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TOWN OF ORANGEVILLE

OFFICIAL PLAN AMENDMENT NO. 52

TO THE

ORANGEVILLE PLANNING AREA

DECISION

With respect to an Official Plan Amendment
Subsection 17(34) of the Planning Act

I hereby approve Official Plan Amendment No. 52 to the Official Plan for the Town of Orangeville adopted by By-law No. 97-33.

Dated at Toronto this 16th of July, 1997



Patricia Boeckner
Manager
Provincial Planning Services Branch
Ministry of Municipal Affairs and Housing

CERTIFIED A TRUE COPY OF
THE ORIGINAL DOCUMENT.

.....C. Johns.....
Rep. CLERK

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 52

The attached map and explanatory text, constituting Amendment Number 52 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, Ch. P13.

on the 12th day of May, 1997

Mary T. Rose
MAYOR

Linda Julian
CLERK

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to redesignate a parcel of land having an approximate size of 1.82 ha (4.5 acres) from "Open Space Recreation" to "Low Density Residential".

2. Location

This amendment applies to the lands described as Part of the East half of Lots 2 and 3, Concession 3, W.H.S., Town of Orangeville, County of Dufferin.

3. Basis of the Amendment

In response to several active subdivision plans proposed in the north part of Orangeville, the Town undertook a review of existing and potential park land in the area.

The review focused on the targets set out in the Town's Official Plan for the provision of park land. The existing and future supply of park land within two neighbourhoods in north Orangeville was examined in relation to the Official Plan targets. The report adopted by Council which details the review is included as Appendix "A".

The Official Plan establishes a target of 1.0 ha (2.47 acres) of park land for each 1,000 residents. The current provision in the West Neighbourhood is 1.40 ha per 1,000 residents while the current provision in the East Neighbourhood is 0.79 ha per 1,000 residents. After proposed development occurs in each neighbourhood (including the development of parks attainable through Planning Act dedications) the West Neighbourhood will provide 1.17 ha per 1,000 residents and the East Neighbourhood will provide 0.93 ha per 1,000 residents.

The West Neighbourhood currently contains two Open Space Recreation designations. The southerly of the two designations was acquired by the Town in 1991 in conjunction with the approval of a subdivision plan. A park was developed on the lands shortly thereafter. To acquire the complete Open Space Recreation designation, the Town used the Planning Act park dedication from the subdivision which contained the designation as well as the available dedication from another proposed subdivision. The result is that no Planning Act park dedication is available to put towards the Open Space Recreation lands which are the subject of this amendment.

In addition to the above-noted park (Kin Family Park) which contains 1.8 ha (4.45 acres), other existing parks easily accessible to the West Neighbourhood include the 0.32 ha (0.80 acre) Mono Meadows Park and the 1.71 ha (4.23 acre) Milady Park. Future development within the West Neighbourhood will provide an additional 1.73 ha (4.27 acres) of park land.

After reviewing the current and future level of park land provision in the West Neighbourhood, Council has deemed that sufficient park land will be provided without acquisition of the Open Space Recreation designation which is the subject of this amendment. Council has resolved that monies spent to acquire park land would best be used in the East Neighbourhood which is not as well served as the West Neighbourhood and below the Official Plan target.

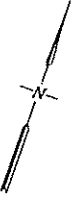
Further to the above, acquisition of park land in the East Neighbourhood is more essential because of Official Plan designations providing for higher density development comprised of apartments and townhouses. These forms of development which have little or no outdoor amenity area and hence require the proximity of a park more than detached dwellings which have their own private yards.

PART B - THE AMENDMENT

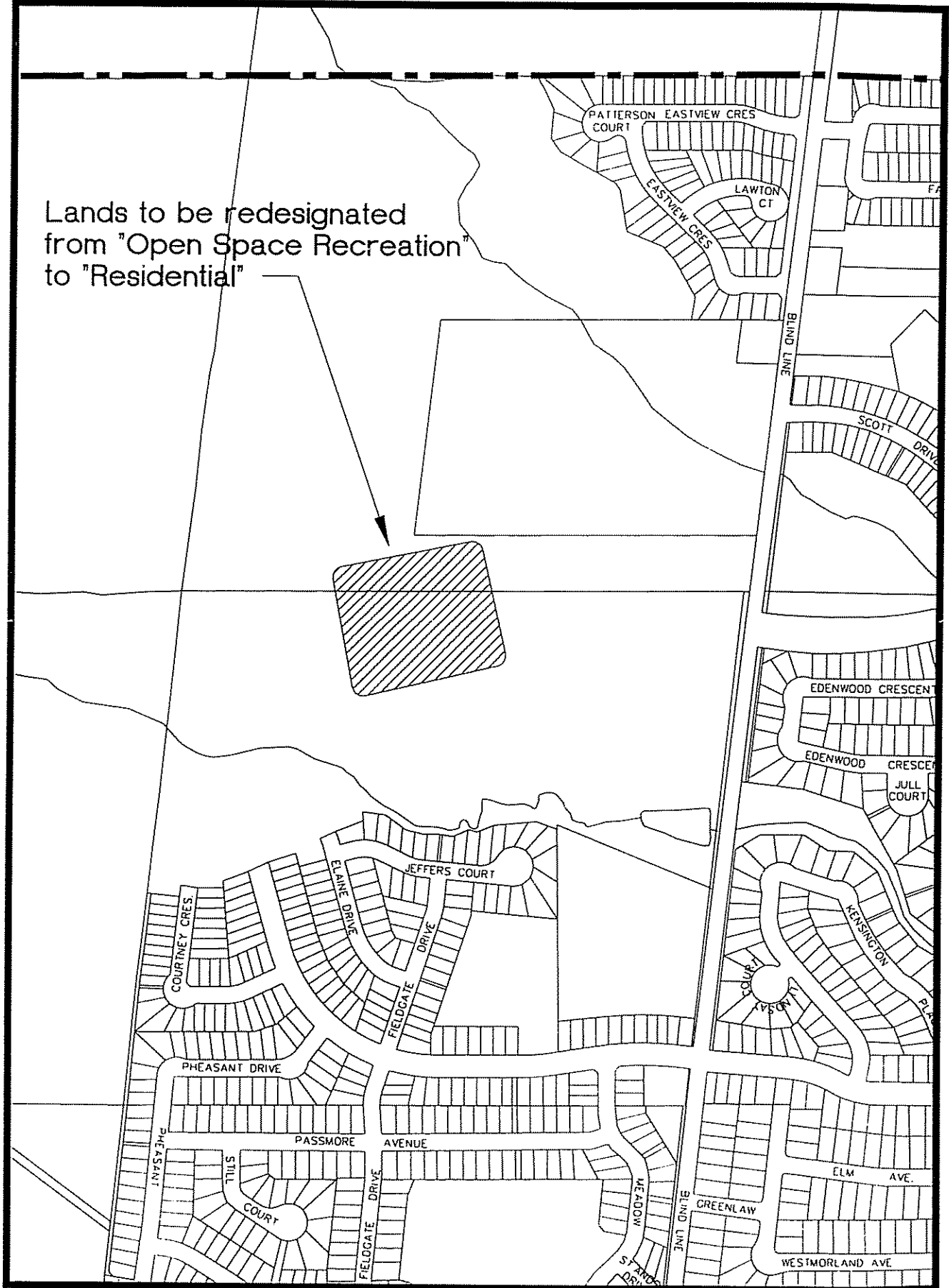
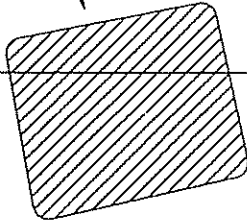
The Official Plan for the Town of Orangeville is amended as follows:

1. Schedule "A" "Land Use Plan" is hereby amended by changing the land use designation on the lands shown in hatching on Schedule "A" attached hereto from "Open Space Recreation" to "Residential".
2. Schedule "B" "Residential Density Plan" is hereby amended by adding the designation "Low Density Residential" to the lands shown in hatching on Schedule "B" attached hereto.

Schedule "A" to Official Plan Amendment No. 52
Land Use Plan



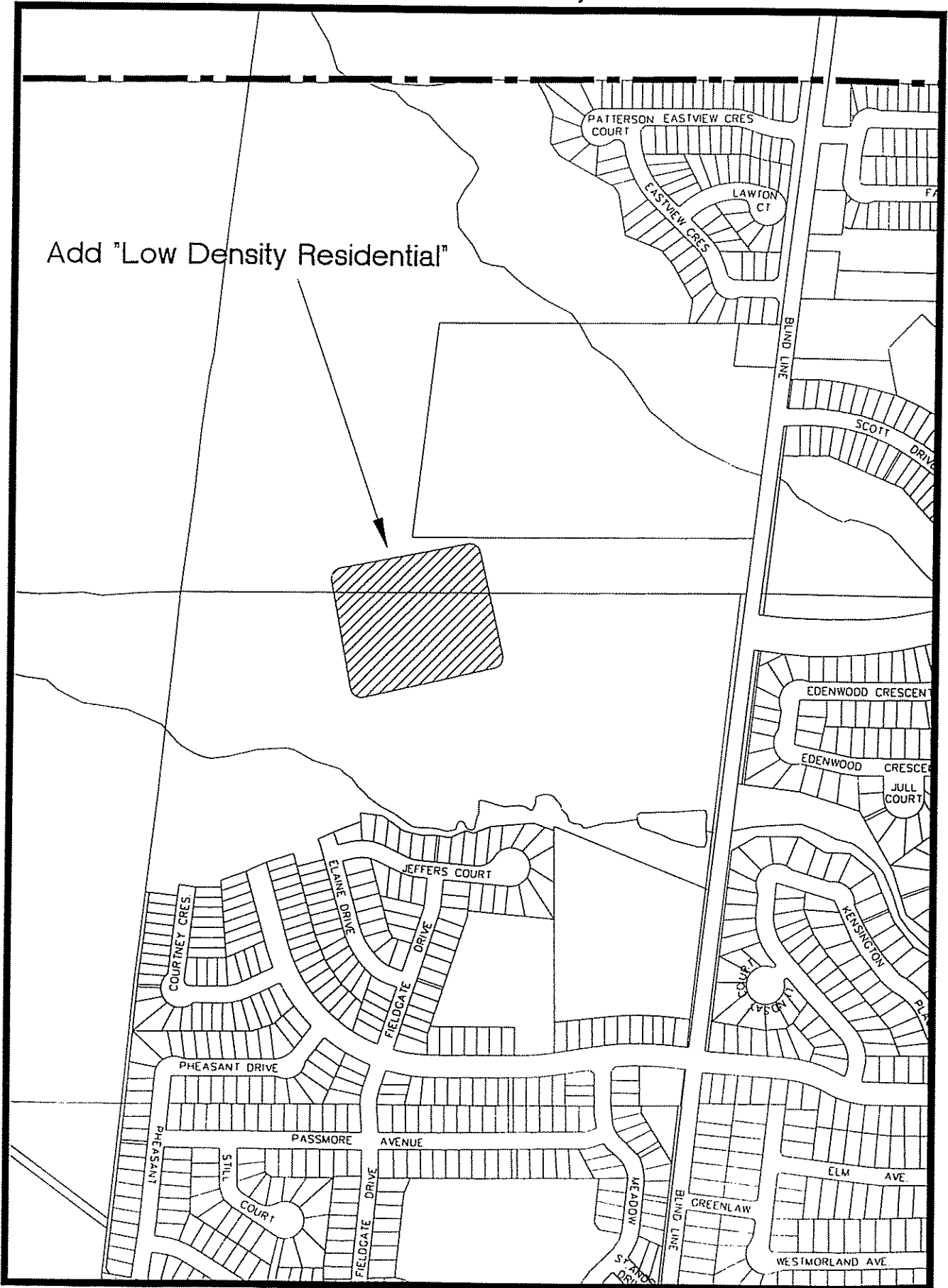
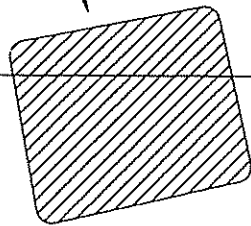
Lands to be redesignated
from "Open Space Recreation"
to "Residential"



Schedule "B" to Official Plan Amendment No. 52
Residential Density Plan



Add "Low Density Residential"



Ministry of
Municipal Affairs
and Housing

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Toronto ON M5G 2E5
Telephone Toll Free: 1-800-935-0696
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PL
Ontario

RECEIVED AUG 26 1997

August 13, 1997

Mr. Patrick Lee
Town of Orangeville
87 Broadway
Orangeville ON L9W 1K1

Dear Mr. Lee:

Subject: Status of Decision on Amendment No. 52 to the
Official Plan for the Town of Orangeville
MMAH File No: 22-OP-3592-052

This letter is further to the Notice of Decision given on July 16, 1997 under subsection 17(34) and (35) of the Planning Act with respect to Amendment No. 52 to amending the Official Plan for Town of Orangeville

It is intended to provide you with the status of the decision on the Official Plan Amendment pursuant to subsections 17(36) and (38) of the Planning Act which pertain to appeals, when decisions become final, and when approvals come into force.

1. All of Amendment No. 52 to the Official Plan for the Town of Orangeville adopted by By-law No. 97-33 is approved and came into force on August 8, 1997

Enclosed for your records are the original and duplicate original copies of the amendment. Should you have any questions regarding the above information, please contact, Roger Hubbard Area Planner, at (416) 585-6046

Yours truly,

Joe Perrotta
Senior Planner
Provincial Planning Services Branch

Encl.

(6.3)

APPENDIX "A"



THE CORPORATION OF THE TOWN OF ORANGEVILLE

FEB 28 1997

CT

TO: Doug Wilcox, Chair, and Members
Community Planning and Development Committee

FROM: Alan Young, R.P.P., Director of Planning
Wendy Goss, Director of Community Services

DATE: February 24, 1997

SUBJECT: Neighbourhood Park Land Options in North Orangeville

1.0 PURPOSE/INTRODUCTION

In response to the four active subdivision proposals in the north part of Orangeville (Edgewood Valley Phase II, Eastview Phase II and Orangeville Highlands Phases I and II), Planning Department and Community Services Department staff have undertaken a review of the existing and potential park land in north Orangeville.

The review focusses on the targets set out in the Town's Official Plan for the provision of park land. The existing and future supply of park land within two neighbourhoods in north Orangeville is examined in relation to the Official Plan targets.

A planned major park in each of the two neighbourhoods in north Orangeville is identified in the Official Plan. Based on the results of the park supply review, it is recommended that available cash-in-lieu of park land monies be used to acquire the major park proposed on the north side of Hansen Boulevard at the top of Amelia Street. It is further recommended that the proposal for a major park on the north side of Hansen Boulevard west of Blind Line be abandoned, and that the lands be redesignated for residential purposes. Upon implementation of the above recommendations, all major parks identified in Orangeville's Official Plan would be achieved.

Also recommended is the enactment of by-laws under Section 42 of the Planning Act which will expand the Town's range of park dedication options.

2.0 PARK LAND CATEGORIES AND TARGETS

Section E4.3.2 of the Town's Official Plan sets out three specific types of park land to be provided in the Town (Neighbourhood Use, Community Use and Regional or Specialized Use).

Each type is assigned a target in terms of amount of park land per thousand residents as follows:

PS

"Neighbourhood Use"	-	1.0 ha (2.47 acres) per 1,000 population
Community Use"	-	0.8 ha (1.97 acres) per 1,000 population
Regional or Specialized Use"	-	2.8 ha (6.91 acres) per 1,000 population

Although the Official Plan does not provide any description of the form or function of the three types of parks, staff interpret them as described below.

Neighbourhood Use Parks

Neighbourhood Use parks are generally the smallest and most numerous of the three types of parks and are intended to serve the needs of the immediate residential area. These parks usually provide playground equipment for children as well as passive open space. In some cases neighbourhood parks are of sufficient size to accommodate playing fields such as baseball diamonds and soccer pitches to meet the needs of the immediate neighbourhood.

Examples of Neighbourhood Use parks in Orangeville include Rebecca Hills Park, Myr Morrow Park, Quarry Park and Mono Meadows Park.

Community Use Parks

Community Use parks are generally larger and fewer in number than Neighbourhood Use parks and are intended to serve residents from across the community. These parks usually contain multiple playing fields for organized sports and often provide specialized facilities such as tennis courts and skating rinks.

Examples of Community Use parks in Orangeville include Rotary Park and Springbrook Park.

Regional or Specialized Use Parks

Regional or Specialized Use parks are intended to benefit the entire community and surrounding region. Section E4.3.3 of the Official Plan indicates that Regional park needs will be met through co-operative development by the Town and the Credit Valley Conservation of the lands around the Orangeville Reservoir and the wetlands along the Credit River south of the dam. The Plan states that no additional Regional parks are planned within the Town's boundaries.

Notwithstanding the above, many parks in Orangeville appear to provide both a neighbourhood and community function at the same time.

3.0 EXISTING PARK SUPPLY

For the purpose of examining the existing supply of park land, staff have divided the north part of Orangeville into two neighbourhoods (East and West) as shown on Figure 1. These neighbourhoods were used because they were developed after 1985 (the year the Town's Official Plan was adopted). This allows for a performance evaluation with respect to the Official Plan targets.

Due to the relative small size of Orangeville, Community Use parks are accessible from all parts of the Town. It is therefore appropriate that the Community Use parks target of 0.8 ha (2 acres) per 1,000 persons not be added to the Neighbourhood Parks target for purposes of assessment. Thus, a target of 1.0 ha (2.47 acres) per 1,000 persons is used.

3.1 East Neighbourhood Assessment

The East Neighbourhood is bounded to the north by the Orangeville/Mono boundary, to the east by First Street, to the west by Blind Line and the Ridge Woods subdivision, and to the south by College Avenue and the lower branch of Monora Creek.

The East Neighbourhood currently contains a total of 2.30 ha (5.68 acres) of park land. This is comprised as shown in the following table:

EAST NEIGHBOURHOOD PARK LAND

Milady Park	1.71 ha (4.23 acres)
Walsh Park	0.15 ha (0.37 acres)
North Credit Estates Park	0.20 ha (0.49 acres)
Ridge Woods Park	0.05 ha (0.12 acres)
TOTAL	2.11 ha (5.21 acres)

The East Neighbourhood currently contains a population of 2,665 residents. Based on the amount of park land, the current supply equals 0.79 ha (2.13 acres) per 1,000 residents. This total falls short of the Official Plan target of 1.0 ha (2.47 acres) per 1,000 residents.

3.2 West Neighbourhood Assessment

The West Neighbourhood is bounded to the east by Blind Line (excluding the Ridge Woods subdivision), to the north by the Orangeville/Mono boundary, to the west by the line dividing the concession lots between east and west halves, and to the south by Pheasant Court.

The West Neighbourhood contains a total of 2.12 ha (5.24 acres) of park land.

Existing parks are as follows:

WEST NEIGHBOURHOOD PARK LAND

Kin Family Park	1.80 ha (4.45 acres)
Mono Meadows Park	0.32 ha (0.80 acres)
TOTAL	2.12 ha (5.24 acres)

The West Neighbourhood contains a current population of 1,513. Based on the amount of park land, the current supply equals 1.40 ha (3.46 acres) per 1,000 residents. This exceeds the Official Plan target of 1.0 ha (2.47 acres) per 1,000 residents.

4.0 FUTURE PARK SUPPLY

The location of larger parks is generally determined by the designation of lands as "Open Space Recreation" in the Town's Official Plan. Two such designations exist in north Orangeville, one west of Blind Line and north of the Hansen Boulevard extension and the other on the north side of Hansen Boulevard at the top of Amelia Street. Both of these designations are undeveloped and still in private ownership.

Smaller local parks can be determined through the subdivision approval process on lands designated "Residential" in the Official Plan.

Municipal acquisition of park land can occur through Planning Act dedications (5 percent land dedication, 1 ha per 300 residential units, or cash-in-lieu of park land) or outright purchase using cash reserves or development charges.

In the north part of Orangeville a total of 4 new plans of subdivision are proposed as well as the development of the 17.8 ha (44 acre) Fairgrounds Shopping Centre. Along with the additional demand created, comes the ability to acquire new park land through the Planning Act dedications. The following two subsections provide an overview of the proposed developments as well as the new parks proposed.

4.1 East Neighbourhood Assessment

4.1.1 Proposed Developments

Forest Valley Subdivision

This plan comprises a total of 31 single detached lots. A development of this size is expected to generate approximately 100 new residents.

A 0.08 ha (0.19 acre) park is proposed on the north side of Bredin Parkway. The park forms part of a larger open space area adjacent to Lower Monora Creek. The park will benefit the proposed subdivision, the existing Goldgate Crescent neighbourhood and the proposed Orangeville Highlands Phase I plan located to the north.

Orangeville Highlands Phase I Subdivision

This plan is located on the south side of Hansen Boulevard east of Amelia Street and proposes 31 single detached dwellings, 58 semi-detached dwellings and 33 townhouses. A development of this size will create approximately 390 new residents.

The park proposed in the Forest Valley subdivision to the south and a proposed community-level park (designated "Open Space Recreation") on the north side of Hansen Boulevard will service this plan. In light of this, discussions are underway with respect to using the cash-in-lieu of park land to develop a walkway to the Forest Valley park located to the south with any remaining

money to be applied to assist in the acquisition of the lands which form the Open Space Recreation designation on the north side of Hansen Boulevard.

Orangeville Highlands Phase II Subdivision

The Official Plan designates these lands as "Medium Density Residential" The current version of this plan which has been inactive for some time, proposes 140 townhouses and 350 apartment units.

Based on the current proposal, approximately 937 new residents are anticipated.

Park needs are proposed to be met through the development of a park on lands designated Open Space Recreation in the Official Plan. The Open Space Recreation designation has an approximate size of 2.75 ha (6.8 acres). Using a Planning Act dedication of 1 ha (2.47 acres) per 300 residential units, a total of 1.63 ha (4.0 acres) of land could be dedicated to the Town (the Town would have to pass a by-law to accomplish this - see Section 7). This would leave a deficit of 1.12 ha (2.76 acres) which the Town would have to purchase to acquire the Open Space Recreation designation. A small amount of money may be available from the Orangeville Highlands I development to assist in these efforts.

Fairgrounds Shopping Centre

The proposed shopping centre is currently approved for the development of 27, 312 sq. metres (294,000 sq. feet) of retail area on a parcel of land having approximately 17.8 ha (44 acres). The Planning Act permits a 2 percent land dedication for parks or cash-in-lieu for commercial developments. This would yield the Town a 0.36 ha (0.88 acre) parcel of land or equivalent cash-in-lieu.

4.1.2 Future Supply Summary

Proposed new developments in the East Neighbourhood would raise the population from the existing 2,665 to 4,137 persons. Using only the Planning Act park dedications, the supply of park land would increase from the existing 2.12 ha (5.21 acres) to 3.83 ha (9.46 acres). This would result in the provision of 0.93 ha (2.39 acres) of park land per 1,000 residents. This is slightly less than the Official Plan target of 1.0 ha (2.47 acres) per 1,000 residents.

4.2 West Neighbourhood Assessment

4.2.1 Proposed Developments

Eastview Phase II Subdivision

The Eastview Phase II plan encompasses a total of 212 units comprising single detached and semi-detached lots. A development of this size is anticipated to have approximately 678 residents.

Recreation needs are proposed to be met through the development of 1.39 ha (3.43 acre) park/terrestrial corridor in the central area of the plan. Kin Family Park to the south also provides a tennis court and playground within easy walking distance.

Edgewood Valley II Subdivision

The Edgewood Valley II plan which is located immediately south of the Eastview II plan proposes a total of 255 single detached lots. This plan is anticipated to generate approximately 816 residents.

Located on the Edgewood II lands is an Open Space Recreation designation having an approximate area of 1.8 ha (4.45 acres). The purpose of this designation is to provide park facilities for the north portion of the West Neighbourhood.

Through the approval process of Edgewood Valley Phase I which is located to the south, the developer dedicated sufficient land to cover 5 percent of both Edgewood Phase I and Phase II. This allowed for the immediate acquisition of the entire Open Space Recreation designation and resulted in the development of Kin Family Park. As a result, the Town is not provided with a Planning Act dedication means to acquire any of the Open Space Recreation designation located in Edgewood Valley Phase II.

Although there will only be a 0.09 ha (0.23 acre) parkette in Edgewood Phase II, the subdivision is within easy walking distance to the established Kin Family Park. Passive recreation activities are also provided by the open space adjacent to a southerly tributary of Lower Monora Creek.

Dudgeon Property

The Dudgeon lands (which are not currently under a development application) are located to the north of the Edgewood Valley Phase II. This property which will likely be developed in the future, comprises approximately 10 ha (24.7 acres). Although there is no development proposal, staff anticipate approximately 75 detached dwellings. This would result in 240 additional residents.

A park dedication of approximately 0.25 ha (0.62 acres) is anticipated.

4.2.2 Future Supply Summary

Proposed new developments in the west neighbourhood would raise the population from the existing 1,513 to 3,287 persons. Using only the Planning Act dedications, the supply of park land would increase from the existing 2.12 ha (5.24 acres) to 3.85 ha (9.51 acres). This would result in the provision of 1.17 ha (2.89 acres) of park land per 1,000 residents. This exceeds the Official Plan target of 1.0 ha (2.47 acres) per 1,000 residents.

5.0 SUMMARY/CONCLUSIONS

Based on the proposed populations and the ability to acquire new park land through the Planning Act mechanisms, the projected provision of park land in the East and West Neighbourhoods will change as follows:

	Current Provision	Future Provision (after new development)
East Neighbourhood	0.79 ha/1,000 persons	0.93 ha/1,000 persons
West Neighbourhood	1.40 ha/1,000 persons	1.17 ha/1,000 persons

After new development occurs, the East Neighbourhood improves marginally in the provision of park land. This improvement comes about through the acquisition of a portion of the lands needed for the Open Space Recreation park in the Orangeville Highlands Phase II plan. Although the situation improves, the provision of park land is still below the target set in the Official Plan of 1.0 ha/1,000 persons.

After new development occurs in the West Neighbourhood, the ratio of park land decreases, although it is still above the Official Plan target. The decrease arises because there was an up-front dedication of park land for both phases of Edgewood Valley at the time of the approval of Phase I. This was done to provide a major park (Kin Family Park) using only Planning Act dedications. Thus, when Phase II is built, little additional park land will be provided, and the ratio will decrease.

An Open Space Recreation designation remains in each of the East and West Neighbourhoods. The East Neighbourhood has sufficient Planning Act dedication to acquire only 59 percent of its Open Space Recreation designation. The West Neighbourhood has no Planning Act dedication to acquire its Open Space Recreation designation (this was used to acquire Kin Family Park).

The Town can use cash-in-lieu money to acquire the remaining portion of the Open Space Recreation designation in Orangeville Highlands II for which no Planning Act dedication is available or such money could be used to acquire a small portion of the Open Space Recreation designation on the Edgewood Valley II lands. Staff are of the opinion that the use of cash-in-lieu money would best be spent to acquire the balance of the designation on the Orangeville Highlands II lands in the East Neighbourhood. The reasons are as follows:

- The East Neighbourhood is not as well provided for with park land as the West Neighbourhood. Further, the East Neighbourhood would remain below the Official Plan target without the acquisition of additional lands.
- The West Neighbourhood has Kin Family Park which is already developed and within easy walking distance of the balance of the Neighbourhood.

- Although located in the East Neighbourhood just east of Blind Line, Milady Park is well located to serve the West Neighbourhood.
- The Open Space Recreation designation in the East Neighbourhood on the Orangeville Highlands II lands will be adjacent to a higher density development comprised of apartments and townhouses. These forms of development which have little or no outdoor amenity area, require the proximity of a park more than detached dwellings which have their own private yards.

Cash-in-lieu money from the Fairgrounds Shopping Centre development can be used to purchase additional park land in Orangeville Highlands II. Using the money in this location is particularly appropriate due to the proximity of the Fairgrounds site. The precise amount of extra land which can be purchased cannot be determined until an appraisal is completed.

An Open Space Recreation designation remains on the Edgewood Valley II lands without any Planning Act mechanism with which to acquire the lands. On the basis that the West Neighbourhood is sufficiently served by major parks (Kin Family and Milady) and the potential for a future major park to the west on lands owned by Transmetro, the existing Open Space Recreation designation in Edgewood Valley II could be considered unnecessary. Based on staff's examination, it is evident that the Official Plan designated more future park land than can be achieved through park land dedication mechanisms. If Council is disposed to committing funds from reserves or development charges for the Edgewood Valley Open Space Recreation designation, a park could be developed. Staff are of the opinion that such monies would be better spent on the Orangeville Highlands II site which is in an area which is deficient in park land.

If the park provision in the West Neighbourhood is deemed adequate, the Open Space Recreation designation on the Edgewood Valley II lands should be redesignated to Low Density Residential to match the designation of the adjacent lands.

6.0 PARK DEDICATION BY-LAWS

The power for a municipality to request park dedications is found in Sections 42, 51 and 53 of the Planning Act.

Section 42 permits a dedication resulting from "development or redevelopment" whereas Sections 51 and 53 permit dedications as a result of a subdivision approval or a land severance. Section 42 also provides for the use of the "alternative" park dedication of 1 ha per 300 dwelling units (as opposed to the 5 percent of land or cash-in-lieu) provided the a municipality's Official authorizes the use of such a requirement.

Sections 51 and 53 permit a municipality to request a park dedication as of right, however, Section 42 requires that a by-law be passed applicable to certain areas or the entire municipality.

Presently, Orangeville has no Town-wide by-law in effect with respect to Section 42 of the Act, however the Official Plan does authorize the use of such a by-law. Where the Town has requested a park dedication based on "development or redevelopment" and a division of land is not proposed (i.e. a new apartment building or townhouse development), the Town has passed a site specific Section 42 by-law authorizing a park dedication on the subject lands. The

process of passing by-laws for individual properties has proved tedious. Furthermore, such practice could be interpreted by developers as a discretionary action by the Town such that a park dedication may be requested from some developments and not others.

Staff find that a Section 42 by-law to use the "alternative" requirement of 1 ha per 300 dwelling units is particularly useful with medium and high density developments. In most cases the amount of park land achieved is greater than using the 5 percent dedication. The Town currently does not have a by-law in place which permits the use of the "alternative" requirement.

In light of the various proposed developments discussed in previous sections of this report, the enactment of a by-law to authorize park dedication resulting from development or redevelopment as well as a by-law permitting use of the "alternative" dedication is very timely and would ensure that the Town is in a position to maximize the park land dedications to which it is entitled under the Planning Act.

7.0 RECOMMENDATIONS

THAT the report of the Director of Planning and Director of Community Services dated February 24, 1997 regarding future park development in north Orangeville,

BE RECEIVED;

THAT staff be authorized to call a public meeting under the requirements of the Planning Act with respect to an Official Plan amendment to redesignate lands on the west side of Blind Line and north of the Hansen Boulevard extension from Open Space Recreation to Low Density Residential.

THAT cash-in-lieu funds for parks acquisition in north Orangeville be directed towards the site designated Open Space Recreation located on the north side of Hansen Boulevard at the top of Amelia Street.

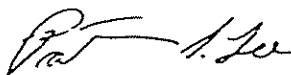
THAT staff be authorized to prepare a by-law under Section 42 of the Planning Act to permit the Town to use the "alternative" park dedication of 1 ha per 300 residential units in all areas of the Town.

AND FINALLY THAT staff be authorized to prepare a by-law under Section 42 of the Planning Act to permit the acquisition of park land as a condition of "development or redevelopment" in all areas of the Town.

Prepared by:

Respectfully submitted:

Respectfully submitted:



Patrick Lee, R.P.P.
Senior Planner



Alan Young, R.P.P.
Director of Planning



Wendy Goss
Director of Community
Services

