

# Official Plan Review 2021 Draft Policy Working Document

## Legend:

Moved Policies – relocated from another Section and remain unchanged

Existing Policies – modified to reflect updated terminology, improved clarity and interpretation

New Policies

Unchanged Policies

Last Modified: April 9, 2021



# OFFICIAL PLAN

## OFFICE CONSILDATION

December 31, 2018

Town of Orangeville

## TOWN OF ORANGEVILLE

### INTRODUCTION TO THE OFFICE CONSOLIDATION

**(December 31, 2018)**

This Office Consolidation of the text of the Town of Orangeville Official Plan has been prepared for convenience purposes only. For accurate reference, and for the maps, recourse should be had to the original Official Plan and subsequent official plan amendments.

The Town of Orangeville Official Plan was adopted by Council on October 21, 1985, by By-law 115-85, and was approved by the Minister on June 1, 1987. A copy of the Minister's decision is included as Appendix "A" to this consolidation.

The Minister's decision included four deferrals and one referral. The following table will summarize the status of these matters.

Item	Status
Deferral #1	Approved by Ministry on January 11, 1993
Deferral #2	Superseded by Official Plan Amendment No. 39
Deferral #3	The deferred portion of Section E8.5, and land use designation of southeast corner of First Street and Hansen Blvd. were approved by the Minister on March 9, 1989. The land use designation of northeast corner of First Street and Hansen Blvd. was resolved by Official Plan Amendment No. 44. The land use designation of the southwest corner of First Street and Hansen Blvd. was confirmed by Official Plan Amendment No. 84.
Deferral #4	Resolved by modification to Schedule "B" of the Official Plan (Modification No. 30) by the Ministry on December 10, 1990
Referral	Partially superseded by Official Plan Amendment No. 33. Balance approved by Ministry on March 18, 1996.

Further information regarding the foregoing matters may be obtained from the Planning Department.

This consolidation incorporates the Minister's modifications of June 1, 1987, and the text of all official plan amendments.

A summary of the official plan amendments is included in this consolidation as Appendix "B".

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Appendix "B" MINISTER'S MODIFICATIONS AND DEFERRALS AFFECTING  
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## FOREWORD

Planning is about the management of change. There is no doubt that Orangeville has changed significantly since the adoption of the Official Plan in 1985 and will continue to change in the years to come. Local residents feel that Orangeville offers them a high quality of life. **The strengths of the community which support this quality of life include a strong social fabric, a diverse economic base, a well-developed local arts community and a strong rural and natural heritage system.**

There is a desire to retain Orangeville's quality of life in the face of growth pressures in a physically finite setting. Balance is required to ensure that the Town remains an ideal place to live, work and raise a family. This careful management of growth will include policies and programs to provide the hard and soft services required by residents, the provision of adequate employment lands, the protection of the Town's water supplies and the development of adequate municipal infrastructure, the responsible consumption of resources, and being a leader in environmentally sustainable practices.

**The Official Plan update was based on the three pillars of a healthy community: social equity, a strong economy and a healthy natural heritage system.** This Plan supports the Vision for the Town of Orangeville as described in the Strategic Plan as it is set out below:

Orangeville will sustain and enhance its strong economic, community, cultural and environmental well-being by focusing on the following key areas of importance:

- the maintenance and enhancement of Orangeville's overall quality of life and small town appeal;
- **the protection of heritage, cultural and natural heritage systems;**
- a growth management strategy that balances opportunities for residential and employment growth while maintaining the community's natural and historic character;
- providing an economic development strategy that supports the retention and expansion of local businesses and seeks new opportunities; and
- the support of an equitable, efficient and accountable municipal service delivery system that allows for regular public consultation.

In addition to providing for the high quality of life of Orangeville's residents, Council must also take a leadership role in the advancement of the Town as a place to do business. This includes the attraction of new businesses, but even more importantly, also means the retention and expansion of the many businesses, especially the many small- and medium-sized enterprises already located in the Town. The Plan provides policies which support the continued health of Orangeville's economy. This includes implementing the policies of the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe (Places to Grow) in the community with respect to supporting the economic sector, and the protection of the Town's employment lands for business purposes. By managing growth carefully and taking a balanced approach to land use planning, economic development and environmental protection, this Plan will help to ensure the continued health and success of the Town of Orangeville.



## SECTION "A"

### A INTRODUCTION

#### A1 TITLE

This Plan shall be known as: The Official Plan for the Town of Orangeville

#### A2 COMPONENTS

The following Text, together with the attached Schedules, constitute The Official Plan for the Town of Orangeville.

#### 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.

The Ontario Planning Act specifies that municipalities must review their Official Plan 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 Growth Plan for the Greater Golden Horseshoe 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.

#### A4 PURPOSE OF THE PLAN

This Official Plan establishes, in general terms, the pattern which development within the Municipality should follow over a 20-year Planning Period. The purpose of the Plan is:

A4.1 To assist Council, and all public and private agencies concerned with the development of the Town in determining future policies and actions in all matters relating to the development of the Municipality.

A4.2 To bear in mind the financial status of the Town when considering future development in order that a balance between residential and commercial-industrial assessment may be maintained.

A4.3 To make available to the public, information regarding the future development pattern of the Municipality, in order to reduce the element of speculation in land which arises when residents and land developers are not advised of the development policies and plans for the Town.

A4.4 To ensure that no works shall be undertaken by the Town or by private developers which do not comply with the provisions of the Plan.

A4.5 To provide guidance and direction in making the Town a more sustainable community.

## A5 INTERPRETATION

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. Provided that the purpose, effect, intent, meaning and substance are in no way effected, minor adjustments of an administrative or technical nature will not require an amendment to this Plan. All planning decisions and activities associated with the implementation of this Plan will recognize the requirements of the federal and provincial governments and their respective agencies. Should clarity be required in terms of the definition of any term that is not defined by this Plan, reference shall be made to any applicable federal and/or provincial legislation, policy statements, standards and/or guidelines.

Numerical figures in the Plan should not be interpreted as absolute and rigid. Minor variations from these numerical figures will be permitted, providing the intent of the plan is maintained.

This Official Plan is intended to be a comprehensive guide to the planning and development of the Town of Orangeville. The Plan should be read as a whole, as the particular policies in one section of the Plan may be modified by the policies in another section.

Secondary Plans and site-specific plans may be prepared for specific areas of the Town where more detailed planning objectives and policies are required. In cases where there are conflicts between the policies of this plan, policies in a Secondary Plan will prevail over the general policy. Similarly, site-specific policies will prevail over general policies of the Plan.

A6      **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) is consistent with provincial policy statements;
- b) conforms or does not conflict with provincial plans;
- c) conforms with County plans; and
- d) has regard to matters of provincial interest as set out in the Planning Act.

**SECTION "B"**

**B** **DELETED.**

DRAFT

## SECTION "C"

### C BASIS OF THE PLAN

#### C1 TIME PERIOD

The Plan will guide development in a detailed manner over a 20-year Planning Period with a view that the goals and policies will be reviewed and updated again by the year 2026. 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.

The Plan also provides policies to guide development in a more generalized manner until the lands in the Town are built out, and to guide infill and redevelopment activities.

#### C2 POPULATION AND EMPLOYMENT

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 population is expected to increase to approximately 36,490 by the year 2031, provided that adequate sewage treatment capacity and water supply is available to accommodate additional growth.

In 1996 the Town was home to 9,570 jobs. By 2006 this had grown to 12,255 meaning an average annual growth rate of 2.5% over the 10 year period. By the year 2031, it is expected that the number of jobs will increase to approximately 14,740.

<note: this Section will be updated based on information from the Dufferin County Municipal Comprehensive Review.>

#### C3 SERVICING CAPACITY

##### C3.1 Sewage Treatment Capacity

The Water Pollution Control Plant was expanded and upgraded between 2015 and 2018 to increase its rated capacity to 17,50 m<sup>3</sup>/day. The upgraded and expanded plant will provide sewage treatment capacity for the current build-out population of 36,490.

The Environmental Compliance Approval for the Water Pollution Control Plant note that the interim allowable Average Daily flow is 16,000 m<sup>3</sup>/day. This will increase to the rated capacity of 17,500 m<sup>3</sup>/day subject to the completion of approved reassessment, and if necessary, upgrades to the Biosolids Management System. 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. With the increase in available treatment capacity resulting from the expansion of the Water Pollution Control Plant, sanitary servicing is not expected to be a limiting factor when allocating servicing capacity.

### C3.2 Water Supply

The current water supply capacity is approximately 14,850 m<sup>3</sup>/day. Operating experience with some of the existing wells has shown that they are not capable of sustaining their originally approved rates. The current supply capacity will service a population of approximately 34,000 people at the current safe pumping capacity of the Town's wells. 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, Conservation and Parks.

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.

## C4 NEW DEVELOPMENT AND REDEVELOPMENT

The Municipality shall promote the infilling and intensification within the built boundary.

Older neighbourhoods and recreational, cultural and social facilities shall be strengthened through Community Improvement Plans.

The Central Business District is supported as the main focus of commercial, office and institutional activity. Commercial redevelopment and increased residential densities within and near the core, shall be encouraged.

## C5 MUNICIPAL FINANCE

The location and staging of development shall be subject to the logical extension of expansion of services to ensure contiguous growth and maximize utilization of costly services.

Council shall encourage infilling development to increase efficiency of existing services.

## C6 **PROVINCIAL POLICY STATEMENT (2020)**

The Town will comply with the requirements of, and in approving Official Plan Amendments shall be consistent with, the Provincial Policy Statement (PPS) as amended from time to time. This Official Plan was prepared in the context of the Provincial Policy Statement (2020), recognizing that physical and servicing constraints may over time preclude the maintenance of a ten year supply of designated and available residential land.

## C7 **GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)**

The Town will comply with the requirements of, and in approving planning applications shall conform with, the Growth Plan for the Greater Golden Horseshoe ('Growth Plan'). Council will endeavour to cooperate with its neighbouring municipalities in the County of Dufferin to ensure that the targets as identified in the Growth Plan are achieved. The Town will support the achievement of this target in accordance with the intensification policies identified in Section E1.11.

The Town will seek direction from the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe in terms of utilizing a coordinated approach to addressing long-term planning and investment with the provision of infrastructure, transportation, public transit, community infrastructure, the environment, etc.

Development within the designated greenfield area will be planned to achieve a development density, in accordance with Sections E1.11.7 and E1.11.8, that contributes towards achieving the County's greenfield density target of 46 residents and jobs combined per hectare.

## C8 **DUFFERIN COUNTY OFFICIAL PLAN (2015)**

The Dufferin County Official Plan was approved by the Province in March 2015. The Town will comply with the targets as identified in the Dufferin County Official Plan which requires that all 50% of all new development as of 2015 shall occur in the Built Boundary. In order to meet this target, the Town will utilize the policies in Section E1.11. Further, the Town will endeavour to meet the target of 46 residents and jobs per hectare in the Greenfield Area.

## SECTION "D"

### D GENERAL POLICIES

#### D1 ECONOMIC GROWTH

The economic potential of the Municipality is affected in large measure by its advantageous location within South Central Ontario, in close proximity to major urban centres such as Toronto, Brampton and Mississauga. This location strengthens the Town of Orangeville's ability to attract small to medium-sized industries which relate to the Greater Toronto Area market, while desiring a small-town lifestyle and location for its employees.

The Town of Orangeville also functions as a sub-regional service centre with a significant secondary trade area. The Municipality has strong commercial and service components which function as major employment generators.

Council will foster employment areas which are diverse, competitive, balanced, provide a sustainable base for tax assessment, provide employment opportunities, and are accessible to transportation networks. The retention of the existing businesses in the Town will be a high priority for Council.

Orangeville is an important destination for visitors with important natural, cultural, and heritage amenities. Tourism and recreation should play an increasing role in the local economy.

##### D1.1 Goals

D1.1.1 To provide an adequate supply of vacant, zoned employment lands within a business park setting; to support the expansion of existing industries; and to attract new industries in order to continue diversification of the local employment base and provide a balanced tax assessment.

D1.1.2 To recognize Orangeville's function as a sub-regional service centre as well as a political and administrative centre, and thus to encourage a balanced and varied commercial economy to serve the needs of residents of Orangeville, the surrounding trade area, and the travelling and vacationing public.

D1.1.3 To encourage a high quality of urban design in the employment lands which connects industrial development with the rest of the community, while recognizing the need to ensure that impacts from industrial development on **sensitive land uses** are minimized.



D1.1.4 To discourage the redesignation of employment lands for other uses in order that Council may maintain an adequate supply of land to meet the community's short- and long-term employment needs.

D1.1.5 To promote the role of tourism in Orangeville's economy, and to support the development of facilities and attractions that would encourage people to visit the Town and the Hills of Headwaters area.

## D1.2 Policies

D1.2.1 The Town will seek to maintain and enhance the community's economic base through its economic development and planning program.

D1.2.2 The Town has a limited supply of serviced employment land. Council will actively seek to maintain an adequate supply of vacant employment land to accommodate new or expanding industries, and to provide the infrastructure required to support such development. Council will discourage the encroachment of uses incompatible with industry on existing employment lands. Council will determine the feasibility of industrial development on the vacant employment lands located east of Veterans' Way (County Road 16), and will investigate other options for expanding the supply of employment land.

D1.2.3 Council may enter into partnerships with the private sector in order to promote the development and marketing of employment lands. Council will seek to protect the integrity and long-term vitality of existing employment areas by discouraging the encroachment of uses incompatible with industry on existing employment lands.

D1.2.4 Council may prepare an employment needs assessment in order to assist in its economic development and town planning efforts.

D1.2.5 Council will support existing industries and businesses, to encourage their continued success and potential expansion.

D1.2.6 Continued efforts shall be made to attract new small to medium-sized industries. Council will work closely with federal and provincial agencies, adjacent municipalities and the private sector to ensure a co-ordinated approach to industrial attraction.

- D1.2.7 Council will encourage the continued operation of various recreation and Credit Valley Conservation facilities in the vicinity. Council will support marketing efforts by Credit Valley Conservation and other bodies of Government to attract tourists to and through the area; and further, Council will support the efforts of the service sector to accommodate this potential market.
- D1.2.8 Council will support the maintenance and growth of a strong commercial structure, the major components of which are the Central Business District and nearby commercial sections of the east-west Broadway corridor, the major commercial node in the Highway 10 corridor north of Fourth Avenue, and the interconnecting north-south corridor of First Street. Improvements and redevelopment of the Central Business District shall be encouraged to maintain this area as the most comprehensive and diverse focus of activity in the Town, including significant retail, office service, entertainment, governmental, institutional, residential and community functions. In considering major new or expanded retail developments elsewhere, Council will have regard for market/impact studies showing the proposed development to be warranted, and that the planned function of Orangeville's Central Business District will not be prejudiced.
- D1.2.9 Council will support individuals and families who choose to operate home based businesses, and Council will regulate such home occupations in the Zoning By-law to ensure that they are compatible with the residential areas in which they locate.
- D1.2.10 In recognition of the importance of electronic communications, Council will support the improvement of the Town's communications infrastructure to serve the needs of the Town's residents, businesses and institutions.
- D1.2.11 Recognizing the potential significance of tourism in the local economy, Council will support and promote attractions and events that would bring visitors to Orangeville. Council will actively promote Orangeville as a tourist destination in cooperation with local and area tourism associations, local businesses and attractions. Council will also promote the development of facilities to serve tourists and visitors, particularly accommodation facilities, a visitor information services facility to serve the Downtown area, entertainment venues and recreational facilities such as a trail system.
- D1.2.12 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.

D1.2.13 Council will seek out and entertain new partnerships and collaboration with private interests that support local economic development.

## D2 GROWTH MANAGEMENT

### D2.1 Goals

D2.1.1 To encourage a co-ordinated approach to land use and infrastructure planning amongst the municipal jurisdictions in the Orangeville area, and to promote a clear demarcation between urban uses in the Town of Orangeville and the agricultural and rural lands in the surrounding municipalities.

D2.1.2 To achieve the growth management targets identified in the Growth Plan for the Greater Golden Horseshoe (2019).

### D2.2 Policies

D2.2.1 Given the need to plan for the long term growth of the Municipality the Town of Orangeville shall:

D2.2.2 Enter into discussions with abutting Municipalities to negotiate agreements on soft services, as required from time to time.

D2.2.3 Carefully review any development proposals, within abutting Municipalities, which would have the potential affect of constraining the extension of the Town's servicing systems.

D2.2.4 Work with surrounding Municipalities, the County of Dufferin and Region of Peel relative to common interests including future water supplies, drainage, sewage treatment and solid waste disposal, community infrastructure, transportation, public transit, long term planning and the **natural heritage system.**

## D3 CULTURAL HERITAGE RESOURCES

**Cultural heritage** resources comprise those man-made features, which are indicative of past human activities, events or achievements. Such resources include, but are not restricted to, archaeological site, buildings, structures and artifacts of architectural or historical significance, man-made or modified landscapes and their respective features.

### D3.1 Goal

To support the retention and recognition of Orangeville's built heritage and cultural heritage landscapes in order to build a sense of community identity and a degree of continuity between the past and the present.

### D3.2 General Policies

D3.2.1 Council will seek to ensure that heritage resources are maintained and enhanced within a compatible context. Council will address this objective as part of its consideration of any application for development approval that affects a property occupied by a heritage resource, or an adjoining property.

D3.2.2 Council may establish guidelines for signage on heritage properties that would be used as a guide to provide for the preparation of signage which is consistent with the 19<sup>th</sup> Century architecture which exists within downtown Orangeville.

D3.2.3 Public works, whether municipal or provincial, will be undertaken in such a way as to be sensitive to the impact of those works on the Town's heritage resources.

D3.2.4 Council will participate in federal or provincial programs to maintain or restore heritage resources, and Council may also establish its own programs for such a purpose.

D3.2.5 Incentives for the conservation and maintenance of designated heritage properties will be created and made available to heritage property owners.

D3.2.6 Conservation and maintenance of designated heritage properties funded in whole or in part through Town incentive programs will demonstrate excellence in conservation consistent with Town adopted standards, conservation district plans and guidelines, and reflect those principles outlined in the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time.

D3.2.7 The Town will maintain any properties on the Heritage Register which it owns consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as may be amended from time to time, in order to demonstrate Council's commitment to heritage preservation. If such a municipally owned property is sold, leased or transferred to another owner, it may be designated under the Ontario Heritage Act and Council may require a heritage easement agreement to be adopted to ensure the on-going preservation of the property's heritage attributes.

D3.2.8 Council will establish and enforce property standards by-laws to prevent deterioration of designated heritage properties by neglect.

D3.2.9 Council may designate heritage conservation districts under Part V of the Ontario Heritage Act where such districts meet the following criteria:

- a) the majority of the structures or elements in the district have a unique character and reflect an important aspect of the heritage of the community or are of historical, architectural, natural or cultural significance; or,
- 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.

### D3.3 Municipal Heritage Committee

D3.3.1 Heritage Orangeville will act as the municipal heritage committee for the Town as identified the Ontario Heritage Act. Key responsibilities of the committee will include:

- a) Prepare, publish and maintain an inventory of heritage resources, based on evaluative criteria;
- b) Undertake public awareness programs; and
- c) Act in a review and advisory capacity within the planning process to help the Town achieve its heritage objectives and implement the heritage resources of this Plan.

### D3.4 Heritage Identification

D3.4.1 Council, through Heritage Orangeville, will maintain a publicly accessible Municipal Heritage Register of properties of cultural heritage value or interest to the Town, which includes properties:

- a) individually-designated under Part IV of the Ontario Heritage Act;
- b) within a heritage conservation district designated under Part V of the Ontario Heritage Act; and
- c) properties that are not designated but which Council deems may be of cultural heritage value and interest.

D3.4.2 Properties or areas of potential cultural heritage value or interest will be evaluated to determine their cultural heritage value consistent with provincial regulations. This evaluation will include the consideration of cultural heritage attributes including design or physical value, historical or associative value and contextual value. The determination of cultural heritage value of a heritage conservation district may also consider social or community value and natural value.

D3.4.3 Council will protect significant heritage resources including individual buildings, conservation districts, and landscapes by including them on the Municipal Heritage Register and/or by designating them under the Ontario Heritage Act.

D3.4.4 Properties containing heritage resources may be individually-designated under Part IV of the Ontario Heritage Act where such a resource is considered to be of historical significance and meets one or more of the following criteria:

- a) represents a unique or rare example, or is one of the only remaining examples of its architectural style;
- b) is a work of exceptional quality in terms of its plan, design, construction, materials or details;
- c) represents a significant example of the work of a celebrated designer, architect or builder;
- d) represents an aspect of the early development of the Town;
- e) is associated with a person or persons who became prominent locally, provincially or nationally; or,
- f) is associated with an historically significant event in the development of the Town, the county, or the province.

D3.4.5 Council shall not give notice of its intention to designate a property, or to repeal a by-law designating a property or part thereof, without first having consulted with its municipal heritage committee.

D3.4.6 Heritage conservation districts may be designated under Part V of the Ontario Heritage Act where such districts meet the following criteria:

- a) the majority of the structures or elements in the district have a unique character and reflect an important aspect of the heritage of the community or are of historical, architectural, natural or cultural significance; or,
- 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.

D3.4.7 Potential Heritage Conservation Districts will be identified and evaluated to determine their significance and cultural heritage values, through the completion of a Heritage Conservation District Study. Heritage Conservation Districts that have been evaluated and determined to be significant for their cultural heritage value will be designated and conserved.

D3.4.8 Prior to the designation of a Heritage Conservation District, the Town will prepare and adopt a Heritage Conservation District Plan in accordance with the guidelines established by the appropriate Provincial Ministry.

D3.4.9 Heritage conservation districts may include buildings of no present architectural or historical value.

### D3.5 Demolition, Alteration and Redevelopment

D3.5.1 Council will ensure that properties on the Municipal Heritage Register are conserved and maintained in such a way that the integrity of the property's cultural heritage value and attributes are protected. Council will address this objective as part of its consideration of any application for development, or alteration on a property on the Municipal Heritage Register prior to any work being undertaken.

D3.5.2 Development and site alteration on lands adjacent to properties on the Municipal Heritage Register may be permitted where it has been demonstrated that the identified heritage attributes will be conserved and protected. Mitigative measures and/or alternative development approaches may be required to conserve those heritage attributes. Consideration will be given to the visual and physical impacts with respect to scale, massing, height, building orientation, materials and location relative to the heritage property.

D3.5.3 The alteration or demolition of a building in a designated heritage conservation district will require the approval of Council, in consultation with Heritage Orangeville. Consideration will be given to the property's assessed heritage value and contribution to the character of the district, as determined by the district guidelines.

D3.5.4 For alterations to individually-designated properties under The Ontario Heritage Act, including site alteration or the erection, demolition, alteration, or removal of any building or structures on the designated property, will require the written consent of the Town in accordance with The Ontario Heritage Act. Prior to recognizing a complete application for consent to alter an individually-designated heritage property, satisfactory supporting materials, which may include a Heritage Impact Assessment prepared by a qualified person, will be required.

D3.5.5 All options for the retention of cultural heritage resources in their original location should be exhausted before resorting to demolition or re-location of the heritage resource(s). The following alternatives shall be given due consideration in order of priority:

- a) on-site retention in the original form and location and integration with the surrounding or new development;
- b) on-site retention in an adaptive re-use format;
- c) re-location to another site within the same development; and
- d) re-location to a sympathetic site within the Town.

The Town will consider other conservation solutions as appropriate.

D3.5.6 Trees and other vegetation and/or landscape features identified as contributing to the cultural heritage value or interest of a property or area should be preserved, and considered in the design of any development or redevelopment. Where removal of any such trees or other vegetation and/or landscape features is proposed, the Town may require the proponent to revise the proposal to ensure such features are retained.

D3.5.7 Where development or redevelopment is proposed on any property listed on the Municipal Register, the property, or portions of the property, may be considered for heritage designation and/or the entering into of a heritage conservation easement agreement, to secure conservation of cultural heritage resources.

D3.5.8 As a condition of approval of a proposed development involving the retention of a heritage feature, the Town may require an agreement and financial security from the proponent to safeguard:

- a) The protection of the resource(s) during development and/or re-location; and/or
- b) implementation of measures to conserve the cultural heritage resource as approved by the Town.

D3.5.9 Prior to undertaking an approved alteration to a property on the Municipal Heritage Register, the property will be recorded and documented by the to the satisfaction of the Town and such documentation shall be made available to the Town for archival purposes.

## D3.6 Cultural Heritage Landscapes



D3.6.1 Potential cultural heritage landscapes will be identified and evaluated to determine their cultural heritage significance. Significant cultural heritage landscapes will be included on the Municipal Heritage Register and may also be designated under either Part IV or Part V of the Ontario Heritage Act.

D3.6.2 Other planning tools may be investigated and used to protect cultural heritage landscapes in addition to the Ontario Heritage Act.

### D3.7 Archaeological Resources

D3.7.1 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless an archaeological assessment has been completed and any significant archaeological resources have been conserved, all to the satisfaction of the appropriate Provincial Ministry.

D3.7.2 An archaeological assessment may be required as a condition of approval of a proposed development, where the development may only proceed upon the fulfilment of the recommendations of that assessment to the satisfaction of the appropriate Provincial Ministry.

D3.7.3 During the review of development or site alteration proposals, the need for an archaeological assessment shall be determined in accordance with provincial guidelines. Archaeological assessments and mitigation shall be conducted by an archaeological consultant licensed by the appropriate Provincial Ministry.

D3.7.4 Any archaeological or other artifacts of cultural heritage significance discovered on properties during the development or site alteration of privately owned land shall be deeded gratuitously to the appropriate public authority.

D3.7.5 Removal of, or damage to artifacts from an archaeological site shall be prohibited, except in accordance with the requirements of The Ontario Heritage Act, or the appropriate Provincial Ministry

D3.7.6 The Town will support the involvement of Indigenous communities in archaeological surveys that may affect their interests.

### D3.8 Heritage Impact Assessments

D3.8.7 Heritage Impact Assessments enable the Town to obtain information about the potential impacts a development or alteration may have on Municipal Heritage Register properties. They provide a basis for

establishing how impacts maybe mitigated or avoided, whether the impacts are acceptable, and how the cultural heritage values and attributes will be conserved.

D3.8.8 A Heritage Impact Assessment will be required prior to the Town recognizing a complete application for a proposed development, in circumstances where the Town foresees potential unacceptable impacts on the character-defining attributes (including important landscapes, vistas and/or streetscapes) of a Municipal Heritage Register property or properties. At a minimum, a Heritage Impact Assessment will:

- a) address all applicable heritage conservation policies of the Official Plan and the assessment will demonstrate conservation options and mitigation measures consistent with those policies.
- b) evaluate the impact of a proposed alteration on a property on the Heritage Register, and/or to properties adjacent to a property on the Municipal Heritage Register, to the satisfaction of the Town.

#### D4 COMMUNITY IMPROVEMENT

##### D4.1 Goals

D4.1.1 To support the maintenance and rehabilitation of existing buildings and property, and to promote the logical infilling of existing residential neighbourhoods, in order to extend the useful life of individual properties and improve neighbourhood quality.

D4.1.2 To designate Community Improvement Areas where appropriate in order to take advantage of the financial and planning tools which are available to Ontario municipalities, including but not limited to infrastructure development funds, façade improvement grants and other incentives.

##### D4.2 Objectives

D4.2.1 To establish a co-ordinated approach to community improvement which reflects the problems, priorities and the financial resources of the Municipality.

D4.2.2 To integrate community improvement policies with the Municipal Planning process.

D4.2.3 To encourage and support private efforts to rehabilitate/redevelop property, which will have a positive impact on the stability and growth of the area.

D4.2.4 To improve existing recreation and social services and construct new facilities as required to meet the needs of area residents.

D4.2.5 To stabilize and improve the property and business tax base in residential, commercial and employment areas, by upgrading Municipal services and thereby stimulating private investment.

D4.2.6 To encourage the production of **affordable** and attainable housing within the Town through intensification and infilling within the Built Boundary.

D4.3 Criteria For The Selection of Community Improvement Areas

D4.3.1 Residential Criteria

The following general criteria have been utilized to establish community improvement areas:

- a) Deficiencies in sanitary sewers, storm sewers and watermains;
- b) Deficiencies in roads and associated facilities such as sidewalks and streetlights;
- c) Deficiencies in recreation and cultural facilities;
- d) Building conditions; and
- e) areas that may be suitable for intensification and infilling.

D4.3.2 Commercial Criteria

D4.3.2.1 The following general criteria have been utilized to establish community improvement areas:

- a) Traffic circulation concerns.
- b) Deficiencies in the amount and condition of off-street parking facilities.
- c) Deficiencies in sanitary sewers, storm sewers, and watermains.
- d) Deficiencies in roads and associated facilities.
- e) Existing under-utilized buildings and properties.
- f) Building conditions.
- g) The need for additional landscaping improvements.

D4.3.3 Employment Area Criteria

The following general criteria have been utilized to establish community improvement areas:

- a) Deficiencies in sanitary sewers, storm sewers and watermains.
- b) Deficiencies in roads and associated facilities.
- c) Deficiencies in maintenance of under-utilized properties.

D4.4 The Delineation of Community Improvement Areas

D4.4.1 Schedule “D” designates areas for residential, commercial and industrial improvement. The boundaries of these designations should be considered general and subject to interpretation at such time as more detailed Community Improvement Plans are prepared.

#### D4.5 Implementation

D4.5.1 Council may use the following methods to implement community improvement objectives:

- a) Designate community improvement project areas and prepare community improvement plans.
- b) Utilize Provincial and Federal funding programs where appropriate.
- c) Acquire property for strategic purposes involving such matters as parkland, transportation improvement and off-street parking.
- d) Establish Business Improvement Areas.
- e) Continue to support the efforts of the Business Improvement Area to strengthen and revitalize the Central Business District.

D4.5.2 The Council of the Town of Orangeville has adopted a Property Maintenance and Occupancy By-law. Without limiting the applicability of this By-law, it may prescribe standards for the following matters and any other matters that may be considered necessary:

- a) Maintenance of yards, vacant lands, parks and accessory buildings including proper sewage and drainage facilities, safe passage and garbage disposal.
- b) Maintenance of all buildings and structures, including walls, floor and ceilings, doors, windows and roofs, foundations and insulation, access, heating, lighting, plumbing and electrical systems, and general sanitary conditions including pest prevention.
- c) Establishment of occupancy standards including kitchen and bathroom facilities, heat, light, ventilation, maximum number of persons per dwelling unit, size, dimensions of floor space of habitable rooms and fire protection standards.

#### D5 **DOWNTOWN**

##### D5.1 Goals

D5.1.1 To maintain and enhance a vibrant, mixed use environment in Downtown Orangeville, by establishing a long-term program of community improvement projects, and a strategy for implementing improvements in a planned and co-ordinated manner.

D5.1.2 To support Downtown's long-term marketplace success, employment opportunities, tax revenue, increased residential use and its role as the Town's main focus of commercial, office and institutional activity.

D5.1.3 To maintain and enhance the primacy and character of the Downtown as the historic core of Orangeville, through heritage conservation and streetscape improvements, and by ensuring the compatibility of new development within and adjacent to the Downtown.

## D5.2 General Policies

D5.2.1 The intent of this Plan is to strengthen the functions of the Downtown area as:

- a) a focal point for retail, office, residential, cultural, community and civic facilities within Orangeville;
- b) the cultural, entertainment and administrative heart of the Town and a destination for residents, businesses and visitors;
- c) an attractive and vibrant urban environment that maintains and enhances the Town's historic character;
- d) a **complete community** and strategic location for the concentration of the broadest mixture of uses and residential dwelling types and tenures;
- e) an integrated, well-connected environment that prioritizes pedestrian mobility and **active transportation**, including transit use.
- f) an area which exhibits a robust concentration of civic spaces, including public squares, adaptive event areas and other leisure spaces

D5.2.2 Council will foster a Downtown that facilitates and attracts a high level of social activity throughout the day, and that contributes positively to Orangeville's sense of identity.

D5.2.3 Council will support the beautification of Downtown Orangeville through financial and other means, including the use targeted public investments and incentive programs.

## D6 COMMUNITY DESIGN

### D6.1 Goals

D6.1.1 To recognize and protect the Town's unique form and identity which arise from its diverse land uses, topographical forms, stock of heritage buildings and natural areas.

D6.1.2 To ensure that all new developments make a positive contribution to the visual quality and character of the Town.

D6.1.3 To use urban design to enhance the safety of the Town.

D6.1.4 To leverage good urban design as a means to maintain and enhance an attractive, safe, efficient, accessible and harmonious environment.

## D6.2 Design Principles

D6.2.1 New development will be located and organized to fit with its neighbours or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces.

D6.2.2 New development will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the streetscape and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces.

D6.2.3 New development will be massed to fit harmoniously into its surroundings and will respect and improve the local scale and character. It will minimize the impact on neighbouring buildings and open space.

D6.2.4 Infill development will respect and reinforce the general physical patterns and character of established neighbourhoods, with particular regard to:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) general size and configuration of lots;
- c) heights, massing, scale and type of dwelling unit compatible with that permitted by the Zoning By-law for nearby residential properties;
- d) prevailing building types;
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique character of a neighbourhood; and,
- h) conservation of heritage buildings, structures and landscapes.

## D6.3 Building Design

D6.3.1 The design of new buildings will achieve a complementary design relationship to existing buildings, while accommodating a diversity of architectural styles, building materials and colours, energy conservation techniques and innovative built forms

D6.3.2 Building materials and colours used shall be compatible with the colours used on adjacent buildings and in the surrounding area particularly in historic areas.

D6.3.3 The design of all buildings shall have regard to pedestrian scale, safety and direct street access. To achieve this, buildings should:

- a) be massed to recognize pedestrian scale;
- b) provide an appropriate street wall height and appearance at the street line;
- c) be architecturally articulated to provide visual variety and interest; and
- d) minimize prolonged periods of shadowing on neighbouring uses.

D6.3.4 Generally, building articulation features such as canopies, cornice lines and varying façade materials should be used to reinforce a pedestrian scale. Generous porch areas are encouraged for residential built forms abutting streetscapes.

D6.3.5 Buildings located at major intersections or gateway locations shall be given special design treatment through the use of additional architectural features and detailing, massing and building articulation strategies, special roof treatments and cladding materials.

D6.3.6 Where new development or redevelopment is located adjacent to existing or planned residential areas, sufficient building setbacks and massing approaches should be provided to minimize potential height and scale impacts such as overlook and shadowing. Massing strategies such as stepping down transitions towards lower buildings should be considered.

D6.3.7 Rooftop mechanical units and facilities shall be organized and screened with complimentary materials and architectural features necessary to provide an attractive streetscape and a skyline with desirable visual attributes.

D6.3.8 All signage shall be regulated by the Town's sign By-law and shall be designed as a complimentary element of the site layout and/or building design that does not dominate the overall character of the site or surrounding environment.

#### D6.4 Site Design

- D6.4.1 Site design measures shall consider how to maximize the compatibility between adjacent uses and enhance the overall design character of the area through appropriate site feature layout, building locations and landscape treatments.
- D6.4.2 Landscaping can play an important role in delineating a site's yards, area features and entrance points and can provide effective visual and physical breaks in large, asphalted areas. In this regard, appropriately landscaped strips and island areas shall be used to separate development areas and within their associated parking areas.
- D6.4.3 Vehicular entrances often present opportunities for landscaping that highlight entry points into the site. Appropriate landscaping shall be provided near driveway entrances but shall be designed so as not to impact access sightlines.
- D6.4.4 Generously sized walkways shall be provided along buildings, particularly in areas with large pedestrian traffic. These walkways should be connected to other pedestrian routes on the site and linked to major pedestrian entry points at the street, and where appropriate, to adjacent developments.
- D6.4.5 All lighting shall be internally oriented so as not to cause glare on adjacent properties or public roads. Lighting shall also be "dark-sky" friendly to avoid nighttime light pollution. Outdoor light fixtures that reduce energy consumption and direct illumination onto the property they serve are encouraged.
- D6.4.6 Display areas are to be designed to contribute positively to the streetscape and the overall site layout. Areas devoted to outdoor display should be restricted proportionately to the overall site. Architectural and/or landscape elements should be used to provide appropriate delineation of display areas and to enhance compatibility with nearby uses and fit with surroundings.
- D6.4.7 Outdoor storage and processing areas should be located to the rear and side yards and screened from public view, or from views from adjacent properties. Such areas shall also be organized and situated to reduce their potential negative impacts on the streetscape and on nearby sensitive uses.



D6.4.8 Service and utility areas, including delivery, loading air handling and utility infrastructure, and waste management areas shall be located away from streets so as to minimize disruption or conflicts with adjacent land uses and pedestrian routes within and surrounding the site. Such areas shall be visually screened from public views and where appropriate, buffered for noise impacts, particularly when located near residential areas. Buffering strategies include berms, tree and shrub planting and opaque noise walls and fences.

D6.4.9 Drive-through facilities will be discouraged where they are foreseen as not compatible with surrounding uses, and/or are within areas of cultural significance and special identity. Drive-through facilities will support a positive pedestrian environment and will integrate well with other on-site facilities, features and amenities. Drive-through facilities will be designed and located to minimize:

- a) visual impact on the streetscape. Dedicated pick-up and queuing lanes should not be located between the front face of the building and the street line;
- b) visual and noise impacts on nearby residential areas; and
- c) traffic impacts on adjacent streets and internal site circulation.

## D6.5 Parking Areas

D6.5.1 Surface parking areas should be situated in locations not visible from the public street, such as in rear-yards, and/or within well-landscaped side yard areas. Where surface parking areas are situated adjacent to a public street, measures should be provided to appropriately buffer parking areas from the street line. Landscaping, tree planting, pedestrian facilities and other landscape elements should be used to enhance the visual aesthetics and pedestrian mobility within parking areas.

D6.5.2 To ensure safety and promote their priority over vehicular traffic, well delineated and uninterrupted pedestrian accesses and connections within and between parking areas, building entrances, streets and other public areas should be provided through using landscape elements or decorative surface treatments.

D6.5.3 To minimize the prominence of surface parking areas, the Town will:

- a) Consider reduced parking ratios for larger-format commercial uses;
- b) Encourage site design elements to utilize efficient use of parking by identifying opportunities for shared parking arrangements
- c) Encourage surface parking areas to be designed to minimize negative aesthetic and environmental impacts through improving pedestrian connectivity and circulation, increased landscaping areas and porous surface materials.

## D6.6 Safe Environment

- D6.6.1 Proper design and the effective use of the built environment can lead to a reduction in the incidence and fear of crime and result in an improved quality of life. New development should be designed in a manner that:
- provides opportunity for the informal surveillance of outdoor spaces (“eyes on the street”) in order to deter a potential offender;
  - clearly marks the transition or boundary between public and private spaces;
  - permits the built environment to be effectively and efficiently maintained to display high standards of civic pride; and,
  - utilizes urban design, landscaping and lighting in order to create public spaces which feel safe.

## D6.7 Gateway Features

D6.7.1 Gateway areas will be created at major arterial road entrances to the Town. Further development in these areas will generally incorporate architectural, landscaping or other features which emphasize the unique nature of the community.

D6.7.2 The Town will incorporate features such as landscaping and signage within the municipal road allowance to clearly identify gateway areas.

## D6.8 Implementation

- D6.8.1 The Town will administer all relevant municipal approvals and development control processes to achieve a consistently high standard of site, building and landscape design. In addition, the Town will implement the design policies of this plan by:
- preparing and/or updating Urban Design Studies and guidelines for certain areas or land uses within the Town;
  - ensuring that the Town’s site plan standards and engineering standards are consistent with the policies of this plan and any Urban Design Studies and/or Guidelines prepared by the Town;
  - ensuring that all Town decisions with respect to infrastructure and public facilities are consistent with the design policies of this plan and any Urban Design Studies and/or Guidelines;
  - utilizing Architectural Control where appropriate; and
  - exercising control over signs, fences and property standards, in accordance with applicable legislation.

## D7 COMMUNITY CULTURE

D7.1 Goal

D7.1.1 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.

D7.1.2 To engage the community and its youth with a focus on building stronger relationships and partnerships between the Municipality and residents of all ages.

D7.1.3 To encourage volunteerism and ownership in the community with a view to building capacity for individuals and resident groups.

D7.2 Policies

D7.2.1 The Town will collaborate with its community partners to take actions which foster innovation in all aspects of cultural policies, programs and services.

D7.2.2 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.

D7.2.3 The Town will honour and encourage volunteerism and community involvement.

D7.2.4 The Town will endeavour to promote access to and awareness of the decisions of the Municipality.

D7.2.5 The Town will strive to create opportunities that enhance individual and community health and well-being.

D7.2.6 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.

## D8 COMPLETE COMMUNITY

D8.1 Goals

D8.1.1 The Town will strive to ensure that Orangeville is a **complete community**, offering and supporting opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities.

D8.1.2 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.

D8.1.3 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.

D8.1.4 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.

D8.1.5 To promote the development and maintenance of healthy lifestyles.

D8.2 Polices

D8.2.1 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.

D8.2.2 Council will endeavour to ensure there is an adequate supply of lands providing locations for a variety of appropriate employment uses to accommodate forecasted employment growth to meet long-term needs.

D8.2.3 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.

- D8.2.4 Council will strive to ensure that population and employment growth will be accommodated by:
- a) directing a significant portion of new growth to the built-up area through intensification;
  - b) building compact, transit-supportive communities in designated Greenfield Areas;
  - c) reducing dependence on the automobile through the development of well-connected mixed-use, transit-supportive, pedestrian-friendly urban environments;
  - d) providing convenient access to public transit; and,
  - e) encouraging a diverse mix of land uses, a range and mix of employment and housing types, high quality public open spaces and trail networks, and easy access to local stores and services throughout the community.
- D8.2.5 Council, in partnership with Wellington-Dufferin-Guelph Public Health, will establish a Community Assessment Checklist as an evaluation tool for new developments.

## **D9 ACCESSIBILITY AND AGE FRIENDLY DESIGN**

### D9.1 Goals

- D9.1.1 To encourage the development of a barrier-free environment that facilitates safe universal access for all ages and abilities to all facilities and buildings.
- D9.1.2 To work with Credit Valley Conservation in order to enhance the quality and accessibility of the Island Lake Conservation Area.
- D9.1.3 To provide for the needs of Orangeville's changing age structures and allow opportunities for seniors to age within their community.
- D9.1.4 To recognize that the Town of Orangeville's demographic profile will continue to change substantially as the proportion of seniors increases, resulting in the need for planned resources to support accessible and inclusive aging in the community.
- D9.1.5 To pro-actively plan for the challenges and opportunities posed by a senior population through the following activities: community consultations, Orangeville Seniors/Age-Friendly Community Committee work; Access Orangeville; other policies and services that will help residents age actively.

D9.1.6 To actively work towards membership in the World Health Organization Global Network of Age-Friendly Communities.

D9.1.7 To create a vibrant, safe community where we can all age with dignity, respect and purpose.

## D9.2 Policies

D9.2.1 Council will encourage the creation of a barrier-free environment including the design and layout of buildings, site development and public municipal infrastructure.

D9.2.2 Council will require all new buildings to be accessible to persons with disabilities in accordance with the provisions of the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act (AODA) and any amendments made thereto. Council also encourages builders to exceed the minimum standards of accessibility set out in the Ontario Building Code when designing and constructing new buildings.

D9.2.3 The Town will seek the input of the public and its Accessibility Advisory Committee in order to improve the level of accessibility of municipal services, parks and facilities

D9.2.4 Barrier free access for persons using walking or mobility aids shall be provided in all public and publicly-accessible buildings and facilities, and along major pedestrian routes, in compliance with the standards and regulations of the Accessibility for Ontarians with Disabilities Act (AODA). Barrier-free features may include level and stable surface treatments, ramps and curb-cuts, railings, automatic door opening devices, rest areas and related furnishings.

D9.2.5 Council will encourage the development of age-friendly communities through the provision of a diverse range of housing, housing in close proximity to available community services and facilities, and universal design principles which support various levels of need and accessibility.

D9.2.6 Council will encourage the provision of housing for aging-in-place for seniors so that:

- a) individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change; and
- b) where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is to be encouraged in residences for seniors, such as in a continuing care retirement community.

D9.2.7 Council will encourage the development of **special needs housing**, seniors housing, long-term care facilities, flexhousing and adaptive housing, to support the needs of a diverse and ageing population. Flexhousing and adaptive housing formats consist of housing design concepts that accommodate changing needs and lifestyles of residents to allow them to age-in-place. Housing is designed to facilitate more diverse accessibility needs, as well as future retrofits and conversions of living spaces and functionality of the dwelling.

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## SECTION "E"

### E LAND USE POLICIES

This Section should be read in conjunction with the following Schedules:

SCHEDULE "A" - LAND USE PLAN

SCHEDULE "B" - POLICIES FOR SPECIFIC AREAS

SCHEDULE "B1" - INTENSIFICATION AND GREENFIELD AREAS

SCHEDULE "C" - RESIDENTIAL DENSITY PLAN

SCHEDULE "D" - COMMUNITY IMPROVEMENT PLAN

SCHEDULE "E" - ROADS PLAN

SCHEDULE "F" - VULNERABILITIES AND WELLHEAD PROTECTION AREAS

#### E1 RESIDENTIAL

##### E1.1 Goal

E1.1.1 To provide an adequate supply of good quality living accommodations with a full range of sizes, mix, densities, architectural forms, tenure, affordability and accessibility in order to ensure that all members of the community are able to find suitable and **affordable** accommodation regardless of their age, household composition or income.

##### E1.2 Objectives

E1.2.1 The infilling of vacant serviced lands shall be encouraged to promote energy and servicing efficiency.

E1.2.2 The Municipality shall encourage developments of good quality construction and accessible/universal design, wherever possible.

E1.2.3 An appropriate range of housing types shall be encouraged to meet a variety of needs in terms of size, mix, tenure, affordability, accessibility and location. More specific objectives include the encouragement of areas of higher priced single detached housing as well as moderate priced housing, condominium and rental projects oriented towards an aging population, and the increase of residential densities within and in proximity to the Town's Commercial Core.

E1.2.4 Council supports the provision of a broad range of housing types and forms suitable to both owners and renters of varying household size and income level.



E1.2.5 Council supports the intensification of previously developed areas where appropriate in order to maximize the use of the Town's limited land and infrastructure resources.

E1.2.6 Council supports the provision of **affordable** and accessible housing for older adults, giving priority to supporting the intensification of previously-developed areas for seniors. The promotion of **affordable** and accessible housing in proximity to a variety of complementary services including banking, medical, dental, shopping, recreation, and transportation, will help residents to age in place.

### E1.3 Permitted Uses

E1.3.1 In areas designated Residential, an appropriate 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.

E1.3.2 The location of housing types and residential densities is further defined by Schedule "C" - Residential Density Plan. Other policies in this Section define each designated density by permitted dwelling type as well as the number of units permitted per **net residential hectare**. Complementary uses permitted in the residential designation are those considered to be compatible with the residential use. Such uses may include both public and private uses such as schools, cemeteries, religious institutions, meeting halls, hospitals, convalescent homes, boarding houses, **group homes**, nursing homes, **retirement homes**, crisis care facilities, nursery schools, public parks and recreational facilities.

### E1.4 Residential Densities

The location of housing types and densities shall be guided by Schedule "C" - Residential Density Plan, in conjunction with the definition of Residential Density categories as follows:

E1.4.1 Estate Residential - This designation permits single detached dwellings on full municipal services to a maximum density of 5 units per **net residential hectare**. Council will not consider approving any new Estate Residential lands.

E1.4.2 Low Density Residential - This designation permits single detached and 2 unit dwellings to a maximum density of 25 units per **net residential hectare**.

E1.4.3 Low Density Multiple - This designation permits single detached, 2 to 4 unit dwellings and row/townhouses, at a maximum density of 49 units per **net residential hectare**. Adjustments to the amount of land in this designation may be required in the future depending upon future housing demand.

E1.4.4 Medium Density Residential - This designation permits row/townhouses and apartments with a maximum density of 99 units per **net residential hectare**.

A proposal to redesignate lands to Medium Density Residential may be considered relative to the following general location criteria:

- a) Proximity to open space and public facilities;
- b) Proximity to commercial facilities;
- c) Convenient access to collector or arterial roads; and,
- d) Inclusion of the lands in a designated Intensification Area.

E1.4.5 High Density Residential - This designation permits multiple dwellings/apartments at a maximum density of 124 units per **net residential hectare**.

A proposal to redesignate lands to High Density Residential may be considered relative to the following general location criteria:

- a) Proximity to open space and public facilities;
- b) Proximity to commercial facilities;
- c) Convenient access to collector or arterial roads; and,
- d) Inclusion of the lands in a designated Intensification Area.

Consideration may be given to amending the Zoning By-law to permit densities as high as 148 units per **net residential hectare** for multiple residential housing to accommodate seniors, **special needs housing**, or **affordable housing**.

A second unit located within a detached, semi-detached, townhouse dwelling, or a residential accessory structure is excluded from the calculation of density.

E1.5 Converted Dwellings and Second Units

E1.5.1 Residential conversions shall be considered within older residential areas in proximity to the Downtown subject to:

- a) The provisions of the Zoning By-law relative to the control of minimum floor area requirements, number of converted dwelling units permitted, parking requirements and other provisions; and,
- b) The consideration of surrounding areas to ensure they are not negatively impacted.

E1.5.2 Second units shall be permitted in all detached, semi-detached and townhouse dwellings subject to the provisions of the Zoning By-law, subject to the following criteria:

- a) The second unit is accessory to the detached, semi-detached or townhouse unit;
- b) A maximum of one (1) second unit shall be permitted an accessory to the detached, semi-detached or townhouse unit;
- c) The second shall have no negative impact on stormwater management and site drainage;
- d) Suitable servicing arrangements are established; and
- e) All requirements of the Ontario Building Code, Fire Code and City By-law shall be satisfied.

E1.5.3 Second units shall be permitted within an accessory structure of a detached, semi-detached, or townhouse dwelling subject to the provisions of Section E1.5.2, the Zoning By-law and other provisions including the Building Code and Fire Code.

E1.5.4 Zoning By-Law regulations regarding second units shall be established, and all second units shall be in accordance with the Zoning By-Law. Zoning regulations for second units may include, but are not limited to:

- a) Dwelling types;
- b) Parking and yard requirements;
- c) Floor areas;
- d) Suitable means of unobstructed access; and
- e) Landscape open space or amenity area requirements.

E1.5.5 Council may adopt further regulatory measures regarding the implementation of a program to permit second units in accordance with the policies of this Plan. Such measures may include but not limited to, monitoring of secondary units and provision of a public education program.

E1.5.6 Council encourages home builders to construct new housing units either with second units already in place or in such a way as to make the creation of a second unit as easy as possible should the home owner wish to do so.

## E1.6 Home Occupations

E1.6.1 Particularly in light of the increasing desire among residents to work from home, Council generally supports home occupations. Home occupations may be permitted in all types of residential dwelling units subject to the provisions of the Zoning By-law.

- E1.6.2 Notwithstanding this support of home occupations, it is the intent of this Plan to ensure that residential areas of the Town maintain their residential character, function and value.
- E1.6.3 Council will regulate the conduct of home occupations in order to protect the quality and character of residential areas.
- E1.6.4 The Zoning By-law will be the primary instrument for the regulation of home occupations. Such regulations may include, but are not limited to, the type of home occupation, parking, the number of employees and the visibility of the home occupation from public streets.
- E1.7 Alternative Housing
- E1.7.1 **Group homes** existing on the date the implementing zoning regulation comes into effect, but not complying with the requirements of the by-law, will be permitted to continue in operation but will not be permitted to extend or expand without the Town's approval.
- E1.7.2 Crisis care facilities are permitted in the Downtown area, in mixed use areas and on major collector roads in residential areas.
- E1.7.3 **Seniors' residences and retirement homes** generally house 10 or more individuals and tend to be built at greater density than the typical residential average. The form taken by this type of housing should be regulated by the Zoning By-Law to ensure compatibility with the surrounding area.
- E1.7.4 **Seniors' residences and retirement homes** are permitted in medium and high density residential areas, in mixed use areas, and in institutional areas.
- E1.8 Residential/Industrial Buffering
- E1.8.1 Prior to approving any proposal for a significant residential development (five or more units) and/or other **sensitive land uses**, to be located on lands that are partially or completely within 300 metres of an industrial zone, the Town will require the proponent to undertake a comprehensive assessment to:
- a) establish whether there are any adverse impacts arising from existing or future uses within the industrial zone, and,
  - b) determine what measures, if any, are desirable and feasible in order to protect the proposed use from these impacts.

- E1.8.2 The assessment will examine all possible impacts, at the level of detail feasible given available information. At a minimum, the following will be carried out:
- a) a preliminary noise feasibility assessment which examines among other matters the type of residential or sensitive development and its form;
  - b) preliminary vibration feasibility assessment; and
  - c) preliminary air quality assessment.
- E1.8.3 Based on the outcome of this assessment, if residential development is feasible, appropriate buffering measures and separation distances, as determined by the Town, will be imposed as requirements of development through zoning regulations, subdivision agreements and/or site plan agreements. In addition, warning clauses may be required to be registered on title to warn prospective purchasers of the proximity of such uses. Notwithstanding the foregoing, the Town in determining appropriate buffering measures, will have regard for urban design considerations and will minimize the use of physical barriers such as noise walls which are unusually high in order to encourage integration between the industrial development and the community. [OPA 76]
- E1.8.4 Council will apply all relevant **Ministry of Environment, Conservation and Parks** guidelines to the determination of buffers between residential and employment areas, and to the evaluation of any studies prepared under the terms of this Official Plan.
- E1.9 Neighbourhood Design
- E1.9.1 The neighbourhood design policies of this Plan shall apply to both new development and to infill developments in existing built-up areas.
- E1.9.2 The Town's neighbourhoods will generally contain a mix of lot sizes in order to achieve visual variety and to accommodate a broader range of households. Concentrations of small lots will be avoided. The actual mix will be determined on a subdivision-specific basis having regard for the mix of lot sizes in the neighbourhood.
- E1.9.3 When designing new residential neighbourhoods or considering changes to existing ones, Council will seek to integrate local vistas, heritage features, and natural and groomed landscapes to create a sense of place and foster neighbourhood identity. Wherever possible, public parks will enjoy full street frontage on one or more sides. Conservation lands also will enjoy frontage on public streets, or will be linked visually and functionally to the adjoining neighbourhood by attractive vista strips at strategic locations such as at the head of a street.

E1.9.4 Neighbourhood design will promote walking activity to lessen dependence on the automobile, promote human health, and strengthen community bonds by providing opportunities for casual encounters. Accordingly, the Town's neighbourhoods will contain an interconnected street pattern designed to provide a variety of convenient walking routes. In particular, the neighbourhood's focal points such as public open spaces, commercial facilities, schools, places of worship and bus stops will be designed to be conveniently accessible by foot from all dwellings.

E1.9.5 To promote pedestrian mobility and **active transportation**, residential dwellings should be situated within suitable walking distances to certain amenities and facilities, including public transit access. Neighbourhoods should be planned to ensure new residential uses are situated:

a) within 800 metres of a school, park, or open space area;

b) within 800 metres of a neighbourhood commercial use, particularly including a food store or convenience retail use; and

c) within 500 metres of a transit stop.

The foregoing will be considered when assessing new residential development areas, as well as intensification and/or infill development proposals within existing built-up areas.

E1.9.6 Street patterns in residential areas should follow a modified grid pattern. Cul-de-sacs, dead-ends and other street patterns that inhibit street connectivity and linkages will be avoided. Street networks will be designed to have multiple direct connections to existing and future neighbourhoods.

E1.9.7 Rear laneways may be permitted in new neighbourhood design to allow for building frontages that contribute to high-quality pedestrian-oriented streetscapes. In addition, such laneways should be designed to avoid garage-dominated streetscapes where lot widths are small.

E1.9.8 Infill and intensification developments will be planned to:

a) provide opportunities for integrated street connections and pedestrian linkages with the existing neighbourhood; and

b) facilitate connectivity with future intensification or redevelopment on adjacent lands.

E1.9.9 Street trees will be planted at regular intervals to define the character of the street. Where space permits they will be located between the sidewalk and the curb to foster the creation of a canopy over the street.

- E1.9.10 The visual prominence of garages occupying the front of a dwelling will be reduced or minimized by bringing forward other building elements such as porches, the main front wall, or habitable space over the garage, and by controlling garage sizes on small lots. Reduced front yards for the main front wall of the dwelling, or yard encroachments for porches and verandahs may also be appropriate, in order that the garage may be recessed relative to other building elements.
- E1.9.11 The on-street parking supply for new residential neighbourhoods will be addressed prior to the granting of approval for a new subdivision to ensure that adequate parking is available for visitors. Wherever possible, driveways and municipal services will be arranged in a manner that maximizes potential on-street parking space. [OPA 63]
- E1.9.12 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.
- E1.10 Housing Affordability
- E1.10.1 In order to increase the diversity of the housing stock within the Town and in order to enhance housing affordability, Council may conduct studies to determine the extent of housing need within the Town and the measures most suitable to be adopted in order to increase the amount of **affordable housing** for **low and moderate income** households.
- E1.10.2 Council will establish and implement minimum **affordable housing** targets in accordance with the requirements of the Provincial Policy Statement.
- E1.10.3 Council will encourage the preservation of existing sources of **affordable housing** within the Town.
- E1.10.4 The Town encourages the cooperation of the private sector, public sector agencies and non-profit housing providers in the provision of **affordable housing** within the community.
- E1.10.5 Council will encourage the provision of **inclusionary housing**, where feasible, when considering development applications.
- E1.10.6 Council may establish policies related to the conversion of existing rental units to condominium housing.

E1.10.7 Council may establish a Municipal Housing Facilities By-law to develop **affordable housing** as a community facility under the Municipal Act. In an effort to facilitate **affordable housing** the Town may:

- a) enter into capital facility agreements and/or partnerships with both private and non-profit organizations for **affordable housing**;
- b) use available grants and loans, including tax-equivalent grants or loans to encourage the construction of **affordable housing**; and
- c) enter into public/private partnerships for the provision of new **affordable housing**.

E1.10.8 Council will encourage **affordable housing** to be located near transit, shopping, parks and other community facilities in order to better meet the needs of **low and moderate income** residents and the households of senior citizens.

E1.10.9 Council may establish regulations through the Zoning By-law that support a variety of options for student housing.

E1.10.10 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. [OPA 110]

E1.11 Intensification and Change

E1.11.11 Council will promote strategic, well managed density, design and land use as primary tools in achieving sustainability in all community-building decisions. Council will ensure that by the year 2015, and for each year thereafter, a minimum of 50% of all residential development occurring annually within the Town will be within the built boundary as shown on Schedule "B1".

E1.11.1 Schedule B1 will identify Priority Intensification Areas with the potential for infill development and intensification. Within these areas, intensification is encouraged to occur in a manner that is compatible with the existing development, yet at higher densities in order to provide for more efficient use of infrastructure and services and provide for **affordable housing** within the urban area. It is anticipated that over the lifetime of this Plan the Priority Intensification Areas will change and the density of development will increase. However, this change shall occur in a manner that minimizes impacts on the surrounding areas.

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

- a) vacant and/or underutilized lots within previously developed areas;
- b) the potential on a property for infill development;



- c) the potential on a property for the expansion or conversion of existing buildings;
- d) vacant and/or underutilized lots outside of the flood plain.

Should the identification of new intensification areas be proposed, Council may evaluate the respective merits of each area in light of these or other site-specific criteria, as appropriate.

- E1.11.3 Following the identification of Priority Intensification Areas, Council may 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 proposed 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;
  - d) energy use and green building performance;
  - e) proximity to community facilities, schools, parks, commercial facilities and transit;
  - f) impact of the proposal on servicing capacity, stormwater management, traffic and parking.
- 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 **active transportation**, and sustained viability of public transit services;
- c) provides a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods;
- d) creates high quality public open spaces with site design and urban design standards that support opportunities for public transit, **active transportation**;
- e) complements the established character of the community.

E1.11.8 Council will ensure that the designated greenfield area, as shown on Schedule “B1”, will be planned to achieve a minimum density target that is not less than 46 residents and jobs per hectare. The density target for the designated greenfield area will be measured over the entire designated greenfield area of the Town of Orangeville, in accordance with the policies of the Province’s Growth Plan for the Greater Golden Horseshoe. It is recognized that the achievement of the density and intensification targets will be contingent upon adequate water and sewer servicing becoming available.

## E2 **COMMERCIAL**

### E2.1 Goal

E2.1.1 To promote Orangeville’s function as a service centre providing a broad range of activities, goods and services to meet the diverse needs of its own resident population, work force, business and institutional sectors, as well as those in the widespread surrounding area served by Orangeville, by means of a strong commercial structure which focuses on the Central Business District and includes other appropriately located major commercial facilities and areas.

### E2.2 Objectives

E2.2.1 To support the further strengthening of Orangeville’s major commercial structure, the components of which are the Central Business District and nearby commercial sections of the east-west Broadway corridor, the major commercial node in the Highway 10 corridor north of Fourth Avenue, and the interconnecting north-south corridor of First Street.

- E2.2.2 To maintain the economic vitality and community value of the Central Business District, by encouraging the development, redevelopment and rehabilitation of the area for a diverse range of retail, office, service and other commercial uses, as well as governmental, institutional, residential and community uses. In particular, the continued viability of the Central Business District as a location for non-department store DSTM outlets and other specialty shopping, as well as services of all kinds, shall be supported by appropriate limitations on the amount of such development permitted elsewhere, and by improving facilities for off-street parking, pedestrian movements and transit services.
- E2.2.3 To provide a range of locations for new and expanded retail facilities, in the Central Business District but also, as necessary to accommodate desired facilities for which the Central Business District does not provide a suitable or viable location, at other appropriate locations within the major commercial structure.
- E2.2.4 To require any new or expanded major retail development located outside of the Central Business District be subject to a market impact study to show to Council's satisfaction that the type and size of the proposed facility will not prejudice the planned function of Orangeville's Central Business District and other commercial areas.
- E2.2.5 To increase residential densities in and around the Central Business District by supporting appropriate multi-unit residential development and redevelopment.
- E2.2.6 To recognize specified areas within the major commercial structure, notably along sections of Broadway and First Street, for the accommodation of restricted commercial uses in addition to or as replacement for residential uses while maintaining residential character by sensitive conversion of existing house-form buildings or by the development of complementary new buildings.
- E2.2.7 To provide suitably accessible locations for service commercial development along major transportation routes.
- E2.2.8 To provide for an appropriate distribution of neighbourhood and convenience commercial facilities to serve many of the day-to-day needs of the residential community or of particular areas within it.
- E2.3 General Policies

- E2.3.1 The Commercial designations of this Plan are generally intended to provide for a broad range of commercial activities, including office and service commercial uses of all types, and retail and wholesale trade. Cultural, recreation and entertainment facilities, parks, institutions and community facilities are also to be accommodated in Commercial designations. Residential uses may be included subject to limitations for particular areas.
- E2.3.2 Five Commercial designations are established in order to distinguish between the varying locational and functional requirements and characteristics of use. These designations are as follows:
- Central Business District
  - General Commercial
  - Neighbourhood Commercial
  - Service Commercial
  - Restricted Commercial/Residential
- E2.3.3 In accordance with the relevant goals and objectives of this Plan, each of these designations has a particular role to fill in meeting Orangeville's needs. Permitted uses may not necessarily include the full range of uses identified in Section E2.3.1. These matters are set out in Sections E2.4 through E2.9 for each designation, along with other applicable requirements and limitations.
- E2.3.4 Orangeville's major commercial structure consists of the Central Business District designation, the General Commercial designation in the vicinity of First Street and Hansen Boulevard, and Restricted Commercial/Residential designations along the interconnecting First Street and nearby sections of Broadway.
- E2.3.5 In order to maintain healthy interaction and balance within this major commercial structure, the Plan provides for the promotion and encouragement of certain activities in the Central Business District and for improvements in supporting services and facilities serving the Central Business District, as well as selective limitations on retail developments to be permitted elsewhere.
- E2.3.6 Proposals to amend this Plan or the Zoning By-Law so as to permit major new or expanded retail developments outside the Central Business District shall be required to undergo market/impact studies in order to:
- a) identify the type and size of retail facilities that are warranted or will be warranted by a certain year;
  - b) provide updated information on the performance of Orangeville's retail sector and identify the impact of the proposed development on other retail locations, particularly the Central Business District;

- c) satisfy Council the proposed development is warranted and appropriate from both the market and impact perspectives, and in particular that the planned function of the Central Business District will not be prejudiced; and,
- d) enable Council to identify the specific requirements and limitations, if any, which should be included in the amendment or otherwise made a condition of approval.

E2.3.7 The cost of market/impact studies and any other required supporting documentation shall be borne by the proponent. Costs incurred by the Municipality in engaging in peer review market, traffic and/or planning consultants to evaluate the proposal and supporting submissions shall be reimbursed by the proponent.

E2.3.8 At the discretion of Council, the provisions of Section E2.3.6 may be varied or waived where Council is satisfied such change would be consistent with the intent of the Plan as expressed in the applicable goals and objectives.

E2.3.9 Council will encourage the provision of food shopping opportunities in convenience or neighbourhood shopping facilities in west Orangeville to serve existing and future residents in the developing areas west of Blind Line and southwest of C Line. However, until such time as a site in west Orangeville is designated, zoned and proposed for development for a food shopping facility, Council will not attempt to reserve any market potential for such a facility. [OPA 47]

**E2.3.10 New commercial development, redevelopment or renovation projects shall adhere to the Town's Commercial Urban Design Study and associated design guidelines, as may be amended, and to the Community Design policies Section D6 and Accessibility and Age Friendly Design policies Section D9 of this plan.**

E2.3.11 Prior to Council considering proposals to amend the Zoning By-law to permit commercial development, detailed site plan information, as specified by Section 41 of the Planning Act, will be submitted to ensure that the proposal reflects the Town's policies and guidelines with respect to commercial urban design. [OPA 96]

E2.4 Central Business District

**E2.4.1 Planning Context**

E2.4.1.2 The Central Business District is Orangeville's traditional centre, consisting of the blocks along Broadway generally between Faulkner and Third Streets. It is a focal point for the Town and is among the most prominent representations of the Town's civic and cultural identity. This area accommodates the largest and most diverse concentration of centralized economic functions in the Town, including retail, office, service, entertainment and other commercial uses, as well as governmental, institutional, residential and community activities.

E2.4.1.3 Retail uses are a significant component of this mix of activities, and include a broad range of comparison shopping, specialty outlets and more localized facilities related to the needs of nearby residents and the Downtown working population. The form of development in the Central Business District is more intensively urban than any of the Town's other commercial areas. The heritage features of the Central Business District represent an important part of the appeal of the area. A heritage conservation district was designated in 2002 in order to preserve this unique character.

#### E2.4.2 Permitted Uses

E2.4.2.1 Permitted uses include the full range of commercial activities, such as business, professional and governmental offices, personal and business services, outlets for retail and wholesale trade, cultural, recreation and entertainment facilities, parks, institutions and community facilities.

E2.4.2.2 The following types of uses are particularly encouraged and supported in the Central Business District by virtue of their ability to contribute to the economic vitality of the area and to serve both residents and visitors to the Town: destination retailers, specialty shopping facilities including liquor and food stores, business and personal services of all kinds, governmental facilities, entertainment facilities, hospitality activities and attractions and services for tourists.

E2.4.2.3 The Town recognizes the importance and benefits of increased resident population in the Downtown. For its residents, the Downtown offers a unique living environment, with a core concentration of a broad range of services and amenities in close proximity. An increased resident population also enhances day-and-night vibrancy and safety of the Downtown (particularly outside of traditional business hours) and provides an additional market for shops and services. Therefore, multiple residential uses are strongly encouraged on the upper floors of the buildings fronting onto Broadway and elsewhere in the Central Business District as mixed use or single use residential developments.

E2.4.2.4 The Town will encourage temporary event uses and spaces for outdoor dining, merchandise display, public entertainment, or other measures that appropriately enhance the vibrancy of streetscapes within the Downtown area.

### E2.4.3 Public Improvements and Investment

E2.4.3.1 The Town shall work closely with the Business Improvement Area Association, private property owners and other levels of government in the preparation of any future plans to improve the function and services of the Central Business District. Such improvements may include, but are not necessarily limited to, the following matters:

- a) the redevelopment of underutilized properties including the development of additional retail;
- b) the rehabilitation and improvement of upper floors to upgrade the downtown rental housing stock to safe standards;
- c) redevelopment projects involving good quality rental and condominium housing within or in proximity to the Central Business District;
- d) improvement to functional components of the Central Business District, including such matters as co-ordinated off-street parking program to provide for the needs of a growing local and trade area population, improvements to enhance the accessibility of the Central Business District and reduce traffic congestion, and improvements to services;
- e) consideration of the historical and architectural value of buildings in the Central Business District and encouragement of redevelopment which is sympathetic to the unique architectural features of the area; and,
- f) support for continued efforts to improve the maintenance and appearance of the Central Business District, including streetscape improvements, and facade improvements in keeping with the prevailing atmosphere and history of the area.

E2.4.3.2 The Town will continue to maintain and undertake improvements and public investment in the Central Business District in order to make it more attractive, distinctive, and convenient for residents, workers, users and visitors, as well as potential developers and investors. Without limiting the generality of the following, these improvements may include pedestrian amenities; street lighting and signage; tree planting and landscaping; public art; public squares and parks; viewing areas; vehicular circulation and parking measures; amenities for users of public transit; and upgrading of municipal services.

E2.4.3.3 The Town recognizes the strategic importance and development potential of municipally-owned land in the Central Business District and may actively encourage the development of these lands in a manner which will:

- a. set an example for future development or redevelopment concepts;
- b. fulfill a need in the Central Business District, or in the community in general; and
- c. complement or enhance existing activities, facilities and Town initiatives.

The Town will, therefore, consider conveying these lands or entering into joint ventures or long-term leases of municipally owned land to facilitate desirable development. The acquisition and assembly of land by the Town may also be undertaken where necessary to facilitate development, and where the benefits of such acquisition or assembly are clearly apparent. In the development of such lands, the Town may retain design control; may require the provision of public amenities; and may require assurances that the provision of off-street parking will be maintained or enhanced, by requiring the provision of an equivalent or greater amount of parking within the development or at convenient alternative locations elsewhere.

#### E2.4.4 New Development and Redevelopment

E2.4.4.1 When considering infill, development or redevelopment proposals in the Central Business District, in an effort to maintain and enhance the attractive historical appearance of the downtown, to ensure that changes over time are sensitive and appropriate to the prevailing 19th Century character and to upkeep the integrity of the Town's heritage resources, Council will consider the following matters:

- a) limiting the number of new driveways that access commercial properties from Broadway;
- b) the established built form, colour, materials, massing and scale of surrounding buildings, to ensure that they are respected and complemented; and,



- c) the Community Design policies of Section D6 and the Downtown Orangeville Heritage Conservation District Guidelines.

E2.4.4.2 The development and redevelopment of properties should be geared toward physically enhancing the Central Business District for pedestrian activity with a comfortable, inviting and animated streetscape. An integrated pedestrian walkway and civic space system shall be encouraged throughout the Central Business District.

#### E2.4.5 Parking

E2.4.5.1 The provision of parking in the Central Business District, both on-street and off-street, is an important element to its continued economic health. The Town will, therefore maintain and enhance (where feasible) the supply of parking in the Central Business District. Enhancing the supply of parking does not necessarily mean providing additional parking spaces, but also includes improving efficiency of use and management of existing parking availability. Where redevelopment or traffic management measures would lead to a loss of municipally owned or operated, off-street parking or on-street parking, every effort will be made to ensure an equivalent amount is provided at a comparable cost and location.

E2.4.5.2 In order to promote new development or redevelopment and prioritize pedestrian activity and **active transportation** in the Central Business District:

- a) Parking requirements for new or expanded commercial development may be reduced or waived by the Town where it is demonstrated that such reductions are appropriate;
- b) Parking may be provided off-site, where off-site parking is adequately secured for availability to the new development;
- c) Shared parking arrangements may be considered; and/or
- d) Cash-in-lieu, or exemption from cash-in-lieu of parking may be considered. A cash-in-lieu of parking policy and by-law shall be developed by the Town, in consultation with the BIA and property owners within the Central Business District. Cash-in-lieu of parking collected from developments within the Central Business District shall be utilized to support facilities for parking or other modes of **active transportation** which benefit the Downtown.

#### E2.5 General Commercial

- E2.5.1 The General Commercial area is the major non-downtown commercial area in Orangeville, located in the Highway 10 corridor north of Fourth Avenue. The location accommodates the most significant of Orangeville's non-Central Business District commercial activities. These activities are less diverse than the Central Business District and are primarily of a retail nature, including comparison shopping. The General Commercial area is recognized as an appropriate location for further development of further retail facilities subject to provisions necessary to address the other goals and objectives of the Plan. The form of development in the General Commercial area is suburban in character, relatively car oriented and includes both freestanding facilities and multiple use buildings such as malls and plazas. Further development of the General Commercial area proposed on lands within 800 metres of a Provincial Highway is subject to the policies and standards of the Ministry of Transportation and will require a permit(s) from that ministry. Developers are encouraged to contact the Ministry early in the development process to determine what will be required of them to acquire a permit(s).
- E2.5.2 Permitted uses include retail and wholesale outlets, personal and business services such as banks, restaurants and office uses. Residential uses are permitted within upper floors of buildings containing other permitted uses.
- E2.5.3 In considering additional developments of major retail complexes and large outlets, the Municipality may establish limitations which would serve to maintain the goals and objectives of the Plan, particularly with respect to the Central Business District. The type and amount of space to be permitted will be limited as necessary to ensure that the development will not prejudice the planning function of the Central Business District. This will be based on the consideration of market impact studies in accordance with requirements of Section E2.3.6, and will include consideration of the priority Central Business District uses identified in Section E2.4.2.
- E2.6 Neighbourhood Commercial
- E2.6.1 Neighbourhood Commercial areas are distributed in various parts of Orangeville, primarily in response to the location of residential uses. These areas accommodate retail and service commercial uses at moderate scale, usually in the form of shopping centres with consolidated parking.

- E2.6.2 Permitted uses include a supermarket, drug store, hardware store, service establishments, smaller retail outlets, recreational establishments, a nursery school, business or professional offices, and a veterinarian clinic. Residential uses are permitted within upper floors of buildings containing other permitted uses [OPA 58].
- E2.6.3 The maximum gross floor area of any individual retail outlet, except a supermarket or hardware store, shall be 1,858 square metres.
- E2.6.4 Neighbourhood commercial uses should generally be located on arterial or major collector roads.
- E2.6.5 deleted [OPA 96]
- E2.6.6 In general, the visual impact of parking and loading areas on the primary frontage roads should be minimized through the appropriate location of parking and loading facilities and through the use of landscaping. These matters will be regulated in accordance with the Zoning By-law and be subject to site plan control and the implementation of the Commercial Urban Design Guidelines.
- E2.7 Service Commercial
- E2.7.1 Service Commercial areas are accessible locations along Orangeville's major transportation routes offering suitable accommodation for a specific range of commercial uses which have the following characteristics:
- a) They provide a specialized product or service to persons coming specifically to the premises to do business and therefore do not require to locate in the Town's comparison shopping areas, the Central Business District and General and Neighbourhood Commercial areas.
  - b) They rely on business from exposure to the travelling public, and require a location readily accessible to major transportation routes.
  - c) Their physical requirements in terms of the size and shape of the site or building, their locational requirements or the nature of the operation is such that they are not generally suitable, economically viable or compatible for accommodation in the Central Business District, General Commercial or Neighbourhood Commercial areas.
  - d) The form of development is highly oriented to vehicular traffic and includes both freestanding facilities and multiple-use buildings such as strip plazas.

- E2.7.2 Permitted uses include automobile dealerships, used car lots, automobile parking depots, automobile service stations, public garages, motels, building supply sales, warehouses with accessory retail, furniture and home furnishing stores, wholesale outlets, hardware stores, animal hospitals or boarding kennels, repair service and rental establishments, commercial recreation uses, private clubs, funeral homes, day care centres and types of uses that require large display or storage areas.
- E2.7.3 Restaurants, offices, financial institutions, personal services, and convenience commercial uses are permitted only as secondary uses within a Service Commercial development or area. The size, type and location of any secondary uses to be permitted shall be limited in relation to the demand for secondary uses associated with the other permitted uses.
- E2.7.4 General retail uses normally found in the Central Business District or in General or Neighbourhood Commercial areas are not generally permitted in the Service Commercial designation.
- E2.7.5 Without limiting the generality of the foregoing, department stores and food supermarkets are not permitted in the Service Commercial designation. For the purposes of the foregoing, a “department store” means a retail establishment with a minimum floor area of 2,325 square metres organized into a number of individual departments selling a great variety of merchandise including men’s and women’s clothing and home furnishings. Furthermore, for the purposes hereof, a “food supermarket” means a retail sales establishment in which the floor area is primarily devoted to the sale of edible food products, fresh meat and fresh produce, and which has a floor area of greater than or equal to 1,000 square metres.
- E2.7.6 Adult entertainment parlours are permitted only as an accessory use within hotels containing 50 guest rooms or more, provided that such an accessory use is located no closer than 500 metres in a continuous path over the shortest distance from a residence or a residential or institutional zone. [OPA 62]
- E2.8 Restricted Commercial/Residential

- E2.8.1 Restricted Commercial/Residential areas are portions of the Broadway and First Street corridors, leading to and from the Central Business District. These areas are in transition from residential to commercial use and provide an interconnecting linkage between the Central Business District and the General Commercial area in the Highway 10 corridor north of Fourth Avenue. The form of development is converted house-form buildings.
- E2.8.2 Permitted uses include commercial and residential uses, alone or in combination. Permitted commercial uses include offices, financial establishments, clinics, animal hospitals, art galleries, studios, day nurseries, funeral homes, office services, personal services, and institutional uses. Retail uses may also be permitted in accordance with restrictions as to size and type established in the provisions of the Zoning By-law. Residential uses are permitted in the form low and medium density developments, per Section E1.4 of this Plan.
- E2.8.3 It is intended that, in the process of introducing commercial use, the residential character of the individual buildings and the general area will be maintained by sensitive conversion of existing house-form buildings or by development of complementary additions of new buildings, by control of signs visible from the exterior, and by properly locating and screening off-street parking. These matters will be regulated in accordance with the Zoning By-Law, and the process of conversion will be subject to site plan control. [OPA 39]
- E2.8.4 Where new infill development or redevelopment occurs adjacent to or abutting a building(s) of architectural or historical significance, considerations shall have regard to the established built form, scale, detailing, colours and materials to ensure harmony with the features of the existing building(s). [OPA 96]
- E2.9 Mixed Uses
- E2.9.1 Goal
- E2.9.1.1 To provide for improved live-work relationships, diversity of housing types, a high quality living and working environment and reduced dependence on the automobile.
- E2.9.2 Objectives
- E2.9.2.1 To provide for mixed use buildings and mixed use areas catering to local needs while ensuring the vitality of the Central Business District.

E2.9.2.2 To allow for flexibility of uses, while controlling the built form.

E2.9.2.3 To allow for the evolution of certain single use areas of the Town into mixed use areas in the fullness of time.

### E2.9.3 Policies

E2.9.3.1 The permitted uses and densities in mixed use areas shall be set out in the Zoning By-law, and shall be appropriate to the urban context surrounding the mixed use site. Permitted uses shall generally include residential uses, retail, office and institutional uses.

## E3 EMPLOYMENT AREAS

### E3.1 Goal

E3.1.1 To provide an adequate supply of vacant, zoned employment land within a business park setting; to support the expansion of existing industries; and to attract new industries in order to continue diversification of the local employment base and provide a balanced tax assessment.

E3.1.2 To recognize Orangeville's function as a sub-regional service centre as well as a political and administrative centre, and thus to encourage a balanced and varied commercial economy to serve the needs of residents in Orangeville, the surrounding trade area, and the travelling and vacationing public.

E3.1.3 To encourage a high quality of urban design in employment areas which connects industrial development with the community, while recognizing the need to ensure that impacts from industrial development on **sensitive land uses** are minimized.

E3.1.4 To discourage the redesignation of employment lands for other uses in order that Council may maintain an adequate supply of land to meet the community's short- and long-term employment needs. A municipal comprehensive review will be required to demonstrate that lands are not required for employment purposes over the long term and the need for conversion is clear.

E3.1.5 To promote the role of tourism in Orangeville's economy, and to support the development of facilities and attractions that would encourage people to visit the Town and the Hills of Headwaters area.

### E3.2 Primary Permitted Uses

E3.2.1 The primary uses permitted within the Employment Area designation are industrial facilities including manufacturing, assembling, processing, fabricating, refining, repairing, warehousing, and wholesaling, offices, transportation and communication uses, research and information processing facilities, recreational uses and accessory uses.

### E3.3 Secondary Permitted Uses

E3.3.1 The secondary uses permitted within the Employment Area designation are:

- a) retail sales provided that the retail use is accessory to an employment use (on the same site) and occupies a portion of the building and the site which is significantly less than that occupied by the main use of the site in accordance with the regulations of the Zoning By-law;
- b) limited service commercial uses providing a support function to employment uses including restaurants, print shops, computer service facilities, business/computer supply and service establishments and other service uses subject to an amendment to the Zoning By-law provided they can be demonstrated to provide a support function needed in close proximity to employment uses;
- c) limited industrial/commercial uses including automotive uses, building contractor's yards, and lumber yards, subject to the submission of a detailed site and landscaping plan which demonstrates that significant landscaping, fencing and other buffering will be provided between open storage and vehicle parking and display area and the street and adjacent residential or other **sensitive land uses**;
- d) day care facilities which do not have an outdoor play area. Other day care facilities may be permitted subject to the submission of any studies or other information required by Council which demonstrates that the use requires a location in the employment area and can be designed and located in such a manner as to ensure that the day care use will not restrict the operation of any adjacent industrial uses, and subject to a Zoning By-law amendment;
- e) residential dwelling units required for essential operational personnel, subject to a Zoning By-law amendment; and,
- f) adult entertainment parlours in free standing structures, provided that such uses are located no closer than 500 metres in a continuous path over the shortest distance from a residence or a residential or institutional zone.

- g) hotels or motels, including supporting conference and restaurant facilities that are located on the same property as the hotel or motel, subject to the property being located adjacent to an arterial road, and provided that the term “property” may include either the current property or the property that existed on September 8, 2003.

E3.3.2 Council may authorize the development of a monitoring program to ensure that permitted secondary uses do not deplete the supply of employment lands intended for primary employment uses.

#### E3.4 Prohibited Uses

E3.4.1 Industrial or commercial uses which are likely to create a public nuisance or danger to health or danger of fire or explosion are prohibited. The Zoning By-law will specify the prohibited uses.

#### E3.5 General Policies: Existing Developed Employment Areas

##### E3.5.1 Development Evaluation Criteria

E3.5.1.2 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.

##### E3.5.2 Development Review

- a) Site Plan Control



Council will evaluate all applications for new development in existing employment areas with respect to their conformity with the objectives in Section E3.5.1. To provide for the evaluation, Council will require that all development be subject to site plan control. The site plan will only be approved by Council when a review of the proposed development indicates that the objectives are satisfied.

b) Evaluation Process

All applications will be subject to a preliminary review by the Town to ensure that they are able to satisfy the evaluation criteria in Section E3.5.1. Additional studies may be required, as follows, unless the applicant can demonstrate to the satisfaction of the Town that such studies are not warranted:

c) Impacts on Sensitive Uses

A noise impact study; vibration study; air quality assessment (including dust and odour); and, environmental soil and groundwater analysis, in accordance with applicable **Ministry of Environment, Conservation and Parks** guidelines or regulations or other appropriate criteria.

d) Servicing Capacity

Engineering studies related to impacts on the sewer and water capacity.

e) Urban Design

A streetscape or landscaping plan.

f) Access

A traffic impact analysis.

E3.6 General Policies: Existing Undeveloped Employment Areas

- E3.6.1 The Town will work with industry and landowners to develop the designated employment land in the northwest section of the Town in a manner that will:
- a) not result in any significant negative impacts on adjacent residential development and other sensitive uses and the natural environment;
  - b) not utilize significant sewage and water servicing capacity, as determined by the Town, at its sole discretion, and generally based on a comparison with the average consumption per hectare for the developed employment land in the municipality;
  - c) reflect good design principles appropriate to the community; and,
  - d) maximize external and internal connections to the community including roads, rail and pedestrian/bicycle paths, while recognizing the need for the segregation of truck traffic.

- E3.6.2 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;
  - g) Urban Design Guidelines; and,
  - h) Master Transportation Plan.

### E3.7 General Policies: New Employment Areas

#### E3.7.1 Designation Criteria

- E3.7.1.1 Council will work with industry and landowners to provide additional designated employment land to accommodate new or expanding industries, as well as the infrastructure required to support such development. In identifying new employment lands, the Town will generally seek to ensure that:
- a) there is a significant separation distance, where feasible, from residential and other **sensitive land uses**. The separation distance will be based on environmental studies, including a general noise impact assessment, but which should be a minimum of 70 metres between residential development and other sensitive uses and proposed industrial development;
  - b) the developable lands are of sufficient size and appropriate topography to provide for the creation of a business park which will provide for a range of site sizes and appropriate infrastructure;

- c) there is ready access from arterial roads and/or provincial highways, with potential to connect to the Town's pedestrian/bicycle path system;
- d) there is access to rail service; and,
- e) the area can be serviced with municipal sewer and water systems.

### E3.7.2 Development Criteria

E3.7.2.1 Council will work with industry and landowners to encourage the development of new industrial areas in a manner that will:

- a) not result in any significant negative impacts on adjacent residential development and other sensitive uses and the natural environment;
- b) not utilize significant sewage and water servicing capacity, as determined by the Town, at its sole discretion, and generally based on a comparison with the average consumption per hectare for the developed industrial land in the Town;
- c) reflect good design principles appropriate to the community;
- d) maximize external and internal connections to the community including roads, rail and pedestrian/bicycle paths, while recognizing the need for the segregation of truck traffic;
- e) promote energy conservation and climate change protection measures; and,
- f) promote the use of environmentally-friendly design concepts.

### E3.7.3 Secondary Plan

E3.7.3.1 As a basis for the development of any new employment area, Council 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;
- g) Urban Design Guidelines; and,
- h) Master Transportation Plan.

## E3.8 The Conversion of Employment Lands

- E3.8.1 The conversion of employment lands to non-employment uses will be strictly controlled. A municipal comprehensive review is required and must demonstrate that:
- a) there is a need for the conversion;
  - b) the Town of Orangeville will meet its employment forecasts;
  - c) the conversion will not adversely affect the overall viability of the employment area and/or achievement of the intensification target, density target, and other policies of this Plan;
  - d) there is existing or planned infrastructure to accommodate the proposed conversion;
  - e) the lands are not required over the long term for the employment purposes for which they are designated; and,
  - f) cross-jurisdictional issues have been considered.

## E4 OPEN SPACE RECREATION

### E4.1 Goals

**E4.1.1 To work towards the completion of an integrated, off-street trail system for pedestrians, cyclists and other non-motorized recreational activities.**

E4.1.2 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.

E4.1.3 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.

### E4.2 Permitted Uses

- E4.2.1 The predominant use of land in this category shall be for public and private, outdoor recreation uses. This category may include:
- Public parks of all types, including fairgrounds and lands owned by Credit Valley Conservation.
  - Private parks including picnic areas, campgrounds, swimming areas, pavilions, eating establishments, and other service buildings associated with the park use.
  - Private clubs including those for golf, skiing, riding, fishing, hunting, snowmobiling.
  - Private lands for organizations relating to youth groups, art groups and other special interest groups.

- Private lands for hiking trails or wilderness areas involving the use of open lands.

### E4.3 General Policies

E4.3.1 Council will provide public recreation areas and facilities that are adequate for the existing residents of the Town and that can be expanded to serve the new residents as the Town grows. The following targets are to be met in the development of park and recreation areas.

- a) Neighbourhood use - 1.0 hectare per 1,000 population
- b) Community use - 0.8 hectares per 1,000 population

Total: 1.8 hectares per 1,000 population

E4.3.2 Considering that regional park needs will be met by co-operative development by the Town and Credit Valley Conservation of the lands around Island Lake and the wetlands along the Credit River south of the dam, additional Regional Parks are not anticipated within the Town boundaries.

E4.3.3 Council will co-operate in every possible way with 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.

E4.3.4 The extent of parkland and public recreation facilities to be provided in the Town, including the distribution of parkland by park type will be defined in the Recreation and Parks Master Plan and the Cycling and Trails Master Plan, as may be amended from time to time. The majority of new parkland will be acquired by the Town through the development approval process as parkland dedication in accordance with Section E4.4 of this Plan.

E4.3.5 The Town will update its existing the Recreation and Parks Master Plan and the Cycling and Trails Master Plan, and may identify new park types and functions.

E4.3.6 The provision of Open Space shall be subject to the following location and design considerations:

- a) An assessment of the park needs of the particular area relative to the park standards set out in Section E4.3.1 and the Town's Recreation and Parks Master Plan.
- b) Parks shall be located adjacent to elementary school sites, where possible. The co-ordinated layout design of parks and school sites shall be encouraged.

- c) Parks, where possible, will be centrally located to the neighbourhood or sub-neighbourhood served, in order to minimize pedestrian distance to park facilities and maximize potential park use.
- d) Where feasible, parks should be situated in conjunction with and adjacent to stormwater management facilities to achieve maximum open space area and integrated trail systems.
- e) Neighbourhoods that fall short of active and passive parkland targets set out in the policies of this plan, and the Town's Recreation and Parks Master Plan are considered priorities for additional parkland resources
- f) Opportunities to integrate community gardens in existing and new local parks will be encouraged in order to support local food production, urban agriculture and related health benefits.

E4.3.7 Where lands designated Open Space - Recreation are under private ownership, this Plan shall not be construed as to imply that the lands are free and open to the general public, or that the lands are to be acquired by the Municipality or Credit Valley Conservation. At any particular time if proposals to develop such lands are made and the Municipality does not wish to acquire such lands, then the application for redesignation of such land for other purposes will be given due consideration.

#### E4.4 Parkland Dedication

E4.4.1 The collection of parkland and cash-in-lieu of parkland shall proceed in accordance with the provisions of the Planning Act.

E4.4.2 Parkland dedication collected through the development process will contribute to the parkland objectives and targets established in this Plan, the Recreation and Parks Master Plan and the Cycling and Trails Master Plan, as may be amended from time to time. It will also be used to maximize the establishment of parks and open spaces, to complement existing parkland resources, and to provide important linkages that contribute to a healthy natural environment and healthy community.

E4.4.3 The Town will require parkland dedication from new developments or redevelopments in accordance with the following:

- a) Five percent (5%) of the developable area of land within a residential development, or the alternate rate of 1.0 hectares of land for park purposes per 300 dwelling units.
- b) Two percent (2%) of the developable area of land for all other development uses, for park purposes.

E4.4.4 All lands dedicated to the Town shall be conveyed in a physical condition satisfactory to the Town. 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.

E4.4.5 The Town shall enact and maintain a Parkland Dedication By-law that establishes:

- a) The lands to which the collection of parkland and cash-in-lieu of parkland applies;
- b) The rate of parkland dedication and cash-in-lieu of parkland dedication to be collected in accordance with the policies of this Plan;
- c) The types of developments and applications which are subject to parkland dedication requirements; and
- d) Any land uses or types of developments/redevelopments that may be exempt from parkland dedication requirements.

E4.4.6 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.

E4.4.7 For new developments/redevelopments within designated intensification areas where on-site parkland dedication cannot be accommodated, the Town may consider establishing alternative parkland dedication rates and/or alternative requirements to parkland dedication, such as green roofs, linkages, on-site amenities, enhanced streetscaping/landscaping, or other sustainability features.

#### E4.5 Cash-in-Lieu of Parkland Dedication

E4.5.1 The Town may collect cash-in-lieu of any parkland dedication required in accordance with the policies and land dedication rates prescribed by Section E4.4, and in accordance with any By-law passed by the Town.

E4.5.2 Cash-in-lieu of parkland dedication may be required in whole, or in part where:

- a) The applicable rate of parkland dedication would render the remaining portion of the site unsuitable or impractical for development;
- b) The proposed park dedication would be unsuitable for park purposes in terms of size, shape, location, drainage or soil condition.
- c) Existing municipal parkland is available in sufficient quantity and quality to accommodate the existing neighbourhood and further development in the same area; and/or
- d) More suitable parcels of land are available for municipal park purposes in other locations.

E4.5.3 Where the alternate residential parkland rate is applied, the cash-in-lieu of parkland to be collected shall be calculated at a rate of 1.0 hectare per 500 dwelling units.

E4.5.4 All monies received through the collection of cash-in-lieu of parkland dedication shall be used for the sole purpose of developing and acquiring public parkland and/or developing recreational facilities. These monies may be used by Council for the:

- a) Acquisition of additional land to expand existing parks where appropriate;**
- b) Acquisition of vacant infill sites to create new park features;
- c) Acquisition of redundant properties owned by public agencies;
- d) Improvements of park designs and redevelopment of existing parks; and/or
- e) Establishing priorities for acquisition and redevelopment through the Recreation and Parks Master Plan and the Cycling and Trails Master Plan, as may be amended from time to time

E4.5.5 A combination of parkland conveyance and cash-in-lieu of parkland may be considered by the Town where such contributions may be more effective in achieving local parkland targets and the objectives of this Plan, the Recreation and Parks Master Plan and the Cycling and Trails Master Plan, as may be amended from time to time.

#### E4.6 Other Parkland and Recreation Facilities

E4.6.1 Where appropriate, the Town may:

- a) Encourage other agencies to provide open space and amenity areas for public use;



- b) Enter into joint use/management agreements respecting the development of specific recreational facilities that are available to the general public;
- c) Provide linkages between municipal open space areas and facilities provided by other agencies or private organizations;
- d) Acquire and/or explore joint-use arrangements of public utility corridors, such as railway rights-of-ways, for the purposes of expanding the Town's trail system.

E4.6.2 Connections between neighbourhoods and parks, such as pedestrian and bicycle trails, shall be identified and secured during the development approval process. Provision for these connections shall be included in the development review process, and through the design of any public park facilities. Additional policies related to trails and cycling are found in Section G7 of this Plan.

E4.6.3 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 Cycling and Trails Master Plan, as may be amended, and will provide for connections with the Island Lake Conservation Area, the Credit Valley trail system, and other regional trail systems where suitable linkage opportunities exist

E4.6.4 The lands designated Open Space Conservation in Dragonfly Park will be used only in cooperation with Credit Valley Conservation bearing in mind that Highway 10 and the main entrance to the Town are located in this area and requires careful development to create an attractive "first impression" for visitors to the Town.

## **E5 NATURAL HERITAGE**

### **E5.1 Introduction**

E5.1.1 The Town is committed to establishing a **Natural Heritage System**, which will build upon the **Natural Heritage System** Strategy established by the County of Dufferin. The policies of this Plan intend for an ecosystem-based planning approach to guide the land use decision-making process. This approach intends for development and land use activity to not only protect and manage ecosystems, but also contribute to their restoration and enhancement. This objective is implemented through a **Natural Heritage System** approach, which contains identified natural heritage features, as well as potential linkages, corridors and expansions to those existing natural heritage features. It reinforces the protection, restoration and enhancement of identified natural heritage features, and promotes the overall diversity and interconnectivity of natural heritage features, functions and areas.

E5.1.2 The subwatershed policies, guidelines and programs of Credit Valley Conservation will assist the Town in the land use decision-making process, and will assist with the interpretation of the environmental policies of this Plan.

## E5.2 Goals

E5.2.1 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.

- a) To direct development generally away from ecologically significant or sensitive lands that support **natural heritage systems**.

## E5.3 Natural Heritage System Identification

E5.3.1 The **Natural Heritage System** Designation on Schedule “A” includes the following known natural heritage features and areas:

- a) Provincially Significant Wetlands: are identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.
- b) Significant Woodlands: Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. A woodland would be classified as being significant if it is determined to be an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area.
- c) Locally or Regionally significant wetlands: are not classified as Provincially Significant Wetlands and are considered to be

unevaluated wetlands, which are identified based on available information.

- d) Environmentally Significant Areas, as may be identified by public authorities and refined from time to time.

E5.3.2 Non-designated Natural Heritage Features are those features that are not delineated due to limited information or resources for such features, which include the following:

- a) Habitats of threatened species and endangered species: are listed or categorized on the Ontario Ministry of Natural Resources and Forestry's official Species at Risk list, as updated and amended from time to time.
- b) Fish habitat: is spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.
- c) Wildlife Habitat areas: are areas of land where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations.

#### E5.4 Permitted Uses

E5.4.1 For the **Natural Heritage System** Designation: The principal use of land in the shall be the conservation of the natural environment. Other permitted uses may include:

- a) Forest, fish and wildlife management;
- b) Conservation and flood and erosion control projects, only if they have been demonstrated to be necessary and in the public interest after all alternatives have been considered;
- c) Transportation, infrastructure, and utilities, only if the need for the project has been demonstrated and there is no reasonable alternative;
- d) Low intensity recreational uses which shall include trails and nature appreciation and education activities;
- e) Legally existing residential uses;
- f) Stormwater management facilities, where such facilities are generally to be located outside of identified natural features; and
- g) Uses accessory to permitted uses and additions to legally existing buildings.

E5.4.2 Permitted uses within the **Natural Heritage System** designation shall be directed to locate so as to protect those lands with the highest degree of ecological importance and sensitivity.

E5.4.3 For non-designated Natural Heritage Features: Permitted uses include those uses permitted by the corresponding land use designation on Schedule "A".

E5.4.4 All permitted uses are subject to applicable approvals by the Town and appropriate agencies such as Credit Valley Conservation, Department of Fisheries and Oceans, and/or the applicable provincial ministry on the basis of acceptable technical reports as required.

E5.4.5 The Town will co-operate with 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.

## E5.5 Development and Site Alteration

E5.5.1 Development and site alteration are not permitted within Provincially Significant Wetlands.

E5.5.2 For the **Natural Heritage System** designation: New development or site alteration is prohibited, except for those uses permitted by Section E5.4 of this plan, and subject to any applicable Town By-laws and/or approval requirements of relevant public agencies.

E5.5.3 For non-designated Natural Heritage Features:

- a) Development and site alteration for any of the permitted uses as specified Section E5.4 of this plan may be permitted in accordance with the corresponding policies of that section.
- b) Where new development or redevelopment is proposed for any use permitted by the policies of this Plan, the Town shall review the application in consideration of the applicable natural heritage features and functions and shall only approve new development or redevelopment where it has been demonstrated, to the satisfaction of the Town, in consultation with CVC, that:
  - i) There are no impacts on any identified significant natural heritage feature, or associated ecological function; and
  - ii) The delineation of the natural feature and associated protection areas have been appropriately determined.

## E5.6 General Policies

## E5.6.1 Boundaries:

E5.6.1.1 The boundaries of the lands delineated on the Schedules of the Plan as **Natural Heritage System (NHS)** designation shall be used as guidelines for the implementation of the policies contained within this Plan and for the preparation of the Implementing Zoning By-law. Limits of the NHS designation may be reviewed and/or refined through studies and on-site investigations in consultation with CVC, the County of Dufferin, and/or other public agencies having applicable jurisdiction.

E5.6.1.2 The precise limits of the Open Space Conservation delineation shall be determined by the Town, Credit Valley Conservation, and if appropriate, the Ministry of Natural Resources and Forestry, 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 **Natural Heritage System** delineation will not require an Amendment to this Plan.

E5.6.1.3 It is recognized that additional natural heritage features and/or ecological functions may be identified by the Province, County, Town and/or CVC. As new becomes available through additional studies, additional natural heritage features may be incorporated into the **Natural Heritage System** designation and the overall **Natural Heritage System** policy framework as part of the review and update of this Plan. Additional categories of environmental designations may be identified based on the determination of significance and delineation of the natural heritage features heritage and functions.

## E5.6.2 Re-Designation:

E5.6.2.1 An application for the redesignation of such lands for other purposes may be given due consideration by the Town after taking into account:

- i) The nature and severity of existing physical and environmental hazards, as determined to the satisfaction of Credit Valley Conservation;
- ii) 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;
- iii) The monetary and environmental costs and benefits of the proposed engineering or resource management practices;
- iv) The comments and conditions of Credit Valley Conservation and, if appropriate, other provincial ministries;
- v) The role of the lands in maintaining the environmental health of the subwatershed; and,
- vi) The significance of any natural heritage features and systems.

E5.6.2.2 There is no public obligation, however, either to redesignate or acquire any land if there is an existing or potential hazard that would be difficult or costly to overcome.

**E5.6.3 Adjacent Lands:**

E5.6.3.1 Adjacent lands are the lands adjacent to an identified natural heritage feature, within which, development and/or site alteration may have potential impacts on the feature and its ecological function(s). For the purposes of this Plan, adjacent lands are defined as follows:

Natural Heritage Feature	Extent of adjacent lands, as measured in metres from any part of the feature limits
Provincially Significant Wetland	120
Locally or Regionally Significant Wetlands	120
Significant Woodlands	30
Habitat of an Endangered to Threatened Species	30
Wildlife Habitat Areas	30
Fish Habitat	30

E5.6.3.2 Adjacent lands as defined in this Plan, may be adjusted based on recommended approaches from the Province, or CVC, which achieve the same objectives for the protection of the identified natural heritage feature.

**E5.6.4 Environmental Impact Studies and Management Plans:**

E5.6.4.1 Prior to granting draft approval to a plan of subdivision or approval of a major new development, an Environmental Management Plan will be prepared or updated, to the satisfaction of 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 heritage systems and ecologic and hydrologic functions to be protected, areas to be restored to a natural condition, and the location, sizing and preliminary design of all stormwater management facilities. Methods to maintain or enhance pre-development groundwater infiltration volumes will be identified.

E5.6.4.2 Any application for development and/or site alteration on lands within the **Natural Heritage System** designation, or within a non-designated natural heritage feature, or within adjacent lands shall be accompanied by an Environmental Impact Study. The Environmental Impact Study will determine or confirm the boundaries of **natural heritage systems** 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 Credit Valley Conservation and the Town.

E5.6.5 Public Acquisition and Protection:

E5.6.5.1 Where land designated **Natural Heritage System** 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.

E5.6.5.2 The designation of lands in the **Natural Heritage System** does not imply that they will be acquired by the Town or other public authority.

E5.6.5.3 The Town will work with all levels of government, CVC and other public agencies to develop and implement a land securement strategy that would result in the transfer of natural heritage features into public ownership.

E5.6.5.4 The Town shall consider every opportunity to acquire the dedication of lands within the **Natural Heritage System** through the development approval process. Such dedications will not be considered as part of the required parkland dedication as set out in the Planning Act and in Section E4 of this Plan.

E5.6.5.5 The Town shall support efforts to register conservation easements that have the effect of promoting good environmental management practices on private lands. These easements may be held by conservancy groups or may be registered by the Town pursuant to the Conservation Land Act, as amended. Conservancy groups shall be encouraged to acquire such easements and obtain lands that would be managed wisely for future generations.

E5.6.6 Urban Forestry:

E5.6.6.1 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.

E5.6.6.2 The Town, in making infrastructure and public facility decisions, shall have regard to the existence of trees and make every reasonable effort to protect them. If trees will be lost due to a public work, replanting programs may be initiated to compensate for the loss of trees.

E5.6.6.3 The Town will also seek to increase forest cover by requiring the planting of native species of trees of appropriate quality, size and composition on private lands through development approval processes, appropriate to the specific conditions of the site.

E5.6.6.4 The Town will encourage that, to the greatest extent feasible, trees removed through a development or site alteration process be re-planted at an appropriate compensation rate that meets or exceeds the extent of trees removed. The extent and composition of any tree re-planting compensation shall be to the satisfaction of the Town and in accordance with the recommendations of CVC.

E5.6.6.5 The Town will strive to achieve a tree coverage rate of 40 percent of the total land area of the Town.

E5.6.6.6 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.

#### E5.6.7 Watercourses:

E5.6.7.1 Watercourses transport both water and sediment from areas of high elevation to areas of low elevation. Changes to the amount or velocity of water being transported or the amount or size of bed load being moved can have significant impacts on watercourses, which may result in increased erosion and flooding. Watercourses provide habitat for fish and other species to live as well as provide water for wildlife and livestock and water based recreation. Watercourses are directly related to many hazards including flooding, erosion, slope stability and natural features such as wetlands.



E5.6.7.2 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.

E5.6.7.3 Credit Valley Conservation guidelines will be followed in the design of all stormwater management facilities, and in erosion/sedimentation management.

## E5.7 Subwatershed Planning

E5.7.1 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.

E5.7.2 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 Credit Valley Conservation, Council will also foster voluntary stewardship initiatives to identify, protect, enhance and restore **natural heritage systems**.

E5.7.3 Virtually the entire Town of Orangeville is located within the headwaters subwatershed no. 19 (Subwatershed 19) of the Credit River Watershed. The primary guiding documents for Council's subwatershed planning efforts are the Subwatershed 19 study documents prepared under the direction of Credit Valley Conservation. The contents of these documents will be considered to be updated as new information becomes available. The Subwatershed 19 study documents, or any updates, will not, however, be considered to form part of this Official Plan. The Town's subwatershed planning work will also be informed by additional studies of water quality and environmental management as they become available.

## E5.8 General Subwatershed Policies

- E5.8.1 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.
- E5.8.2 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.
- E5.8.3 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.
- E5.8.4 Council will consider establishing an advisory body on the environment to promote the protection, maintenance and enhancement of all aspects of the environment with a focus on the natural environment, in order to safeguard and improve the quality of life of those who live or work in, and visit the Town, both now and in the future.

## **E6 SOURCE WATER PROTECTION**

### **E6.1 Basis**

**E6.1.1** The Clean Water Act, 2006 was enacted to protect existing and future sources of municipal drinking water. It requires the development and implementation of Source Protection Plans (SPPs) for Source Protection Areas throughout Ontario. It also requires the Province, Conservation Authorities and municipalities to develop and implement policies to manage the reduction and/or elimination of threats to sources of municipal drinking water.

**E6.1.2** In accordance with Section 40 of the Clean Water Act, municipalities are required to include source protection policies in their official plans to ensure that they conform to the significant threat policies of the Source Protection Plans. In addition, Section 39 of the Clean Water Act requires that all decisions under the Planning Act and Condominium Act, made by Council must conform to the significant threat policies as set out in the Source Protection Plan.

E6.1.3 The Town is located within the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plan (CTC SPP) region, which came into effect on December 31, 2015. The CTC SPP identifies vulnerable areas where a threat to municipal drinking water resources could impact the quality and quantity of those resources. Vulnerable areas include:

- a) Wellhead Protection Areas for quality (WHPA) and quantity (WHPA-Q); and
- b) Issue Contributing Areas (ICA).

E6.1.4 The following policies apply only to those vulnerable areas and issue contributing areas that are identified in the CTC SPP, which are shown on Schedule “F” to this Plan function as an overlay on the primary land use designations.

E6.1.5 In the event of a conflict between the policies and schedules of this Plan, and CTC SPP, the corresponding policies of the CTC SPP shall prevail.

## E6.2 Goals and Objectives

E6.2.1 The goals of the Source Water Protection policies of this Plan are to conserve and carefully manage groundwater resources in order to meet the present and future needs of residents, businesses and visitors.

E6.2.2 The Town will achieve the Source Water Protection goals of this plan by:

- a) Ensuring the quality and quantity of municipal drinking water supplies are protected
- b) Encouraging the development of educational and community awareness programs in collaboration with the CTC source protection authority and Credit Valley Conservation to promote best management practices to protect surface and groundwater resources and enhance water conservation;
- c) Identifying activities that are, or will be a significant drinking water threat, based on potential risk to drinking water resources, that should be prohibited or managed in vulnerable areas; and
- d) Working in partnership with the Province, County of Dufferin, Credit Valley Conservation and neighbouring municipalities to minimize and prevent negative impacts on groundwater and surface water features from existing and/or proposed land uses and activities.

## E6.3 Wellhead Protection Areas

E6.3.1 Wellhead Protection Areas (WHPA) are the surface and subsurface areas surrounding a municipal drinking water well that may be vulnerable to threats to water quality or quantity and are described as follows:

a) WHPA's for water quality threats: Areas around municipal drinking water wells based on the time (measured in years) it will take for surface pathogens to infiltrate the groundwater and reach the well, which defines the rate in which a municipal well is vulnerable to water quality threats due to contamination. WHPA's for water quality threats are defined as follows:

- WHPA-A: 100 m radius surrounding a well;
- WHPA-B: 0 – 2 year Time of Travel;
- WHPA-C: 2 – 5 year Time of Travel;
- WHPA-D: 5 –25 year Time of Travel; and,
- WHPA-E: Surface Vulnerability Zone: the vulnerable area for groundwater supplies, which are under the direct influence of surface water. The area is calculated on a two hour travel time of surface water to well.

b) WHPA for Water Quantity due to Water-Taking (WHPA-Q1): is an area around a municipal well where activities that take water without returning it to the same source pose a threat to the quantity of groundwater supply.

c) WHPA for Water Quantity due to Recharge Reduction (WHPA-Q2): is an area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being an area that includes a WHPA-Q1 and an area where a future reduction in infiltration recharge to the aquifer (Q2) would pose a threat to the quantity of groundwater supply.

d) Issue Contributing Areas (ICA): are areas around a municipal well where activities have contributed, or could contribute to elevated concentrations of particular contaminants in relation to the Ontario Drinking Water Standards.

## E6.4 Prohibited / Restricted Activities in Wellhead Protection Areas

E6.4.1 Land uses which include one or more of the following activities may be prohibited, or restricted and require a risk management plan in accordance with Section 57, 58 and 59 of the Clean Water Act in any WHPA identified on Schedule "F" where they are, or would be a significant municipal drinking water threat as determined by the Risk Management Official (RMO):

1. The establishment, operation, or maintenance of a waste disposal site within the meaning of Part V of the Environmental Protection Act;
2. The establishment, operation or maintenance of an on-site system that collects, stores, transmits or disposes of sewage;
3. The use of land for the discharge from a stormwater management facility;
4. Agricultural source material (ASM) storage facilities
5. Non-agricultural source material (NASM) storage facilities;
6. The handling and storage of NASM;
7. Commercial fertilizer storage facilities;
8. Pesticide handling and storage;
9. Road salt handling, application and storage;
10. Snow storage facilities;
11. The handling and storage of fuel;
12. The handling and storage of a dense non-aqueous phase liquid (DNAPLs) (excluding incidental volumes for personal/domestic use);
13. The handling and storage of any organic solvent(s);
14. The management of runoff that contains chemicals used in the de-icing of aircraft;
15. The use of land as livestock grazing or pasturing land where the number of animals on the land at any time is sufficient to generate nutrients at an annual rate that is greater than 0.5 nutrient units/acre; and,
16. An outdoor confinement area, or a farm animal yard in the WHPA-A area.

E6.4.2 Land uses which include the following activities may pose a threat to the quantity of municipal drinking water sources, and may be restricted in accordance with the policies of this Plan and the policies of the CTC SPP:

- a) An activity that takes water from an aquifer or surface water body without returning the water taken to the same aquifer or surface water body; and,
- b) An activity that reduces the recharge of an aquifer.

E6.4.3 The significance of any of the drinking water threats listed above, is determined based on a number of factors, including the characteristics of the use/activity and where it occurs or is planned to occur within a WHPA. The policies of the CTC SPP set out whether a significant drinking water threat is to be prohibited or regulated in accordance with Sections 57 and 58 of the Clean Water Act, 2006 and the CTC SPP.

E6.4.4 Where an existing significant drinking water threat (as defined in the CTC SPP) has been identified and confirmed by the Risk Management Official, or another person duly qualified under the Clean Water Act, a Risk Management Plan may be required. A Risk Management Plan is a site-specific document to be negotiated with the Risk Management Official, that includes terms and conditions to address identified significant drinking water threats and account for risk management measures that are in place.

#### E6.5 Policies for Wellhead Protection Areas

E6.5.1 Any planning application submission for lands within a WHPA, as shown on Schedule "F" or in the CTC SPP, must be submitted to the Risk Management Official (RMO), or another person duly qualified under the Clean Water Act, for pre-screening to determine if a Notice to Proceed may be issued in accordance with Section 59 of the Clean Water Act. The RMO shall review the proposal, having regard to the policies of this Plan and the CTC SPP and determine if there would be a significant drinking water threat, and provide direction on whether:

- a) the processing of the application may proceed by issuing a Notice to Proceed; or
- b) the application may not proceed, due to the potential for a significant drinking water threat.

E6.5.2 All planning application submissions for lands within a WHPA must include a Notice to Proceed issued in accordance with Section 59 of the Clean Water Act, in order to be considered a complete application submission in accordance with Section XX of this Plan.

- E6.5.3 Any planning application submission for lands within a WHPA, as shown on Schedule “F” or in the CTC SPP, may be required to submit a Source Water Protection Disclosure Report, to provide information on whether any prescribed threats under Section 59 of the Clean Water Act are anticipated for a property, including the expected quantity, storage and handling of substances and proposed mitigation practices.
- E6.5.4 For new development or redevelopment proposed within the **WHPA-Q1** area on Schedule “\_\_\_” of this Plan, where an application is submitted for a proposal that requires the removal of water from an aquifer without returning the water to the same aquifer, the application must demonstrate that the taking of water would:
- a) not cause drawdown impacts beyond safe and sustainable levels
  - b) not preclude the Town from maintaining its well(s) above a safe level of drawdown; and
  - c) constitute a sustainable level of water removal as determined by the Ministry of Environment Conservation and Parks in accordance with the CTC SPP and the Ontario Water Resources Act.
- E6.5.5 For new development or redevelopment proposed within the **WHPA-Q2** area on Schedule “\_\_\_” of this Plan, where the proposed development will reduce groundwater recharge to the aquifer as a result of additional impervious areas:
- a) A Water Balance Study, or similar study, in accordance with the CTC SPP, may be required to the satisfaction of the Town, and in consultation with CVC, in order to demonstrate that pre-development recharge rates will be maintained.
  - b) In instances where pre-development recharge rates cannot be maintained on-site, proponents will be required to provide compensation for off-site recharge enhancement elsewhere within the WHPA-Q2 commensurate with the predicted loss of recharge attributable to the proposed development.
  - c) An Infiltration Management Plan, or similar plan, may be required for new major development or site alterations, to assess long-term development recharge performance, in order to maintain or enhance recharge to the greatest extent possible through best management practices, including recharge compensation approaches.
  - d) For non-major development or site alterations, best management practices such as low impact development techniques will be implemented to maintain pre-development recharge rates.

E6.5.6 The location, design and construction of stormwater management facilities within WHPAs shall be permitted in compliance with the CTC SPP. The use of best management practices such as low impact development measures will be encouraged for all developments.

## **E7 HAZARDS**

### E7.1 Flood-Prone Lands

#### E7.1.1 Goal

E7.1.1.1 To direct development generally away from lands that are impacted by flooding and/or erosion hazards.

Schedule “B” indicates the approximate location of flood-prone areas within the Regional Storm Floodplains associated with Mill Creek and Lower Monora Creek. Credit Valley Conservation and the Town have, for certain areas that fall within the limits of the Regional Storm floodplain, adopted Two-Zone policies. The Two-Zone policies differentiate between “floodway” and “flood fringe”. The flood fringe areas are designated for urban uses, but any development or redevelopment of these lands will require the approval of Credit Valley Conservation in accordance with Ontario Regulation 162/80.

#### E7.1.2 Policies

E7.1.2.1 No site alteration, including the placement of buildings, structures or fill, whether originating on the site or elsewhere, or the removal of fill shall be permitted on lands within the Regional storm floodplain without the approval of Credit Valley Conservation.

E7.1.2.2 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 Credit Valley Conservation.

E7.1.2.3 Council supports the improvement of Mill Creek and the associated floodplain to reduce the risk of flooding to existing and proposed development south of Broadway.

E7.1.2.4 In areas regulated by Credit Valley Conservation, requirements for building elevations or floodproofing measures will be determined by Credit Valley Conservation.



## E7.2 Potentially Contaminated Properties

### E7.2.1 Goal

E7.2.1.5 Council will require that contaminated properties be cleaned up to the Provincial standard for the land use proposed by a development application. Council encourages such clean-up in order to promote an efficient use of land and to protect the Town's essential groundwater resources. This section outlines policies dealing with the identification of sites and facilities which may be contaminated from past land use practices. For the purpose of this Plan, only generic uses that have been known to create possible contamination problems are identified. Additional past land uses that are limited to suspected contamination and not specifically referenced in this Plan may also require study by development proponents.

### E7.2.2 Objectives

E7.2.2.1 To outline Council's policies respecting the general identification of land uses where environmental contamination may have occurred or is occurring.

E7.2.2.2 To outline Council's requirements to clean up contaminated properties.

### E7.2.3 Policies

E7.2.3.1 The following list of general uses suggests activities that may be related to possible environmental contamination:

- activities involved with the elimination of waste and other residues
- industrial or commercial activities involving hazardous substances
- livestock-based agriculture operations
- storage and transfer of hazardous substances
- sites formerly used for automotive, transportation or utility purposes.

E7.2.3.2 Council will require a development proponent to provide documentation that a property, suspected of having some form of contamination is clean or has been cleaned up. This documentation is to be provided prior to any planning approval on the subject property. Where documentation is not available the Town will request the proponent to undertake an analysis to determine the possible nature and extent of any contamination in accordance with Town and **Ministry of Environment, Conservation and Parks** requirements. The proponent will be required to submit documentation consistent with Ontario Regulation 153/04 Record of Site Condition Regulation, or its successor.

- E7.2.3.3 In the event that any contamination is identified on a particular property, a development proponent will be required to follow the requirements of Ontario Regulation 153/04 Record of Site Condition Regulation, or its successor, culminating in the preparation of a Record of Site Condition which is introduced to the Environmental Registry to demonstrate compliance with the Regulation, prior to any planning approvals being given. Further the issuance of a demolition permit may be contingent upon the submission and acceptance of environmental data, satisfactory to the Town and in compliance with the Regulation's requirements.
- E7.2.3.4 It is the intent of Council that all contaminated properties be cleaned-up to a level that protects human health and the natural environment by meeting soil and water quality criteria set out by the **Ministry of Environment, Conservation and Parks**. A potable water standard of cleanup shall generally be required.
- E7.2.3.5 In instances where the Town acquires or accepts land for public highways, road widenings, parkland, stormwater management, easements or for any other public use, the Town may require evidence, as a condition of the transfer that no environmental contamination has occurred or exists on the subject lands.
- E7.2.3.6 The policies of this subsection are not intended to apply to the closure of facilities that are required to meet closure conditions of a Certificate of Approval issued under the Environmental Protection Act.

## **E8 POLICIES FOR SPECIFIC AREAS**

The following Policies apply to specific areas of the Town, where additional detailed policies are required to indicate the intent of Council for the use of land. The location of the lands to which these policies apply are indicated on Schedule "B" to the Official Plan and are identified with the appropriate Section numbers as follows:

- E8.1 Notwithstanding the Low Density Residential designation, a communications facility including studios, offices, signal receiving facilities and accessory uses is permitted.

[70 C Line]

- E8.2 Notwithstanding the Employment Area designation, institutional uses are permitted provided there is no residential accommodation and provided the institutional use occupies a lot that abuts C Line or Town Line.

[North Side of Town Line east and west of Riddell Road]

- E8.3 Notwithstanding the High Density Residential designation, two apartment buildings containing a total of up to 98 units are permitted.  
[35, 45 Bredin Parkway]
- E8.4 Notwithstanding the Low Density Multiple Residential designation, a maximum density of 74 units per **net residential hectare** is permitted.  
[31 Parkview Drive, 90-114 Lawrence Ave., 2-6 Cedar Dr.]
- E8.5 Notwithstanding the Service Commercial designation, on the lands described as Lot 1, Registered Plan 116, permitted uses shall be limited to a business or professional office.  
[Southeast corner of Broadway and Diane Drive]
- E8.6 Notwithstanding the Neighbourhood Commercial designation, residential uses and institutional uses providing residential accommodation are not permitted.  
[51 Town Line]
- E8.7 Notwithstanding the Central Business District designation on the lands described as Part of Lot 21, and Lots 19 and 20, Block 1, Registered Plan 212, the permitted uses shall be restricted to a parking area or parking lot, to be suitably screened, landscaped and designed and subject to Site Plan Control, or single or semi-detached residential units.  
[22 Zina Street]
- E8.8 Notwithstanding the Low Density Multiple Residential designation, the existing rowhouses may be used for business or professional offices.  
[2-10 Zina Street]
- E8.9 Notwithstanding the Restricted Commercial/Residential designation, a public garage and the sale of vehicles in conjunction therewith is also permitted.  
[252 Broadway]
- E8.10 Notwithstanding the Service Commercial designation, a variety store and a pharmacy or drug store, as defined by the zoning by-law, are also permitted.  
[25 Broadway]

- E8.11 Notwithstanding the Service Commercial designation, a **retirement home** is also permitted.  
[236 First Street]
- E8.12 Notwithstanding the Service Commercial designation, a restaurant, a motel, and a use sensitive to potentially offensive odours emanating from the Town's sewage treatment plant are not permitted. A business or professional office is permitted within the same building as a commercial use provided it is located on an upper floor.  
[17 Town Line]
- E8.13 Notwithstanding the Medium Density Residential designation, the maximum density is 62 units per **net residential hectare**.  
[60 Chisholm Street]
- E8.14 Notwithstanding the Neighbourhood Commercial designation, an automobile sales and service establishment is also permitted.  
[328 Broadway]
- E8.15 Notwithstanding the Employment Area designation, a place of worship is permitted as a temporary use.  
[16 Centennial Road]
- E8.16 Notwithstanding the location of the subject property on a local street and the Institutional designation, a **crisis care facility** is also permitted.  
[20 Bredin Parkway]
- E8.17 Notwithstanding the Low Density Residential designation, a maximum density of 28 units per **net residential hectare** is permitted.  
[2-10 Lakeview Court]
- E8.18 Notwithstanding the High Density Residential designation, a consumer and industrial equipment rental and sales establishment is also permitted.  
[62 First Ave.]

E8.19 Deleted.

E8.20 The lands located at the rear of 4 Third Avenue are designated Low Density Residential but may be used to provide parking serving nearby commercial and other uses on the basis that the parcel occupies an internal location within the block and is separated from a public street by a lot that is capable of being developed for residential purposes. The site plan agreement for the lands will ensure that landscape screening is provided along the north and east limits to provide a buffer for adjoining residential lands. This parking lot is intended to provide parking that is required for the existing building at 31 First Street, and is not intended to facilitate the future expansion of the existing building at 31 First Street. Therefore, the provision of additional parking at 31 First Street, beyond that which can be accommodated within the area of the existing driveway, is prohibited.

[31 First Street, Rear of 4 Third Avenue]

E8.21 Notwithstanding the Service Commercial designation, the following uses are not permitted: a kennel, a billiards parlour, a pool hall, an amusement arcade, a restaurant, a variety store and a video film outlet.

[18, 22 Green St.]

E8.22 Notwithstanding the Service Commercial designation, the following uses are not permitted: a kennel, a billiards parlour, a pool hall, and an amusement arcade.

[South side of Town Line, west of Green St.]

E8.23 Notwithstanding the Service Commercial designation, the permitted uses shall be limited to those which take advantage of the site's location on the shore of Island Lake. Consistent with the goals and objectives of the Island Lake Conservation Area Management Plan, the lands within this designation may be used only for commercial, institutional and recreational uses that will protect the conservation area's natural systems. Further these lands must be used for activities that entirely or in part achieve the following:

- promote or enhance understanding of the conservation area and its natural systems;
- support appropriate outdoor recreational opportunities;
- promote tourism; or
- promote and complement public enjoyment of Island Lake.

Permitted uses will include sit-down restaurants, take-out restaurants accompanied by picnic facilities, small-scale retail and service commercial uses, tourist information centres, tourist lodgings, meeting

and banquet facilities, recreational clothing and equipment sales and leasing facilities, private clubs, day care centres, schools, and other commercial, institutional or recreational uses that are considered to be consistent with the above objectives.

Automotive uses, large-scale retail and service commercial uses, animal hospitals, boarding kennels, funeral homes and outdoor storage of materials are not permitted.

All buildings will be limited to a height of one storey, except a hotel which may be up to three storeys in height.

Council will incorporate holding provisions into the zoning of the subject lands to delay development until Council is satisfied that appropriate provision is made for the following:

1. water and waste water services;
2. the preparation and implementation of a Stormwater Management Report in accordance with Credit Valley Conservation's Stormwater Management Guidelines and Ministry of Transportation guidelines;
3. the preparation of a traffic impact study, satisfactory to the Ministry of Transportation, to determine the improvements to Highway 10 that are required to permit the introduction of access from the Highway 10/Fourth Avenue intersection;
4. construction and maintenance of driveway access from Highway 10, including associated improvements required for Highway 10;
5. implementation of the avoidance and mitigation recommendations of the Environmental Impact Study, as updated at the time of site plan approval;
6. a high-quality and harmonious architectural composition conceived specifically for this site;
7. a naturalized, landscaped setting that will screen the view of parking areas from Highway 10 and create natural shoreline edges for Island Lake;
8. a high standard of site and building design reflecting the prominence of the subject lands and its visibility from Highway 10 and the opposite shore of Island Lake;
9. wall-mounted lighting or lamp posts in keeping with the scale of the proposed buildings, and directed away from the adjoining conservation lands and the highway;
10. trailway linkage between the Highway 10/Fourth Avenue intersection and the Island Lake Conservation Area trail network;
11. amenities and facilities such as outdoor seating, bicycle parking, picnic areas, tourist information facilities, interpretive information displays, and waste receptacles;
12. points of access for pedestrians and cyclists from the subject lands into the Island Lake Conservation Area;

13. fencing of the subject lands, to confine construction activity to the subject lands and to prevent the spread of litter into the Island Lake Conservation Area; and
14. signage that does not dominate or detract from the character of the development.

Upon attainment of the above objectives to its satisfaction, Council will remove the Holding Symbol and will agree to accept, from Credit Valley Conservation, an area of land for dedication as a minor extension of Fourth Avenue, easterly from Highway 10 for the purpose of providing access to the Service Commercial lands and staff access to the Island Lake Conservation Area.

Until such time as the Holding Symbol is removed, the use of the lands will be restricted to those permitted in an Open Space Conservation designation.

Notwithstanding its Open Space Conservation designation, the strip of land that connects the Service Commercial lands with the Highway 10/Fourth Avenue intersection may be used for access to the Service Commercial lands.

[East side of Highway 10 between Fourth and Fifth Avenues]

- E8.24 Notwithstanding the Neighbourhood Commercial designation, all residential uses are prohibited owing to the proximity of industrial uses. The Zoning By-law will require the provision of convenience commercial uses in any building that is constructed on the subject lands, to meet the needs of nearby residents and students.

[Southwest corner of C Line and Alder St.]

- E8.25 Specific floor area restrictions applicable to the permitted uses will be established in the Zoning By-law.

The development of the lands will be subject to holding provisions contained in the Zoning By-law. Council will remove the holding provisions applicable to any portion of the subject lands when it is satisfied that the following requirements have been met:

- a) a site plan has been submitted and approved for the development for which there is an application to remove the “holding” symbol;
- b) there is sufficient water supply and sewage treatment capacity available to service the development.”

[Lands on the west side of Highway 10, between Fourth Avenue and the future Hansen Blvd. extension].

E8.26 Notwithstanding the Neighbourhood Commercial designation, a place of worship is also permitted.

[Northeast corner of Blind Line and Hansen Blvd.]

E8.27 Notwithstanding the Neighbourhood Commercial designation, the sale of vehicles in conjunction with a car and truck rental agency is also permitted.

[2 Town Line]

E8.28 Notwithstanding the Restricted Commercial/Residential designation, a converted dwelling containing up to eight dwelling units is also permitted.

[260-262 Broadway]

E8.29 These lands may be required for a future alignment option for a road connecting these lands to neighbouring lands to the east, in the Town of Caledon.

Nothing shall prevent the owner of the subject property from requesting that Council, from time to time, review the appropriateness of preserving these lands for "future transportation purposes", and from requesting that Council give consideration to proposals to appropriately develop this property.

[East end of McCannell Road]

E8.30 Deleted.

E8.31 Deleted.

E8.32 Deleted.

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E8.46 Deleted.

E8.47 Deleted.

E8.48 Deleted.

E8.49 Notwithstanding the maximum building height permitted along Broadway in the Central Business District, the lands described as Lots 9 to 12 inclusive, Part of Lots 8 and 13, Block 1, Plan 212 (221-229 Broadway) may be developed with a building with a maximum height of 23 metres, provided that:

- The building incorporates a “street wall”, two and three storeys in height, with a zero setback from the Broadway street line and which incorporates design features that reduce the apparent mass of the overall building by placing emphasis on elements that relate to pedestrian scale;
- The building incorporates storefronts and display windows along Broadway to help support visual interest and pedestrian activity;
- The principal mass of the building is set back from the street wall a distance of at least three metres;
- The building meets the minimum rear yard and maximum lot coverage requirements of the Zoning By-law;
- The portion of the building that exceeds two storeys in height is set back at least three metres from the east wall of the base element to allow for fenestration above the base element and, to create an appropriate transition from the adjoining two-storey buildings;
- The portion of the building that exceeds two storeys in height is set back at least three metres from the west wall of the base element to

allow for fenestration above the base element and, to create an appropriate transition from the adjoining two-storey building; and,

- The upper storeys along the north side of the building will be stepped back from the required rear yard in a manner that minimizes the overlook and shadow impacts on the residential rear yards to the north, and that reduces the apparent mass of the building when viewed from the rear yards and Zina Street.

This exemption from the general policies from the Central Business District has been granted for the following reasons:

- The subject property is located outside the Downtown Orangeville Heritage Conservation District as approved by the Ontario Municipal Board on September 18, 2002;
- The proposed development would have no impact on public views of the historical architectural landmarks in the vicinity;
- The additional building height will not have adverse shadow impacts on the public sidewalk on Broadway;
- The subject property is located at the head of John Street, a collector road and, accordingly, is an appropriate location for a landmark development of this nature; and,
- The present building on the subject property is a weak element in the Broadway townscape and accordingly the additional height may help to stimulate a redevelopment scheme that enhances the townscape.

The specific zoning regulations applicable to this site shall be established in the implementing Zoning By-law applicable to this site.

[221-229 Broadway]

E8.50 Deleted.

E8.51 Deleted.

E8.52 Deleted.

E8.53 Notwithstanding the Neighbourhood Commercial designation of the lands located at the northeast corner of Riddell and Centennial Roads, residential uses are not permitted.

The subject lands are intended to be developed for a shopping centre that will strengthen the role of Orangeville as a sub-regional centre, and serve the residents of west Orangeville. To achieve these objectives, the shopping centre will be anchored by a full-line supermarket.

The zoning of the subject lands will incorporate holding provisions and these will be detailed in the implementing zoning by-law. The intent of

these provisions is to ensure that matters relating to design, servicing, transportation, pedestrian accessibility and tree preservation are satisfactorily addressed prior to the issuance of building permits for the development.

[Northeast corner of Riddell and Centennial Roads]

**E8.54 Deleted.**

E8.55 The subject lands, located at 4 Second Avenue, are designated Low Density Residential but may be used to provide parking serving the nearby funeral home at 21 First Street and the place of worship at 5 First Avenue. This exemption from the general land use policies of the Official Plan is granted on the basis of the location of the subject property at the edge of the residential area and the provision of driveway access from Second Avenue only, adjacent to a public lane. The parking area is intended to provide surplus parking for the existing funeral home and place of worship only and is not intended to facilitate any respective future expansions. The development of the parking area will be subject to the execution of a site plan agreement requiring landscaping screening along all property boundaries, supplemented by fencing along the east limits of the property to buffer the adjoining residential lands from the parking area.

[4 Second Avenue]

E8.56 The following urban design guidelines shall apply to the development of the lands at the northwest corner of C Line and Alder Street:

- a) As a “gateway” intersection, buildings shall be located to reinforce the corner:
  - corner architecture and landscape elements should be coordinated to generate a sense of community entry;
  - where feasible, buildings should be located close to the corner; and,
  - where feasible, pedestrian access to buildings should be located close to the corner.

- b) Buildings are to be designed to maximize the urban form impact of the entire development as a whole:
- buildings should be designed to complement each other in scale and architectural expression;
  - landscaping should reinforce the pedestrian qualities of the entire site; and,
  - parking lots should be designed as a unit with landscaped islands and peripheral landscaping treatment to soften any expansive parking areas.
- c) Parking should be located at the interior of the lot where feasible:
- where parking is adjacent to the street, landscaping and architectural treatments should reinforce the sidewalks adjacent to the site; and,
  - wherever possible, built form elements such as pergolas, free standing walls and fences should be located adjacent to the sidewalk to reduce the visual impact and provide a separator between automobiles and pedestrians.
- d) Signage should be designed on an area-wide basis:
- entry signage, major building signage and the signage of individual shops should be designed to reinforce a common image or theme for the site; and,
  - the lighting of all major building signage will be designed such that it complements the development, minimizes environmental impact, and is directed away from the surrounding residential areas.

[90 & 96 C Line, NW corner of C Line & Alder Street – OPA 89]

E8.57 Deleted.

E8.58 Notwithstanding the Institutional designation, Business or Professional Offices are also permitted.

[15 Elizabeth Street – OPA 90]

E8.59 The following urban design guidelines shall apply to the development of the lands at the southwest corner of C Line and Alder Street:

- a) At “gateway” intersections, buildings shall be located to reinforce the corner:
- corner architecture and landscape elements should be coordinated to generate a sense of community entry,
  - where feasible, buildings should be located close to the corner, and,
  - where feasible, pedestrian access to buildings should be located close to the corner to reinforce the corner.
- b) Retail plazas should be designed to maximize the urban form impact of the entire retail centre:
- buildings should be designed to complement each other in scale and architectural expression,
  - landscaping should reinforce the pedestrian qualities of the entire plaza,
  - parking lots should be designed as a unit with ample landscaping to break up the expanse of the parking area.
- c) Parking should be located at the interior of the lot where feasible:
- where parking is adjacent to the street, landscaping and architectural treatments are encouraged to reinforce the sidewalks adjacent to the site,
  - wherever possible, built form elements should be located adjacent to the sidewalk to reduce the impact of the automobile such as pergolas, free standing walls and fences.
  - Signage should be designed on an area-wide basis:
  - entry signage, major building signage and the signage of individual shops should be designed to reinforce a common image for any individual retail area.

[SW corner of C Line & Alder Street – OPA 91]

E8.60 The subject lands are intended to be developed for a shopping centre that will strengthen the role of Orangeville as a sub-regional centre.

The zoning of the subject lands will incorporate holding provisions and these will be detailed in the implementing Zoning By-law. The intent of these provisions is to ensure that matters relating to design, servicing, transportation, pedestrian accessibility and land use compatibility are satisfactorily addressed prior to the issuance of building permits for the development.

[54, 56, 60 Third Street; 50 Fourth Avenue]

- E8.61 Notwithstanding the definition contained in the Official Plan, “**net residential hectare**” may include publicly owned “buffer lands”, located between the residential lots and wetlands in this area.”

[Credit Springs Estates, B Line – OPA 93]

- 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.

[OPA 96]

- E8.63 Notwithstanding the Restricted Commercial/Residential designation of the lands located on the south side 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.

[OPA 97, OPA 98, OPA 103]

- E8.64 Veterans’ Way South Community

- E8.64.1 Planning Context

The Veterans' Way South Community is located on one of the last remaining vacant developable parcels of land in the Town. The lands to the south and east are developed with low density residential development while the lands to the north and west remain undeveloped. The lands to the northwest have recently been acquired by the Humber College Institute of Technology and Advanced Learning and will be developed with a new educational facility.

The Town-owned Orangeville-Brampton Railway is located along the southern limits of the site, with Broadway beyond that. Hansen Boulevard is to be extended through the site to connect with Veterans' Way. The south branch of the Lower Monora Creek borders the lands to the north and the lands are framed along the west by an existing open space conservation corridor.

#### E8.64.2 Development Concept

The Veterans' Way South Community lands are generally undeveloped and located on the northwesterly periphery of the Town.

The following major elements provide the context for the development of the Veterans' Way South Community:

- a) The retention of significant blocks of land for the provision of serviced, employment opportunities;
- b) The creation of strong live-work opportunities;
- c) The extension of Town services and the completion of the Town's northern arterial road network through the lands;
- d) The protection of the existing open space system and the integration with the system through additional linkages from the developed areas;
- e) The provision of commercial facilities to serve the immediate residential community and future Humber College campus;
- f) The provision of a centralized open space recreational area for surrounding residents and employees;
- g) The need to consider areas for future intensification;
- h) The need to ensure opportunities for good urban design and alternative designs that encourage "green" communities;
- i) The provision of a range of residential uses, types and affordability for a maximum of 400 units;
- j) Compatibility with surrounding, existing and planned development;
- k) Connecting the future Humber College campus into the community;
- l) Providing supportive development to Humber College in terms of a range of living and working opportunities;
- m) Securing the future extension and expansion of the Orangeville-Brampton Railway and providing a transportation alternative to future businesses with the preservation of a right-of-way for a future rail spur line into the employment lands; and,
- n) Extending the Town's multi-use trailway network, with connections to parkland, giving existing and future residents greater outdoor recreational choice and transportation alternatives.

Two medium density residential areas are located in the centre of the Veterans' Way South Community. Employment lands are generally located to the south of the Humber College lands and in the southwestern area of the Community.

Lower density residential areas are generally located on the eastern portion of the Veterans' Way South Community, abutting the existing residential uses to the east, and include commercial opportunities as well as a centralized park.

A low density multiple area is located in the southern portion of the Veterans' Way South Community, adjacent to the Orangeville-Brampton Railway.

All residential development shall comply with the policies for residential/industrial buffering as described in Section E1.8 of the Official Plan. The detailed neighbourhood design for the residentially designated blocks shall comply with the design objectives found in Section E1.9 of the Official Plan. All development in the employment area shall comply with the Community Design Section D6 of the Official Plan and the Town's Commercial Urban Design Guidelines.

#### E8.64.3 Urban Design Policies Residential Areas

The Veterans' Way South Community provides for a balanced community with three residential areas, commercial and employment uses and a centralized park. Notwithstanding the general neighbourhood design policies of the Official Plan, the development of the residential areas shall be subject to the following design guidelines to encourage an urban form and character which supports the overall development concept for the Community.

All of the areas shall be developed through the draft plan of subdivision/condominium and site plan process. Designs which incorporate alternative energy sources and "greening" to accommodate sustainable developments will be encouraged.

In particular:

- a) the development will consider the concepts and opportunities for energy conservation and alternative power generation including passive solar, active solar, geo-thermal, innovative construction techniques, and other sustainable design options;
- b) the development will minimize the use of impervious materials;
- c) the development will incorporate stormwater infiltration areas, to replenish the groundwater and minimize the impacts of introducing impervious materials;
- d) the development will incorporate a network of bicycle and pedestrian trails that link to the future Humber College campus, to existing trailways and parkland and the rest of Town;
- e) the development will incorporate dedicated bicycle lanes on the arterial road (i.e. the Hansen Boulevard extension); and,



- f) a shadow-casting analysis will be required for any building, structure or development greater than 2 storeys in height, with a view to ensuring that shadows are not cast on abutting properties, at any time of the year, that would preclude the use of solar power generation as an alternative energy source.

#### E8.64.3.1 Low Density Residential Areas

The Low Density Residential areas located along the eastern boundary of the Community and adjacent to existing residential development to the east shall be developed in a manner that is compatible with the existing character, street pattern and established lotting of the areas to the east. Incorporation of measures such as landscaped space, enhanced streetscapes and block linkages through walkways/trailways to the existing developed areas and throughout the development will be encouraged. A mix of housing forms and elevations will also be encouraged.

#### E8.64.3.2 Low Density Multiple Area

The Low Density Multiple Area is intended to provide a local street-scaled residential development. It is intended that the area be developed with street townhomes. That is compatible with the community. To achieve this design:

- a) buildings should have built forms located close to the street edge with the possibility of rear lane access to the units.
- b) a continuous landscaped street frontage shall be provided; and
- c) consideration should be given for lay-by parking along the street.

#### E8.64.3.3 Medium Density Residential Area

The centralized Medium Density Residential areas should be encouraged to be developed in a low rise to mid rise, stacked townhouse forms and/or apartment buildings in a building form that complements and which provides for a transition between the lower density residential areas to the east and the employment uses to the north and west. The developers of these areas shall ensure that:

- a) buildings are of a high quality design and should address and frame the street lines;
- b) direct pedestrian linkages to sidewalks and adjacent park areas are provided;
- c) parking is located at the rear of the buildings, away from the street and/or provided underground, where feasible, and designed and provided in a manner that is compatible with the area; and,
- d) landscaping features are used, in addition to any required noise mitigation features, to buffer the development from the existing railway and future rail spur line.

#### E8.64.4 Urban Design Policies For Employment Areas

Notwithstanding the design policies, the employment areas shall be carefully developed and the design of individual sites shall be implemented through implementation of the Town's Commercial Urban Design Guidelines and detailed zoning standards including provisions relating to scale, massing, height, density, building design, buffering, and landscaping to ensure:

- a) the amenity of surrounding and planned residential neighbourhoods and adjacent properties are maintained;
- b) integration with adjacent open space recreational areas is provided through pedestrian and bicycle connections and the provision of shared parking facilities, where feasible;
- c) the gateway employment areas (first employment blocks east of Veterans' Way) provide for prominent gateway features in the form of building form, signage and landscaping;
- d) the location and scale of outside storage and outside operations will be strictly limited and appropriately screened from public view along all roads; and,
- e) no outside storage will be permitted in any front or exterior side yards.

#### E8.64.5 Land Use

##### E8.64.5.1 Low Density Residential

The Low Density Residential areas will permit detached dwellings to a maximum density of 25 units per **net residential hectare**.

##### E8.64.5.2 Low Density Multiple

The Low Density Multiple area will permit detached, semi-detached and street townhomes with a net density range of 25 to 49 units per **net residential hectare**.

##### E8.64.5.3 Medium Density Residential

The Medium Density Residential area will permit stacked townhomes and low to mid rise apartment buildings at a density range of 45 to 99 units per **net residential hectare**.

##### E8.64.5.4 Employment Areas

E8.64.5.4.1 Notwithstanding the Employment Area policies of, the following uses are permitted:

- a) industrial facilities including: manufacturing, assembling, processing, fabricating, refining, repairing, warehousing, and wholesaling, offices, transportation and communication uses,

research and information processing facilities, recreational uses and accessory uses.

All outdoor operations ancillary to general industrial operations will be limited to the rear of building yards and separated from surrounding non-industrial uses through appropriate screening. The Town may require that environmental impact studies such as, but not limited to, those analyzing noise and air quality, be undertaken and submitted with applications for development.

- b) Institutional uses such as: hospitals, medical centres, convalescent homes, public or charitably supported community centres. Institutional uses shall be implemented on a site-by-site basis through the approval of site specific zoning amendments and site plan applications.
- c) The following commercially-oriented uses are also permitted in the Employment Area, but shall be implemented on a site-by-site basis through the approval of site-specific zoning amendments and site plan applications:
  - (i) retail sales and convenience retail stores;
  - (ii) supermarkets;
  - (iii) general and service commercial uses including, but not limited to: restaurants, print shops, computer service facilities, banks and financial institutions, business/computer supply and service establishments and other service uses;
  - (iv) personal service uses including but not limited to: barber shops, beauty salons, dry cleaners, tanning salons;
  - (v) business and professional offices; and,
  - (vi) day care facilities which do not have an outdoor play area. Other day care facilities may be permitted subject to the submission of any studies or other information as required by Council which demonstrates that the use can be designed and located in such a manner as to ensure that the day care use will not restrict the operation of any adjacent employment uses.

The introduction of commercial uses to the employment area will be considered through site-specific zoning amendments. Those commercial development proposals exceeding a gross floor area of 2,300 square metres shall only be considered after a comprehensive review of the Town's vacant employment land inventory and, in accordance with Section E2.3.6, the Town's projected commercial needs in conjunction with a detailed market study which identifies the need for additional retail commercial space and which concludes that

there will be minimal market impacts and the planned function of the Central Business District will not be prejudiced.

E8.64.5.4.2 The development of commercially-oriented uses in the Employment Area will proceed in an incremental fashion and through a site-by-site analysis associated with respective site-specific zoning amendments.

Notwithstanding the policies of Sections E3.2 and E3.3, and the ultimate densities for all commercial and office uses in the Employment Area, a maximum of 18,500 square metres of gross leasable floor area may be considered prior to January 1, 2015 if there is sufficient and suitable vacant land available in the Employment Area. After January 1, 2015 this floor area cap will not apply.

The location and design of such additional uses will be subject to site plan control and the Town's Commercial Urban Design Study, and various supporting studies as may be required by the Town, prior to site plan approval and the required zoning amendment.

E8.64.5.4.3 Residential uses above any commercial building will be encouraged either at the initial development stage or as a future intensification opportunity. Provisions in the site plan design should be made for this future use.

#### E8.64.5.5 Open Space Recreation

The Open Space Recreation area is intended to be utilized as public parkland and shall be integrated where possible with the medium density residential area to the north for the purpose of shared parking and pedestrian linkages.

#### E8.64.6 Transportation System

The transportation system for the Veterans' Way South Community shall be developed in accordance with the amended Schedule "E". Local roads shall generally contain rights-of-way that are between 18.5 and 20 metres. Consideration may be given to the prescribed rights-of-way to accommodate major intersections, grade separations or major physical and topographical constraints. Wider rights-of-way may also be required to accommodate trailways, streetscape works and/or landscaping features. Provision shall be made on the Hansen Boulevard extension for on-street bicycle lanes.

The alignment of individual roads will recognize the need to preserve natural features and detailed road design will include mitigation and rehabilitation of such features, if needed.

Access to roads and to the extended rail spur line will be addressed through the subdivision design and detailed site plan processes.

#### E8.64.7 Physical Services and Utilities

Accommodation will be made through development agreements with the landowners for the extension of sanitary sewage and water supply to service the Veterans' Way South Community and Humber College campus.

Stormwater management facilities shall be located to accommodate post-development runoff from the Community. Groundwater infiltration blocks shall be located throughout the development to meet the objectives of Credit Valley Conservation.

[OPA 100]

E8.65 Notwithstanding the Low Density Multiple Residential designation of the lands located on the south side 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**.

[OPA 103]

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**.

[OPA 103]

E8.67 Notwithstanding Section E2.6.3 of this Plan, an individual retail outlet, as set out in the Zoning By-law, may exceed 1,858 square metres of gross floor area on the property municipally known as 280 Broadway.

[280 Broadway - OPA 106]

E8.68 The subject lands, located on the north side of Second Avenue, east of First Street abutting the municipal lane, are designated Low Density Residential but may be used to provide parking serving the nearby existing funeral home at 21 First Street to the west. This exemption from the general land use policies of the Official Plan is granted on the basis of the location of the subject property being at the edge of the residential area and that the provision of driveway access will be from the municipal lane only, opposite the parking lot of the funeral home. The parking area is intended to provide surplus parking for the funeral home only and is not intended to facilitate any respective future expansions of the business or provide commercial parking for any other property. The development of the parking area will be subject to the execution of a site plan agreement requiring landscape screening along the property boundaries to buffer the residential neighbourhood from the parking area.

[Second Avenue - OPA 107]

E8.69 Notwithstanding the High Density Residential designation, a maximum density of 119 units per **net residential hectare** is permitted.

[west of Riddell Road and south of Alder Street - OPA 115]

E8.70 Notwithstanding the High Density Residential designation, a maximum density of 152 units per **net residential hectare** is permitted.

[west of Riddell Road and south of Alder Street - OPA 115]

E8.71 Notwithstanding the Medium Density Residential designation, a maximum density of 60 units per **net residential hectare**, not to exceed a total of 109 units is permitted.

[west of Riddell Road and south of Alder Street - OPA 115]

E8.72 Notwithstanding the Medium Density designation, a maximum density of 50 units per **net residential hectare** or 41 units is permitted, whichever is less.

[60-62 First Street - OPA 116]

E8.73 Notwithstanding the Neighbourhood Commercial designation, dwelling units are permitted on the ground floor and below grade within building containing other permitted uses. In addition, a maximum density of 119 units per **net residential hectare** or 43 dwelling units within a multiple dwelling is permitted, whichever is less.

[310 Broadway - OPA 117]

E8.74 Notwithstanding the Medium Density designation, a maximum density of 58 units per **net residential hectare** or 4 dwelling units is permitted, whichever is less.

[45 Church Street - OPA 118]

E8.75 Deleted.

Notwithstanding the Restricted Commercial/Residential designation, one (1) dwelling unit on the upper floor of the existing commercial building is permitted.

[54 Broadway - OPA 120]

E8.76 Notwithstanding the permitted uses of the Restricted Commercial/Residential designation and notwithstanding Special Policy E8.54 to Schedule 'B' of the Town of Orangeville Official Plan, permitted uses shall include a converted dwelling containing up to six (6) dwelling units within the existing converted dwelling on the subject lands.

[35-37 First Street - OPA 121]

## E9 NEIGHBOURHOOD MIXED USE

E9.1 The Neighbourhood Mixed Use area applies to lands at the northwest corner of C Line and Alder Street. This area will be permitted to develop for a diverse range of housing types and commercial uses, and provide opportunities for live-work units, in keeping with the unique planning vision for Montgomery Village.

E9.2 Permitted uses include grade oriented residential uses such as single and semi-detached, row house and townhouse dwellings, and a broad range of commercial uses to serve Montgomery Village, including retail uses of limited size. Mixed residential/office uses will also be permitted to support live-work relationships.

E9.3 Notwithstanding the policies of this section, the northwest corner of C Line and Alder Street may develop with a food store, a 5 pump gas bar with kiosk and associated parking areas, generally in accordance with the site plan approved by the Ontario Municipal Board in Decision/Order No. 0399, Issued February 24, 2004

[90 & 96 C Line, NW corner of C Line & Alder Street – OPA 89]

## E10 INSTITUTIONAL

## E10.1 Goal

E10.1.1 To encourage the provision of educational, institutional and cultural facilities, in suitable locations to adequately serve a range of interest groups.

## E10.2 Permitted Uses

Institutional uses are public and semi-public buildings and establishments, religious institutions, public and private schools, parks, cemeteries, hospitals, medical centres, convalescent homes, public or charitably supported senior citizens homes [OPA 57].

Other than those uses noted, no residential dwellings shall be permitted in these areas with the exception of those required for essential operational personnel and those already in existence in the areas when the Implementing By-law comes into force.

## E10.3 General Policies

E10.3.1 Sites which are designated Institutional and intended for school purposes, may be ultimately developed for Low Density Residential or Open Space Recreation purposes without Amendment to this Official Plan, subject to the review of the site by the Town on a case-by-case basis, as well as the following considerations:

- a) If such sites are deemed surplus after due consideration by the appropriate School Board; and,
- b) After a review of any such proposal by Council, and the opportunity for Council to purchase all or part of such school sites relative to the Town's parkland needs.

E10.3.2 School Boards, whether public, separate or private, are encouraged to share physical facilities and sites. Schools may also be combined with other civic institutions, such as public libraries or recreational facilities, where appropriate.

E10.3.3 In consultation with the relevant school board, Council will attempt to ensure through the secondary planning and development approvals process that new schools are located and designed in such a way as to maximize their accessibility to the members of the community they are intended to serve. Schools should serve as anchors to the neighbourhoods in which they are located. Appropriate areas for new school sites are to be determined at the earliest possible stage of the development process, having regard to the facility allocation policies as determined by the School Boards.



E10.3.4 Council may designate new sites for schools if such an action is warranted by the growth or the changing characteristics of the local population.

DRAFT

## SECTION “F”

### F SUSTAINABILITY

Community sustainability is about meeting the needs of today without compromising the ability future generations to meet their own needs. To create a sustainable community is to create a series of systems and built environment for the Town, which supports a connected and resilient community that provides social, economic and environmental well-being now and in the future.

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

- F1.1 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.
- F1.2 To showcase the Town as a responsible consumer and to encourage development in the Town to take place in a responsible manner.
- F1.3 To incorporate resource conservation and energy efficiency measures in new development and re-development proposals, as well as Town infrastructure and facility projects.
- F1.4 To build resilience to manage, minimize or eliminate the risks to the Town associated with a changing climate.
- F1.5 To enhance air quality by facilitating a community environment that reduces greenhouse gas emissions.

**F1.6 To support sustainable decision-making to ensure that the quality of life of future generations is not compromised.**

## **F2 GENERAL POLICIES**

### F2.1 Environmental Sustainability

F2.1.1 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.

### F2.2 Economic Sustainability

F2.2.1 Council promotes a strong, vibrant and prosperous economy. Council will strive for economic sustainability through effective retention and expansion opportunities for local businesses.

F2.2.2 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.

### F2.3 Social Sustainability

F2.3.1 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.

F2.3.2 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 accordance with the policies of the Official Plan in order to achieve the intensification and designated greenfield area density targets.

### F2.4 Cultural Sustainability

F2.4.1 Council supports the retention and recognition of Orangeville's built and **natural heritage system** assets to build a sense of community identity and a degree of continuity between the past and the present.

F2.4.2 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 21<sup>st</sup> Century. The Town must partner in the responsibility of developing the cultural environment in which creativity prospers.

### **F3 CONSERVING ENERGY AND RESOURCES**

F3.1 When considering new developments, the Town will encourage the following measures to be incorporated to enhance energy conservation and efficiency:

- a) The maximization of passive solar gain opportunities through subdivision design and the site plan approval process;
- 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;
- c) Neighbourhood-level renewable energy options, such as solar installations and geothermal measures;
- d) Designs which qualify for recognition under various certification levels for new developments and building construction, including but not limited to Energy Star, LEED, EnerGuide, R-2000, etc.

F3.2 To improve energy efficiency in the Town's transportation system, the Town will:

- a) Designate an efficient, well-connected arterial and collector road system.
- b) Undertake periodic reviews of operational traffic matters to improve traffic flow and increase fuel economy.
- c) Promote pedestrian and cycling activities in the Town by ensuring pedestrian and cycling design measures are incorporated into new infrastructure and upgrades/improvements to existing infrastructure.
- d) Maximize 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.

F3.3 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, 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.

F3.4 To enhance conservation and responsible consumption of water resources, the Town will encourage new developments and redevelopments to provide a high level of water consumption efficiency by including (but not limited to):

- Water efficient and drought-resistant landscaping,
- rainwater harvesting and recirculation for irrigation purposes,
- reduced flow and consumption fixtures and appliances

F3.5 The Town will encourage reductions in waste materials generated through construction and redevelopment projects by promoting:

- a) The use of environmentally preferable building materials, renewable and recycled content building products and materials,

- b) Use of recycled aggregate and landscape materials in infrastructure and site redevelopment projects;
- c) Measures to reduce construction waste and divert construction waste from landfills;
- d) Reuse and salvage of demolition materials in redevelopment projects.

#### F4 CLIMATE CHANGE AND AIR QUALITY

F4.1 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.

F4.2 The Town will work to improve air quality and reduce greenhouse gas emissions by facilitating new development and infrastructure which:

- a) Maintains a compact built form;
- b) Achieves a mixed-use environment that stimulates walking, cycling and transit use;
- c) Addresses the provision and management of parking in a manner that prioritizes active modes of transportation, pedestrian connectivity, optimal use of land and provision of greenspace and landscaping;
- d) Maintains, restores and enhances the urban tree canopy and **natural heritage systems**;
- e) Protects and recognizes the importance of water resources, including surface and groundwater features and stormwater management;
- f) Supports energy generation from renewable resources;

- F4.3 The Town will work to mitigate the contributing causes and adapt to the consequences of a changing climate through the following actions:
- a) Protect and restore natural systems by increasing native vegetation near surface water features.
  - b) Support wetland restoration and creation initiatives
  - c) Increase natural infrastructure features by incorporating low impact development techniques and other lot-level resiliency measures (i.e. green roofs, shade structures, rain gardens).
  - d) Increase the amount of green space and permeable surfaces within new developments and redevelopment projects.
  - e) Promote increased plantings of native vegetation with greater resiliency to drought periods and adverse weather conditions.
  - f) Increase capacity to apply climate change adaptation principles to infrastructure planning and stormwater management.
  - g) Mitigate urban heat island effects through site design measures including but not limited to green roofs, light-coloured surface treatment materials, increased vegetation coverage, etc.

## **F5 SUSTAINABLE DEVELOPMENT PRACTICES**

### **F5.1 Lighting**

- F5.1.1 The design and configuration of exterior lighting should consider sustainability and reduce the impacts of light pollution and optimize energy efficiency.

### **F5.2 Utilities**

- F5.2.1 Utilities are to be coordinated and integrated into servicing infrastructure systems that enhance the visual quality of streetscapes and include innovative design solutions that reduce clutter and above-ground presence.

### **F5.3 Connected Neighbourhoods**

- F5.3.1 To encourage walking, cycling and transit use which contributes to reductions in energy consumption, pollution and costs to provide Town-maintained infrastructure, new developments will provide or contribute to:
- a) an efficient and walkable street grid, a mix of uses and convenient access to daily needs and amenities; and
  - b) an integrated pedestrian/community trail network will be provided and maintained within new subdivisions and in older areas to

conveniently connect residential areas to community facilities and open space.

#### F5.4 Efficiently Utilizing Built-up Areas

F5.4.1 Within the existing built community the Town shall encourage:

- a) Infilling of existing vacant properties;
- b) Higher densities where appropriate, such as in proximity to or within the downtown;
- c) Upgrading and adaptive re-use of existing buildings.

#### F5.5 Access to Local Food Sources

F5.5.1 The Town will support opportunities for local food production and improved access to local food sources in accordance with provincial regulations governing food production. Measures that may be included in new developments to enhance access to local food sources include:

- a) Community gardens
- b) Small-scale community-oriented food processing (i.e. community kitchens, co-ops and food centres)
- c) Food-related home occupations
- d) Local market space

#### F5.6 Innovative and Resilient Stormwater Management

F5.6.1 The Town will encourage:

- 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.

#### F5.7 Avoiding Over-Development

F5.7.2 While mixed-use, compact development and intensification efforts are encouraged, the Town will not support over-development, which may be characterized to include development that is considered to:

- a) impose excessive demands on Town infrastructure and services;
- b) negatively impact local character



- c) exceeding maximum permitted height or density;
- d) introduce inappropriate built form and character where other built form options are available and would be more appropriate;
- e) create undesirable building transitions and separations resulting in shadow effects, overlook conditions
- f) cause impacts to site or infrastructure functionality, including site access, circulation, drainage, infiltration, etc.

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## SECTION "G"

### G TRANSPORTATION

#### G1 GOALS

G1.1 To provide an integrated transportation network for the safe and efficient movement of people and goods within and through the Municipality.

G1.2 To promote healthy lifestyles by encouraging **active transportation** and reduce automobile dependence through the introduction or extension of such things as bicycle lanes, multi-purpose trails, sidewalks and public transit opportunities.

G1.3 To promote the creation of **complete streets** in new and existing communities.

G1.4 To promote the creation of a well-connected network of streets, cycle paths and walkways within the downtown, as well as new developments.

G1.5 To promote the implementation of the County of Dufferin Active Transportation and Trails Master Plan, and related Town policy and guidance documents.

#### 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.

#### G3 ROAD WIDENING POLICIES

- G3.1 As a condition of approval of a plan of subdivision, a consent or a site plan affecting lands that abut an arterial or collector road, Council may require the dedication of a road widening strip to the County of Dufferin or the Town of Orangeville. The width of the road widening strip will not exceed that required to achieve the maximum road allowance width contemplated in Section G3 hereof, except in cases where:
- a) The topography of the land is such that additional road width is required for grading purposes.
  - b) Provision is required for additional turning lanes at intersections along designated collector and arterial roads.
  - c) Provision is required for service driveways that eliminate individual points of access to and from an arterial or collector road.
  - d) Provision is required for subsurface utilities.
- G3.2 Equal amounts of widening will be required from both sides of a road allowance, but in specific cases, it may be necessary to deviate from this policy where physical characteristics of the abutting land make it impossible. In such cases it may be necessary to acquire more than half or even all of the total required widening from one side in order to attain the full required width, but no more than half the total amount of widening shall be required under site plan control from each side of a road allowance [Minister's Modification No. 16].
- G3.3 Where widenings are required on existing streets which are lined with trees, it is anticipated that discretion will be used and **all methods explored to reduce loss of such trees, if possible.**

#### G4 GENERAL ROAD POLICIES

- G4.1 In considering proposed plans of subdivision, consents and site plans, Council will prohibit direct vehicular access from a provincial highway, and, from Riddell Road, Veterans' Way, Hansen Boulevard, Blind Line, and C Line. Consistent with provincial policy, access to provincial highways will be provided only at public street entrances that meet the Province's minimum spacing requirements for intersections.
- G4.2 Council supports the creation of a well-connected network of streets in order to facilitate the orderly circulation of traffic and in order to reduce congestion by offering motorists multiple choices for the route to take to a given destination. Cul-de-sacs will be discouraged.
- G4.3 The Town will incorporate Ministry of Transportation setback requirements into amendments to the Zoning By-law that affect lands adjacent to a provincial highway.

G4.4 Council supports the development of a transportation system that minimizes impact on the environment and aesthetic character of the Town.

G4.5 Council will endeavour to introduce on-street bike lanes to all Minor and Major Collector roads over time as opportunities and resources permit.

G4.6 Council encourage the creation of **complete streets** and develop a **Complete Streets Policy**.

#### **G5 SOUTH ARTERIAL ROAD POLICIES**

G5.1 The South Arterial Road has the potential to generate high noise levels, thus special attention shall be given for adjacent, existing and proposed residential uses during the preparation of functional road designs, site plans and subdivision plans.

G5.2 Limited direct access to the South Arterial Road will be permitted. The location of access points will be controlled through the land use planning process and more precisely determined using good engineering practice and in such a way that they do not affect the primary function of the South Arterial Road as a transportation link.

#### **G6 RAILWAY POLICIES**

G6.1 Council supports the continuing provision of railway service to serve business and industry, and in the longer term, commuters and visitors.

G6.2 Council will endeavour to protect undeveloped lands adjacent to the railway corridor for those land uses which are dependent on access to a railway, particularly employment uses.

G6.3 Development in the vicinity of the Town's railway corridor shall meet all provincial requirements and will be subject to the Orangeville Railway Development Corporation's development guidelines.

G6.4 The Town may require the preparation of a vibration study for a development application that proposes a sensitive use, as defined in provincial guidelines, within 75 metres of a rail corridor.

G6.5 The Town may require the preparation of a noise feasibility study for a development application that proposes a sensitive use, as defined in provincial guidelines, within 300 metres of a rail corridor, and may require the installation of noise abatement measures as a condition of approval based on the recommendations of the noise feasibility study.

G6.6 Council encourages the elimination over time of points of conflict between the railway and other modes of transportation, particularly grade-level crossings.

## **G7 ACTIVE TRANSPORTATION POLICIES**

G7.1 Council supports the creation of an environment conducive to **active transportation**.

G7.2 Council will consider investing in measures such as landscaping, lighting, street furniture and weather protection in order to enhance the pedestrian environment, particularly in the Downtown area.

G7.3 Council will consider the impact of land use decisions as they may impact the movement of **active transportation**.

G7.4 Council will encourage urban intensification and compact, mixed use forms of development in order to make **active transportation** more convenient and to contribute to a **complete community**.

G7.5 Council will strive to improve bicycle and transit infrastructure and movement over time to encourage a reduction of motor vehicle use.

G7.6 In evaluating the design of new development projects, Council will encourage the incorporation of 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.

G7.7 Council will strive to ensure that a maximum distance of 500 metres walking distance will be used as a target for the separation between every resident and any elementary school, park and commercial shopping area.

G7.8 Council will encourage the conversion of inactive rail corridors into multi-purpose trails to facilitate **active transportation**, where feasible.

## **G8 ROAD CLASSIFICATION POLICIES**

G8.1 Schedule "E" is a Roads Plan for the Town of Orangeville. Schedule "E" provides guidance for obtaining road dedications and widening of road allowances as a condition of approval of plans of subdivision, consents, or site plans.

**G8.2** Roads are intended to function in accordance with the following classifications:

### **G8.2.1** Provincial Highways

**G8.2.1.1** Provincial Highways are primary roads that connect the Town to the provincial highway network. The Town will circulate development proposals affecting provincial highways to the Ministry of Transportation (MTO) for review and comment, in accordance with MTO policy. Developments proposed within the permit control area of MTO may be required to submit a stormwater management report and plans, at the sole discretion of the Ministry, for its review and approval, prior to any development approvals being granted.

### **G8.2.2** Arterial Roads

**G8.2.2.1** Arterial roads are intended to facilitate traffic movement between major land use activities, as well as accommodate through traffic. Access to arterial roads, including driveways shall be restricted in order to facilitate the through traffic function. Arterial road allowances range from 30 to 45 metres in width, and are capable of accommodating four lanes of traffic, as well as turning lanes.

### **G8.2.3** Collector Roads

**G8.2.3.1** 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. Driveway access to collector roads shall be restricted in order to facilitate through traffic. 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.

### **G8.2.4** Local Roads

**G8.2.4.1** 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 26 metres, in accordance with Town engineering standards.

### **G8.2.5** Existing Road Allowances

G8.2.5.1 Some of the Town's existing road allowances exceed the planned widths identified above. Despite the foregoing, Council has no intention of declaring the additional width surplus to its requirements for the road allowance.

## **G9 PUBLIC TRANSIT POLICIES**

G9.1 Council recognizes the importance of public transit to the community and supports the continued provision of public transit services to meet both local and regional transportation needs.

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

G9.3 In order to maximize the efficiency of public transit services, Council may authorize the preparation of transit-supportive design guidelines to be used in the review of Subdivision Plans and other development proposals. Council will also review transit routes periodically to ensure that they provide the best possible level of service to the Town's residents.

G9.4 Council will co-operate with Metrolinx and other regional transit service providers where feasible to provide the best level of public transit service possible.

## SECTION "H"

### H SERVICES AND INFRASTRUCTURE

#### H1 GOALS

H1.1 To ensure a high standard of water supply, sanitary sewage treatment, stormwater management and solid waste disposal is maintained within the Municipality.

H1.2 To ensure that all municipal services meet the needs of present and future residents and businesses in an efficient and environmentally sensitive manner.

#### H2 SEWAGE AND WATER POLICIES

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 within the Town boundaries without full Municipal services provided that it can be proven that those areas are suitable for the long-term provision of such services and the consideration of which has followed the servicing hierarchy set out in **Section 1.6.4** of the Provincial Policy Statement. 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.

H2.2 Increases to the capacity of the Town's servicing systems as well as the Water Pollution Control Plant will be sought to accommodate new development during the planning period that supports the achievement of the intensification and density targets.

H2.3 The Town shall continue in its water supply exploration program to ensure adequate and economical additional sources of potable water for the further growth and development of Orangeville.



H2.4 The Town shall continue its efforts to provide additional supply and/or storage capacity.

H2.5 Existing undersized pipes shall be replaced and new trunk and supply mains constructed in conjunction with other capital work projects and as funds become available.

H2.6 Council supports the protection and conservation of water resources by both residents and businesses, and may undertake further educational programs to promote wider understanding of the issues related to water resources.

H2.7 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.

H2.8 Council may establish a Servicing Allocation Policy, relating to water and sewage capacity, to facilitate the housing and employment growth targets in this Plan.

H2.9 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.

H2.10 Council will not lift a Holding Symbol until it is satisfied that there is sufficient reserve water supply and sewage treatment capacity to allocate to the development proposal.

### H3 **STORMWATER MANAGEMENT POLICIES**

- H3.1 Stormwater management practices within the Town shall:
- a) minimize, or, where possible, prevent increases in contaminant loads;
  - b) Maintain all on-site water balance parameters to the greatest extent possible;
  - c) Provide, to the greatest extent possible, on-site attenuation to limit post-development peak runoff flows to the pre-development peak flow condition; Maintain, and where possible, enhance pre-development groundwater recharge volumes on sites within wellhead protection areas for quantity (WHPA-Q1/Q2), and minimize to the greatest extent possible reductions to groundwater recharge volumes on sites outside of the wellhead protection area for quantity (WHPA-Q1/Q2);
  - d) not increase risks to human health and safety and property damage;
  - e) maximize the extent and function of vegetative and pervious surfaces;

- f) implement stormwater management best practices, including stormwater attenuation and re-use, and low impact development; and
- g) have consideration for climate change in accordance with Town policy and guidelines.

H3.2 New development must satisfy the Town and demonstrate consistency with the Credit Valley Conservation Authority's Stormwater Management Guidelines for water quantity (flood flow) control, water quality control, erosion control, groundwater recharge and water balance, for the protection of hydrologically sensitive features. The planning and design of stormwater facilities should be undertaken in accordance with the Ministry of Environment, Conservation and Parks' Stormwater Management Planning and Design Manual.

H3.3 New stormwater facilities shall be:

- a) located outside of valley and stream corridors, unless approved by Town and the Credit Valley Conservation Authority in consultation with the Ministry of the Environment; and
- b) designed and integrated as local amenities while also providing a utilitarian function, in part by:
- c) locating stormwater facilities adjacent to open spaces, parks and/or natural heritage areas contributing to a connected system and to encourage public access to these facilities, where appropriate;
- d) integrating stormwater facilities into surrounding developments as publicly accessible open space; and
- e) designing stormwater facilities as naturalized or formal landscapes that are complementary to adjacent features, including adjacent landscapes or natural heritage features.

H3.4 Encourage the use of source controls in parking lots and other large paved surfaces.

H3.5 Require that stormwater be treated as close to the source as possible. Roof leaders will not be directly connected to the storm sewer system and must be directed to pervious areas within the site.

H3.6 Where existing development has outdated or absent stormwater controls, encourage stormwater retrofitting to the greatest extent possible to incorporate a treatment train hierarchy with source, conveyance and end-of-pipe measures that provide water quality treatment, erosion control, flood control and address water balance objectives.

H3.6.6 The Town shall identify opportunities to retrofit existing stormwater management infrastructure using best management practices, and to remediate and restore degraded stormwater management facilities and watercourse channels as appropriate.

H3.7 That Council establish a Stormwater Management Policy outlining considerations for designing stormwater infrastructure that have regard for climate change.

#### **H4 PUBLIC USES**

H4.1 It shall be the policy of this Plan to permit the Town of Orangeville or any local board as defined in the Municipal Act and any telephone company, Department of the Government of Canada or the Province of Ontario including Hydro One, to use any land or erect or use any building or other structure for the purpose of public service subject to the following criteria:

- a) That any building or structure located in a residential area shall comply with the height, coverage and yard requirements prescribed in a Zoning By-law for the area.
- b) That satisfactory parking standards are maintained.
- c) That no outside storage of goods, material or equipment shall be permitted in any residential area.
- d) That any building or structure shall be designed and maintained in general harmony with residential buildings of the type permitted in any residential area.

## SECTION "I"

### I IMPLEMENTATION

The Goals and Policies of this Plan shall be implemented through powers given to Municipalities by the Planning Act, the Municipal Act and other applicable statutes of the Province of Ontario.

All the policies of this Plan shall be read in conjunction with the definitions in Section 120. Should clarity be required in terms of the definition of any term that is not defined by this Plan, reference shall be made to any applicable federal and/or provincial legislation, policy statements, plans, standards and/or guidelines.

#### I1 ZONING BY-LAW

11.1 It is intended that a revised Comprehensive Zoning By-law will be enacted under the provisions of the Planning Act by the Council of the Town of Orangeville. This By-law shall be prepared in accordance with the policies contained within this Plan and will establish regulations to control the use of land and the character, location and use of buildings and structures.

11.2 It is not intended that all the residential, industrial and commercial areas designated in the Schedules will be zoned for such use immediately by the Zoning By-law. Certain large development areas designated by this Plan may be zoned in a way to delay their development for the designated use until they are ready for such development. This may be achieved by the use of a "Development Zone" or by zoning the area for its existing use.

#### I2 HOLDING BY-LAWS

12.1 Pursuant to the Planning Act, Council may incorporate holding provisions into the Zoning By-law. Holding provisions enable the Municipality to identify, in a Zoning By-law, the uses that are ultimately intended for specific lands, but to delay their actual development until such time as certain objectives are met. [OPA 46]

12.2 Council's objectives in using Holding provisions in relation to any single property are one or more of the following:

- a) To ensure proper phasing of development or redevelopment;
- b) To ensure appropriate provisions are made for water and waste water services, stormwater management, utilities and road access;
- c) To encourage good site plan design; [OPA 46] and
- d) To encourage a reduction in water consumption and promote energy efficiency.

12.3 Lands subject to a Holding Symbol may be in any land use category. [OPA 46]

12.4 Upon attainment of the pertinent objectives, (as stated in Section 12.2) to the satisfaction of Council, a Holding Symbol may be removed. Until such time as the Holding Symbol is removed, the use of the lands will be restricted to existing uses or such other uses as set out and regulated in the Zoning By-law. [OPA 46]

### 13 **TEMPORARY USE BY-LAW**

13.1 The Town may enact Temporary Use By-laws for renewable periods of not more than 3 years, permitting the use of the land, buildings or structures on a temporary basis.

13.2 In considering the enactment of a Temporary Use By-law, the Town shall be satisfied that the temporary use:

- a) does not create or aggravate any situation detrimental to adjacent complying uses;
- b) does not adversely affect surrounding uses in terms of air pollution, odour, noise, light or traffic generation;
- c) does not interfere with the development of adjacent areas that are developing in accordance with this Plan;
- d) will have adequate provisions for off-street parking and loading facilities;
- e) does not create a service demand that the Town and other public authorities cannot fulfil.

13.3 Temporary Use By-law may be passed without the necessity of amending this Plan provided that the use is a temporary one which utilizes largely existing buildings and structures, and does not require the extensive construction of permanent building or structures, or, the significant alteration of the land to accommodate the temporary uses.

13.4 Upon the expiry of the time period(s) authorize by a Temporary Use By-law, the use of land, buildings or structures that were permitted under such by-law shall cease to exist and shall not be considered as legal non-conforming within the connect of the Planning Act or this Plan.

### 14 **INTERIM CONTROL BY-LAW**

- 14.1 The Council of the Town of Orangeville may pass Interim Control By-laws, pursuant to Section 38 of the Planning Act, for the purpose of controlling development for a set period of time, within specific areas of the Municipality which may be identified in the future for the review or study of land use planning policies.

## 15 **SITE PLAN CONTROL**

- 15.1 It is the intent of the Municipality to use the Site Plan Control powers provided by Section 41 of the Planning Act. Site Plan Control shall be used to ensure the functional and attractive development of specific sites and the maintenance of required facilities.

- 15.2 All lands and property within the corporate limits of the Town of Orangeville are hereby designated as a proposed site plan control area.

- 15.3 Notwithstanding the extent of the lands described in Section 15.2, it is the intent of this Plan that detached, semi-detached, and street townhouse dwellings within recently registered plans of subdivision, will be exempt from site plan control.

## 16 **PLANS OF SUBDIVISION**

- 16.1 It is intended that most new lots will be created by the Plan of Subdivision process, particularly in the development of new areas, and in accordance with the following criteria:
- a) Plans of Subdivision will be required for the creation of new residential lots, where additional public road(s) would be created.
  - b) Council shall recommend the approval of a Plan of Subdivision only if it is satisfied that the subdivision can be provided with adequate utilities and standards as required by this Plan; and that the Plan of Subdivision is not premature and will not adversely affect the financial position of the Municipality.
  - c) The Municipality may enter into a registerable agreement with an applicant for park dedication, road improvements, 0.3 metre reserves, administration fees or any or all other requirements of a subdivision agreement, as provided for under the provisions of the Planning Act.
  - d) If approval of a draft plan of subdivision lapses, the Growth Plan Conformity and Intensification and Change objectives in Section C7 and E1.11 of this Plan shall be considered as a key component of the development review process.
  - e) All approvals of draft plans of subdivisions shall include a lapsing date as per Section 51 of the Planning Act.
  - f) If a plan of subdivision or part thereof has been registered for eight years or more, and does not meet the Growth Plan Conformity and Intensification and Change objectives in Section C7 and E1.11 of this Plan and does not conform to the Policies of this Plan, Council may

use its authority under Section 50(4) of the Planning Act to deem it not be a registered plan of subdivision.

## 17 **CONSENTS**

17.1 Land division will generally take place by plan of subdivision. Under certain circumstances, where a plan of subdivision is not necessary for proper and orderly development, a consent to a land conveyance may be granted in accordance with the following criteria, as applicable:

17.1 Where services can be made available, unless the applicant can show that the lack of services will not be detrimental to the future development of the area in accordance with this Plan;

17.2 Where the land fronts on a public road of a reasonable standard of construction;

17.3 Where the size of any parcel of land to be created by consent is appropriate for the use proposed, considering the public services available, soil conditions, and the established character of the local area or neighbourhood.

## 18 **LEGAL NON-CONFORMING USES**

18.1 Any land use existing at the date of the coming into force of the implementing Zoning By-law that does not conform with the land use designations shown on any of the Schedules to this Plan, should cease to exist in the long term.

18.2 In special instances, however, it may be desirable to permit the extension or enlargement of the non-conforming use on lands owned up to the above-noted date in order to prevent unnecessary hardship. Such extensions or enlargements will require the approval of the Committee of Adjustment.

18.3 When reviewing an application for the extension or enlargement on a non-conforming use by the Committee of Adjustment, the Town may consider the desirability and feasibility of acquiring the property concerned, and of holding, selling, leasing, or redeveloping it in accordance with the provisions of the Planning Act. Consideration will also be given to the possibility of re-establishing the use in a location consistent with the policies of this Plan.

- 18.4 When reviewing a Committee of Adjustment application, the Town shall be reasonably satisfied that the following requirements will be addressed prior to recommending approval of an application for the extension or enlargement of a non-conforming use:
- a) The proposed extension or enlargement will not unduly aggravate the situation created by the existence of the use;
  - b) The proposed extension or enlargement represents a reasonable increase in the size of the non-conforming use;
  - c) The characteristics of the existing non-conforming use and the proposed extension or enlargement will be examined with regard to impacts from noise, vibration, fumes, smoke, dust, odour, lighting, and traffic generation;
  - d) The adjacent uses will be afforded reasonable protection by the provision of landscaping, buffering or screening; appropriate setbacks for buildings and structures; and devices and measures for reducing nuisances;
  - e) Adequate provisions will be made for off-street parking and loading facilities;
  - f) All municipal services such as water, sewage and roads are and will continue to be adequate, and,
  - g) The application is referred to municipal departments and other appropriate agencies which may be concerned or affected before making a decision.

## 19 STATUS ZONING

- 19.1 Certain uses of land which exist, at the date of the adoption of this Plan, may be deemed to conform with the intent of this Plan for the purpose of any Zoning By-law. Such uses may be zoned specifically in accordance with their present use and performance standards. The zoning will not permit any change of use or performance standard unless it can be demonstrated that the change will not be detrimental to adjacent complying uses.

## 110 ENVIRONMENTAL ASSESSMENT

- 110.1 In the event that an undertaking subject to the Environmental Assessment Act is to be carried out, the necessary approval shall be obtained under the Environmental Assessment Act prior to proceeding with the undertaking.

## 111 PUBLIC NOTIFICATION



I11.1 Council is committed to public consultation and will issue public notifications and hold public meetings regarding the adoption or amendment of the Official Plan or Zoning By-law, or other required public applications, in accordance with the applicable sections of the Planning Act and any other Provincial legislation which may apply.

I11.2 Where a development application is deemed to have a potentially significant impact, the Town may require an expanded public consultation process, including additional community meetings.

## I12 OFFICIAL PLAN AMENDMENTS

I12.1 It is the policy of Council that any provision of this Plan may be amended pursuant to the requirements of the Planning Act.

I12.2 When considering an application to amend the Official Plan, Council shall consider the following matters: the conformity of the proposal to the goals and objectives of this plan; suitability of the site or area for the proposed use, especially in relation to other sites or areas of the Town; compatibility of the proposed use with adjacent land use designations; the need for the proposed use in light of projected population and employment targets; the relationship of the application to the planned function of the site or district; the extent to which the existing areas of the Town designated for the proposed use are developed or available for development; the impact of the proposed use on sewage and water systems, the transportation system, community facilities and the natural environment; and the fiscal implications of the proposed amendment on the Town.

I12.3 Council shall provide information regarding a proposed amendment to the Official Plan to such boards, commissions, agencies and the public that may have an interest in it. Prior to approving a proposed amendment, Council shall afford such organizations and the public an opportunity to submit comments.

I12.4 Council shall, prior to approving an amendment to this Plan, provide information and hold a public meeting for the purposes of obtaining input concerning the proposal, in accordance with the Planning Act.

## I13 PREPARATION OF SECONDARY PLANS

- I13.1 Secondary Plans may be prepared for specific areas of the Town where it is considered necessary to provide more detailed planning objectives and policies for development activities. Secondary Plans may be prepared for established, partially developed or undeveloped areas which are usually in multiple land ownership. In partially developed or undeveloped areas, secondary plans may be prepared to ensure that future subdivision and site developments conform to an overall community development concept and approved planning policies. In established neighbourhoods, secondary plans are intended to guide future redevelopment and renewal activities.
- I13.2 Secondary plans shall be incorporated into the Official Plan by amendment and shall be subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.
- I13.3 Secondary Plans shall generally conform to, and implement the goals, policies and land use designations of the Official Plan. However, where there is a conflict between the Official Plan and the Secondary Plan, the Secondary Plan policies shall supersede the Official Plan policies for the area covered.
- I13.4 In certain areas, Council may require that a Secondary Plan be prepared before development may proceed because of the need for detailed studies on servicing, staging of development, the location of major uses, transportation facilities, the impact of new development or redevelopment on an area's existing **natural heritage systems**, cultural heritage resources or development constraints, the overall community pattern or for such other reasons deemed to be significant.

#### I14 **DEVELOPMENT PERMITS**

- I14.1 Council may consider the adoption of a by-law to permit the creation of a development permit system.

#### I15 **PROPERTY STANDARDS BY-LAW**

- I15.1 All properties within the Town should be kept in a state of good repair and safe for occupancy and use. The safety and maintenance of all properties within the Town may be protected through the enactment of property standards by-laws under the Building Code Act.

#### I16 **DEMOLITION CONTROL**

- I16.1 To prevent the premature demolition of housing stock, Council will designate the entire Town as a demolition control area pursuant to Section 33 of the Planning Act. Despite the foregoing, Council will not delay the demolition of a building that is thought, by the Chief Building Official, to pose a threat to public safety.
- I16.2 If a building to be demolished is included in Heritage Orangeville's Municipal Register, the Town may require, as a condition of approval of a demolition permit, that the owner:
- a) permit Heritage Orangeville to photograph or otherwise document the existing building prior to demolition;
  - b) provide measured floor plan drawings of the building; and,
  - c) salvage for reuse any significant architectural artefacts, as identified by Heritage Orangeville, and provide them to the Town or the Dufferin County Museum, if requested.

## **I17 DEVELOPMENT AGREEMENTS**

- I17.1 The Town and or the Committee of Adjustment may require, as a condition of approval that applicants enter into agreements as considered appropriate. Such agreements may be registered against the title of the subject lands and may take the form of a subdivision agreement, a site plan agreement or a development agreement. Items in an Agreement could include but are not limited to the following:
- a) Installation of necessary services, roads, and facilities;
  - b) Payment of levies, fees, guarantees, and other financial obligations;
  - c) Dedication of lands;
  - d) That the placement of buildings, site facilities, landscaping, storm drainage and the massing, scale and design be in accordance with the approved plans and elevations; and
  - e) Other such matters as may be required by the Town to accomplish the objectives of this plan.

## **I18 PRE-CONSULTATION AND COMPLETE SUBMISSION REQUIREMENTS**

- I18.1 A Pre-Consultation Meeting shall be required with Town staff, prior to the submission of applications under the Planning Act, including Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan, and Consent applications. Pre-consultation meetings for Minor Variance applications shall be at the discretion of staff.

118.2 Supporting information including detailed studies and plans shall be required to support applications requiring Planning Act approvals. In determining the required supporting information, the Town shall consider the nature of the proposal, relationship to adjacent land uses, application type and the policies of this Plan, in consultation with the County of Dufferin and the Credit Valley Conservation Authority, other appropriate agencies. A pre-consultation checklist outlining the requirements will be provided after the pre-consultation meeting.

118.3 Supporting studies and plans for consent applications under the Planning Act, may include:

- Conceptual Elevations
- Conceptual Floor Plans
- Site Servicing and Grading Plans
- Low-Impact Development Brief
- Water Balance Brief

118.4 Supporting studies and plans for all other applications under the Planning Act, may include:

- Arborist Report
- Archaeological Assessment
- Architectural Elevations and Renderings
- Conceptual Plan
- Elevations
- Employment Land Need Assessment
- Environmental Impact Assessment
- Environmental Site Assessment
- Facility Fit Plan
- Financial Impact Assessment
- Floor Plans
- Functional Servicing Report
- Geotechnical Study
- Growth Management Study
- Heritage Impact Assessment
- Homebuyers Information Plan
- Hydrogeological Assessment
- Hydrological Assessment
- Infiltration Management Plan
- Landscape Plan
- Lighting Plan
- Low Impact Development Brief
- Market Feasibility Report
- Material Sample Board
- Noise and Vibration Study

- Notice to Proceed in accordance with Section 59 of the Clean Water Act, 2006
- Planning Justification Report
- Record of Site Condition
- Risk Management Plan
- Salt Management Plan
- Sediment and Erosion Control Plan
- Shadow Study
- Site Plan
- Site Servicing and Grading Plans
- Source Water Protection Disclosure Report
- Stormwater Management Report
- Sub-watershed Study Tertiary Concept Plan
- Traffic Impact Study
- Tree & Inventory and Preservation Plans
- Urban Design Report
- Visual Impact Study
- Water Balance Report
- Water Resource Management Report

118.5 All required supporting information shall be prepared by professional consultants retained by and at the expense of the applicant. For certain technical studies, the Town may retain a consultant to complete a third-party peer review, the cost of which will be borne by the applicant.

118.6 An application for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium, shall be considered complete, under the Planning Act, when the following has been provided to the Town:

- a) the prescribed application fees;
- b) completed application form; and
- c) the required studies and plans outlined in the pre-consultation checklist, in accordance with the policies of the Plan.

## 119 HEIGHT AND DENSITY BONUS PROVISIONS

119.7 Should the Town determine that it is appropriate for an application to seek an increase in height and/or density which exceeds the maximums permitted in the Zoning By-law, Town staff shall also recommend for the provision of community benefits pursuant to Section 37 of the Planning Act provided that:

- a) The development constitutes good planning and is consistent with the goals, objectives and policies of this Plan;
- b) The community benefit provided bears a reasonable planning relationship to the increase in the height and/or density of the

- proposed development including having an appropriate geographic relationship to the development; and
- c) Adequate infrastructure exists or will be provided by the developer to support the proposed development.

119.8 Without limiting the authority of the foregoing, the Town will seek to secure any of the following community benefits above and beyond those that would otherwise be provided under the provisions of the Planning Act (including parkland dedication and cash-in-lieu of parking) or the Development Charges Act or any other statute. The community benefits that may be secured include, but are not limited to, the following:

- Provision of **affordable housing** units;
- Community facilities/services;
- Arts and cultural facilities;
- Public art;
- Parks facilities and equipment;
- Protection of cultural heritage resources;
- Public access to facilities;
- Streetscape improvements on the public boulevard not abutting the site;
- Local improvements to transit facilities including pedestrian connections to transit facilities;
- Amenities for **active transportation** such as pedestrian or cycling facilities;
- Land for other municipal purposes;
- Preservation and enhancement of the **Natural Heritage System**;
- Enhanced on-site tree planting or landscaping;
- Public parking facilities (at-grade and/or structures);
- Local improvements identified through Community Improvement Plans;
- Sustainable energy works and facilities; and
- Any public work, initiative or matter in compliance with this Plan.

## 120 GLOSSARY

For general clarification of the bolded terms within the text of the Plan, the following definitions are provided:

**Active Transportation:** Human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

**Affordable Housing:**

- a) in the case of ownership housing, the least expensive of:

- i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for **low and moderate income** households; or
  - ii. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;
- b) in the case of rental housing, the least expensive of:
- i. a unit for which the rent does not exceed 30 per cent of gross annual household income for **low and moderate income** households; or
  - ii. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

**Complete Community:** 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 their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

**Complete Streets:** streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists.

**Crisis Care Facility:** means a non-profit establishment that is located within a free-standing building and that provides counselling, assistance and shelter for persons requiring immediate assistance for a short period of time, and without limiting the generality of the foregoing, shall include a halfway house, women's shelter or a youth hostel operated on a non-profit basis.

**Group Home:** means a single dwelling unit in a free-standing building in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being. The home is licensed or approved for funding under an Act of the Parliament of Canada or the Province of Ontario.

**Inclusionary Housing:** the provision of housing that is affordable to low and moderate income households.

**Low and Moderate Income Households:**

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area;
- b) or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

**Natural Heritage System:** a system up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objectives may also be used.

**Net Residential Hectare:** a buildable hectare of residential land and does not include publicly owned roads, lanes, walkways, conservation lands and parks.

**Sensitive Land Uses:** are defined as buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Such uses may be a part of the natural or built environment. Examples include day care centres and educational and health facilities.

**Seniors' Residence or Retirement Home:** is defined as a residence intended for the exclusive use of adults generally 65 years of age and older. Seniors' residences and retirement homes may or may not include facilities for medical assistance, communal dining and other activities and programs directed at all of the residents of the building.

**Special Needs Housing:** any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.