



Plan File
OPA 56

RECEIVED JUL 22 1998

THE CORPORATION OF THE TOWN OF ORANGEVILLE

87 Broadway,
Orangeville, On. L9W 1K1
Phone: (519) 941-0439

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. 58-98 adopting Official Plan Amendment No. 56 on the 13th day of July, 1998, 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 **11th day of August, 1998**. 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 22nd DAY OF JULY, 1998

LINDA J. DEAN, AMCT.,
Town Clerk

THE PURPOSE AND EFFECT:

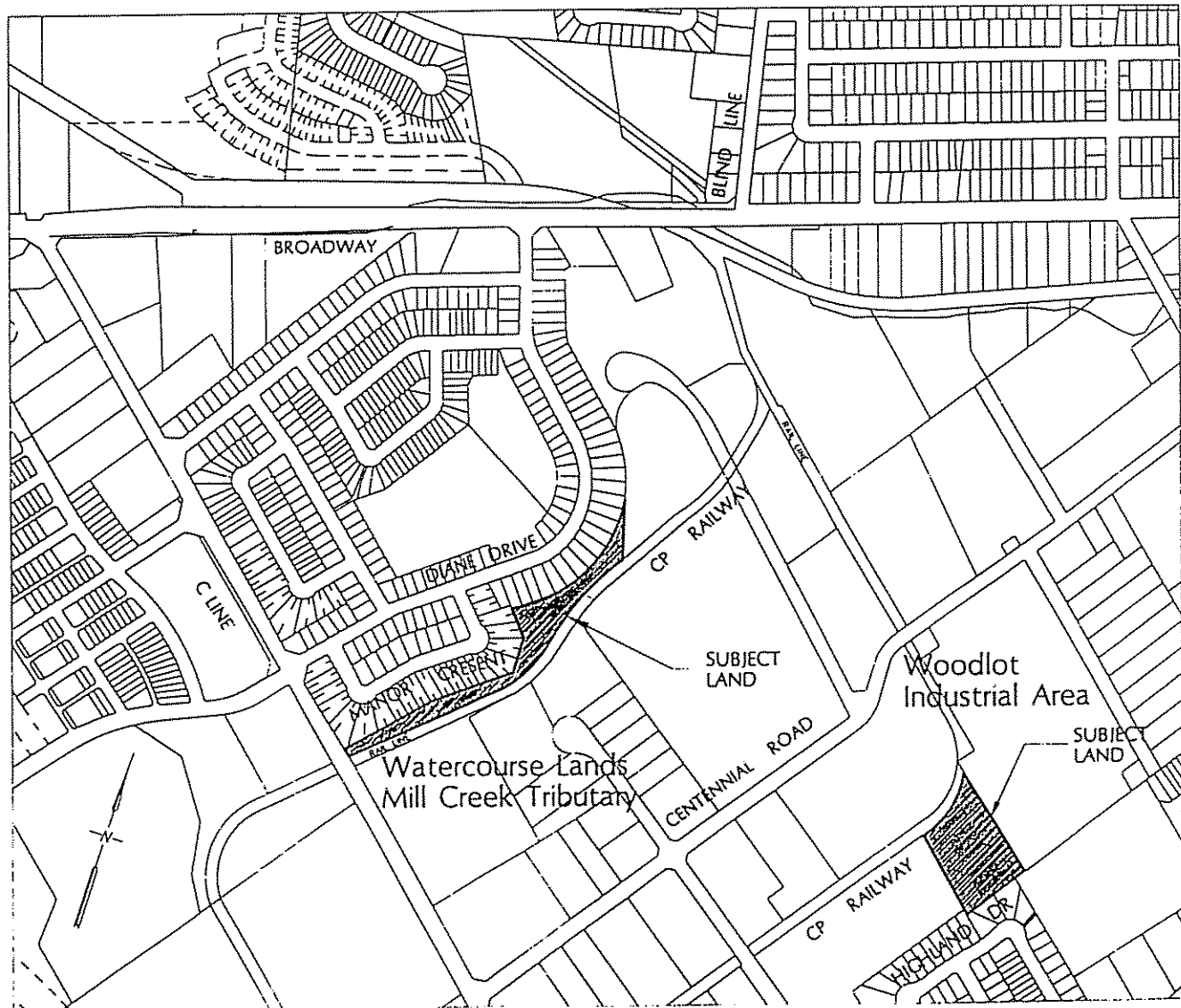
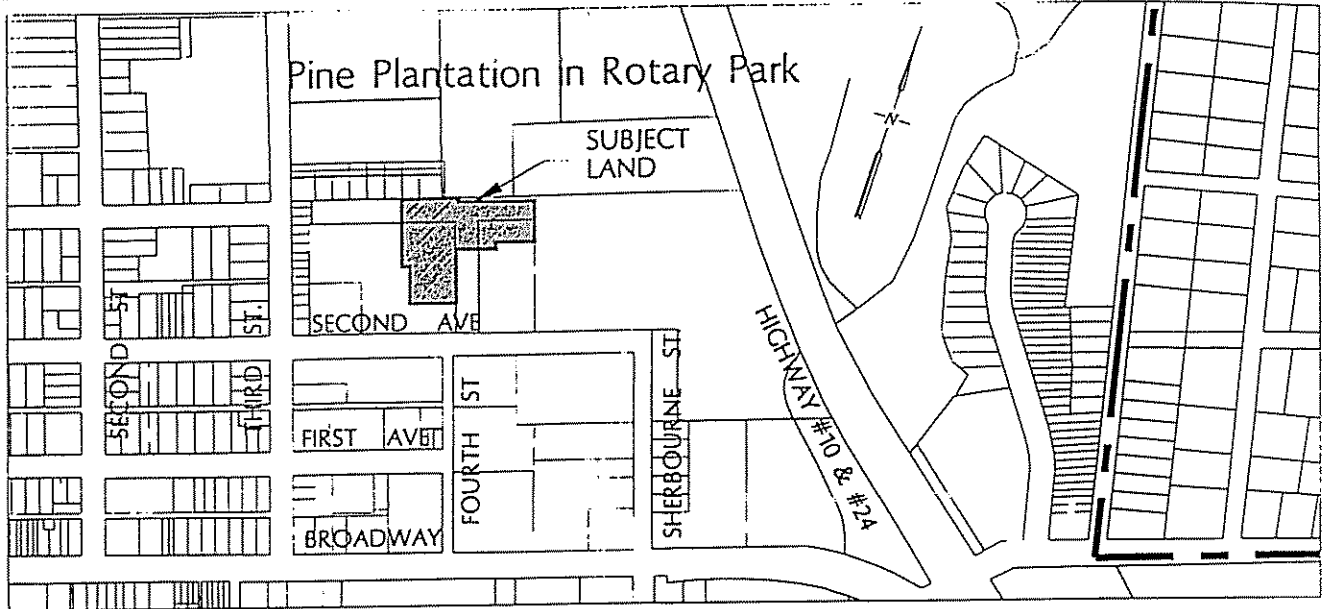
The official plan amendment updates the general Open Space Conservation policies in various areas, which include, goals for the natural environment and water resources; principles of subwatershed planning; protection of natural resources and functions; land uses permitted within the Open Space Conservation designation; requirements for Environmental Management Plans, Environmental Impact Studies and other environmental investigations; conservation of water resources; stream preservation and restoration; urban forestry; and recreational trails.

The amendment redesignates three parcels of land, owned by the Town of Orangeville, to Open Space Conservation. The location of the three parcels are shown on the key map. The lands affected by this official plan amendment are affected by Zoning By-law No. 59-98 which was enacted by Council on July 13, 1998.

Additional information and a copy of the by-law may be obtained by contacting the Planning Department at 941-2084.

Key Map - see over

KEY MAP



THE CORPORATION OF THE TOWN OF ORANGEVILLE

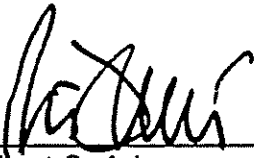
BY-LAW NUMBER 58-98

A by-law to adopt Amendment No. 56 to the Official Plan (OPZ 7/98, Implementation of Subwatershed 19 Plan).

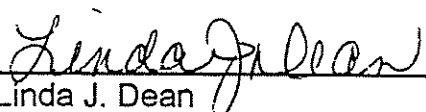
The Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 56 to the Official Plan for the Town of Orangeville, consisting of the attached text and maps is hereby adopted.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 13th DAY OF JULY, 1998.




Robert S. Adams
Mayor
Steve White
Deputy Mayor



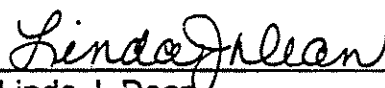
Linda J. Dean
Town Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 56

The attached map and explanatory text, constituting Amendment Number 56 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 the 13th day of July, 1998.



~~Robert S. Adams~~
Mayor Steve White
Deputy Mayor



Linda J. Dean
Town Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 56

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to implement the Subwatershed 19 Plan.

2. Location

This amendment affects all Open Space Conservation lands within the Town of Orangeville.

It also redesignates three Town-owned parcels of land to Open Space Conservation, as follows:

Feature <i>Environmental Significance</i> (Location)	Current Official Plan	Current Zoning	Comments
Pine Plantation in Rotary Park <i>natural feature in a high recharge area</i> (north of Second Avenue)	Open Space Recreation	OS1	This 1.1 ha (2.7 acre) plantation is located in the north central portion of the park, and provides a shady passive area for park users.
Woodlot - Industrial Area <i>natural feature within a low/moderate recharge area</i> (South of Centennial Road, east of Robb Blvd., west of Commerce Road, north of Highland Drive)	Industrial	M1	This woodlot occupies a landlocked 1.3 ha (3.13 acre) parcel in this block, and is accessible from the grounds of Parkinson Central Public School.
Watercourse Lands - Mill Creek Tributary - Industrial Area <i>Level 2 riparian corridor</i> (south of Manor Cres. and Diane Drive)	Industrial	M1	This 1.4 ha (3.51 acre) parcel is located between the Brown's Farm subdivision and the rail spur. It provides a buffer between residential and industrial uses.

3. Basis of the Amendment

At its meeting held on September 22, 1997, Council adopted the Technical Document: Environmental Planning for the Credit River Headwaters - Subwatershed 19 (January 1997) an environmental planning framework for programs and policies affecting the subwatershed, including land use planning. As part of its program of implementation, Council directed staff to bring forward "a draft official plan amendment, and where applicable, an implementing zoning by-law, addressing the following issues:

- (a) natural stream design;
- (b) requirements for Environmental Impact Studies;
- (c) general principles of subwatershed planning;
- (d) urban forestry program;
- (e) land use designations of the Town-owned woodlot in the Orangeville Business Park, the pine plantation in Rotary Park and the two Mill Creek tributaries in the Orangeville Business Park;
- (f) recreational trail system; and
- (g) requirements for Environmental Management Plans."

This official plan amendment implements Council's direction as outlined above by amending the Town's existing Official Plan to reflect the principles of the Subwatershed 19 plan.

PART B - THE AMENDMENT

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

1. Schedule "A", the Land Use Plan, is hereby amended in accordance with Schedules "A" and "B" hereto.

2. Section B2.6 is hereby amended to read as follows:

"B2.6 NATURAL ENVIRONMENT, WATER RESOURCES AND NATURAL HAZARDS

- (a) Using an ecosystem-based approach, to maintain and enhance the environmental health of the Credit River subwatersheds within which the Town of Orangeville is located.
- (b) To direct development generally away from lands that are impacted by flooding and/or erosion hazards."

3. Section E5 is hereby amended to read as follows. Existing text brought forward from the existing Official Plan is shown in italics, and the existing section numbers are indicated in brace brackets.

"E5. NATURAL ENVIRONMENT, WATER RESOURCES AND NATURAL HAZARDS

E5.1. GOALS

- (a) Using an ecosystem-based approach, to maintain and enhance the environmental health of the Credit River subwatersheds within which the Town of Orangeville is located.
- (b) To direct development generally away from lands that are impacted by flooding and/or erosion hazards.

E5.2 SUBWATERSHED PLANNING

- E5.2.1 The purpose of subwatershed planning is to ensure the protection and enhancement of water resources and related features as land use change occurs and development pressures increase. The subwatershed level provides a convenient ecosystem unit for detailed study and implementation purposes.
- E5.2.2 Council recognizes the value of subwatershed planning as a foundation for its efforts to conserve natural resources. Council will integrate subwatershed planning into the planning process, and will seek to achieve integrated subwatershed management through partnerships with municipalities and other stakeholders within each of the two subwatersheds within which the Town of Orangeville is located. In conjunction with the Credit Valley Conservation,

Council will also foster voluntary stewardship initiatives to identify, protect, enhance and restore natural features.

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.

E5.3 GENERAL POLICIES

E5.3.1 Council will administer its planning, development control and service functions in a manner that protects, conserves and enhances natural resources and functions throughout its jurisdiction, including:

- wetlands, woodlands, natural heritage features and linkages between them;
- fish and wildlife habitat;
- the quality and quantity of groundwater and surface water resources; and
- groundwater recharge and discharge areas and aquifers.

E5.3.2 Council will seek to preserve, or re-establish, natural hydrologic functions within the subwatershed in order to maintain or enhance the role of the area as the headwaters of the Credit River, and to ensure a sustainable supply of potable water.

E5.3.3 Council will use consistent and streamlined procedures for ensuring that development proceeds in a manner consistent with the subwatershed planning objectives and policies as set out in this Official Plan.

E5.3.4 Council will initiate or support stewardship programs and other partnerships which implement the objectives of subwatershed management. Council will also initiate or participate in programs to increase public awareness of the importance and values of a sustainable environment.

Land Use Plan

E5.3.5 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. 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.

- E5.3.6 Existing public works such as roads and power transmission lines are also permitted, but new ones will be discouraged unless there is no practical alternative.
- E5.3.7 Where proposed parks, trails or public works would be located within lands designated Open Space Conservation, an environmental study or investigation will be undertaken 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.
- E5.3.8 *The Town will co-operate 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. [E5.4.8]*
- E5.3.9 *The boundaries of the lands delineated on the Schedules of the Plan as Open Space Conservation, shall be used as guidelines for the preparation of the Implementing Zoning By-law. When additional or more accurate information becomes available, it may be incorporated by Amendment into this Plan and the Implementing Zoning By-law, as required, after consultation with the Credit Valley Conservation and, where appropriate, the Ministry of Natural Resources. [E5.4.5]*
- E5.3.10 *The precise limits of the Open Space Conservation delineation shall be determined by the Town, the Credit Valley Conservation, and if appropriate, the Ministry of Natural Resources, at such time as specific application for development of the land is submitted. Where the general intent of this Plan is maintained, boundary adjustments to the Open Space Conservation delineation will not require an Amendment to this Plan. [E5.4.5]*

Redesignation to Another Land Use Category

- E5.3.11 *Where land designated Open Space - Conservation is under private ownership, this Plan does not indicate that this land will necessarily remain as such indefinitely, nor shall it be construed as implying that such areas are free and open to the general public or will be purchased by the Municipality or other public agency. An application for the redesignation of such lands for other purposes may be given due consideration by the Municipality after taking into account:*
- a.) *The nature and severity of existing physical and environmental hazards, as*

determined to the satisfaction of the Credit Valley Conservation and the Ministry of Natural Resources, if appropriate,

- b.) The proposed methods by which the impacts of the hazards may be alleviated or remedied, by application of accepted engineering practice and resource management techniques;*
- c.) The monetary and environmental costs and benefits of the proposed engineering or resource management practices;*
- d.) The comments and conditions of the Credit Valley Conservation and, if appropriate, the Ministry of Natural Resources; [E5.4.7] and*
- e.) The role of the lands in maintaining the environmental health of the subwatershed.*

E5.3.12 *There is no public obligation, however, either to redesignate or to purchase any land if there is an existing or potential hazard that would be difficult or costly to overcome. [E5.4.8]*

Future Refinement of Land Use Designations

E5.3.13 When this Official Plan is comprehensively reviewed, or when a secondary plan is prepared for a particular area within the Town, the boundaries of the Open Space Conservation land use designations will be examined in more detail. Also, two or more categories of land use designations may be identified based on the relative significance of the natural features within the subwatershed.

Environmental Management Plans and Environmental Impact Studies

E5.3.14 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 to be protected, areas to be restored to a natural condition, and the location, sizing and preliminary design of all stormwater management facilities.

E5.3.15 Where lands proposed for development or redevelopment are adjacent to lands designated Open Space Conservation, an Environmental Impact Study will generally be required. 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.

Water Resources

- E5.3.16 Council will control development and operate its wells in a manner that will maintain or enhance groundwater recharge and discharge, and the quality and quantity of surface water and groundwater.
- E5.3.17 Credit Valley Conservation guidelines will be followed in the design of all stormwater management facilities, and in erosion/sedimentation management.
- E5.3.18 Council will promote measures to conserve groundwater resources, and thereby postpone investment in additional sources of supply.
- E5.3.19 Council will prepare and implement a strategy on a subwatershed wide basis to confirm potential sources and quantities of groundwater and associated requirements for environmental protection. This will include a contaminant source inventory study to document potential sources of groundwater quality impact.

Flood-Prone Lands

- E5.3.20 *No buildings nor the placing nor removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in areas subject to periodic flooding, or physical limitations of any kind except in accordance with the regulations of the Credit Valley Conservation Authority. The Municipality will seek the technical advice of the Conservation Authority when dealing with development proposals in this designation, especially in the matter of building setbacks to be imposed from the margin of the hazardous area. It is recognized that the lands so designated by their nature are to be managed in such a fashion as to complement adjacent land uses and protect them from any physical hazards or their effects. [E5.4.2]*
- E5.3.21 *Prior to development or re-development of lands that fall within the Registered Regional Storm Line, the approval of the Credit Valley Conservation shall be required in accordance with its Fill, Construction and Alterations to Waterways Regulations. [E5.4.3]*
- E5.3.22 *Schedule "A" indicates, with a dotted line, the approximate extent of the floodline along Mill Creek. Within these floodlines the following policies shall apply:*
 - a.) *Certain lands located within the flood fringe of Mill Creek, have been designated for urban uses. Notwithstanding these designations, any development or redevelopment of these lands will require the approval of the Credit Valley Conservation in accordance with Ontario Regulation 162/80.*
 - b.) *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. [E5.4.4]

E5.3.23 *The Municipality supports the future improvement of the Mill Creek channel to prevent flooding of existing and proposed commercial enterprises south of Broadway. [E5.4.9]*

E5.3.24 *In areas regulated by the Credit Valley Conservation within the East Broadway District, building elevations or floodproofing measures will be determined by the Credit Valley Conservation. [E5.4.9]*

Stream Preservation and Restoration

E5.3.25 Wherever possible, existing watercourses will be maintained in a natural condition, and stream bed disturbance will be minimized to prevent erosion during pre- and post- development periods. Where the opportunity arises, natural channel design will be used. To prevent erosion and sedimentation, stream banks will be maintained in a natural condition or restored to a stable condition.

Urban Forestry

E5.3.26 To maintain and enhance the forest cover in the Town, Council will maintain an inventory of the species, size and condition of trees within road allowances and other publicly owned lands, and will allocate funds annually for the care and planting of trees.

E5.3.27 Council will also seek to increase forest cover by requiring the planting of trees on private lands through development approval processes.

E5.3.28 Council may enact a tree by-law under the Municipal Act to regulate the destruction of trees in defined areas, and to require the issuance of permits for tree removal.

Parkland Dedication

E5.3.29 *Where new development is proposed on a site which includes areas designated Open Space Conservation because of physical or environmental hazards, such lands shall not necessarily be acceptable as part of the statutory dedication for parkland provided for in The Planning Act. All Open Space Conservation lands dedicated to the Municipality under subdivision procedures or site plan agreements shall be conveyed in a satisfactory physical condition, and, if an open watercourse is involved, the dedication shall provide sufficient area of land*

for proper maintenance operations to be carried out. [E5.4.6]

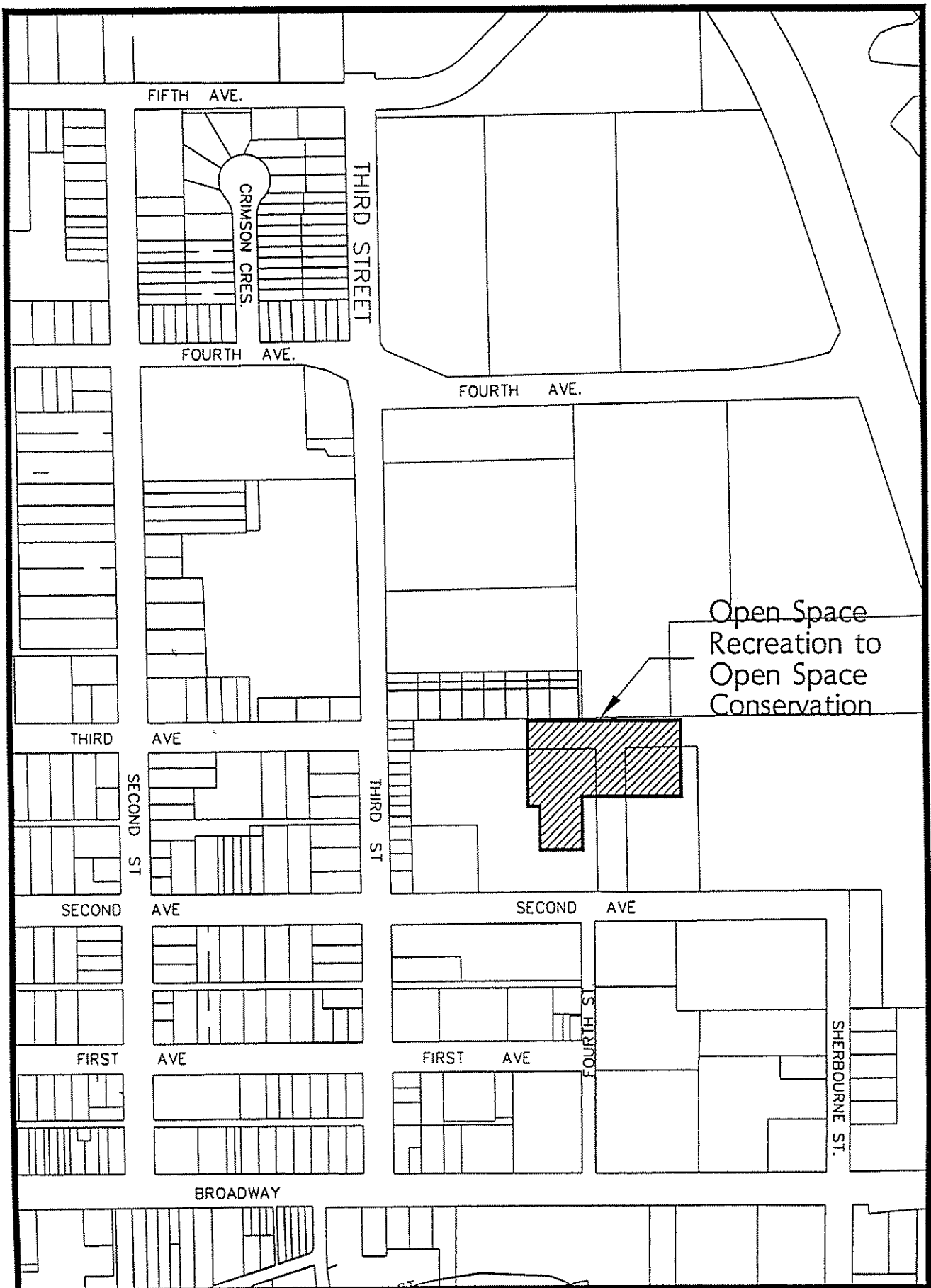
Recreational Trails

- E5.3.30 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 connect with the Island Lake Conservation Area and the Credit valley trail system.
- E5.3.31 Existing and proposed trails are shown on Map 1 in the appendix. An amendment to this map will not require an amendment to the Official Plan.

East Entrance Feature

E5.3.32 *The lands designated Open Space Conservation in the East Broadway District will be used only in co-operation with the Credit Valley Conservation bearing in mind that the Highway Number 10 by-pass and the main entrance to the Town are located in this area and require careful development to create an attractive "first impression" for visitors to the Town. [E5.4.9]"*

Schedule "A" To Official Plan Amendment No. 56



Schedule "B" To Official Plan Amendment No. 56

