



## **The Corporation of the Town of Orangeville**

### **By-law Number 2022-056**

#### **A By-law to Adopt Amendment No. 130**

#### **to the Official Plan for the Town of Orangeville**

(Cachet Developments (Orangeville) Inc.: Block 94 and Block 98, Plan 7M-70; OPZ-2019-03).

The Ontario Land Tribunal, in accordance with the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 130 to the Official Plan for the Town of Orangeville, consisting of the attached explanatory text, is hereby adopted.

Passed by an Order of the Ontario Land Tribunal Order issued  
on June 13, 2022.

**The Official Plan  
for the  
Town of Orangeville  
Amendment No. 130**

The attached explanatory text and key map, constituting Amendment Number 130 to the Official Plan for the Town of Orangeville, was adopted by an Order of the Ontario Land Tribunal issued on June 13, 2022, upon the hearing of an appeal under Case No. PL200364 with respect to an application filed by Transmetro Limited and Cachet Developments (Orangeville) Inc. to amend the Town of Orangeville Official Plan for lands described as Blocks 94 and 98, Plan 7M-70, in accordance with the provisions of Section 22 of the Planning Act, R.S.O., 1990, c. P.13, as amended.

**The Official Plan  
for the Town of Orangeville  
Amendment No. 130**

**Part A – The Preamble**

**1. Purpose of the Amendment**

The purpose of the amendment is to amend the area-specific policies of the Veterans' Way South Community (E8.64), as they apply to the lands legally described as Block 94 and 98, Plan 7M-70 in the Town of Orangeville (the "Town"), County of Dufferin (the "Subject Lands") to increase the maximum number of dwelling units permitted within the Veterans' Way South Community area, as well as to permit residential uses on the ground floor of a building, whereas residential uses are only permitted above a commercial building within the Veterans' Way South Community area. The purpose of the amendment is to permit a mixed-use development consisting of four buildings, featuring approximately 390 dwelling units and 2,215 square metres of commercial space.

**2. Location**

This amendment applies to the Subject Lands, as shown on the attached Key Map. The Subject Lands are comprised of two irregularly shaped parcels situated on opposite sides of Gibson Court, located in the northwest portion of the Town's jurisdiction, specifically on the northwest side of Hansen Boulevard, east of Veterans' Way and north of Parkinson Crescent. The Subject Lands are presently vacant and have a combined lot area of approximately 3.1 hectares (7.67 acres), with approximately 414 metres (1,358 feet) of total frontage along Hansen Boulevard. Land uses surrounding the Subject Lands consist of open space conservation to the north, residential uses to the east and south and vacant lands designated for employment uses to the south and southwest.

**3. Basis of the Amendment**

A site-specific application to amend the Town of Orangeville Official Plan (the "Town OP") was submitted on March 29, 2019, by Cachet Developments (Orangeville) Inc., on behalf of Transmetro Limited, being the former owner of the Subject Lands (the "Application").

The Subject Lands are situated within the Veterans' Way South Community Policy Area (Section E8.64) and are designated as "Employment Area" in the Town OP.

The Veterans' Way South Community Policy Area (the "Policy Area") applies to a broader 50.58-hectare (125-acre) area generally located north of Broadway and the Orangeville-Brampton railway line, east of Veterans' Way and west of Pheasant Drive. The Development Concept policies (E8.64.2) for the Policy Area describe the intended framework for development of the Veterans' Way South Community, which includes, among other elements, the provision of a range of residential uses, types and affordability for a maximum of 400 units.

The Employment Area designation policy E8.64.5.4.1 within the Policy Area allows institutional and commercially-oriented uses, in addition to a traditional range of employment uses (i.e. manufacturing, warehousing, etc.) permitted in this designation. Policies E8.64.5.4.1 b) and c) state that commercial and/or institutional uses within the Employment Area designation require zoning by-law amendment approvals in order to proceed. In addition, policy E8.64.5.4.3 states that "*Residential uses above any commercial building will be encouraged either at the initial development stage or as a future intensification opportunity.*", where such commercial uses have been established through a zoning by-law amendment approval process pursuant to policies E8.64.5.4.1 c) and E8.64.5.4.2.

To permit the proposed mixed-use development on the Subject Lands, an Official Plan amendment is required. The amendment will add policies to the Policy Area to specifically permit 390 dwelling units on the Subject Lands, and to permit an apartment building on the Subject Lands where a mixed-use building is located on the same lot.

On January 27, 2020, a statutory public meeting was held for public review and comment on the Application. In preparing the current amendment, the Town has considered several planning objectives, constraints, and interests of the community. The proposed use of the Subject Lands will contribute to the achievement of complete communities, and provide for a diverse range and mix of housing, while continuing to provide convenient commercial uses. The proposed use will contribute to the Town's objectives to provide a range and mixture of housing options and tenures. The amendment complies with the intent of the Town OP policies found under Section I12 with respect to the criteria that is to be considered when amending the Town OP.

The basis for this amendment is summarized as follows:

1. The proposed development is consistent with the Provincial Policy Statement.
2. The proposed development conforms to the Growth Plan for the Greater Golden Horseshoe.
3. The proposed development conforms to the Dufferin County Official Plan.
4. The proposed development conforms to the general intent and purpose of the Town OP.

## **Part B – The Amendment**

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

1. Section E8 “Policies for Specific Areas” is hereby amended by adding the following paragraph to E.8.64.2:

“Notwithstanding Section E8.64.2 i) of the Official Plan, a maximum of 390 residential dwelling units are permitted on Block 94 and Block 98 on Registered Plan 7M-70.”

2. Section E8 “Policies for Specific Areas” is hereby amended by adding the following paragraph to E.8.64.5.4.3:

- a) “Notwithstanding the above, a residential apartment building may be permitted on Block 94 and Block 98 on Registered Plan 7M-70 where a mixed-use building, as per Section E.8.64.5.4.3 of the Official Plan, is located on the same lot.”

