



THE CORPORATION OF THE TOWN OF ORANGEVILLE


BY-LAW NUMBER 56 - 2009

**A BY-LAW TO ADOPT AMENDMENT NO. 103 TO THE OFFICIAL PLAN
(Official Plan Review and Zoning By-Law Update; OPZ 5/08)**

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

PASSED IN OPEN COUNCIL THIS 8TH DAY OF JUNE, 2009.



Rob Adams, Mayor



Cheryl Johns, Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 103**

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 and a conformity with the Province's 'Places to Grow' plan.

2. **Basis of the Amendment**

In 2006 the Province of Ontario released its 'Places to Grow' growth plan for the Greater Golden Horseshoe. Affected upper-tier municipalities, including Dufferin County, were given three years to conform to the policies of the Plan. The County of Dufferin, along with its members municipalities, hired Dillon Consulting and Watson and Associates to undertake an implementation strategy for the Growth Plan. The result of their work, entitled Growth Management Study, was completed in February 2009. It contained a number of recommended amendments and policy changes to the Official Plans of the respective lower-tier municipalities of the County to bring their Plans into conformity with the Provincial Growth Plan.

In terms of the Official Plan Review, public open houses were held on October 28, 2008 and on April 29, 2009 to introduce the issues that were to be reviewed and the proposed policy changes respectively. A formal public meeting on the proposed policy changes was held before Council on May 4, 2009. Following the receipt of a final staff report commenting on the public submissions, 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. The ***italicized and bolded*** text denotes words, sentences or paragraphs that are new. Regular typeface text denotes words, sentences or paragraphs that are being carried forward from the existing office consolidation of the Official Plan.

PART B - THE AMENDMENT

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

1. Section A3 is hereby deleted and replaced with the following:

"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, **OPA 76 (2001) for the new industrial area policies, and OPA 96 (2006) for new policies pertaining to the implementation of the Commercial Urban Design Study. The last Official Plan update, completed in 2004, was included through OPA 84.**

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 2008, Council directed that a review and update of the Official Plan be undertaken to incorporate a number of new policy initiatives that have emerged from the Province, bring the Plan into conformity with the Province's 'Places to Grow' plan and to investigate other policy updates in the areas of the economic, social and environmental health of the community. Following a public open house held on October 28, 2008, a significant amount of best practice research was undertaken, a public survey was developed and distributed, and the Town's committees were consulted. The information and data from this work led to the development of a number of policy changes. The changes were considered at a second open house held on April 29, 2009 and at a statutory public meeting held on May 4, 2009. Following consideration of the submissions, draft Official Plan Amendment No. 103 was adopted by Council on June 8, 2009.***

2. Section A4 is hereby amended by deleting the first paragraph and replacing it with the following:

"The boundaries between land use designations shown on the Schedules are approximate except where they coincide with existing roads, railway lines, transmission lines, rivers or streams or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to the boundaries will not require an Amendment to this Plan. Minor adjustments of an administrative or technical nature will not require an amendment to this Plan, providing the intent of the Plan is maintained."

3. Section A5 is hereby deleted and replaced with the following:

"A5. REVIEW

The Policies and land use designations contained in this Plan should not be considered static and should be reviewed subject to changing circumstances. The Council of the Town of Orangeville shall hold a special meeting of Council, at least once every five (5) years, to determine the need for a revision to the Official Plan. ***Upon reviewing the Official Plan, the Town shall ensure that the Plan:***

- a) ***conforms with provincial plans or does not conflict with them;***
- b) ***has regard to matters of provincial interest as set out in the Planning Act; and,***
- c) ***is consistent with any provincial policy statements."***

4. Section B1 is hereby amended by adding the following text thereto:

"B1.5 To provide guidance and direction in making the Town a more sustainable community."

5. Section B2.1 is hereby deleted and replaced with the following:

"To recognize and maintain the pleasant residential atmosphere, ***small town charm*** and quality of life in Orangeville, while providing a framework to guide future development to meet the long term needs of the Community.

To support decisions that are sustainable to ensure that the quality of life of future generations is not compromised.

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.

To engage the community and its youth with a focus on building stronger relationships and partnerships between the Municipality and residents of all ages.

To encourage volunteerism and ownership in the community with a view to building capacity for individuals and resident groups."

6. Section B2.6 is hereby amended by adding the following text thereto after the last paragraph:

"To undertake to implement the Town's 2008 Trails Master Plan as time and resources permit."

7. Section B2.9 is hereby amended by adding the following text thereto:

"To encourage a reduction in the dependence on the use of motor vehicles through the introduction or extension of such things as bicycle lanes, multi-purpose trails and public transit opportunities."

8. Section B2.10 is hereby amended by adding the following text thereto:

"To ensure that all municipal services meet the needs of present and future residents and businesses in an efficient and environmentally sensitive manner."

9. New Sections B2.18 to B.20 inclusive as set out below are hereby added:

"B2.18 COMMUNITY CULTURE

To recognize Orangeville as a community of creative innovation and ideas, and one that leverages the unique and authentic voices of the diverse, young and growing cultural community, and which strives to be on the leading edge of cultural activity and development, and in building capacity for its residents."

B2.19 COMPLETE COMMUNITY

The Town will strive to ensure that Orangeville is a "complete community" as defined by the Province. Complete communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for residents as well as convenient access to public transportation and other means of alternative transportation."

B2.20 SUSTAINABILITY

To work towards imbedding sustainability principles and processes into the day-to-day decision making of all matters relating to the economic, social, cultural and environmental development of the Town.

To encourage the Municipality to be a responsible consumer and to encourage development in the Town to take place in a responsible manner."

10. The first paragraph of Section C1 is hereby deleted and replaced with the following text:

"The Plan will guide development in a detailed manner over the short term to the year **2014**. This time frame coincides with the **Planning Act's** requirement for Council to determine the need for revisions to the Official Plan once every five (5) years."

11. Section C2 is hereby deleted and replaced with the following text:

"In 1996 the Town of Orangeville's population was 21,498. By 2008 this had grown to 27,300, meaning an average annual growth rate of 1.88% per year over the 13 year period. The County of Dufferin Growth Management Study, completed in 2009, concludes that this Plan designates sufficient land for residential development at sufficient densities to allow the population of the Town to grow to approximately 33,000 by the year 2031, provided that adequate sewage treatment capacity and water supply is increased to accommodate the additional growth."

12. Section C3.1 is hereby deleted and replaced with the following text:

"C3.1 Sewage Treatment Capacity

The Water Pollution Control Plant was upgraded in 1995 to increase its rated capacity to 14,400 m³/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.

An Environmental Assessment Study is underway to assess the potential for increasing the capacity of the **Water Pollution Control Plant** to service future population growth within the Town's boundaries. However, any increase in sewage treatment capacity is contingent on the granting of a Certificate of Approval by the Ministry of Environment.

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.

In 1999 Council adopted a policy for the allocation of the limited remaining sewage treatment capacity of the Water Pollution Control Plant. In 2007, a new Sewage Treatment Allocation Policy (2007) was developed to ensure that the remaining capacity of the Plant is allocated in a sustainable and logical manner. The Policy sets out the annual allocation threshold of sewage treatment capacity, an aggregate total capacity that can be safely allocated to development (after January 1, 2008), and the means by which the servicing demands of development will be calculated."

13. Section C3.2 is hereby deleted and replaced with the following text:

"C3.2 Water Supply

The current water supply capacity is **approximately 15,300 m³/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 capacity will service a population of approximately **32,000** people. On the supply side, additional groundwater sources are being investigated for safe use and long-term capacity. An increase in water supply capacity is contingent on the issuance of a Permit to Take Water by the Ministry of Environment.

On the demand side, **the implementation of the** universal water metering program **has reduced, and will continue to moderate the** maximum day demand. Council will **continue to** pursue other water conservation measures to reduce the overall demand on the system **as time and resources permit**.

Until increases in the water supply capacity to service the future population growth within the Town's boundaries are established or significant long-term reductions in demand are achieved that ensure adequate water supply is available, the Town's population and employment growth potential may not be fulfilled."

14. The date "1997" in the second sentence of the paragraph in Section C6 is hereby deleted and replaced with "2005".

15. New Sections D1.11 and D1.12 as set out below are hereby added:

"D1.11 Recognizing the significance of small business to the local economy, Council will support and encourage entrepreneurship and the development and enhancement of small business support programs and services.

D1.12 Council will seek out and entertain new partnerships and collaboration with private interests that support local economic development."

16. Subsection (b) of Section D3.2.2 is hereby renumbered as subsection (c) and a new subsection (b) is added thereto as follows:

"b) Energy efficient building design and construction technologies that minimizes space heating and cooling energy consumption, including innovative design that optimizes the potential for alternative energy technologies, energy production and conservation;"

17. New Subsections (c) and (d) are hereby added to Section D3.2.3 as follows:

"c) Planning that promotes pedestrian and cycling activities in the Municipality.

d) Maximizing opportunities for the use of energy efficient modes of travel including the use of public transit and measures to reduce motor vehicle use and increase motor vehicle occupancy rates."

18. Sections D4.3.2 to D4.2.12 inclusive are hereby renumbered as D4.3.3 to D4.2.13 respectively.

19. A new Section D4.3.2 as set out below is hereby added:

"D4.3.2 Council may establish guidelines for signage on heritage properties that would be used as a guide to provide for the development of signage which is consistent with the 19th Century architecture which exists within downtown Orangeville."

20. Subsection (b) of Section D4.3.11, which is renumbered as D4.3.12 by Clause 18 hereof, is hereby deleted and replaced with the following text:

"b) a major part of the heritage value of the district derives from the consideration of the heritage resources in that district *as a group* rather than as individual buildings."

21. Sections D8 and D9 are hereby renumbered as D10 and D11 respectively.

22. A new Section D8 as set out below is hereby added:

"D8 COMMUNITY CULTURE

D8.1 GOALS

To recognize Orangeville as a community of creative innovation and ideas, and one that leverages the unique and authentic voices of the diverse, young and growing cultural community, and strives to be on the leading edge of cultural activity and development.

To promote the development and maintenance of healthy lifestyles.

D8.2 POLICIES

D8.2.1 *The Town will collaborate with its community partners to take actions which foster innovation in all aspects of cultural policies, programs and services.*

D8.2.2 The Town will strive to support the incubation of cultural ideas and creative expression, embracing cultural diversity and the arts as a means of creating a nurturing environment for the "creative class" workers.

D8.2.3 The Town will honour and encourage volunteerism and community involvement.

D8.2.4 The Town will endeavour to promote access to and awareness of the decisions of the Municipality.

D8.2.5 The Town will strive to create opportunities that enhance individual and community health and well-being.

D8.2.6 Council may undertake the preparation of a community cultural plan that would be used as a guide to support the development of cultural programs and initiatives."

23. A new Section D9 as set out below is hereby added:

"D9 COMPLETE COMMUNITY

D9.1 GOAL

The Town will strive to ensure that Orangeville is a "complete community" as defined by the Province.

D9.2 POLICIES

D9.2.1 The Town will strive to ensure that there are areas designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities;

D9.2.2 Council will endeavour to ensure there is an adequate supply of lands providing locations for a variety of appropriate employment uses to accommodate growth.

D9.2.3 The Town will promote economic development and competitiveness by:

- a) **providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet the community's long-term needs;**
- b) **providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;**

- c) *planning for, protecting and preserving employment areas for current and future uses; and,*
- d) *working to ensure that the necessary infrastructure is provided to support current and forecasted employment needs."*

24. 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 "B1" - BUILT BOUNDARY
SCHEDULE "C" - RESIDENTIAL DENSITY PLAN
SCHEDULE "D" - COMMUNITY IMPROVEMENT PLAN
SCHEDULE "E" - ROADS PLAN"

25. The first paragraph of Section E1.3 is hereby deleted and replaced with the following:

"In areas designated Residential, a range of housing types are permitted including such uses as single detached, converted dwellings, semi-detached dwellings, duplex dwellings, triplexes, quadruplexes, and multi-family housing including **row/townhouses** and apartments."

26. The references to the imperial conversion equivalents in Sections E1.4, E2.2.4, E2.6.3, F2.2 (which is renumbered as G3.2 by Clause 42 hereof), and F2.4 (which is renumbered as G3.4 by Clause 42 hereof) are hereby deleted.

27. A reference to "row/townhouses" as a permitted housing form is hereby added to the first sentence of Sections E1.4.3 and E1.4.4

28. The word "built" is hereby substituted for "build" where it appears in Section E1.7.7.

29. The word "feasibility" is hereby deleted from Subsection E1.8.3(c).

30. A new Section E1.9.9 as set out below is hereby added:

"E1.9.9 Council may authorize the development of architectural guidelines including, but not necessarily limited to, those relating to the character, scale, appearance and design features of buildings and their sustainable design."

31. New Sections E1.10.4 to E1.10.6 inclusive as set out below are hereby added:

"E1.10.4 Council may establish policies related to the conversion of existing rental units to condominium housing.

E1.10.5 Council will encourage affordable housing to be located near transit, shopping, parks and other community facilities in order to meet the needs of lower income residents and the households of senior citizens.

E1.10.6 Council may establish regulations through the Zoning By-law that support a variety of options for student housing."

32. Section E1.11 is hereby deleted and replaced with the following text:

"E1.11 INTENSIFICATION AND CHANGE

Council will promote strategic, well managed density, design and land use as primary tools in achieving sustainability in all community-building decisions.

E1.11.1 Council will identify areas with the potential for infill development and intensification on an on-going basis. Intensification shall mean the development or redevelopment of a property, site or area at a higher density than currently exists. 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 within the Town's Built-up Area on Schedule "B1".

E1.11.2 The criteria for the selection of intensification areas may include:

- a) vacant and/or underutilized lots within previously developed areas;***
- b) the potential on a property for infill development; or,***
- c) the potential on a property for the expansion or conversion of existing buildings.***

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.

E1.11.4 When considering intensification developments, Council shall take into consideration the following:

- a) compatibility with adjacent buildings and adjacent residential areas;***
- b) shadowing and access to sunlight for such areas as adjacent private property, public parks and sidewalks, etc.;***

- c) **urban design impacts and alternative design options, including scale and the relationship to adjacent street widths; and,**
- d) **energy use and green building performance.**

E1.11.5 The Town will ensure that, as density levels increase, housing will be designed to incorporate both architecture and the public realm and that the developers of such housing demonstrate a regard for ecological performance and incorporate accessible, attractive, people-oriented features in creative ways on sites and within buildings.

E1.11.6 The Town will use density and land use strategically to support and facilitate greater housing affordability and diversity through:

- a) **an increased supply of housing units to help moderate housing prices;**
- b) **support for purpose-built rental housing construction;**
- c) **the facilitation of housing choices outside of the regular market system (e.g. cooperative housing); and,**
- d) **the reduction of living costs related to energy and transportation through efficiencies.**

E1.11.7 New development taking place in "greenfield areas", as defined on Schedule "B1" to this Plan, will be planned, designated, and zoned in a manner that:

- a) **contributes to creating complete communities;**
- b) **creates street configurations, densities, and an urban form that supports walking, cycling, and sustained public transit services;**
- c) **provides a diverse mix of land uses, including residential and employment uses;**
- d) **creates high quality public open spaces with site design and urban design standards that support opportunities for public transit, walking and cycling; and,**
- e) **respects the established character of the community.**

Council will endeavour to ensure that Orangeville's greenfield growth achieves a development density in accordance with the direction of the County of Dufferin Growth Management Study such that it contributes towards achieving a minimum density target that is not less than 46 residents and jobs combined per hectare across the County.

It is recognized that the achievement of the density and population targets required by the Province and its Growth Plan for the Greater Golden Horseshoe, and allocated by the County of Dufferin Growth Management Study, will be contingent upon adequate water and sewer servicing becoming available."

33. The symbol "m²" is hereby deleted from Sections E2.2.4 and G2.1 (which is renumbered as H2.1 by Clause 42 hereof) and replaced with "square metres".

34. Section E3.5.1 is hereby deleted and replaced with the following text:

"E3.5.1 Development Evaluation Criteria

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

- a) not result in any significant negative impacts on adjacent residential development and other sensitive uses;
- b) not utilize excessive sewage and water servicing capacity;
- c) maintain and enhance existing urban design;
- d) not result in significant traffic impacts, and which will improve external and internal access including roads and pedestrian/bicycle paths where feasible, while recognizing the need for the segregation of truck traffic from residential areas;
- e) ***promote energy conservation and climate change protection measures; and,***
- f) ***promote the use of environmentally-friendly design concepts."***

35. The second paragraph of Section E3.6 is hereby deleted and replaced with the following text:

"As a basis for the development of the new employment area, the Town 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 ***Impact*** Assessment;
- e) Preliminary Vibration ***Impact*** Assessment;
- f) Preliminary Soil Quality Assessment; and,
- g) Urban Design Guidelines.

The conversion of employment lands to non-employment uses will be strictly controlled. A municipal comprehensive review is required and must demonstrate that lands are not required for employment purposes over the long term and the need for conversion is clear."

36. The word "and" is hereby deleted from the end of Subsection (c) and is inserted at the end of Subsection (d) of Section E3.7.2, and new Subsections (e) and (f) are hereby added to as follows:

- "e) ***promote energy conservation and climate change protection measures; and,***
- f) ***promote the use of environmentally-friendly design concepts.***"

37. Section E4.1 is hereby deleted and replaced with the following text:

"E4.1 GOALS

To provide for recreation needs by maximizing recreation opportunities on existing Open Space Areas and facilities, while planning for an integrated parkland system to meet the future needs of Orangeville's residents.

To consider opportunities for free or low-cost and accessible recreation activities, including those that are unorganized, to encourage greater physical activity for Orangeville residents."

38. The second sentence of Section E4.3.2 is hereby deleted and replaced with the following text:

"The *following targets are* to be met in the development of park and recreation areas:"

39. The wording "with the passing of a by-law" is hereby inserted after the wording "the Municipality may" in the second paragraph of Section E4.3.5.

40. Section E5.3.33 is hereby deleted and replaced with the following text:

"E5.3.33 Council will develop and maintain a network of recreational trails, suitable for walkers and cyclists, within or linking the areas designated Open Space Conservation by this Plan. The Town's trails will *follow the Trails Master Plan (2008) and provide for connections* with the Island Lake Conservation Area and the Credit valley trail system."

41. The words "Hydro One" are hereby substituted for "Ontario Hydro" where they appear in Section E7.1.

42. Sections F, G and H are hereby renumbered as G, H and I respectively and all of their respective subsections are also hereby renumbered accordingly.

43. A new Section F as set out below is hereby added:

SECTION "F"

SUSTAINABILITY

The Town of Orangeville is committed to achieving community sustainability. The Town will lead and inspire actions to reduce the community's ecological

footprint, and conserve, protect and enhance the natural environment. The Town will consider and integrate social, economic, cultural and environmental principles into all decision-making processes to maintain a high quality of life for present and future generations. Environmental stewardship is a shared responsibility of government, business, communities and individual residents. The Town will plan development and infrastructure in ways that mitigate the effects of climate change in the long term, such as encouraging energy-efficient and transit-oriented development.

Council may pursue the preparation of an Integrated Community Sustainability Plan (ICSP) for the Town that would include such things as the establishment of sustainability benchmarks, targets, implementation and monitoring components.

F1. GOALS

To work towards embedding sustainability principles and processes into the day-to-day decision making of all matters relating to the economic, social, cultural and environmental development of the Town.

To encourage the Municipality to be a responsible consumer and to encourage development in the Town to take place in a responsible manner.

F2. ENVIRONMENTAL SUSTAINABILITY

Council will strive to conserve, protect and enhance the natural environment by promoting best practices in sustainable development, including the use of green development standards, energy efficient systems and living within the carrying capacity of the Town's supporting ecosystems.

F3. ECONOMIC SUSTAINABILITY

Council promotes a strong, vibrant and prosperous economy. Council will strive for economic sustainability through effective retention and expansion opportunities for local businesses.

Council will promote the efforts of the Town to become a greener community as well as the opportunities the region offers for the development of green industries, e.g. alternative energy development, bio-products, educational programming, green building product manufacturing and other green technologies.

F4. SOCIAL SUSTAINABILITY

Council will strive towards developing a "complete community" by ensuring that its residents' needs for daily living throughout an entire lifetime are provided through convenient access to an appropriate mix of jobs, local services, a full

range of housing and community infrastructure including affordable housing, schools, recreation opportunities and open space areas, and access to public transportation and options for safe, accessible, non-motorized travel.

Council shall strive to ensure that parks, open space, public spaces and other amenities, services and infrastructure needed to support Orangeville's neighbourhoods as they grow and change are provided in a timely way relative to the population they serve.

F5. CULTURAL SUSTAINABILITY

Council supports the retention and recognition of Orangeville's built and natural heritage assets to build a sense of community identity and a degree of continuity between the past and the present.

The Town of Orangeville is committed to promoting and developing new cultural assets. Council is committed to ensuring the Town's future as a creative community, open and accessible to artists, to the broadest range of artistic expression, and to the widest participation. Artists, entrepreneurs, residents, visitors and businesses all have a stake in Orangeville's success as a creative community, and all must be involved and engaged in a meaningful and ongoing way. Creativity must be fostered and supported if Orangeville is to flourish into the 21st Century. The Town must partner in the responsibility of developing the cultural environment in which creativity prospers.

F6. RESPONSIBLE CONSUMPTION

The Town is committed to being a leader in developing and managing adaptable facilities to improve economic, environmental and social benefits by moving towards:

- a) informing, supporting and promoting sustainable building principles and benefits inside and outside the Corporation;*
- b) implementing sustainable building principles in all new and existing buildings and achieving measurable life cycle cost savings; and,*
- c) evaluating and changing, as appropriate, Town processes to promote the development and operation of sustainable buildings.*

To achieve this, the Town will:

- a) require that an energy conservation evaluation be completed for all new capital projects for the construction of, or significant renovations to municipal buildings or other projects where there is an opportunity for significant energy conservation. The evaluation shall identify opportunities*

to reduce energy consumption and operating cost. The level of detail for the evaluation should correspond to the nature and potential energy consumption of the project;

- b) develop and implement strategies to promote conservation and responsible consumption of natural resources, including land, energy and water;**
- c) develop and implement strategies to prevent pollution, reduce waste generation and respond to climate change issues;**
- d) ensure that all Town operations, including the work of contractors, comply with environmental legislation, standards and other requirements;**
- e) pursue opportunities to engage, collaborate and partner with organizations and other levels of government on programs and legislative initiatives to improve the environment; and,**
- f) continually seek out new ways to improve its environmental performance, meet environmental goals and contribute to community sustainability.**

In an effort to promote increased sustainability, the Town may implement a climate change protection program that is intended to reduce greenhouse gas emissions and reduce energy consumption, including the introduction of targets to reduce the Corporation's and community's greenhouse gas emissions. Sample steps to implement this program include:

- a) preparation of baseline emissions analysis and outlining a forecast of emissions growth;**
- b) establishing reductions targets for the community;**
- c) developing and implementing action plans that will assist in reducing emissions and energy use in the Town's operations and the community at large. These action plans will include Town leadership initiatives as well as measures to improve community information and heightened awareness; and,**
- d) establishing a benchmarking and monitoring system to measure the success of this program.**

Council will strive to reduce greenhouse gas emissions through the promotion of car-pooling and walk-to-work initiatives for municipal staff and responsible fleet management for municipal vehicles.

F7. RESPONSIBLE DEVELOPMENT

Sustainable development enables the integration of the environmental, social, economic and cultural considerations in the decision-making process. This integrated approach will be used as a framework to policy formulation and analysis where these elements are brought together in planning and decision-making.

The Town may, by amendment to this plan, introduce specific policies and regulations requiring energy conservation and climate protection measures, including higher minimum standards of construction based on best available technology. Until such policies and regulations are introduced, the Town encourages the design, location and construction of all buildings with the objectives of reducing energy consumption and maximizing passive solar gain opportunities.

With respect to stormwater management and development, the Town encourages:

- a) alternative methods to traditional stormwater management techniques;**
- b) innovative designs for stormwater management that consider the use of "best management practices". Best management practices currently include wet ponds, dry ponds, wetlands, source control, dot drainage patterns, storm conveyance methods, swales, trenches and end-of-pipe practices. These practices, together with innovative design, should be used to provide a mechanism for habitat enhancement; and,**
- c) engineered stormwater wetlands that are designed to balance the functions of stormwater management with habitat creation and diversity."**

44. Section F1 (which is renumbered as G1 by Clause 42 hereof) is hereby deleted and replaced with the following text:

"G1. GOALS

To provide a transportation network for the safe and efficient movement of people and goods within and through the Municipality.

To encourage a reduction in the dependence on the use of motor vehicles and encourage active transportation alternatives through the introduction or extension of such things as bicycle lanes, multi-purpose trails, sidewalks and public transit opportunities."

45. Sections F2 to F8 inclusive (which are renumbered as Sections G2 to G8 inclusive by Clause 42 hereof) are hereby renumbered as G3 to G9 inclusive

respectively and all of their respective subsections are also hereby renumbered accordingly.

46. A new Section G2 as set out below is hereby added:

"G2. GENERAL TRANSPORTATION POLICIES

G2.1 Council will encourage car-sharing and car-pooling businesses, organizations and programs.

G2.2 Council will promote car-pooling and walk-to-work initiatives for municipal staff.

G2.3 Council will develop an anti-idling by-law and education strategy to discourage the unnecessary idling of motor vehicles.

G2.4 Council will encourage responsible fleet management for municipal vehicles."

47. Section F2.3 (which is renumbered as G3.3 by Clauses 42 and 45 hereof) is hereby deleted and replaced with the following text:

"G3.3 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 **able** to accommodate two lanes of traffic, as well as **bike lanes and centre** turning lanes. Minor Collector road allowances are up to 26 metres in width and are **able** to accommodate two lanes of traffic, as well as **bike lanes and centre** turning lanes."

48. Section F2.4 (which is renumbered as G3.4 by Clauses 42 and 45 hereof) is hereby deleted and replaced with the following text:

"G3.4 LOCAL ROADS

Local roads allow access to abutting properties and are designed to **provide for a fine grain of local access and connectivity but** discourage through traffic. Road allowances may range from 18.5 to 20 metres."

49. The letters (a) to (c) inclusive hereby replace the numbering of Subsections (1) to (3) inclusive of Section F3.1 (which is renumbered as G4.1 by Clauses 42 and 45 hereof).

50. Section number "G3" is hereby substituted for "F2" where it appears in Section F3.1 (which is renumbered as G4.1 by Clauses 42 and 45 hereof).

51. New Sections G5.4 and G5.5 as set out below are hereby added to Section F4 (which is renumbered as G5 by Clauses 42 and 45 hereof):

"G5.4 Council supports the development of a transportation system that minimizes impact on the environment and aesthetic character of the Town.

G5.5 Council will endeavour to introduce on-street bike lanes to all Minor and Major Collector roads over time as opportunities and resources permit."

52. The word "proposed" is hereby deleted where it appears in Section F5.1 (which is renumbered as G6.1 by Clauses 42 and 45 hereof).

53. Section F5.3 (which is renumbered as G6.3 by Clauses 42 and 45 hereof) is hereby deleted.

54. Sections F7.3 to F7.4 inclusive (which are renumbered as G8.3 to G8.4 inclusive by Clauses 42 and 45 hereof) are hereby deleted and replaced with the following text:

"G8.3 Council will consider the impact of land use decisions as they may impact the movement of pedestrians and bicycles.

G8.4 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 *and to create a community of walkable and complete neighbourhoods.*

G8.5 Council will strive to improve bicycle and transit infrastructure and movement over time to encourage a reduction of motor vehicle use.

G8.6 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.

G8.7 Council will strive to ensure that a maximum distance of 500 metres (straight-line) walking distance will be used as a target for the separation between every resident and any elementary school, park and commercial shopping area."

55. Sections F8.2 and F8.3 (which are renumbered as G9.2 and G9.3 by Clauses 42 and 45 hereof) are hereby further renumbered as Sections G9.3 and G9.4 respectively.

56. New Section G9.2 as set out below is hereby added to Section F8 (which is renumbered as G9 by Clauses 42 and 45 hereof):

"G9.2 Council will strive to ensure that every resident has desirable proximity to public transit routes with a target of 500 metres maximum (straight-line) walking distance to travel to a bus stop."

57. Section G2.1 (which is renumbered as H2.1 by Clauses 42 hereof) is hereby deleted and replaced with the following text:

"H2.1 All development proposed within the present boundaries of the Town is to be serviced by the Municipally owned water distribution and sewage collection systems and all sanitary sewage water is to be treated by the **Water Pollution Control Plant** located on **Town Line**. Notwithstanding the preceding, Council may consider permitting limited residential development in areas within the Town boundaries, without full Municipal services. Such development shall be subject to the following development criteria:

- a) The minimum size for a lot serviced by private well and private sewage disposal is 3,000 **square metres**. The minimum size for a lot serviced by municipal water and private sewage disposal is 2,200 **square metres**.
- b) All sewage disposal systems shall be subject to the approval of the Town, pursuant to provincial regulations.
- c) Council shall be satisfied that the proposal will not prejudice future servicing schemes and will not prejudice the logical future development of the land.

The **capacity** of the Town's servicing systems as well as the **Water Pollution Control Plant** will be increased **to accommodate new development during the planning period.**"

58. Section G2.2 (which is renumbered as H2.2 by Clauses 42 hereof) is hereby deleted and replaced with the following text:

"H2.2 It is the intent of this Plan that new development shall generally be serviced on full Municipal sewer and water services. Final approval of new development will be subject to the availability of uncommitted sewage treatment capacity and uncommitted water supply capacity.

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.”

59. The population number in the last sentence of the first paragraph of Section G2.3.1 (which is renumbered as H2.3.1 by Clause 42 hereof) is hereby deleted and replaced with “30,000”.
60. The second paragraph of Section G2.3.1 (which is renumbered as H2.3.1 by Clause 42 hereof) is hereby deleted and replaced with the following text:

“An Environmental Assessment Study is underway to assess the potential for increasing the capacity of the Water Pollution Control Plant to service future population growth within the Town’s boundaries. However, an increase in sewage treatment capacity is contingent on the granting of a Certificate of Approval by the Ministry of Environment.”

61. Section G2.3.1 (which is renumbered as H2.3.1 by Clause 42 hereof) is hereby amended by adding the following text as a fourth paragraph:

“In 1999 Council adopted a policy for the allocation of the limited remaining sewage treatment capacity of the Water Pollution Control Plant. In 2007, a new Sewage Treatment Allocation Policy (2007) was developed to ensure that the remaining capacity of the Plant is allocated in a sustainable and logical manner. The Policy sets out the annual allocation threshold of sewage treatment capacity, an aggregate total capacity that can be safely allocated to development (after January 1, 2008), and the means by which the servicing demands of development will be calculated.”

62. Section G2.3.2 (which is renumbered as H2.3.2 by Clause 42 hereof) is hereby deleted and replaced with the following text:

“The current water supply capacity is ***approximately 15,300*** m³/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 capacity will service a population of approximately ***32,000*** people. On the supply side, additional groundwater sources are being investigated for safe use and long-term capacity. An increase in water supply capacity is contingent on the issuance of a Permit to Take Water by the Ministry of Environment.

On the demand side, ***the implementation of the*** universal water metering program ***has reduced, and will continue to moderate the*** maximum day demand. Council will ***continue to*** pursue other water conservation measures to reduce the overall demand on the system ***as time and resources permit.***

Until increases in the water supply capacity to service the future population growth within the Town's boundaries are established or significant long-term reductions in demand are achieved that ensure adequate water supply is available, the Town's population and employment growth potential may not be fulfilled."

63. Section number "I2.2" is hereby substituted for "H2.2" where it appears in Section H2.4 (which is renumbered as I2.4 by Clause 42 hereof).

64. The words "Section 41" is hereby substituted for "Section 40" where is appears in Section H5.1 (which is renumbered as I5.1 by Clause 42 hereof).

65. Section H5.2 (which is renumbered as I5.2 by Clause 42 hereof) is hereby deleted and replaced with the following text:

"I5.2 All lands and property within the corporate limits of the Town of Orangeville are hereby designated as a site plan control area **and shall be designated as such by by-law passed under Section 41(2) of the Planning Act.**"

66. Section number "I5.2" is hereby substituted for "H5.2" where it appears in Section H5.3 (which is renumbered as I5.3 by Clause 42 hereof).

67. The text "c.P.13" is hereby deleted from Section H16.1 (which is renumbered as I16.1 by Clause 42 hereof).

68. The word "programs" is hereby substituted for "programmes" wherever the latter appears.

69. The wording "Credit Valley Conservation" is hereby substituted for "the Credit Valley Conservation" wherever the latter appears.

70. Section E8.62 is hereby deleted.

71. Section E8.61(b) is hereby deleted, renumbered as Section E8.62 and replaced with the following text:

"E8.62 Notwithstanding the Service Commercial designation of the lands located on the north and south sides of Broadway, between Third/Wellington Streets and Highway 10, automotive uses such as automobile parking depots, automobile dealerships and used car lots are not permitted, while automobile service stations and public garages are permitted.

The intent of this policy is to reinforce and complement the focus of the east Broadway area as the easterly gateway into Town and the entry into the Downtown Heritage Conservation District, and the Town's continuing efforts to beautify this area. It is anticipated that over time, specific proposals for

amendment to the Zoning By-law and redevelopment proposals will be made in accordance with this policy so as to have the effect of relocating those automotive and automotive-related uses that rely on the outdoor storage and display of motor vehicles and equipment to more appropriate areas of Town.”

72. Section E8.63 is hereby deleted and replaced with the following text:

“E8.63 Notwithstanding the Restricted Commercial Residential designation of the lands located on the south sides of Broadway, west of Dawson Road, a transition to higher density, mixed-uses over time, beyond house-form buildings, can be considered for this area. It is intended that the character of the adjacent residential neighbourhoods shall be respected through architecturally-sensitive forms of redevelopment and by properly locating and screening site elements such as off-street parking. Appropriate development regulations and restrictions shall be established in the Zoning By-law through site-specific amendments, and the process of redevelopment shall be subject to site plan control.

Furthermore, a restaurant shall be permitted on the property located on the southwest corner of Broadway and Dawson Road at 288 Broadway.”

73. A new Section E8.65 is hereby added to the lands located on the south side of Broadway, east of Riddell Road as follows:

“E8.65 Notwithstanding the Low Density Multiple Residential designation of the lands located on the south site of Broadway, east of Riddell Road, the lands shall develop at a minimum residential density of 30 and a maximum of 49 units per net residential hectare.”

74. A new Section E8.66 is hereby added to the lands located on the north side of Hansen Boulevard, west of First Street as follows:

“E8.66 Notwithstanding the Medium Density Residential designation of the lands located on the north side of Hansen Boulevard, west of First Street, the lands shall develop at a minimum residential density of 75 and a maximum of 99 units per net residential hectare.”

75. Schedule A – Land Use Plan is hereby amended to replace certain land use designations as shown on Schedules “A”, “B” and “C” hereto.

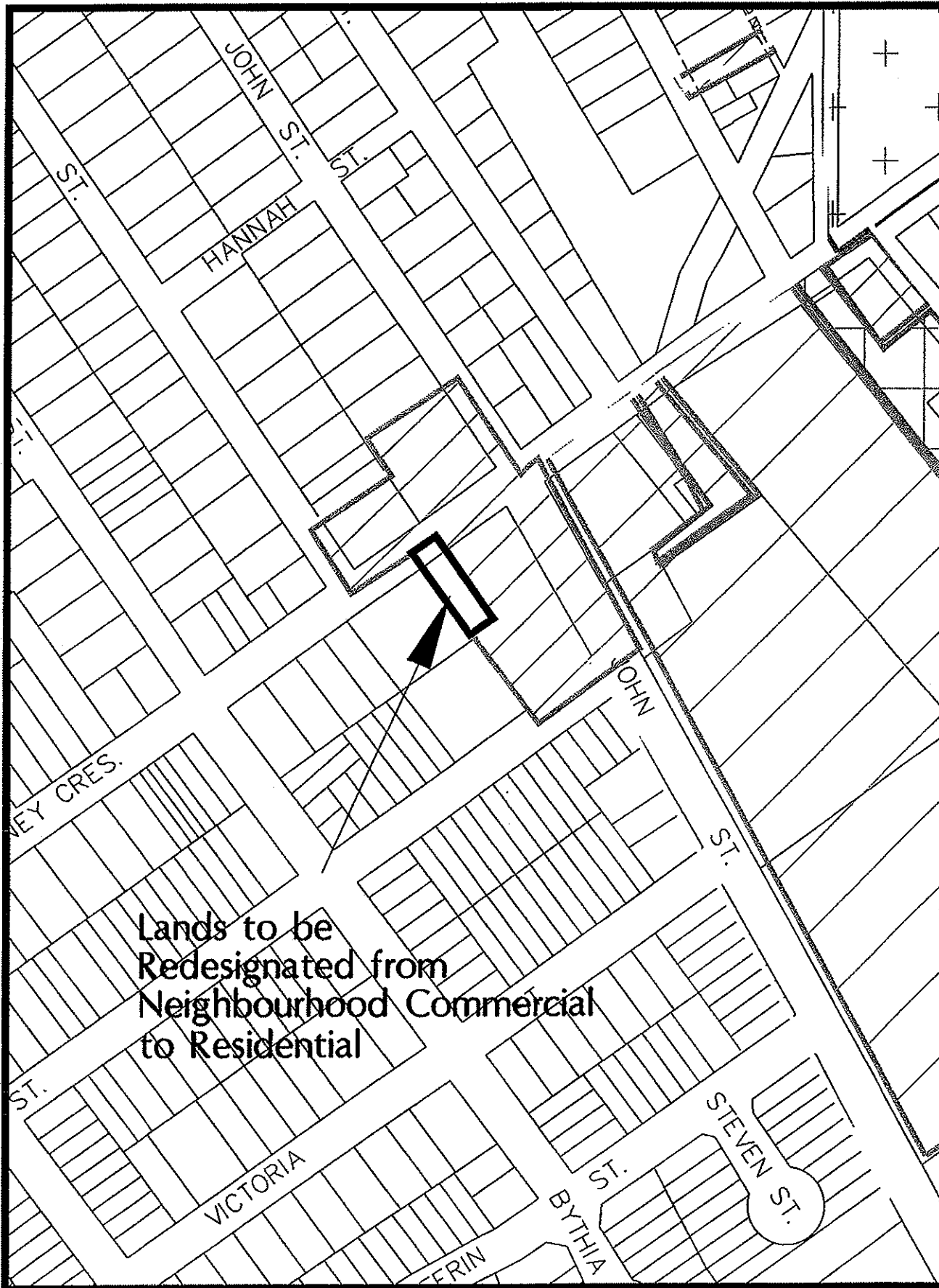
76. Schedule C – Residential Density Plan is hereby amended to amend certain residential density designations as shown on Schedules “D”, “E” and “F” hereto.

77. Schedule B – Policies for Specific Areas is hereby amended to introduce the new site-specific special policy E8.65 and E8.66, reassign policy number E8.62 and

redefine the area covered by policy number E8.63 as shown on Schedules "G", "H", "I" and "J" hereto.

78. A new Schedule B1 – Built Boundary is hereby added as Schedule "K" hereto.
79. Map 1 in the Appendix is hereby deleted.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 103

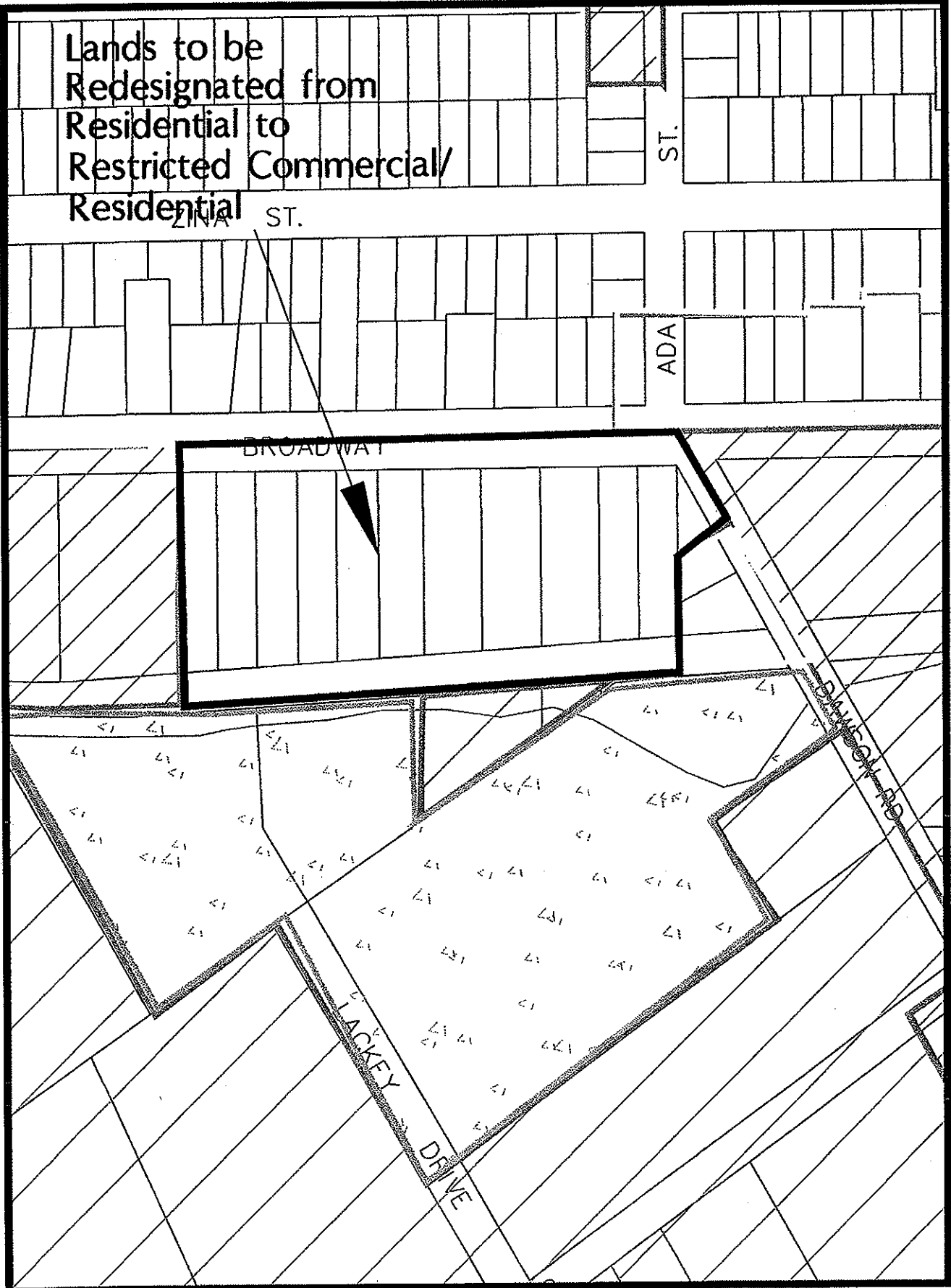


Lands to be
Redesignated from
Neighbourhood Commercial
to Residential

SCHEDULE "B" TO OFFICIAL PLAN AMENDMENT NO. 103



Lands to be
Redesignated from
Residential to
Restricted Commercial/
Residential



BROADWAY

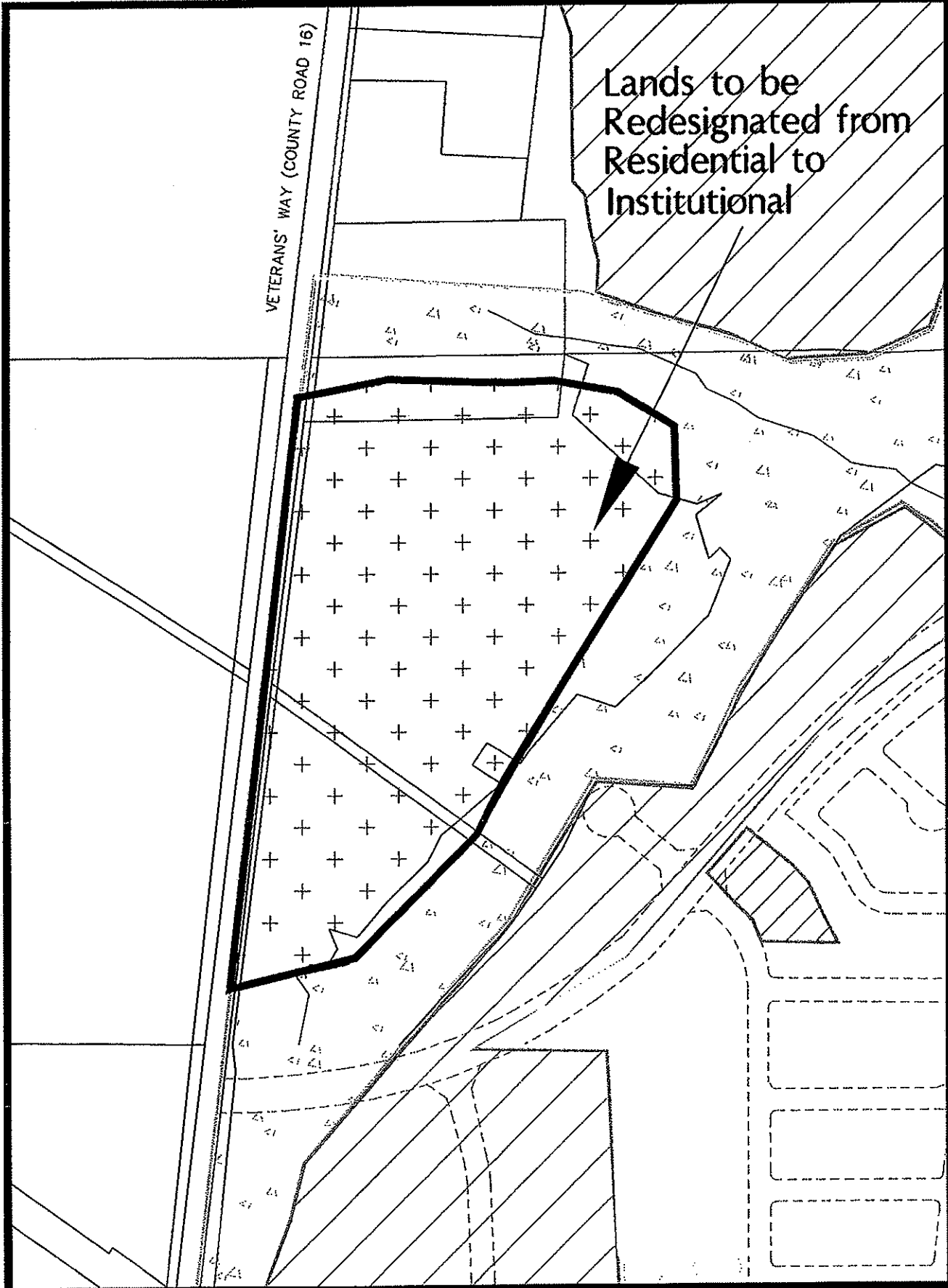
ST.

ADA

BIRNBOOM RD.

JACKEY DRIVE

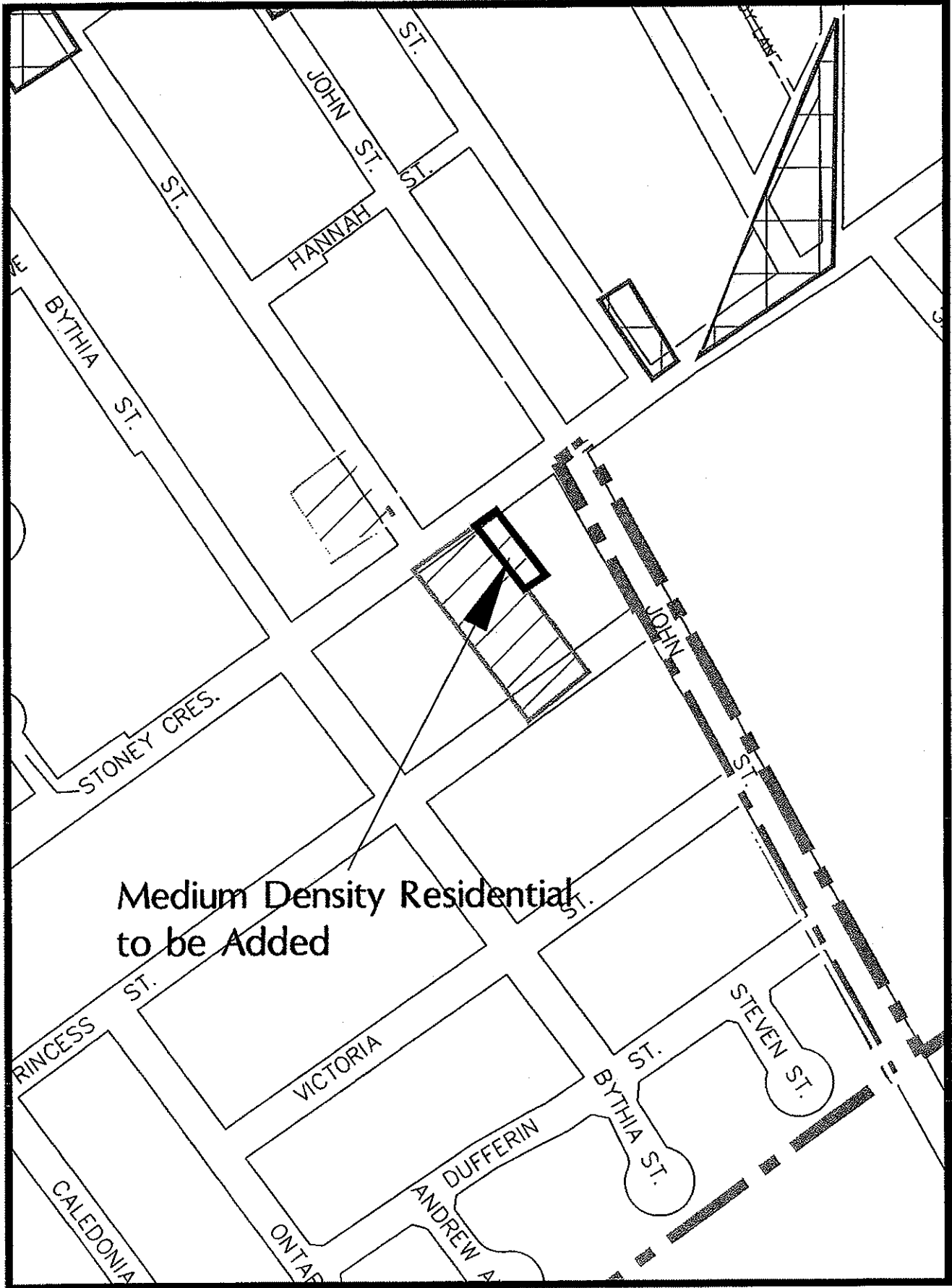
SCHEDULE "C" TO OFFICIAL PLAN AMENDMENT NO. 103



VETERANS' WAY (COUNTY ROAD 16)

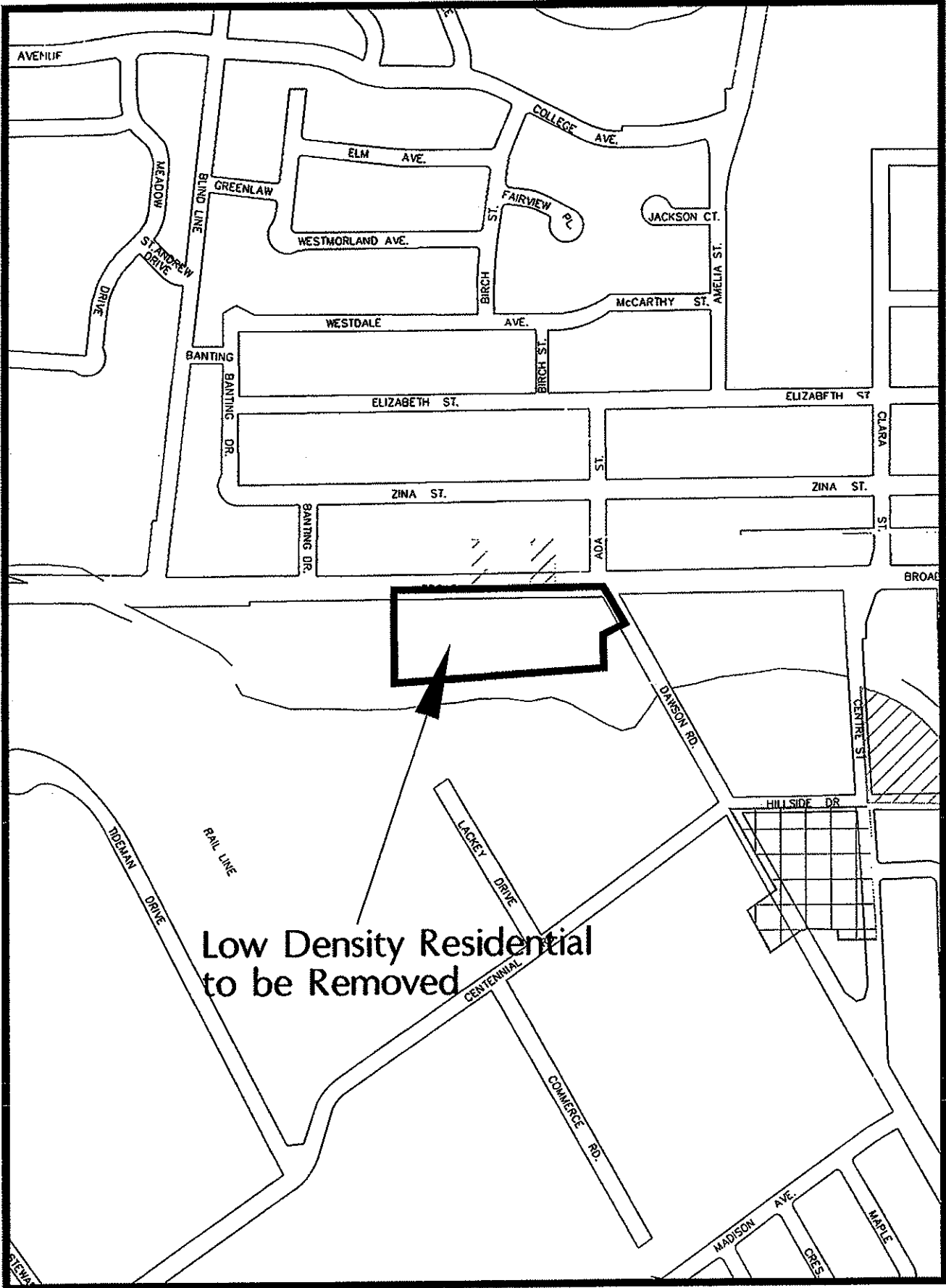
Lands to be
Redesignated from
Residential to
Institutional

SCHEDULE "D" TO OFFICIAL PLAN AMENDMENT NO. 103



Medium Density Residential
to be Added

SCHEDULE "E" TO OFFICIAL PLAN AMENDMENT NO. 103



Low Density Residential
to be Removed

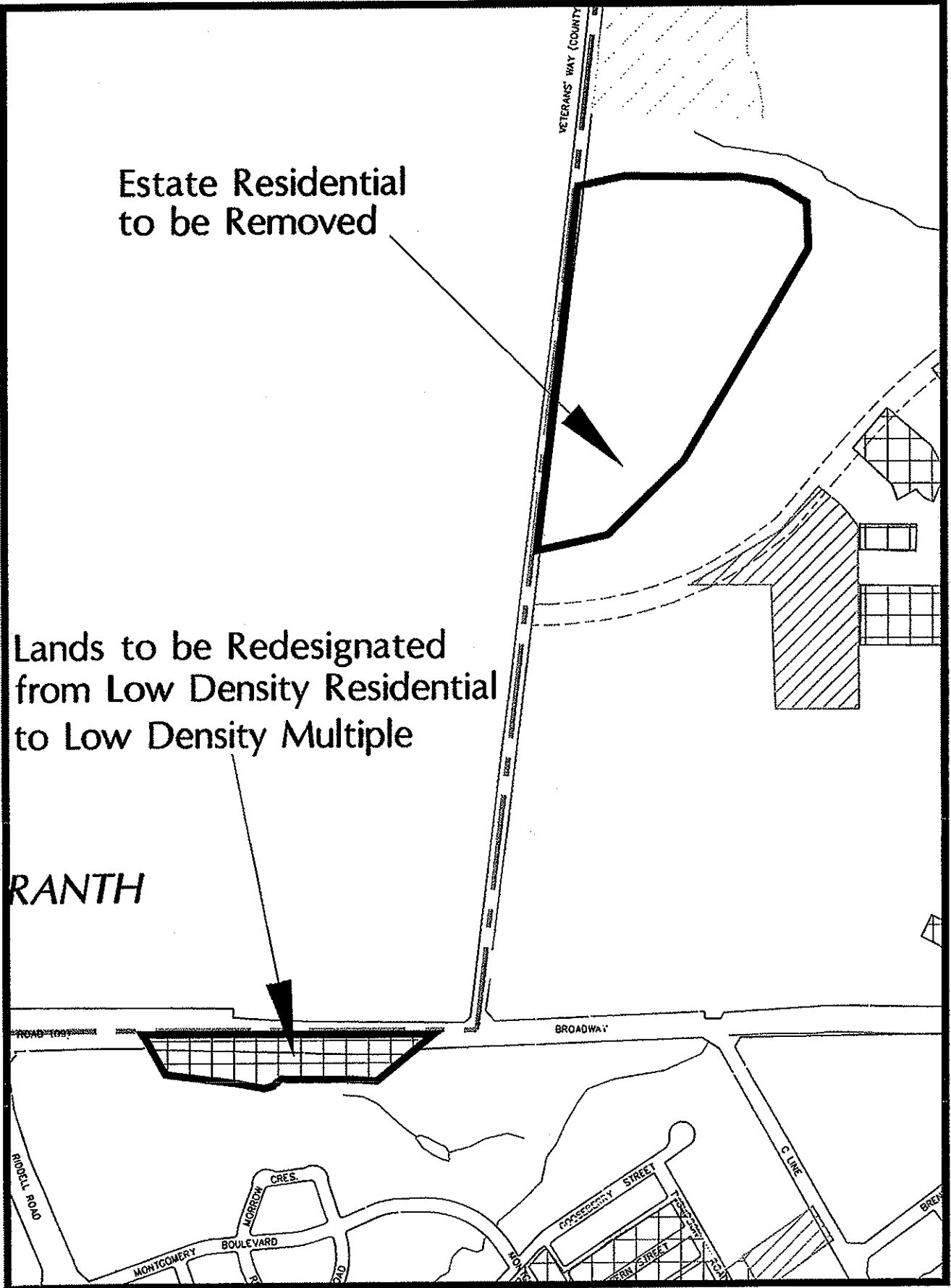
SCHEDULE "F" TO OFFICIAL PLAN AMENDMENT NO. 103



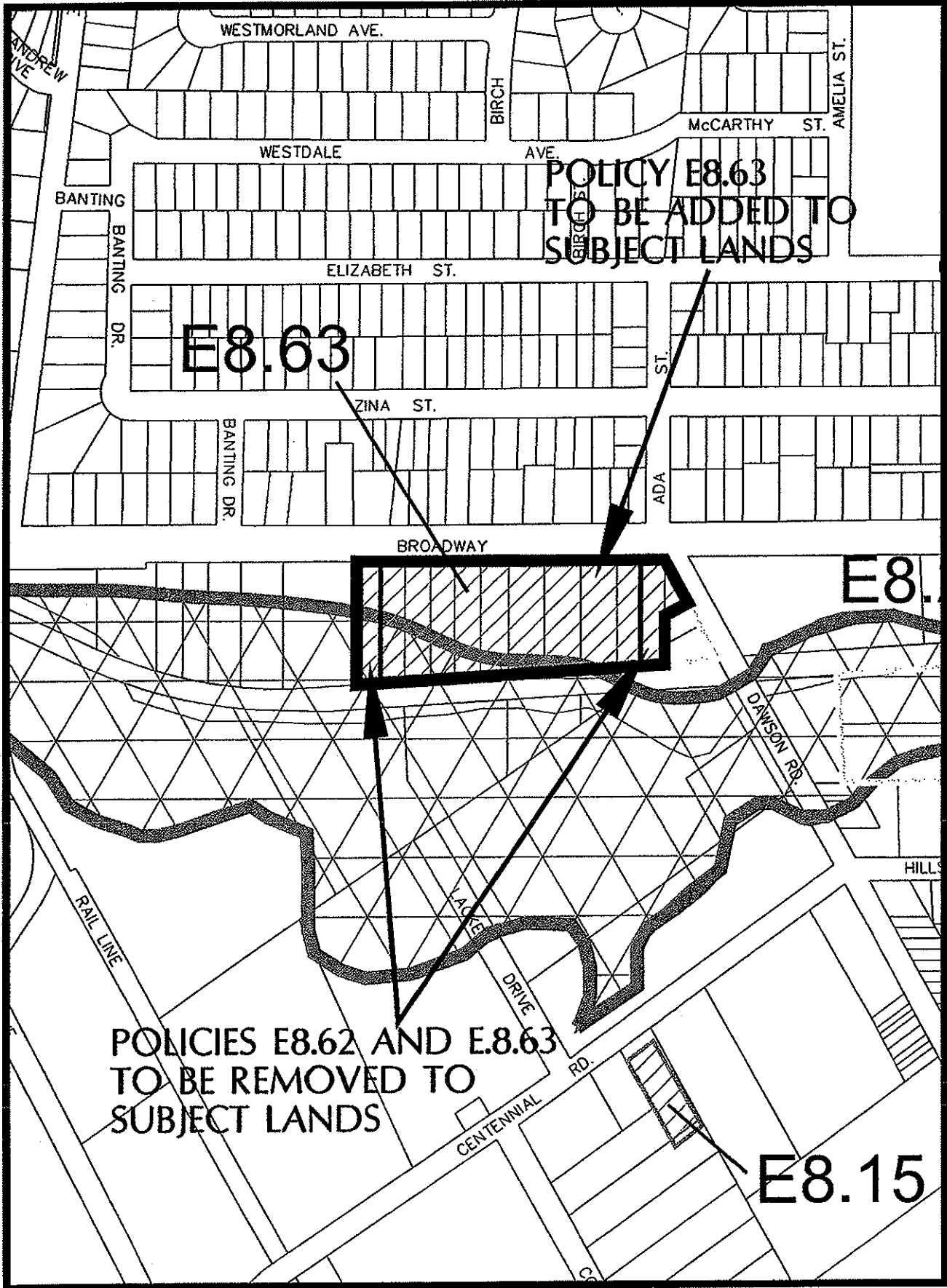
Estate Residential
to be Removed

Lands to be Redesignated
from Low Density Residential
to Low Density Multiple

RANTH



SCHEDULE "G" TO OFFICIAL PLAN AMENDMENT NO. 103

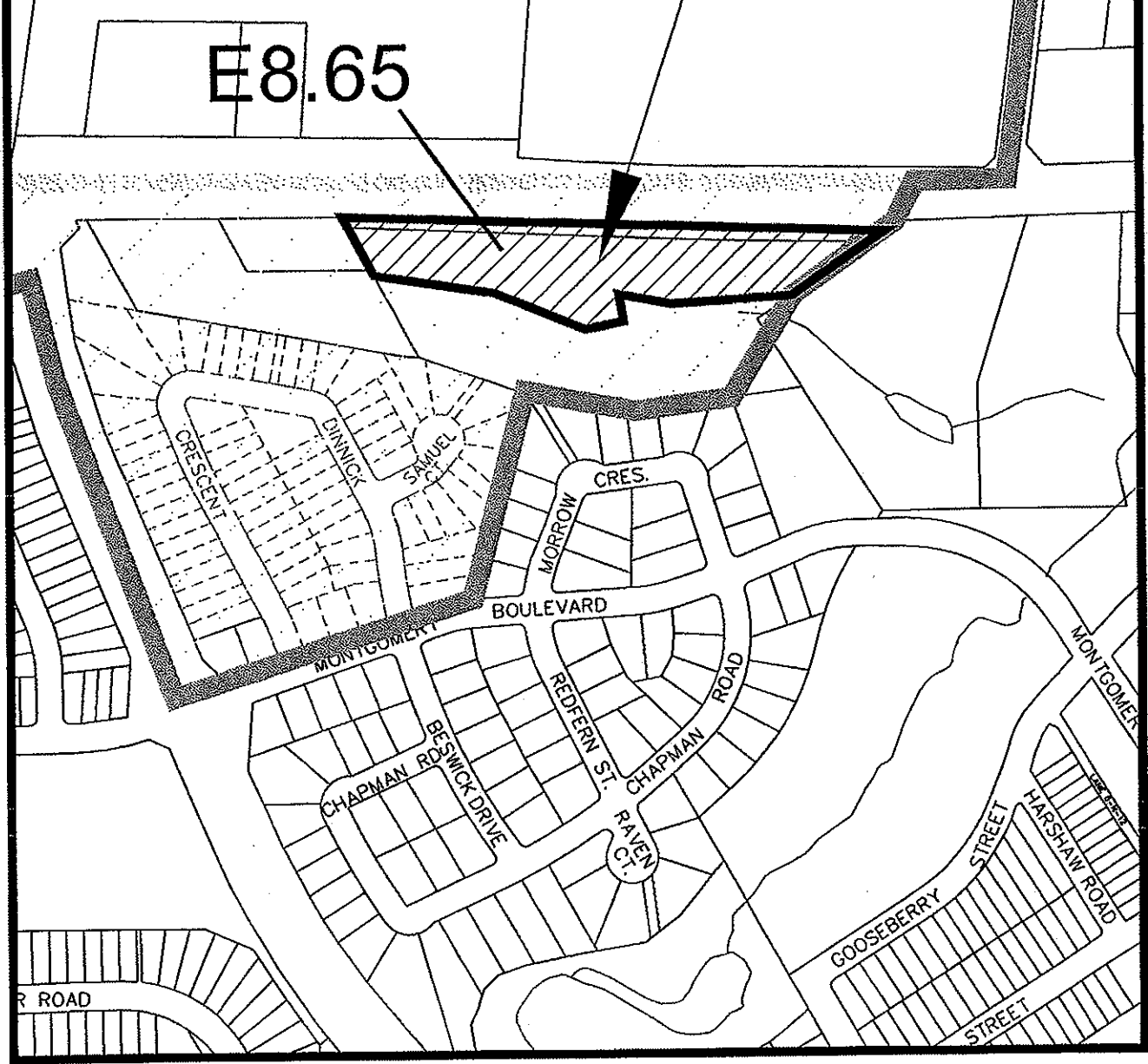




ARANTH

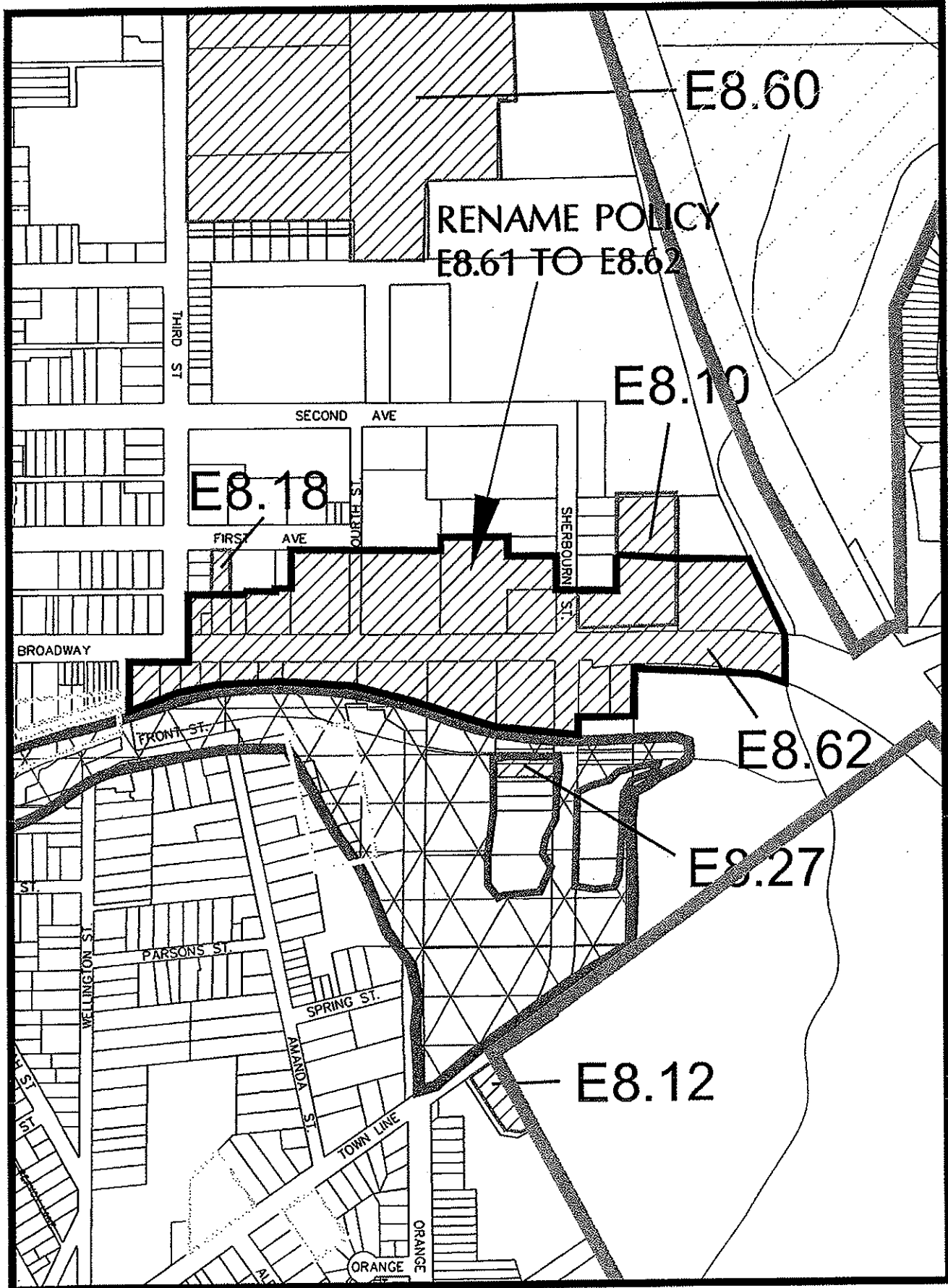
POLICY E8.65
TO BE ADDED TO
SUBJECT LANDS

E8.65



R ROAD

SCHEDULE "I" TO OFFICIAL PLAN AMENDMENT NO. 103



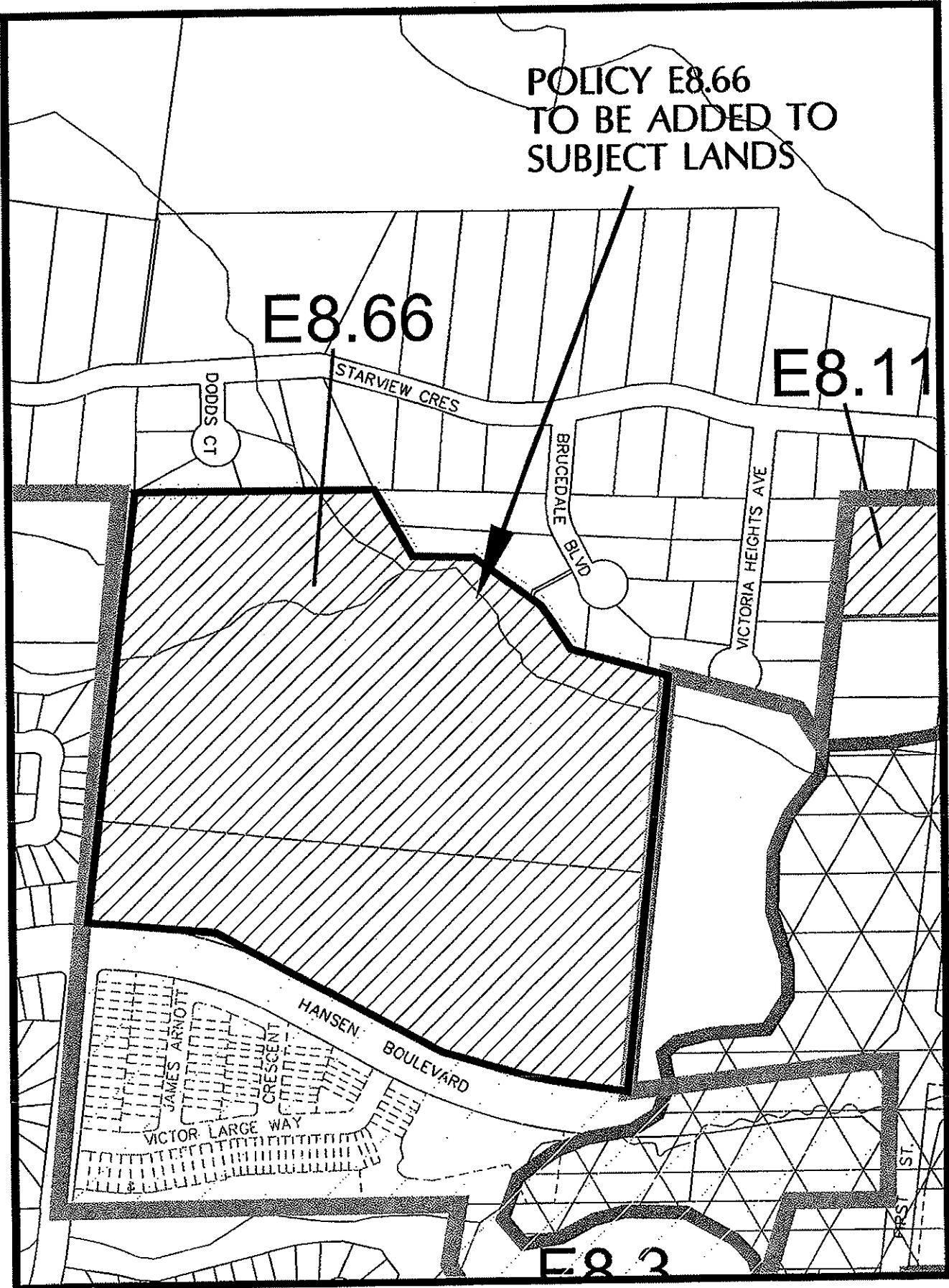
SCHEDULE "J" TO OFFICIAL PLAN AMENDMENT NO. 103



POLICY E8.66
TO BE ADDED TO
SUBJECT LANDS

E8.66

E8.11



E8.3

Schedule "B1" The Official Plan of The Orangeville Planning Area Built Boundary



Legend

— Built Boundary*

□ Intensification Areas
(see Policy E110)

▨ Greenfield Areas*

Office Consolidation Version

The office consolidation version of this map schedule has been prepared for convenience purposes only. For accurate reference, measures should be had to the original Official Plan and subsequent Official Plan amendments.

* as defined by the Ministry of Energy and Infrastructure, 2006

Planning Department
Structural Building

DATE: 05/07/09
DRAWN BY: J. W. G. / J. W. G.
CHECKED BY: J. W. G. / J. W. G.
APPROVED BY: J. W. G. / J. W. G.

