and Credit Valley Conservation facilities in the vicinity. Council will support marketing efforts by the Credit Valley Conservation and other bodies of Government to attract tourists to and through the area; and further, Council will support the efforts of the service sector to accommodate this potential market.*
- D1.7 *Council will support the maintenance and growth of a strong commercial structure, the major components of which are the Central Business District and nearby commercial sections of the east-west Broadway corridor, the major commercial node in the Highway 10 corridor north of Fourth Avenue, and the interconnecting north-south corridor of First Street. Improvements and redevelopment of the Central Business District shall be encouraged to maintain this area as the most comprehensive and diverse focus of activity in the Town, including significant*

retail, office service, entertainment, governmental, institutional, residential and community functions. In considering major new or expanded retail developments elsewhere, *Council will have regard for market/impact studies showing the proposed development to be warranted, and that the planned function of Orangeville's Central Business District will not be prejudiced.*

- D1.8 *Council will support individuals and families who choose to operate home based businesses, and Council will regulate such home occupations in the Zoning By-law to ensure that they are compatible with the residential areas in which they locate.*
- D1.9 *In recognition of the importance of electronic communications, Council will support the improvement of the Town's communications infrastructure to serve the needs of the Town's residents, businesses and institutions.*
- D1.10 *Recognizing the potential significance of tourism in the local economy, Council will support and promote attractions and events that would bring visitors to Orangeville. Council will actively promote Orangeville as a tourist destination in co-operation with local and area tourism associations, local businesses and attractions. Council will also promote the development of facilities to serve tourists and visitors, particularly accommodation facilities, a visitor information services facility to serve the Downtown area, entertainment venues and recreational facilities such as a trail system."*

22. **The heading of Section D2 is hereby amended from "FRINGE AREAS" to "GROWTH MANAGEMENT".**

23. **Section D2.1 is hereby deleted and replaced with the following:**

"D2.1 GOAL

*To encourage a co-ordinated approach to land use and infrastructure planning amongst the municipal jurisdictions in the Orangeville area, and to promote a clear demarcation between urban uses in the Town of Orangeville and the agricultural and rural lands in the surrounding municipalities."*

24. **Sections D2.2.4 and D2.3, including D2.3.1 to D2.3.5 inclusive, are hereby deleted, and Section D2.2.4 is hereby added:**

"D2.2.4 *Generally oppose official plan amendments to permit residential development on private or communal services in those portions of the adjoining municipalities that lie south of the Tenth Side Road (west of Hurontario Street) or Fifth Side Road (east of Hurontario Street); west of the Fourth Line of Mono; north of High Point Side Road; and east of Shaw Creek Road, the 19<sup>th</sup> Line of East Garafraxa or the Fourth Line of Amaranth."*

25. Sections D4.2 and D4.3, including D4.3.1 to D4.3.3 inclusive, are hereby deleted and replaced with the following:

"D4.2 GOAL

*To support the retention and recognition of Orangeville's built and natural heritage assets in order to build a sense of community identity and a degree of continuity between the past and the present.*

D4.3 GENERAL POLICIES

- D4.3.1 Council will seek to ensure that heritage resources are maintained and enhanced within a compatible context. Council will address this objective as part of its consideration of any application for development approval that affects the property occupied by a heritage resource, or an adjoining property.*
- D4.3.2 Public works, whether municipal or provincial, will be undertaken in such a way as to be sensitive to the impact of those works on the Town's heritage resources.*
- D4.3.3 Council will participate in federal or provincial programs to maintain or restore heritage resources, and Council may also establish its own programs for such a purpose.*
- D4.3.5 Heritage Orangeville will act as the municipal heritage committee for the Town and will continue to operate as a Local Architectural Conservation Advisory Committee under the Ontario Heritage Act.*
- D4.3.6 The alteration or demolition of a designated heritage building or a building in a designated heritage conservation district will require the approval of Council, in consultation with Heritage Orangeville.*
- D4.3.7 Council will strive to maintain any heritage assets which it owns to as high a standard as possible in order to demonstrate Council's commitment to heritage preservation. If municipally owned heritage designated buildings are sold, Council may require a heritage easement agreement to be adopted to ensure the on-going preservation of that building.*
- D4.3.8 As a condition of approval of a proposed development involving the retention of a heritage feature, Council may require the owner to enter into an agreement that safeguards the future of the heritage feature. This agreement may require the owner to provide a financial security to the Town to ensure compliance with the agreement.*
- D4.3.9 Council, through Heritage Orangeville, will maintain an inventory of heritage resources in the Town. This inventory will foster awareness of Orangeville's heritage resources by residents and businesses.*

*D4.3.10 Council may designate heritage resources under Part IV of the Ontario Heritage Act where such a resource is considered to be of historical significance and meets one or more of the following criteria:*

- a) represents a unique or rare example, or is one of the only remaining examples of its architectural style;*
- b) is a work of exceptional quality in terms of its plan, design, construction, materials or details;*
- c) represents a significant example of the work of a celebrated designer, architect or builder;*
- d) represents an aspect of the early development of the Town;*
- e) is associated with a person or persons who became prominent locally, provincially or nationally; or*
- f) is associated with an historically significant event in the development of the Town, the county, or the province.*

*D4.3.11 Council may designate heritage conservation districts under Part V of the Ontario Heritage Act where such districts meet the following criteria:*

- a) the majority of the structures or elements in the district have a unique character and reflect an important aspect of the heritage of the community or are of historical, architectural, natural or cultural significance; or*
- b) a major part of the heritage value of the district derives from the consideration of the heritage resources in that district as a collectivity rather than as individual buildings;*

*Heritage conservation districts may include buildings of no present architectural or historical value.*

*A heritage impact assessment will be required for any new development proposed within a designated heritage conservation district.*

*D4.3.12 As a condition of approval of a proposed development, Council, in consultation with the Province, may require that an archaeological assessment be undertaken and that the development proceed only subject to the fulfilment of the recommendations of that assessment. Council will co-operate with the Province to designate archaeological sites under Part VI of the Ontario Heritage Act."*

- 26. Section D5.2.5 is hereby amended by substituting the word "employment" for "industrial".**
- 27. The heading and opening clause of Section D5.3.3 are hereby deleted and replaced with the following:**

"D5.3.3 Employment Area Criteria

The following general criteria *have* been utilized to establish community improvement areas:"

**28. Sections D6, D7, D8 and D9, as set out below, are hereby added:**

"D6. DOWNTOWN

D6.1 GOALS

*To maintain and enhance a vibrant, mixed use environment in Downtown Orangeville, by establishing a long-term program of community improvement projects, and a strategy for implementing improvements in a planned and co-ordinated manner.*

*To support Downtown's long-term marketplace success, employment opportunities, tax revenue, increased residential use and its role as the Town's main focus of commercial, office and institutional activity.*

*To maintain and enhance the primacy and character of the Downtown as the historic core of Orangeville, through heritage conservation and streetscape improvements, and by ensuring the compatibility of new development within and adjacent to the Downtown.*

D6.2 GENERAL POLICIES

D6.2.1 *The role of Downtown as a focal point for retail, office, residential, cultural, community and civic facilities within Orangeville will be strengthened.*

D6.2.2 *Council will foster a Downtown that facilitates and attracts a high level of social activity throughout the day, and that contributes positively to Orangeville's sense of identity.*

D6.2.3 *Council will support the beautification of Downtown Orangeville through financial and other means, including the use targeted public investments and incentive programs.*

D7. COMMUNITY FORM AND IDENTITY

D7.1 GOALS

*To recognize and protect the Town's unique form and identity which arise from its diverse land uses, topographical forms, stock of heritage buildings and natural areas.*

*To ensure that all new developments make a positive contribution to the visual quality and character of the Town.*



## **D7.2 POLICIES**

- D7.2.1** *New development will be located and organized to fit with its neighbours or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces.*
- D7.2.2** *New development will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces.*
- D7.2.3** *New development will be massed to fit harmoniously into its surroundings and will respect and improve the local scale and character. It will minimize the impact on neighbouring buildings and open space.*
- D7.2.4** *Infill development will respect and reinforce the general physical patterns and character of established neighbourhoods, with particular regard to:*
- a) patterns of streets, blocks and lanes, parks and public building sites;*
  - b) general size and configuration of lots;*
  - c) heights, massing, scale and type of dwelling unit compatible with that permitted by the Zoning By-law for nearby residential properties;*
  - d) prevailing building types;*
  - e) setbacks of buildings from the street or streets;*
  - f) prevailing patterns of rear and side yard setbacks and landscaped open space;*
  - g) continuation of special landscape or built-form features that contribute to the unique character of a neighbourhood; and*
  - h) conservation of heritage buildings, structures and landscapes.*
- D7.2.5** *Gateway areas will be created at major entrances to the Town, particularly the intersection of Highways 9 and 10. Further development in these areas will generally incorporate architectural, landscaping or other features which emphasize the unique nature of the community.*
- D7.2.6** *Council will incorporate features such as landscaping and signage in the road allowance to clearly identify gateway areas.*

## **D8. PUBLIC SAFETY**

### **D8.1 GOAL**

*To use urban design to enhance the safety of the Town.*

## **D8.2 POLICIES**

*D8.2.1 Proper design and the effective use of the built environment can lead to a reduction in the incidence and fear of crime and result in an improved quality of life. New development should be designed in a manner that:*

- a) provides opportunity for the informal surveillance of outdoor spaces ("eyes on the street") in order to deter a potential offender;*
- b) clearly marks the transition or boundary between public and private spaces;*
- c) permits the built environment to be effectively and efficiently maintained to display high standards of civic pride;*
- d) utilizes urban design, landscaping and lighting in order to create public spaces which feel safe.*

## **D9. ACCESSIBILITY**

### **D9.1 GOAL**

*To encourage the development of a barrier-free environment that facilitates universal access to all facilities and buildings.*

### **D9.2 POLICIES**

*D9.2.1 Council will encourage the creation of a barrier-free environment including the design and layout of buildings, site development and municipal infrastructure.*

*D9.2.2 Council will require all new buildings to be accessible to persons with disabilities in accordance with the provisions of the Ontario Building Code and the amendments made thereto. Council also encourages builders to exceed the minimum standards of accessibility set out in the Ontario Building Code when designing and constructing new buildings.*

*D9.2.3 Council will seek the input of the public in order to improve the level of accessibility of municipal services, parks and facilities."*

**29. The opening clause of Section "E" is hereby deleted and replaced with the following:**

"This Section should be read in conjunction with the following Schedules:

SCHEDULE "A" - LAND USE PLAN  
SCHEDULE "B" – POLICIES FOR SPECIFIC AREAS  
SCHEDULE "C" - RESIDENTIAL DENSITY PLAN  
SCHEDULE "D" - COMMUNITY IMPROVEMENT PLAN  
SCHEDULE "E" - ROADS PLAN"

**30. Section E1.1 is hereby deleted and replaced with the following:**

**"E1.1 GOAL**

*To provide an adequate supply of good quality living accommodations with a full range of sizes, types, architectural forms, ownership, rental options, and prices in order to ensure that all members of the community are able to find suitable and affordable accommodation regardless of their age, household composition or income."*

**31. Section E1.2.2 is hereby deleted, and Sections E1.2.3 and E1.2.4 are hereby renumbered as E1.2.2 and E1.2.3.**

**32. Sections E1.2.4 and E1.2.5, as set out below, are hereby added:**

*E1.2.4 Council supports the provision of a broad range of housing types and forms suitable to both owners and renters or varying household size and income level.*

*E1.2.5 Council supports the intensification of previously developed areas where appropriate in order to maximize the use of the Town's limited land and infrastructure resources."*

**33. The second, third, fourth and fifth paragraphs of Section E1.3 are hereby deleted and replaced with the following:**

*"The location of housing types and residential densities is further defined by Schedule "C" - Residential Density Plan. Other policies in this Section define each designated density by permitted dwelling type as well as the number of units permitted per net residential hectare. Complementary uses permitted in the residential designation are those considered to be compatible with the residential use. Such uses may include both public and private uses such as schools, cemeteries, religious institutions, meeting halls, hospitals, convalescent homes, boarding houses, group homes, nursing homes, retirement homes, crisis care facilities, nursery schools and public parks and recreational facilities.*

**34. The opening clause of Section E1.4 is hereby amended by substituting "Schedule C" for "Schedule "B".**

**35. Sections E1.4.1, E1.4.4 and E1.4.5 are hereby deleted and replaced with the following:**

*"E1.4.1 Estate Residential - This designation permits single detached dwellings on full municipal services to a maximum density of 5 units per net residential hectare (2 units per net residential acre)."*

*"E1.4.4 Medium Density Residential - This designation permits townhomes and apartments with a maximum density of 99 units per net residential hectare (40 units per net residential acre).*

A proposal to *redesignate lands* to Medium Density Residential may be considered relative to the following general location criteria:

- a) Proximity to open space and public facilities;
- b) Proximity to commercial facilities;
- c) Convenient access to collector or arterial roads; and
- d) *Inclusion of the lands in a designated Intensification Area.*

E1.4.5 High Density Residential - This designation permits apartments at a maximum density of 124 units per net residential hectare (50 units per net residential acre).

A proposal to *redesignate lands* to High Density Residential may be considered relative to the following general location criteria:

- e) Proximity to open space and public facilities;
- f) Proximity to commercial facilities;
- g) Convenient access to collector or arterial roads; and
- h) *Inclusion of the lands in a designated Intensification Area.*

Consideration may be given to *amending the Zoning By-law* to permit densities as high as 148 units per net residential hectare (60 units per net residential acre) for multiple residential housing to accommodate elderly persons.

**36. The final paragraph of Section E1.4 is hereby deleted and replaced with the following two paragraphs:**

*"A net residential hectare is defined as a buildable hectare of residential land and does not include publicly owned roads, lanes, walkways, conservation lands and parks.*

*A second unit within a detached or semi-detached dwelling is excluded from the calculation of density."*

**37. The heading of Section E1.5 is hereby amended to read "Converted Dwellings and Second Units" and the following subsections E1.5.2 to E1.5.4 inclusive are hereby added:**

*E1.5.2 Second units will be permitted as-of-right in all detached and semi-detached dwellings, subject to the provisions of the Zoning By-law.*

*E1.5.3 The creation of an accessory building on a lot, as a dwelling unit or additional space accessory to a residential unit will be permitted subject to the provisions of the Zoning By-law regarding placement of the building on the lot, height, parking and other provisions including the Fire Code.*

*E1.5.4 Council encourages home builders to construct new housing units either with second units already in place or in such a way as to make the creation of a second unit as easy as possible should the home owner wish to do so.*

38. Section E1.6.1 is hereby deleted and replaced with the following Sections E1.6.1 to E1.6.4 inclusive.

E1.6.1 *Particularly in light of the increasing desire among residents to work from home, Council generally supports home occupations. Home occupations may be permitted in all types of residential dwelling units subject to the provisions of the Zoning By-law.*

E1.6.2 *Notwithstanding this support of home occupations, it is the intent of this Plan to ensure that residential areas of the Town maintain their residential character, function and value.*

E1.6.3 *Council will regulate the conduct of home occupations in order to protect the quality and character of residential areas.*

E1.6.4 *The Zoning By-law will be the primary instrument for the regulation of home occupations. Such regulations may include, but are not limited to, the type of home occupation, parking, the presence of employees and the visibility of the home occupation from public streets.*

39. The heading of Section E1.7, is hereby amended from "Group Homes" to "Alternative Housing".

40. Sections E1.7.2, E1.7.3 and E1.7.4 are hereby deleted and replaced with the following Sections E1.7.2 to E1.7.8 inclusive:

E1.7.2 *Group homes are permitted in all residential designations. In order to prevent an undue concentration of group homes in specific areas of the Town, provisions requiring a minimum distance separation between these facilities will be incorporated into the Zoning By-law.*

E1.7.3 *Group homes existing on the date the implementing zoning regulation comes into effect, but not complying with the requirements of the by-law, will be permitted to continue in operation but will not be permitted to extend or expand without the Town's approval.*

E1.7.4 *A crisis care facility is defined as a temporary residence for persons requiring immediate shelter and assistance for a short period of time. Crisis care facilities include halfway houses, youth shelters, women's shelters and emergency housing of a similar nature.*

E1.7.5 *Crisis care facilities are permitted in the Downtown area, in mixed use areas and on major collector roads in residential areas.*

E1.7.6 *A seniors' residence or retirement home is defined as a residence intended for the exclusive use of adults generally 65 years of age and older. Seniors'*

*residences and retirement homes may or may not include facilities for medical assistance, communal dining and other activities and programs directed at all of the residents of the building.*

*E1.7.7 Seniors' residences and retirement homes generally house 10 or more individuals and tend to be built at greater density than the typical residential average. The form taken by this type of housing should be regulated by the Zoning By-Law to ensure compatibility with the surrounding area.*

*E1.7.8 Seniors' residences and retirement homes are permitted in medium and high density residential areas, in mixed use areas, and in institutional areas."*

**41. The existing paragraphs of Section E1.8 are hereby assigned numbers E1.8.1 to E1.8.4 inclusive, and Section E1.8.5, as set out below, is hereby added:**

*"E1.8.5 Council will apply all relevant Ministry of the Environment guidelines to the determination of buffers between residential and employment areas, and to the evaluation of any studies prepared under the terms of this Official Plan."*

**42. Section E1.8 (Neighbourhood Design) is hereby renumbered as Section E1.9, the existing paragraphs are hereby renumbered as E1.9.2 to E1.9.8 inclusive, and the following text is hereby added:**

*"E1.9.1 The neighbourhood design policies of this Plan shall apply to both new development and to infill developments in existing built-up areas."*

**43. Sections E1.10 and E1.11, as set out below, are hereby added:**

***"E1.10 HOUSING AFFORDABILITY***

*E1.10.1 In order to increase the diversity of the housing stock within the Town and in order to enhance housing affordability, Council may conduct studies to determine the extent of housing need within the Town and the measures most suitable to be adopted in order to increase the amount of affordably priced housing.*

*E1.10.2 Council will encourage the preservation of existing sources of affordable housing within the Town. The use of its demolition control powers and the legalization of basement apartments are two methods by which Council may accomplish this objective.*

*E1.10.3 The Town encourages the co-operation of the private sector, public sector agencies and non-profit housing providers in the provision of affordable housing within the community. Council may undertake measures, such as the collection of detailed housing market information or the dissemination of housing information to households, in order to facilitate such development.*

**E1.11 INTENSIFICATION AREAS**

*E1.11.1 Council will identify areas with the potential for infill development and intensification on an on-going basis. The identification of an area with intensification potential will not imply an intention on the part of Council to redevelop the area. The identified Intensification areas will be designated on Schedule "B".*

*E1.11.2 The criteria for the selection of intensification areas may include, but are not limited to, properties where the assessed value of improvements is less than the value of the property itself, the per square foot value of the improvements on a property are substantially below the average for the Town, or the site coverage of the improvements on a property is less than 15%.*

*E1.11.3 Following the identification of intensification areas, Council will consider changing the Official Plan designations which apply to properties within such areas in order to permit increased densities of development."*

**44. Sections E2.2.1 and E2.2.4 are hereby deleted and replaced with the following:**

"E2.2.1 To support the further strengthening of Orangeville's major commercial structure, the components of which are the Central Business District and nearby commercial sections of the east-west Broadway corridor, the major commercial node *in the Highway 10 corridor north of Fourth Avenue*, and the interconnecting north-south corridor of First Street."

"E2.2.4 To require any new or expanded retail development *with a gross floor area exceeding 2,300 m<sup>2</sup> (24,758 square feet) located outside of the Central Business District be subject to a market impact study to show to Council's satisfaction that the type and size of the proposed facility will not prejudice the planned function of Orangeville's Central Business District and other commercial areas.*"

**45. Sections E2.3.1 and E2.3.2 are hereby deleted and replaced with the following:**

"E2.3.1 The Commercial designations of this Plan are generally intended to provide for a broad range of commercial activities, including office and service commercial uses of all types, and retail and wholesale trade. Cultural, recreation and entertainment facilities, parks, institutions and community facilities are also to be accommodated in Commercial designations. Residential uses may be included subject to limitations for particular areas. "

E2.3.2 *Five Commercial designations are established in order to distinguish between the varying locational and functional requirements and characteristics of use. These designations are as follows:*

Central Business District

General Commercial

Neighbourhood Commercial

Service Commercial, and

Restricted Commercial/Residential."

**46. Sections E2.4.1 to E2.4.4 inclusive are hereby deleted and replaced with the following:**

"E2.4.1 The Central Business District is Orangeville's traditional centre, consisting of the blocks along Broadway *generally between Faulkner and Third Streets*. *It is a focal point for the Town and is one of the main places where visitors will judge and remember Orangeville*. This area accommodates the largest and most diverse concentration of central functions in the Town, including retail, office, service, entertainment and other commercial uses, as well as governmental, institutional, residential and community activities."

E2.4.2 Retail uses are a significant component of this mix of activities, and include a broad range of comparison shopping, specialty outlets and more localized facilities related to the needs of nearby residents and the Downtown working population. The form of development in the Central Business District is more intensively urban than any of the Town's other commercial areas. *The heritage features of the Central Business District represent an important part of the appeal of the area. A heritage conservation district was designated in 2002 in order to preserve this unique character.*

E2.4.3 *In order to increase the vitality and day/night character of the area, residential uses are strongly encouraged on the upper floors of the buildings fronting onto Broadway and elsewhere in the Central Business District as mixed use or single use residential developments.*

E2.4.4 Permitted uses include the full range of commercial activities, such as business, professional and governmental offices, personal and business services, outlets for retail and wholesale trade, cultural, recreation and entertainment facilities, parks, institutions and community facilities."

**47. Sections E2.4.5 and the first sentence of Section E2.5.1 are hereby deleted and replaced with the following:**

"E2.4.5 *The following types of uses are particularly encouraged and supported in the Central Business District by virtue of their ability to contribute to the economic vitality of the area and to serve both residents and visitors to the Town: destination retailers, specialty shopping facilities including liquor and food stores,*



business and personal services of all kinds, governmental facilities, entertainment facilities, *and attractions and services for tourists.*"

[E2.5.1]

"The General Commercial area is the major non-downtown commercial area in Orangeville, *located in the Highway 10 corridor north of Fourth Avenue.*"

48. Section E2.5.3 is hereby deleted, and Section E2.5.4 is hereby renumbered as E2.5.3.

49. Sections E2.6.4, E2.6.5, E2.6.6 and E2.7.7 are hereby added, all as follows:

*"E2.6.4 Neighbourhood commercial uses should generally be located on arterial or major collector roads.*

*E2.6.5 The design and site planning of new development projects under this category shall follow the commercial design principles set out in this Plan.*

*E2.6.6 In general, the visual impact of parking and loading areas on the primary frontage roads should be minimized through the appropriate location of parking and loading facilities and through the use of landscaping.*

*E2.6.7 The design and site planning of new development projects under this category shall follow the commercial design principles set out in this Plan."*

50. Section E2.8, including Sections E2.8.1 and E2.8.2, is hereby deleted, and Sections E2.9, E2.9.1, E2.9.2 and E2.9.3 are hereby renumbered as E2.8, E2.8.1, E2.8.2 and E2.8.3 respectively.

51. In Section E2.8.1, as renumbered above, the words "in the Highway 10 corridor north of Fourth Avenue" are hereby substituted for "at First Street and Hansen Boulevard."

52. Sections E2.9 and E2.10, as set out below, are hereby added:

*"E2.9 COMMERCIAL DESIGN PRINCIPLES*

*E2.9.1 Council supports the development of commercial areas which are attractive and which enhance the commercial vitality and community image of Orangeville. Council may therefore adopt specific urban design guidelines to guide the development of properties under this Plan's commercial designations.*

*E2.9.2 Until such guidelines are adopted the following general commercial design principles shall apply:*

- a) *lands with direct exposure to major roads should be designed with the greatest care in light of their high degree of visibility;*
- b) *buildings and streetscapes should be designed to create a sense of identity through the treatment of architectural forms, massing, scale, site layout and setbacks, landscaping, signage and orientation;*
- c) *development should seek to develop an urban identity with focal open spaces established through building placement and massing;*
- d) *the design of the development should support an interesting and desirable business image for the district;*
- e) *silhouettes and roof features should be considered to enhance visual interest;*
- f) *landscaping and tree planting should be used to screen and limit the visual impact of parking areas;*
- g) *primary building entrances should be clearly identifiable;*
- h) *access to primary entrances from public sidewalks should be along fully accessible and direct pedestrian pathways; and*
- i) *weather protection through awnings, canopies and arcades, as well as entrance landscaping are encouraged to lend identity and amenity to primary building entrances and enhance the public realm.*

## **E2.10 MIXED USE**

### **E2.10.1 GOAL**

*To provide for improved live-work relationships, diversity of housing types, a high quality living and working environment and reduced dependence on the automobile.*

### **E2.10.2 OBJECTIVES**

*To provide for mixed use buildings and mixed use areas catering to local needs while ensuring the vitality of the Central Business District.*

*To allow for flexibility of uses, while controlling the built form.*

*To allow for the evolution of certain single use areas of the Town into mixed use areas in the fullness of time.*

### **E2.10.3 POLICIES**

*The permitted uses and densities in mixed use areas shall be set out in the Zoning By-law, and shall be appropriate to the urban context surrounding the mixed use site. Permitted uses shall generally include residential uses, retail, office and institutional uses."*

53. **The heading of Section E3 is hereby amended from "INDUSTRIAL" to EMPLOYMENT AREAS"**

**54. Sections E3.1(a) and (c) are hereby deleted and replaced with the following, and (d) and (e), as set out below, are hereby added:**

- "a.) To provide an adequate supply of vacant, zoned *employment* land within a *business* park setting; to support the expansion of existing industries; and to attract new industries in order to continue diversification of the local employment base and provide a balanced tax assessment."
- "c.) To encourage a high quality of urban design in *employment* areas which connects industrial development with the community, while recognizing the need to ensure that impacts from industrial development on sensitive land uses are minimized."
- "d.) To discourage the redesignation of employment lands for other uses in order that Council may maintain an adequate supply of land to meet the community's short- and long-term employment needs."
- "e.) To promote the role of tourism in Orangeville's economy, and to support the development of facilities and attractions that would encourage people to visit the Town and the Hills of Headwaters area."

**55. Section E3.2 is hereby deleted and replaced with the following:**

"The primary uses permitted within the *Employment Area* designation are industrial facilities including manufacturing, assembling, processing, fabricating, refining, repairing, warehousing, and wholesaling, offices, transportation and communication uses, research and information processing facilities, recreational uses and accessory uses."

**56. The opening paragraph of Section E3.3, and subsections (a), (b) and (d) are hereby deleted and replaced, and subsection (g) is hereby added, all as shown below:**

"The secondary uses permitted within the *Employment Area* designation are:"

- "a) retail sales provided that the retail use is accessory to an *employment* use (on the same site) and occupies a portion of the building and the site which is significantly less than that occupied by the main use of the site in accordance with the regulations of the Zoning By-law;"
- "b) limited service commercial uses providing a support function to *employment* uses including restaurants, print shops, computer service facilities, business/computer supply and service establishments and other service uses subject to an amendment to the Zoning By-law provided they can be demonstrated to provide a support function needed in close proximity to *employment* uses;

"d) day care facilities which do not have an outdoor play area. Other day care facilities may be permitted subject to the submission of any studies or other information required by *Council* which demonstrates that the use requires a location in the *employment* area and can be designed and located in such a manner as to ensure that the day care use will not restrict the operation of any adjacent industrial uses, and subject to a Zoning By-law amendment;"

"g.) *hotels or motels, including supporting conference and restaurant facilities that are located on the same property as the hotel or motel, subject to the property being located adjacent to an arterial road, and provided that the term "property" may include either the current property or the property that existed on September 8, 2003.*

57. The heading of Section E3.5 is hereby amended from "**GENERAL POLICIES: EXISTING DEVELOPED INDUSTRIAL AREAS**" to "**GENERAL POLICIES: EXISTING DEVELOPED EMPLOYMENT AREAS**".

58. The opening Clause of Section E3.5.1 is hereby deleted and replaced with the following:

"*Council* will work with industry and landowners to encourage the continuing development of existing developed *employment* areas in a manner that will:"

59. Sections E3.5.2 (a) and (b) are hereby deleted and replaced with the following:

"a) Site Plan Control

*Council* will evaluate all applications for new development in existing *employment* areas with respect to their conformity with the objectives in Section E3.5.1. To provide for the evaluation, *Council* will require that all development be subject to site plan control. The site plan will only be approved by *Council* when a review of the proposed development indicates that the objectives are satisfied."

b) Evaluation Process

All applications will be subject to a preliminary review by the Town to ensure that they are able to satisfy the evaluation criteria in Section E3.5.1. *Additional studies may be required, as follows, unless the applicant can demonstrate to the satisfaction of the Town that such studies are not warranted:*

i) Impacts on Sensitive Uses

A noise impact study; vibration study; air quality assessment (*including dust and odour*); and, environmental soil and groundwater analysis, in accordance with applicable Ministry of Environment guidelines or regulations or other appropriate criteria.

ii) Servicing Capacity

Engineering studies related to impacts on the sewer and water capacity.

iii) Urban Design

A streetscape or landscaping plan.

iv) Access

A traffic impact analysis."

60. **Section E3.6 is hereby amended to substitute "employment" for "industrial" wherever the latter term appears, and Section E3.7 is hereby deleted and replaced with the following:**

"E3.7 GENERAL POLICIES: NEW EMPLOYMENT AREAS

E3.7.1 Designation Criteria

*Council* will work with industry and landowners to provide additional designated *employment* land to accommodate new or expanding industries, as well as the infrastructure required to support such development. In identifying new *employment* lands, the Town will generally seek to ensure that:

- a.) there is a significant separation distance, where feasible, from residential and other sensitive land uses. The separation distance will be based on environmental studies, including a general noise impact assessment, but which should be a minimum of 70 metres between residential development and other sensitive uses and proposed industrial development;
- b.) the developable lands are of sufficient size and appropriate topography to provide for the creation of a *business* park which will provide for a range of site sizes and appropriate infrastructure;
- c.) there is ready access from arterial roads and/or provincial highways, with potential to connect to the Town's pedestrian/bicycle path system;
- d.) there is access to rail service; and,
- e.) the area can be serviced with municipal sewer and water systems.

E3.7.2 Development Criteria

*Council* will work with industry and landowners to encourage the development of new industrial areas in a manner that will:

- a.) not result in any significant negative impacts on adjacent residential development and other sensitive uses and the natural environment;
- b.) not utilize significant sewage and water servicing capacity, as determined by the Town, at its sole discretion, and generally based on a comparison with the

average consumption per hectare for the developed industrial land in the Town;

- c.) reflect good design principles appropriate to the community; and,
- d.) maximize external and internal connections to the community including roads, rail and pedestrian/bicycle paths, while recognizing the need for the segregation of truck traffic.

#### E3.7.3 Secondary Plan

As a basis for the development of any new *employment* area, *Council* will prepare a secondary plan. The plan will be based on detailed technical studies including:

- a.) Master Servicing Study;
- b.) Environmental Management Plan;
- c.) Heritage and Archaeological Analysis;
- d.) Preliminary Noise Feasibility Assessment;
- e.) Preliminary Vibration Feasibility Assessment;
- f.) Preliminary Soil Quality Assessment; and,
- g.) Urban Design Guidelines."

61. **"Credit Valley Conservation" is hereby substituted for "Credit Valley Conservation Authority" wherever the latter appears.**

62. **Section E 4.2 is hereby amended by deleting the final paragraph which reads:**

"In addition, compatible agricultural uses such as farms, nurseries and forestry operations may be developed in this category without any Amendment being required to the Implementing Zoning By-law."

63. **Sections E4.3.2 to E4.3.5 are hereby deleted and replaced with E4.3.2 to E4.3.4 as set out below, and Sections E4.3.6 and E4.3.7 are hereby renumbered as E4.3.5 and E4.3.6:**

"E4.3.2 *Council will provide* public recreation areas and facilities *that are* adequate for the existing residents of the Town and *that* can be expanded to serve the new residents as the Town grows. The area standards to be met in the development of park and recreation areas are as follows:

- a.) Neighbourhood use - 1.0 hectare per 1,000 population
- b.) Community use - 0.8 hectares per 1,000 population

Total: 1.8 hectares per 1,000 population

E4.3.3 Considering that regional park needs will be met by co-operative development by the Town and the Credit Valley Conservation of the lands around *Island Lake* and

the wetlands along the Credit River south of the dam, additional Regional Parks are not anticipated within the Town boundaries.

E4.3.4 *Council will co-operate in every possible way with the Credit Valley Conservation to see to the development for public use of the areas surrounding Island Lake and along the valley of the Credit River."*

64. **Section E5.1 is hereby amended by adding the following text:**

- "c) To direct development generally away from ecologically significant or sensitive lands that support natural features and functions.*
- d) To preserve the quantity and the quality of the surface and groundwater resources upon which the Town relies.*
- e) To increase public awareness to protect and enhance the quality of water, to promote water conservation and to preserve aquatic habitats.*
- f) To control the nature of future development in municipal well head protection areas by requiring specific study of hydrogeologic conditions, and to improve existing land use practices in those portions of existing well head protection areas already developed."*

65. **Section E5.2.3 is hereby deleted and replaced with the following:**

"E5.2.3 Virtually the entire Town of Orangeville is located within the headwaters subwatershed of the Credit River (Subwatershed 19). The primary guiding document for Council's subwatershed planning efforts is entitled Technical Document: Environmental Planning for the Credit River Headwaters - Subwatershed No. 19 (January 1997). The contents of this document will be considered to be updated as new information becomes available. The Technical Document, or any updates, will not, however, be considered to form part of this Official Plan. *The Town's subwatershed planning work will also be informed by additional studies of water quality and environmental management as they become available.*"

66. **Section E5.3.5, as set out below, is hereby added after Section E5.3.4:**

E5.3.4 *Council will consider establishing an advisory body on the environment to promote the protection, maintenance and enhancement of all aspects of the environment with a focus on the natural environment, in order to safeguard and improve the quality of life of those who live or work in, and visit the Town, both now and in the future.*

67. **Existing Sections E5.3.5 and E5.3.7 are hereby deleted and replaced with the following Sections E5.3.6 and E5.3.8, and existing Section E5.3.6 is hereby renumbered as Section E5.3.7:**

"E5.3.6 The natural features where development is prohibited are designated as Open Space Conservation on Schedule "A". The principal use of land in the Open Space Conservation designation shall be the conservation of the natural environment. *Those uses which are permitted within this designation shall be directed to locate so as to protect those lands with the highest degree of ecological importance and sensitivity.* Other permitted uses may include:

- public works associated with watercourses, including bridges, wells and sewage treatment facilities;
- outdoor recreational uses; and
- accessory uses,

all subject to approvals by appropriate agencies such as the Credit Valley Conservation and the Department of Fisheries and Oceans, on the basis of acceptable technical reports as required."

"E5.3.8 Where proposed parks, trails or public works would be located within lands designated Open Space Conservation, an *Environmental Impact Study* will be undertaken *to the satisfaction of the Town and Credit Valley Conservation* to ensure that potential impacts on the natural environment are identified. If it is determined that the project will have an acceptable impact, appropriate mitigating measures will be identified and implemented."

68. Existing Sections E5.3.8 to E5.3.13 inclusive are hereby renumbered as Sections E5.3.9 to E5.3.14 respectively, and Section E5.3.12, as renumbered hereby, is hereby amended by adding the following subsection (f) thereto:

"f) *The significance of any natural heritage features and functions.*"

69. Existing Sections E 5.3.14 and E 5.3.15 are hereby deleted and replaced with the following:

Environmental Management Plans and Environmental Impact Studies

"E5.3.15 Prior to granting draft approval to a plan of subdivision, Council will require that an Environmental Management Plan be prepared or updated, to the satisfaction of the Credit Valley Conservation and the Town, for the tributary watershed area within which the subdivision is located. The Environmental Management Plan will identify the boundaries of natural features *and ecologic and hydrologic functions* to be protected, areas to be restored to a natural condition, and the location, sizing and preliminary design of all stormwater management facilities. *Methods to maintain or enhance pre-development groundwater infiltration volumes will be identified.*"

"E5.3.16 Where lands proposed for development or redevelopment are adjacent to lands designated Open Space Conservation, an Environmental Impact Study will be required *for any development within a prescribed distance of these lands as per*



*provincial policy. The Environmental Impact Study will determine or confirm the boundaries of natural features to be protected, identify potential adverse impacts on the significant natural features, and recommend mitigation, enhancement or restoration measures. All Environmental Impact Studies will be conducted to the satisfaction of the Credit Valley Conservation and the Town."*

- 70. Existing Sections E5.3.16 to E5.3.19 are hereby renumbered as Sections E5.3.17 to E5.3.20 respectively, and Sections E5.3.21 and E5.3.22, as set out below, are hereby added after Section E5.3.20, as renumbered hereby and existing Sections E5.3.20 to E5.3.32 inclusive are hereby renumbered as Sections E5.3.23 to E5.3.35 respectively:**

*"E5.3.21 Council will require that all new development will ensure that pre-development infiltration volumes are maintained or enhanced, as much as possible, having due regard to also maintaining water quality."*

*"E5.3.22 Council will establish well head protection zones for all municipal water supply wells and control land uses in a manner to prevent the contamination of the Town's wells by those uses."*

- 71. Sections E5.3.23 to E5.3.27 inclusive, as renumbered above, are hereby deleted and replaced with the following:**

*"E5.3.23 No alteration, including the placement of buildings, structures or fill, whether originating on the site or elsewhere, or the removal of fill shall be permitted on lands within the Regional storm floodplain without the approval of the Credit Valley Conservation. In the case of a proposed alteration to a watercourse, approval from the Ministry of Natural Resources under the Lakes and Rivers Improvement Act and from the federal Department of Fisheries and Oceans under the federal Fisheries Act may also be required."*

*E5.3.24 Schedule "B" indicates the approximate location of flood-prone areas within the Regional Storm Floodplains associated with Mill Creek and Lower Monora Creek. Credit Valley Conservation and the Town have, for certain areas that fall within the limits of the Regional Storm floodplain, adopted Two-Zone policies. The Two-Zone policies differentiate between "floodway" and "flood fringe". The flood fringe areas are designated for urban uses, but any development or redevelopment of these lands will require the approval of the Credit Valley Conservation in accordance with Ontario Regulation 162/80.*

*E5.3.25 Existing uses located within the Regional Storm floodplain (both floodway and flood fringe) of Mill Creek shall be zoned in a "Special" Zone, and these uses may be recognized as legal conforming uses, despite the hazard characteristics of the land. Expansion of such uses will be discouraged, and*

shall only be permitted subject to the approval of the Town and the Credit Valley Conservation.

E5.3.26 Council supports the improvement of Mill Creek and the associated floodplain to reduce the risk of flooding to existing and proposed *development* south of Broadway.

E5.3.27 In areas regulated by the Credit Valley Conservation, *requirements for building elevations or floodproofing measures will be determined by the Credit Valley Conservation.*"

72. Section E 5.3.30, as renumbered above, is hereby deleted and replaced with the following:

"E5.3.30 Council will also seek to increase forest cover by requiring the planting of *native species of trees* on private lands through development approval processes, *appropriate to the specific conditions of the site.*"

73. Section E 5.3.35, as renumbered above, is hereby deleted and replaced with the following:

"E5.3.35 The lands designated Open Space Conservation in *Dragonfly Park* will be used only in co-operation with the Credit Valley Conservation bearing in mind that Highway 10 and the main entrance to the Town are located in this area and requires careful development to create an attractive "first impression" for visitors to the Town."

74. Section E5.4, as set out below, is hereby added:

"E5.4 POTENTIALLY CONTAMINATED PROPERTIES

E5.4.1 Council will require that contaminated properties be cleaned up to the Provincial standard for the land use proposed by a development application. Council encourages such clean-up in order to promote an efficient use of land and to protect the Town's essential groundwater resources. This section outlines policies dealing with the identification of sites and facilities which may be contaminated from past land use practices. For the purpose of this Plan, only generic uses that have been known to create possible contamination problems are identified. Additional past land uses that are limited to suspected contamination and not specifically referenced in this Plan may also require study by development proponents.

#### OBJECTIVES

E5.4.2 To outline Council's policies respecting the general identification of land uses where environmental contamination may have occurred or is occurring.

To outline Council's requirements to clean up contaminated properties.

POLICIES

- E5.4.3 The following list of general uses suggests activities that may be related to possible environmental contamination:
- activities involved with the elimination of waste and other residues
  - industrial or commercial activities involving hazardous substances
  - livestock-based agriculture operations
  - storage and transfer of hazardous substances
  - sites formerly used for automotive, transportation or utility purposes.
- E5.4.4 Council will require a development proponent to provide documentation that a property, suspected of having some form of contamination is clean or has been cleaned up. This documentation is to be provided prior to any planning approval on the subject property. Where documentation is not available the Town will request the proponent to undertake an analysis to determine the possible nature and extent of any contamination in accordance with Town and Ministry of the Environment requirements. The proponent will be required to submit documentation consistent with the "Guideline for Use at Contaminated Sites in Ontario."
- E5.4.5 In the event that any contamination is identified on a particular property, a development proponent will be required to submit a decommissioning and/or clean-up program that meets the requirements of the Town and the Ministry of Environment prior to any planning approvals being given. Further the issuance of a demolition permit may be contingent upon the submission and acceptance of environmental data, satisfactory to the Town and in compliance with the Ministry of Environment's requirements.
- E5.4.6 It is the intent of Council that all contaminated properties be cleaned-up to a level that protects human health and the natural environment by meeting soil and water quality criteria set out by the Ministry of the Environment.. A potable water standard of cleanup shall generally be required. A record of site conditions will also be required.
- E5.4.7 In instances where the Town acquires or accepts land for public highways, road widenings, parkland, storm water management, easements or for any other public use, the Town may require evidence, as a condition of the transfer that no environmental contamination has occurred or exists on the subject lands.
- E5.4.8 The policies of this subsection are not intended to apply to the closure of facilities that are required to meet closure conditions of a Certificate of Approval issued under the Environmental Protection Act."
75. **Section E6.3.1 is hereby deleted and replaced with the following, and Sections E6.3.2, E6.3.3 and E6.3.4 as set out below, are added:**

"E6.3.1 Sites which are designated Institutional and intended for school purposes, may be ultimately developed for Low Density Residential or Open Space Recreation purposes without Amendment to this Official Plan, *subject to the review of the site by the Town on a case-by-case basis, as well as the following considerations:*

- a.) If such sites are deemed surplus after due consideration by the appropriate School Board, and;
- b.) After a review of any such proposal by *Council*, and the opportunity for *Council* to purchase all or part of such school sites relative to the Town's parkland needs."

"E6.3.2 *School Boards, whether public, separate or private, are encouraged to share physical facilities and sites. Schools may also be combined with other civic institutions, such as public libraries or recreational facilities, where appropriate.*"

"E6.3.3 *In consultation with the relevant school board, Council will attempt to ensure through the secondary planning and development approvals process that new schools are located and designed in such a way as to maximize their accessibility to the members of the community they are intended to serve. Schools should serve as anchors to the neighbourhoods in which they are located. Appropriate areas for new school sites are to be determined at the earliest possible stage of the development process, having regard to the facility allocation policies as determined by the School Boards.*"

"E6.3.4 *Council may designate new sites for schools if such an action is warranted by the growth or the changing characteristics of the local population.*"

**76. Section E8 is hereby deleted in its entirety except for Sections E8.49, E8.53 and E8.54, and replaced with the following:**

"E8. POLICIES FOR SPECIFIC AREAS

The following Policies apply to specific areas of the Town, where additional detailed policies are required to indicate the intent of *Council* for the use of land. The location of the lands to which these policies apply are indicated on *Schedule "B"* to the Official Plan and are identified with the appropriate Section numbers as follows:

*E8.1 Notwithstanding the Low Density Residential designation, a communications facility including studios, offices, signal receiving facilities and accessory uses is permitted.*

[70 C Line]

- E8.2 Notwithstanding the *Employment Area* designation, institutional uses are permitted provided there is no residential accommodation and provided the institutional use occupies a lot that abuts C Line or Town Line.

*[North Side of Town Line east and west of Riddell Road].*

- E8.3 Notwithstanding the *High Density Residential* designation, two apartment buildings containing a total of up to 98 units are permitted.

*[35, 45 Bredin Parkway]*

- E8.4 Notwithstanding the *Low Density Multiple Residential* designation, a maximum density of 74 units per net residential hectare is permitted.

*[31 Parkview Drive, 90-114 Lawrence Ave., 2-6 Cedar Dr.]*

- E8.5 Notwithstanding the *Service Commercial* designation, on the lands described as Lot 1, Registered Plan 116, permitted uses shall be limited to a business or professional office.

*[Southeast corner of Broadway and Diane Drive.]*

- E8.6 Notwithstanding the *Neighbourhood Commercial* designation, residential uses and institutional uses providing residential accommodation are not permitted.

*[51 Town Line]*

- E8.7 Notwithstanding the *Central Business District* designation on the lands described as Part of Lot 21, and Lots 19 and 20, Block 1, Registered Plan 212, the permitted uses shall be restricted to a parking area or parking lot, to be suitably screened, landscaped and designed and subject to Site Plan Control, or single or semi-detached residential units.

*[22 Zina Street]*

- E8.8 Notwithstanding the *Low Density Multiple Residential* designation, the existing rowhouses may be used for business or professional offices.

*[2-10 Zina Street]*

- E8.9 Notwithstanding the *Restricted Commercial/Residential* designation, a public garage and the sale of vehicles in conjunction therewith is also permitted.

*[252 Broadway]*

- E8.10 Notwithstanding the *Service Commercial* designation, a variety store is also permitted.

*[25 Broadway]*

- E8.11 *Notwithstanding the Service Commercial designation, a retirement home is also permitted.*

*[236 First Street]*

- E8.12 *Notwithstanding the Service Commercial designation, a restaurant, a motel, and a use sensitive to potentially offensive odours emanating from the Town's sewage treatment plant are not permitted. A business or professional office is permitted within the same building as a commercial use provided it is located on an upper floor.*

*[17 Town Line]*

- E8.13 *Notwithstanding the Medium Density Residential designation, the maximum density is 62 units per net residential hectare.*

*[60 Chisholm Street]*

- E8.14 *Notwithstanding the Neighbourhood Commercial designation, an automobile sales and service establishment is also permitted.*

*[328 Broadway]*

- E8.15 *Notwithstanding the Employment Area designation, a place of worship is permitted as a temporary use.*

*[16 Centennial Road]*

- E8.16 *Notwithstanding the location of the subject property on a local street and the Institutional designation, a crisis care facility is also permitted.*

*[20 Bredin Parkway]*

- E8.17 *Notwithstanding the Low Density Residential designation, a maximum density of 28 units per net residential hectare is permitted.*

*[2-10 Lakeview Court]*

- E8.18 *Notwithstanding the High Density Residential designation, a consumer and industrial equipment rental and sales establishment is also permitted.*

*[62 First Ave.]*

- E8.19 *Prior to rezoning for residential use, a comprehensive assessment will be undertaken by the proponent to determine what form of buffering is required to protect proposed residential uses from the effects of Riddell Road traffic and nearby industry. Based on the outcome of this assessment, appropriate buffering measures and separation distances, as determined by the Town, will be imposed as requirements of development by way of zoning regulations, subdivision*

agreements and/or site plan agreements. In addition, warning clauses will be required to be registered on title to warn prospective purchasers of the proximity of Riddell Road and industry.

The boundary of the Open Space Conservation designation has been drawn to reflect the boundary of the existing woodlots within the area of the subject lands. The precise delineation of the woodlot areas to be protected from future development will be determined as part of a future Environmental Impact Study as required in Section E5.3.16 of this plan, and, once determined, the boundary of the Open Space Conservation designation will be interpreted to coincide with the boundary of the area to be protected.

*[West side of Riddell Road, between Alder St. and Spencer Ave.]*

- E8.20 The lands located at the rear of 4 Third Avenue are designated Low Density Residential but may be used to provide parking serving nearby commercial and other uses on the basis that the parcel occupies an internal location within the block and is separated from a public street by a lot that is capable of being developed for residential purposes. The site plan agreement for the lands will ensure that landscape screening is provided along the north and east limits to provide a buffer for adjoining residential lands. This parking lot is intended to provide parking that is required for the existing building at 31 First Street, and is not intended to facilitate the future expansion of the existing building at 31 First Street. Therefore, the provision of additional parking at 31 First Street, beyond that which can be accommodated within the area of the existing driveway, is prohibited.

*[31 First Street, Rear of 4 Third Avenue]*

- E8.21 *Notwithstanding* the Service Commercial designation, the following uses are not permitted: a kennel, a billiards parlour, a pool hall, an amusement arcade, a restaurant, a variety store and a video film outlet.

*[18, 22 Green St.]*

- E8.22 *Notwithstanding* the Service Commercial designation, the following uses are not permitted: a kennel, a billiards parlour, a pool hall, and an amusement arcade.

*[South side of Town Line, west of Green St.]*

- E8.23 Notwithstanding the Service Commercial designation, the permitted uses shall be limited to those which take advantage of the site's location on the shore of Island Lake. Consistent with the goals and objectives of the Island Lake Conservation Area Management Plan, the lands within this designation may be used only for commercial, institutional and recreational uses that will protect the conservation area's natural systems. Further these lands must be used for activities that entirely or in part achieve the following:

- promote or enhance understanding of the conservation area and its natural systems;

- support appropriate outdoor recreational opportunities;
- promote tourism; or
- promote and complement public enjoyment of Island Lake.

Permitted uses will include sit-down restaurants, take-out restaurants accompanied by picnic facilities, small-scale retail and service commercial uses, tourist information centres, tourist lodgings, meeting and banquet facilities, recreational clothing and equipment sales and leasing facilities, private clubs, day care centres, schools, and other commercial, institutional or recreational uses that are considered to be consistent with the above objectives.

Automotive uses, large-scale retail and service commercial uses, animal hospitals, boarding kennels, funeral homes and outdoor storage of materials are not permitted.

All buildings will be limited to a height of one storey, except a hotel which may be up to three storeys in height.

Council will incorporate holding provisions into the zoning of the subject lands to delay development until Council is satisfied that appropriate provision is made for the following:

1. water and waste water services;
2. the preparation and implementation of a Stormwater Management Report in accordance with the Credit Valley Conservation's Stormwater Management Guidelines and Ministry of Transportation guidelines;
3. the preparation of a traffic impact study, satisfactory to the Ministry of Transportation, to determine the improvements to Highway 10 that are required to permit the introduction of access from the Highway 10/Fourth Avenue intersection;
4. construction and maintenance of driveway access from Highway 10, including associated improvements required for Highway 10;
5. implementation of the avoidance and mitigation recommendations of the Environmental Impact Study, as updated at the time of site plan approval;
6. a high-quality and harmonious architectural composition conceived specifically for this site;
7. a naturalized, landscaped setting that will screen the view of parking areas from Highway 10 and create natural shoreline edges for Island Lake;
8. a high standard of site and building design reflecting the prominence of the subject lands and its visibility from Highway 10 and the opposite shore of Island Lake;



9. wall-mounted lighting or lamp posts in keeping with the scale of the proposed buildings, and directed away from the adjoining conservation lands and the highway;
10. trailway linkage between the Highway 10/Fourth Avenue intersection and the Island Lake Conservation Area trail network;
11. amenities and facilities such as outdoor seating, bicycle parking, picnic areas, tourist information facilities, interpretive information displays, and waste receptacles;
12. points of access for pedestrians and cyclists from the subject lands into the Island Lake Conservation Area;
13. fencing of the subject lands, to confine construction activity to the subject lands and to prevent the spread of litter into the Island Lake Conservation Area; and
14. signage that does not dominate or detract from the character of the development.

Upon attainment of the above objectives to its satisfaction, Council will remove the Holding symbol and will agree to accept, from Credit Valley Conservation, an area of land for dedication as a minor extension of Fourth Avenue, easterly from Highway 10 for the purpose of providing access to the Service Commercial lands and staff access to the Island Lake Conservation Area.

Until such time as the Holding symbol is removed, the use of the lands will be restricted to those permitted in an Open Space Conservation designation.

Notwithstanding its Open Space Conservation designation, the strip of land that connects the Service Commercial lands with the Highway 10/Fourth Avenue intersection may be used for access to the Service Commercial lands.

*[East side of Highway 10 between Fourth and Fifth Avenues]*

- E8.24** Notwithstanding the Neighbourhood Commercial designation, all residential uses are prohibited owing to the proximity of industrial uses. The Zoning By-law will require the provision of convenience commercial uses in any building that is constructed on the subject lands, to meet the needs of nearby residents and students.

*[Southwest corner of C Line and Alder St.]*

- E8.25** *Specific floor area restrictions applicable to the permitted uses will be established in the Zoning By-law.*

*The development of the lands will be subject to holding provisions contained in the Zoning By-law. Council will remove the holding provisions applicable to any portion of the subject lands when it is satisfied that the following requirements have been met:*

- a) a site plan has been submitted and approved for the development for which there is an application to remove the "holding" symbol;*
- b) there is sufficient water supply and sewage treatment capacity available to service the development."*

*[Lands on the west side of Highway 10, between Fourth Avenue and the future Hansen Blvd. extension].*

*E8.26 Notwithstanding the Neighbourhood Commercial designation, a place of worship is also permitted.*

*[Northeast corner of Blind Line and Hansen Blvd.]*

*E8.27 Notwithstanding the Neighbourhood Commercial designation, the sale of vehicles in conjunction with a car and truck rental agency is also permitted. "*

*[2 Town Line]*

*E8.28 Notwithstanding the Restricted Commercial/Residential designation, a converted dwelling containing up to eight dwelling units is also permitted.*

*[260-262 Broadway]*

*E8.29 These lands may be required for a future alignment option for a road connecting these lands to neighbouring lands to the east, in the Town of Caledon.*

*Nothing shall prevent the owner of the subject property from requesting that Council, from time to time, review the appropriateness of preserving these lands for "future transportation purposes", and from requesting that Council give consideration to proposals to appropriately develop this property."*

*[East end of McCannell Road]*

**77. The opening paragraph of Section F2 is hereby deleted and replaced with the following:**

*"Schedule "E" is a Roads Plan for the Town of Orangeville. Schedule "E" provides guidance for obtaining road dedications and widening of road allowances as a condition of approval of plans of subdivision, consents, or site plans."*

**78. "Ministry of Transportation" is hereby substituted for "Ministry of Transportation and Communications" wherever the latter appears.**

79. Sections F2.1, F2.2 and F2.3 are hereby deleted and replaced, Section F2.5 is hereby added, all as follows:

"F2.1 PROVINCIAL HIGHWAYS

Provincial Highways are primary roads that connect the Town to the provincial highway network. The Town will circulate development proposals affecting provincial highways to the Ministry of Transportation (MTO) for review and comment, in accordance with MTO policy.

"F2.2 ARTERIAL ROADS

Arterial roads are intended to facilitate traffic movement between major land use activities, as well as accommodate through traffic. Access to arterial roads shall be restricted in order to facilitate the through traffic function. Arterial road allowances range from 30 to 45 metres (100 feet to 150 feet) in width, and are capable of accommodating four lanes of traffic, as well as turning lanes."

"F2.3 COLLECTOR ROADS

Collector roads facilitate traffic within and between neighbourhoods and new development areas and connect to the arterial road system. Collector roads reduce traffic on local streets and provide a range of access options. Major Collector road allowances are up to 30 metres in width and are intended to accommodate two lanes of traffic, as well as turning lanes. Minor Collector road allowances are up to 26 metres in width and are intended to accommodate two lanes of traffic, as well as turning lanes."

"F.2.5 EXISTING ROAD ALLOWANCES

Some of the Town's existing road allowances exceed the planned widths identified above. Despite the foregoing, Council has no intention of declaring the additional width surplus to its requirements for the road allowance."

80. The Table entitled "Primary Road System Policies" is hereby deleted.

81. Section F3.1 is hereby deleted and replaced with the following:

"F3.1 As a condition of approval of a plan of subdivision, a consent or a site plan affecting lands that abut an arterial or collector road, Council may require the dedication of a road widening strip to the County of Dufferin or the Town of Orangeville. The width of the road widening strip will not exceed that required to achieve the maximum road allowance width contemplated in Section F2 hereof, except in cases where:

- 1.) The topography of the land is such that additional road width is required for grading purposes.

- 2.) Provision is required for additional turning lanes at intersections along designated collector and arterial roads.
- 3.) *Provision is required for service driveways that eliminate individual points of access to and from an arterial or collector road."*

**82. Section F4.1 is hereby deleted and replaced with the following:**

"F4.1 *In considering proposed plans of subdivision, consents and site plans, Council will prohibit direct vehicular access from a provincial highway, and, wherever possible, from Riddell Road, Veterans' Way, Hansen Boulevard, and Blind Line. Consistent with provincial policy, access to provincial highways will be provided only at public street entrances that meet the Province's minimum spacing requirements for intersections."*

**83. Sections F4.2, F4.3 and F4.4 are hereby deleted and replaced with the following:**

"F4.2 *Council supports the creation of a well-connected network of streets in order to facilitate the orderly circulation of traffic and in order to reduce congestion by offering motorists multiple choices for the route to take to a given destination."*

"F4.3 *The Town will incorporate Ministry of Transportation setback requirements into amendments to the Zoning By-law that affect lands adjacent to a provincial highway."*

**84. The heading of Section F5 is hereby amended from "POLICIES FOR SPECIFIC ROADS" to "SOUTH ARTERIAL ROAD", and Sections F5.1 to F5.9 are hereby deleted, and replaced with the following:**

F5.1 The proposed *South Arterial Road* has the potential to generate high noise levels, thus special attention shall be given for adjacent, existing and proposed residential uses during the preparation of functional road designs, site plans and subdivision plans.

F5.2 Limited direct access to the South Arterial Road will be permitted. The location of access points will be controlled through the land use planning process and more precisely determined using good engineering practice and in such a way that they do not affect the primary function of the South Arterial Road as a transportation link.

F5.3 *Council will actively promote the completion of the South Arterial Road in order to provide an alternate route for trucks other than Broadway which will better serve the needs of the Town's businesses and will greatly enhance the quality of the environment in the Downtown area.*

**85. Sections F6, F7 and F8, as set out below, are hereby added:**

F6. RAILWAY

- F6.1 Council supports the continuing provision of railway service to serve business and industry, and in the longer term, commuters and visitors.
- F6.2 Council will endeavour to protect undeveloped lands adjacent to the railway corridor for those land uses which are dependent on access to a railway, particularly employment uses.
- F6.3 Development in the vicinity of the Town's railway corridor shall meet all provincial requirements and will be subject to the Orangeville Railway Development Corporation's development guidelines.
- F6.4 The Town may require the preparation of a vibration study for a development application that proposes a sensitive use, as defined in provincial guidelines, within 75 metres of a rail corridor.
- F6.5 The Town may require the preparation of a noise feasibility study for a development application that proposes a sensitive use, as defined in provincial guidelines, within 300 metres of a rail corridor, and may require the installation of noise abatement measures as a condition of approval based on the recommendations of the noise feasibility study.
- F6.6 Council encourages the elimination over time of points of conflict between the railway and other modes of transportation, particularly grade-level crossings.

F7 PEDESTRIANS AND CYCLISTS

- F7.1 Council supports the creation of an environment conducive to cycling and pedestrian circulation.
- F7.2 Council will consider investing in measures such as landscaping, lighting, street furniture and weather protection in order to enhance the pedestrian environment, particularly in the Downtown area.
- F7.3 Council will consider the impact of land use decisions as they may impact the movement of pedestrians and bicycles.
- F7.3 Council will encourage urban intensification and compact, mixed use forms of development in order to make walking and cycling more convenient as forms of transportation.
- F7.4 In evaluating the design of new development projects, Council will consider ways to incorporate amenities and features for pedestrians and cyclists. This includes the provision of sidewalks, bike lanes and off-street linkages and trails. Council will also encourage the use of materials and designs which reduce the risk of injuries and accidents to pedestrians and cyclists.

**F8. PUBLIC TRANSIT**

**F8.1** *Council recognizes the importance of public transit to the community and supports the continued provision of public transit services to meet both local and regional transportation needs.*

**F8.2** *In order to maximize the efficiency of public transit services, Council may authorize the preparation of transit-supportive design guidelines to be used in the review of Subdivision Plans and other development proposals. Council will also review transit routes periodically to ensure that they provide the best possible level of service to the Town's residents.*

**F8.3** *Council will also co-operate with GO Transit to provide the best level of public transit service possible.*

**86. Section G2.1 (a), (b) and (d) are hereby deleted, and (a) and (b) are hereby replaced with the following:**

*"a.) The minimum size for a lot serviced by private well and private sewage disposal is 3,000 m<sup>2</sup> (32,293 square feet or 0.74 acre). The minimum size for a lot serviced by municipal water and private sewage disposal is 2,200 m<sup>2</sup> (23,681 square feet or 0.54 acre)."*

*"b.) All sewage disposal systems shall be subject to the approval of the Town, pursuant to provincial regulations."*

**87. Section G2.2 is hereby amended by adding the following text thereto:**

*"Council will not allow a draft-approved plan of subdivision to proceed to registration, and will not lift the holding symbol applicable to the zoning of the lands within the draft-approved plan of subdivision, until it is satisfied that there is sufficient reserve water supply and sewage treatment capacity to allocate to the development proposal.*

*"Council will ensure that the total number of units in draft-approved plans of subdivision does not exceed at least one of the following:*

- the existing reserve capacity of the sewage treatment plant, or*
- the expected capacity of the sewage treatment plant once expanded, provided the Ministry of Environment has granted a Certificate of Approval for the expansion."*

**88. Section G2.3 is hereby deleted and replaced with the following:**

**"G2.3** *The Water Pollution Control Plant was upgraded in 1995 to increase its rated capacity to 14,400 m<sup>3</sup>/day, the design capacity permitted under the current*

*Certificate of Approval. At current flow rates, it is estimated that the plant will service a population of approximately 28,500 people.*

*A study has been undertaken to assess the potential for increasing the capacity of the water pollution control plant to service a population of approximately 35,000 people. Initial results indicate that the potential to increase the plant's capacity does exist.*

*In addition, Council will continue to investigate, and implement where appropriate, different and new technologies for processing and the ultimate disposal of the biosolids that result from the wastewater treatment system in a way that is environmentally sensitive and cost effective.*

*The current water supply capacity is 16,765 m<sup>3</sup>/day. Operating experience with some of the existing wells has shown that they are not capable of sustaining their originally approved rates. In combination with the available storage capacity, the current supply (in 2002) will service a population of approximately 26,000 people. On the supply side, possible additional groundwater sources have been identified, but they will be subject to further testing to establish their safe, long-term capacity.*

*On the demand side, Council has implemented a universal water metering program, which is expected to reduce maximum day demand. Council will pursue other water conservation measures to reduce the overall demand on the system.*

*Until increases in supply capacity or reduction in demand are achieved, the existing servicing capacity may pose a constraint to the fulfilment of the Town's population and employment growth potential."*

- 89. Section G3.1 is hereby amended by adding the following text as a fourth paragraph:**

*"Council supports the protection and conservation of water resources by both residents and businesses, and may undertake further educational programs to promote wider understanding of the issues related to water resources."*

- 90. Section H5.3 is hereby deleted and replaced with the following:**

**"H5.3** *Notwithstanding the extent of the lands described in Section H5.2, it is the intent of this Plan that detached and semi-detached dwellings, and street townhouses within recently registered plans of subdivision, will be exempt from site plan control."*

- 91. Section H7 is hereby deleted and replaced with the following:**

"H7. CONSENTS

Land *division* will generally take place by plan of subdivision. Under certain circumstances, where a plan of subdivision is not necessary for proper and orderly development, a consent to a land conveyance may be granted in accordance with the following *criteria, as applicable*:

- H7.1 Where services can be made available, unless the applicant can show that the lack of services will not be detrimental to the future development of the area in accordance with this Plan;
- H7.2 Where the land fronts on a public road of a reasonable standard of construction;
- H7.3 *Where the size of any parcel of land to be created by consent is appropriate for the use proposed, considering the public services available, soil conditions, and the established character of the local area or neighbourhood."*

**92. Section H9 is hereby deleted in its entirety and replaced with the following:**

"H9 STATUS ZONING

Certain uses of land which exist, at the date of the adoption of this Plan, may be deemed to conform with the intent of this Plan for the purpose of any Zoning By-law. Such uses may be zoned specifically in accordance with their present use and performance standards. The zoning will not permit any change of use or performance standard *unless it can be demonstrated that the change will not be detrimental to adjacent complying uses."*

**93. Section H11, including Sections H11.1 and H11.2, is hereby deleted in its entirety and replaced with the following:**

"H11. PUBLIC NOTIFICATION

*Council is committed to public consultation and issue public notifications and hold public meetings regarding the adoption or amendment of the Official Plan or Zoning By-law in accordance with the applicable sections of the Planning Act and any other Provincial legislation which may apply."*

**94. Sections H12 to H 19 inclusive, as set out below, are hereby added.**

"H12. OFFICIAL PLAN AMENDMENTS

- H12.1 *It is the policy of Council that any provision of this Plan may be amended pursuant to the requirements of the Planning Act.*
- H12.2 *When considering an application to amend the Official Plan, Council shall consider the following matters: the conformity of the proposal to the goals and*



*objectives of this plan; suitability of the site or area for the proposed use, especially in relation to other sites or areas of the Town; compatibility of the proposed use with adjacent land use designations; the need for the proposed use in light of projected population and employment targets; the relationship of the application to the planned function of the site or district; the extent to which the existing areas of the Town designated for the proposed use are developed or available for development; the impact of the proposed use on sewage and water systems, the transportation system, community facilities and the natural environment; and the fiscal implications of the proposed amendment on the Town.*

*H12.3 Council shall provide information regarding a proposed amendment to the Official Plan to such boards, commissions, agencies and the public that may have an interest in it. Prior to approving a proposed amendment, Council shall afford such organizations and the public an opportunity to submit comments.*

*H12.4 Council shall, prior to approving an amendment to this Plan, provide information and hold a public meeting for the purposes of obtaining input concerning the proposal, in accordance with the Planning Act.*

*H13. PREPARATION OF SECONDARY PLANS*

*H13.1 Secondary Plans may be prepared for specific areas of the Town where it is considered necessary to provide more detailed planning objectives and policies for development activities. Secondary Plans may be prepared for established, partially developed or undeveloped areas which are usually in multiple land ownership. In partially developed or undeveloped areas, secondary plans may be prepared to ensure that future subdivision and site developments conform to an overall community development concept and approved planning policies. In established neighbourhoods, secondary plans are intended to guide future redevelopment and renewal activities.*

*H13.2 Secondary plans shall be incorporated into the Official Plan by amendment and shall be subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.*

*H13.3 Secondary Plans shall generally conform to, and implement the goals, policies and land use designations of the Official Plan. However, where there is a conflict between the Official Plan and the Secondary Plan, the Secondary Plan policies shall supersede the Official Plan policies for the area covered.*

*H13.4 In certain areas, Council may require that a Secondary Plan be prepared before development may proceed because of the need for detailed studies on servicing, staging of development, the location of major uses, transportation facilities, the impact of new development or redevelopment on an area's existing natural heritage features, cultural heritage resources or development*

*constraints, the overall community pattern or for such other reasons deemed to be significant.*

#### **H14. DEVELOPMENT PERMITS**

*Council may consider the adoption of a by-law to permit the creation of a development permit system.*

#### **H15. PROPERTY STANDARDS BY-LAW**

*All properties within the Town should be kept in a state of good repair and safe for occupancy and use. The safety and maintenance of all properties within the Town may be protected through the enactment of property standards by-laws under the Building Code Act.*

#### **H16. DEMOLITION CONTROL**

*H16.1 To prevent the premature demolition of housing stock, Council will designate the entire Town as a demolition control area pursuant to Section 33 of the Planning Act c.P. 13. Despite the foregoing, Council will not delay the demolition of a building that is thought, by the Chief Building Official, to pose a threat to public safety.*

*H16.2 If a building to be demolished is included in Heritage Orangeville's inventory of heritage resources, the Town may require, as a condition of approval of a demolition permit, that the owner:*

- a.) permit Heritage Orangeville to photograph or otherwise document the existing building prior to demolition;*
- b.) provide measured floor plan drawings of the building, and*
- c.) salvage for reuse any significant architectural artifacts, as identified by Heritage Orangeville, and provide them to the Town or the Dufferin County Museum, if requested.*

#### **H17. FINANCIAL SECURITIES**

*Council may use financial securities, including but not limited to letters of credit and cash, in order to accomplish the objectives of this Plan.*

#### **H18. STUDIES**

*Studies of matters such as land use compatibility, market impact, traffic impact and environmental impact may be required to provide grounds for, or conditions of approval of, applications for official plan and zoning amendments, plans of subdivision, consents, minor variances, or site plans. The Town generally prefers to commission such studies*

*by hiring consultants on its behalf, at the applicant's expense. In such circumstances, the study will proceed only after agreement is reached on terms of reference, and the applicant has deposited sufficient funds to cover the cost of the study, or an initial phase thereof. In instances where the applicant's consultant conducts the study, the Town may require a peer review, the cost of which will be borne by the applicant."*

95. "Schedule "A" – Land Use Plan" is hereby amended to delete the legend and substitute the legend shown on Schedule "A" hereto.
96. "Schedule "A" – Land Use Plan" is hereby amended to delete all Minister's modification and deferral annotations.
97. "Schedule "A" – Land Use Plan" is hereby amended to delete all Policies for Specific Areas, the Contingency Secondary School Site annotation, and the Approximate Extent of the Mill Creek Floodline.
98. "Schedule "A" – Land Use Plan" is hereby amended to replace all the land use designations with those shown on Schedule "A" hereto, with the exception only of the land use designations specifically noted on Schedule "A" hereto.
99. "Schedule "B" - Residential Density Plan" is hereby renamed as "Schedule "C" – Residential Density Plan."
100. The legend of "Schedule "C" – Residential Density Plan", as renamed by this amendment, is hereby amended by substituting the number "5" for "See Policy E.1.4.1" under the heading "Maximum No. of Units per Net Residential ha.", beside "Estate Residential."
101. The legend of "Schedule "C" – Residential Density Plan", as renamed by this amendment, is hereby amended by deleting the text "Policies for Specific Area".
102. "Schedule "C" – Residential Density Plan", as renamed by this amendment, is hereby amended to delete the Minister's modification annotation.
103. "Schedule "C" – Residential Density Plan", as renamed by this amendment, is hereby amended by deleting the Policies for Specific Area designations.
104. "Schedule "C" – Residential Density Plan", as renamed by this amendment, is hereby amended to replace all the density designations with those shown on Schedule "C" hereto, with the exception only of the land use designations specifically noted on Schedule "C" hereto.
105. "Schedule "B" – Policies for Specific Areas", as shown on Schedule "B" hereto, is hereby added to the Official Plan.

106. "Schedule "C" – Community Improvement Plan" is hereby renamed as "Schedule D" – Community Improvement Plan."
107. "Schedule "D" – Roads Plan" is hereby deleted and replaced with "Schedule "E" – Roads Plan", as shown on Schedule "D" hereto.