



THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 46 - 2012

A BY-LAW TO ADOPT AMENDMENT NO. 110 TO THE OFFICIAL PLAN (Town initiated parkland dedication policies; OP 2/12)

The Council of the Corporation of The Town of Orangeville, 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. 110 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text is hereby adopted.

PASSED IN OPEN COUNCIL THIS 28TH DAY OF MAY 2012.

A handwritten signature in black ink, appearing to be 'Rob Adams', written over a horizontal line.

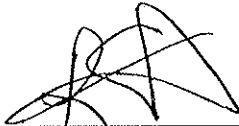
Rob Adams, Mayor

A handwritten signature in black ink, appearing to be 'Cheryl Johns', written over a horizontal line.

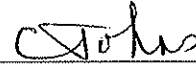
Cheryl Johns, Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 110**

The attached explanatory text, constituting Amendment Number 110 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 22 of the Planning Act, R.S.O., 1990, c. P.13 on May 28, 2012.



Rob Adams,
Mayor



Cheryl Johns,
Clerk

**THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 110**

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to create policies which allow Council, through an implementing by-law, to consider reducing the amount of cash-in-lieu of parkland dedication for redevelopment projects with sustainable or "green" building features.

2. Location

This amendment applies to the entire Town of Orangeville.

3. Basis of the Amendment

This amendment will implement the approval on May 7, 2012, of policies which permit Council to repeal and replace the Parkland Dedication By-law 110-2008. The new By-law would allow Council to consider reducing a required cash payment made in lieu of donating parkland for a redevelopment proposal, where sustainability initiatives or "green" building features, have been incorporated.

On March 19, 2012, a public meeting was held in regard to the proposal. No concerns or objections were raised and Council deemed it appropriate to approve the amendment at the meeting.

This amendment complies with the intent of the Official Plan's policies related to the criteria that is to be considered when amending the Plan. The policies of the Official Plan already support these types of initiatives, in principle. The last five year review, completed in 2010, saw the new *Section "F" – Sustainability* added to the Plan. That section supports achieving a number of sustainability goals. Specifically it states:

"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."

Furthermore, Section 42 (6.2) of the *Planning Act* permits Council to reduce cash-in-lieu payments if Official Plan policies are in place to permit such a reduction, provided that the proposal is a redevelopment project (not new construction) that has a density of 15 units per hectare or more, and if specific defined reductions for particular building features have been established.

These Official Plan policies and new Parkland Dedication By-law seek to positively impact the three fundamental components of sustainability i.e. social equity, economic viability, and natural environment of the community. Therefore the new policies promote redevelopment and “green” technologies which have environmental and financial benefits to the town and they also promote affordable housing for the social benefits.

PART B - THE AMENDMENT

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

1. *Section E4 – Open Space Recreation* is amended by adding the following paragraph to the end of subsection E4.3.5:

“Council may consider reducing the amount of a cash-in-lieu of parkland dedication payment required for redevelopments within the defined built boundary as shown on Schedule “B1”, where it can be demonstrated that such redevelopments can meet specified sustainability criteria or provide “green” building features. The Parkland Dedication By-law will set out in which cases the reduction can be applied, the criteria and specific features that will be considered for such reductions, and the exact amount of reduction possible.”

2. Section E1.10 is amended by adding a new subsection E1.10.8, as follows:

“Council may establish incentives that reduce the amount of cash-in-lieu of parkland payment required for redevelopment proposals that provide affordable housing, which meet the objectives of this Plan.”