# Orangeville's Official Plan Review

## Public Open House

Held in accordance with Subsection 17(16) of the Planning Act

April 19, 2021
7:00pm

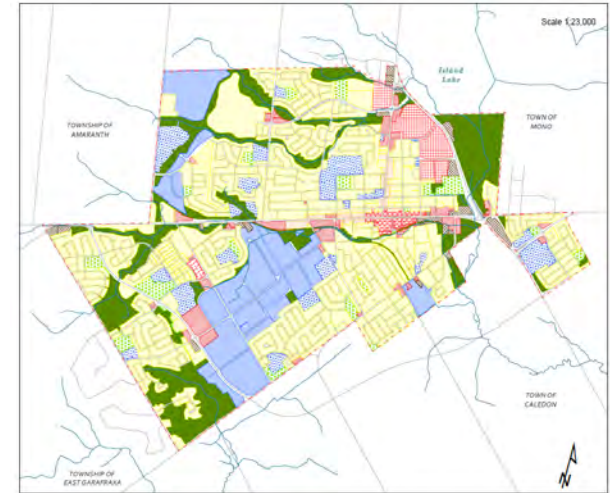Orangeville
Historic Charm    Dynamic Future

# Outline

1. Our Official Plan

2. Orangeville within Ontario's Planning System

3. Scope of Official Plan Review Phases

4. Key Review Area Findings
   - Housing
   - Community Character
   - Services
   - Healthy Environment
   - Managing Change

5. Next Steps

# Our Official Plan

- Guides land use and development within the Town for a set period of time (typically 20 years)

- Implements provincial and County planning policies while addressing Town's objectives.

- Legal status under the Planning Act:
    - Municipal planning decisions must conform to its Official Plan
    - Official Plan must be reviewed every 5 years

- Policies are implemented through planning decisions and other documents (i.e. Zoning By-law)
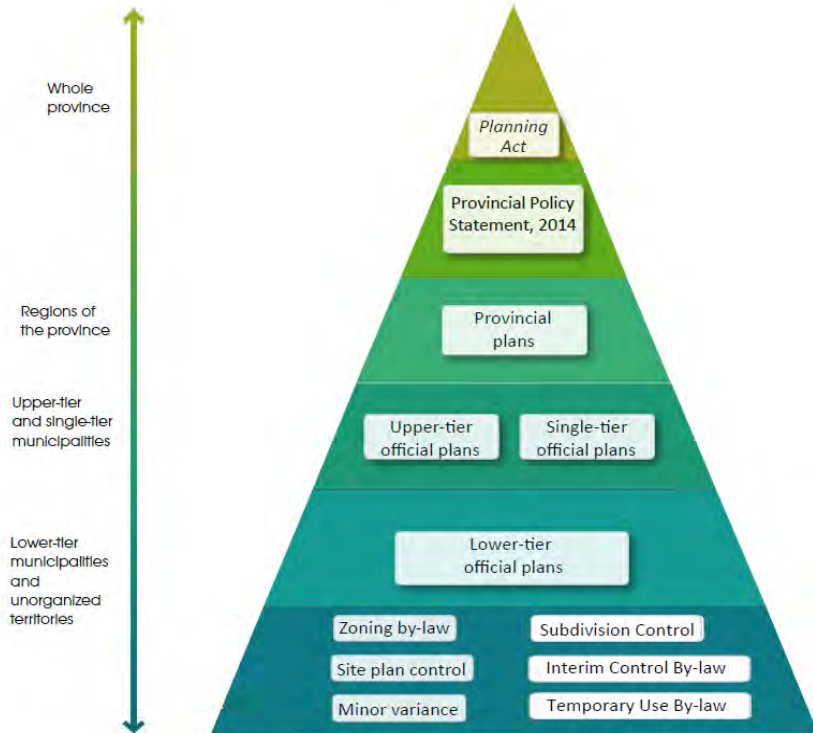
# Our Official Plan

**Contents:**

A – Introduction

B – Purpose and Goals

C – Basis of the Plan

D – General Policies

E – Land Use (with Schedules)

F – Sustainability

G – Transportation (with Schedule)

H – Municipal Services

I – Implementation Tools
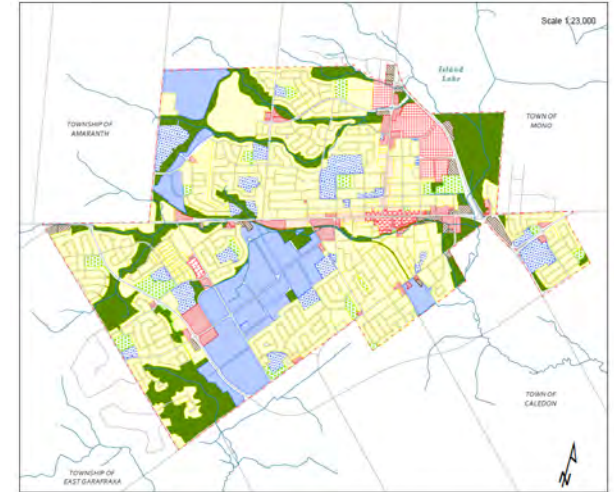
# Orangeville in Ontario's Planning System

Ontario's policy-led planning system



- Our Official Plan must maintain consistency/conformity with provincial policies

- Also must conform to the County Official Plan (currently undergoing a Municipal Comprehensive Review - MCR)

- Orangeville's OP must address our own evolving planning interests, while maintaining the chain of consistency.

# The Purpose of this Meeting

- **Introduce proposed (Phase 1) policy changes to the Plan**

- Start consultation on proposed changes

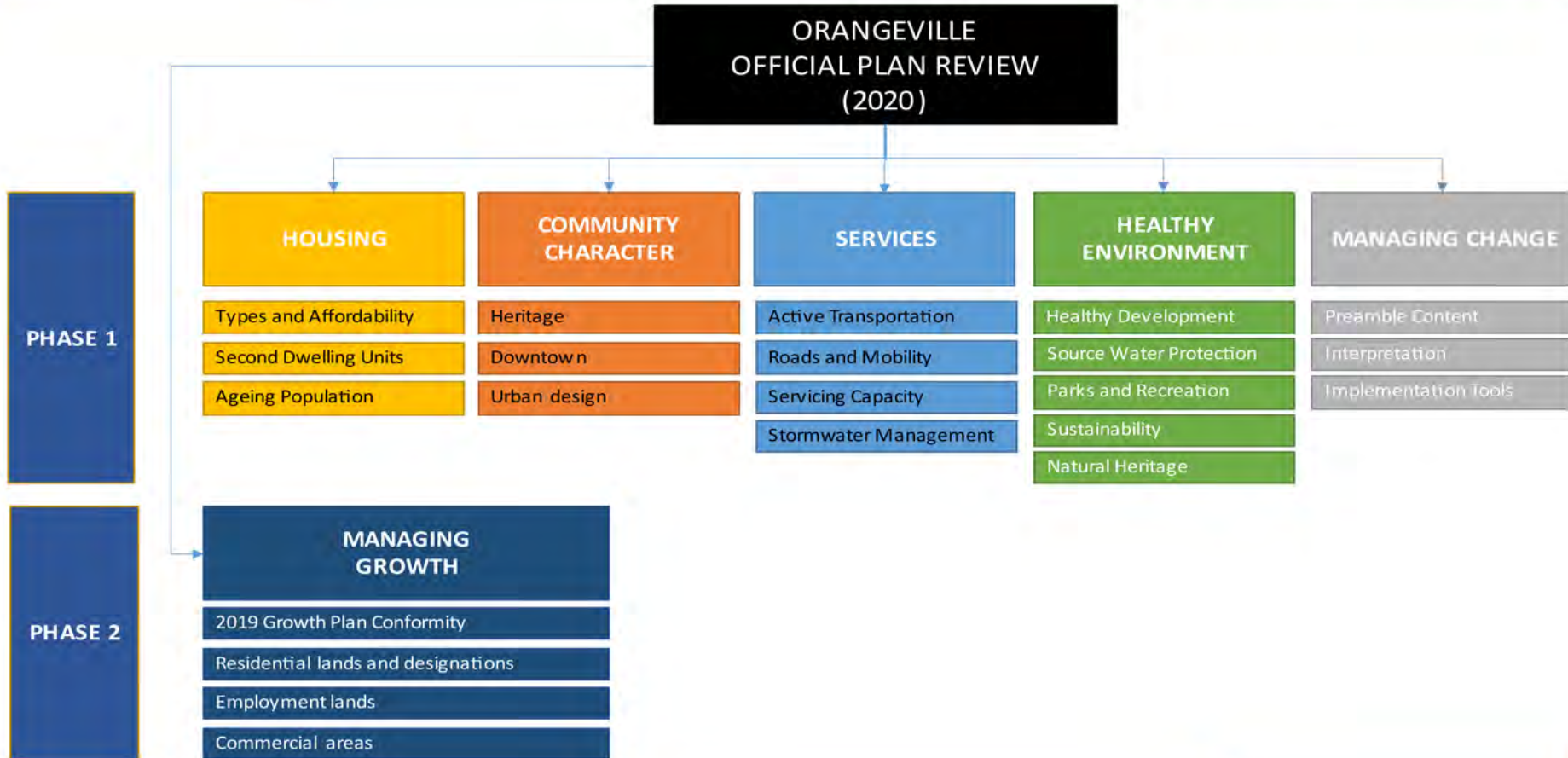- Draft Background Report and policy amendments will evolve through this process

**Statutory Consultation Process:**

1. **Special Council meeting (July 2020)**

2. **Public Open House (Tonight)**

3. **Statutory Council Meeting**

4. **Council Adoption**

5. **County Approval**

| Phase 1 | Phase 2 |
|---|---|
| Focusing on general policy theme areas<br><br>Similar to a housekeeping update<br><br>Not focusing on growth management, land use | Will focus on growth management/land use matters<br><br>Pending growth direction from County MCR |

Orangeville
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# Key Review Areas (Phase 1)

**ORANGEVILLE OFFICIAL PLAN REVIEW (2020)**

**PHASE 1**

| HOUSING | COMMUNITY CHARACTER | SERVICES | HEALTHY ENVIRONMENT | MANAGING CHANGE |
|---------|---------------------|----------|---------------------|-----------------|
| Types and Affordability | Heritage | Active Transportation | Healthy Development | Preamble Content |
| Second Dwelling Units | Downtown | Roads and Mobility | Source Water Protection | Interpretation |
| Ageing Population | Urban design | Servicing Capacity | Parks and Recreation | Implementation Tools |
| | | Stormwater Management | Sustainability | |
| | | | Natural Heritage | |

**PHASE 2**

**MANAGING GROWTH**

2019 Growth Plan Conformity

Residential lands and designations

Employment lands

Commercial areas

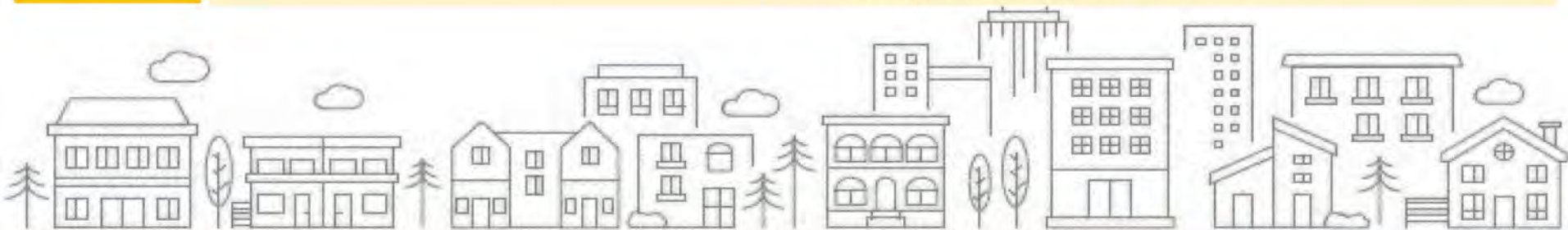| | Current Policy | Policy Recommendations |
|---|---|---|
| **Types and Affordability** | - Achieve an adequate supply of good quality housing<br><br>- Encourage complete communities<br><br>- Permit a range of household types<br><br>- Encourage the preservation of existing sources of affordable housing<br><br>- Ability to establish and implement policies relating to affordable housing | - Rename the "Work/Life Balance" Section as "Complete Community"<br>- Add the following defined terms:<br>  - "complete communities"<br>  - "affordable"<br>  - "low and moderate income household"<br>  - "inclusionary housing"<br>- Strengthen policies to encourage complete communities with the provision for all housing types<br>- Establish a policy enabling Council to adopt a Municipal Housing Facilities By-law |

# Review Area - Housing

| Current Policy | Policy Recommendations |
|---|---|
| **Second Dwelling Units** | - Achieve an adequate supply of good quality housing<br><br>- Permits second dwelling units in accessory structures, semi-detached and detached dwellings<br><br>- Subject to the zoning by-law, the Ontario Building Code and Fire Code<br><br>- Encourages homes builders to construct new units with consideration for future second units | - Establish policies outlining performance standards to be considered in the zoning by-law, including:<br>  - Dwelling types<br>  - Parking and yard Floor areas<br>  - Suitable access<br>  - Landscape open space/amenity area<br>- Permit second dwelling units in townhouses<br>- Limit second dwelling units to one per lot<br>- Establish a policy enabling Council to adopt a program providing further public information and awareness<br>- Creating a municipal registry as a means of monitoring and tracking second dwelling units |

# Review Area - Housing
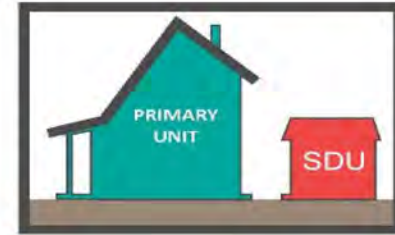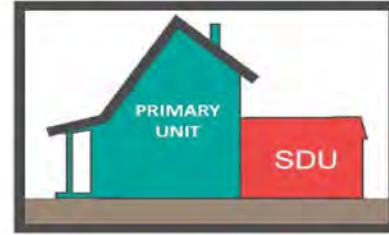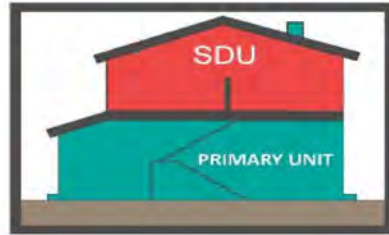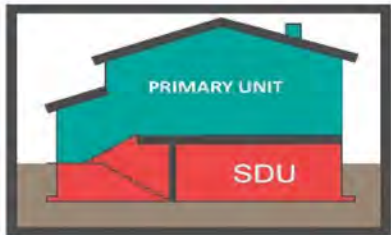
| Current Policy | Policy Recommendations |
|---|---|
| **Ageing Population** | |

**Current Policy**

- Achieve an adequate supply of good quality housing
- Seniors residences or retirement homes are permitted in medium and high density residential areas
- Housing should be located near transit, shopping, parks and other community facilities

**Policy Recommendations**

- Rename the "Accessibility" Section as "Accessibility and Age Friendly Design"
- Add a definition for "special need housing"
- Actively work towards membership in the World Health Organization Global Network of Age-Friendly Communities
- Add new policies regarding accessibility and age-friendly design

**WHO Global Network for Age-friendly Cities and Communities**

# Questions or Comments?

Review Area: **Housing**

- ➢ Types and Affordability

- ➢ Second Dwelling Units

- ➢ Ageing Population

# Review Area – Community Character

| Heritage | Current Policy | Policy Recommendations |
|---|---|---|
| | (Section D4)<br><br>- Retain, protect and recognize heritage resources<br><br>- Protect heritage when considering development applications<br><br>- Public projects should be sensitive to heritage resources<br><br>- Enabling policies for:<br><br>  - Heritage Committee<br><br>  - Municipal register<br><br>  - Property designation (individual or districts) | - Responsibilities of Heritage Orangeville (per the Ontario Heritage Act)<br><br>- Added criteria for heritage identification<br><br>- Heritage Impact Assessments<br><br>- Recognizing trees and other vegetation that contribute to heritage character<br><br>- Enable heritage conservation easements, agreements and securities to ensure heritage protection<br><br>- Cultural heritage landscapes<br><br>- Additional policies for archaeological assessments |

# Review Area – Community Character

| Downtown | Current Policy | Policy Recommendations |
|---|---|---|
| **Downtown** | Most diverse range of commercial, economic and civic activities<br><br>Specialty retailers, personal services and entertainment encouraged<br><br>Residential on upper floors to stimulate day/night vitality<br><br>Development to **maintain** attractive historic appearance<br><br>**Community Improvement** (Section D5) | - Maintain emphasis on function: primary concentration of commercial, economic/civic and residential uses.<br>- hospitality activities<br>- Support temporary event uses and spaces<br>- Redevelopment that **enhances** the downtown, ensuring streetscapes remain pedestrian-friendly<br>- Town-initiated measures (streetscape improvements, development on Town-owned lands)<br>- Importance of residential within and nearby.<br>- Enabling tools for **Parking**:<br>  - reduced or waived parking requirements<br>  - shared parking arrangements<br>  - cash-in-lieu of required parking<br>- Community Improvement policies to be addressed with CIP Update |

# Review Area – Community Character

| | Current Policy | Policy Recommendations |
|---|---|---|
| **Urban Design** | **Community form and Identity** (D7)<br>- New development to fit with existing (building size, street and lot patterns)<br>- Sympathetic to Heritage<br><br>**Commercial Urban Design** (E2.9)<br>- 2002 Commercial Urban Design Study<br><br>**Neighbourhood Design** (E1.9)<br>- Minimize garage prominence<br>- Improve visual variety<br>- Well landscaped boulevards<br>- Integrated street network | - Policies to focus on **enhancing** the built environment, beyond maintaining existing<br><br>- New policies (Community Design – Section D6):<br>  - Guiding criteria for buildings, site design and landscaping, parking areas, lighting, outdoor storage and display, etc.<br>  - Drive-through facilities<br>  - Safe Environment: CPTED<br>  - Implementation tools (architectural control) |

# Questions or Comments?

Review Area: **Community Character**

- ➢ Heritage

- ➢ Downtown

- ➢ Urban Design

| Active Transportation | Current Policy | Policy Recommendations |
|---|---|---|
| | - Create an environment that is conducive to cycling and pedestrian circulation<br>- Encourage intensification, compact development, and provide linkages<br>- Lessen dependence on the automobile<br>- Target walking distances to specific amenities | - Rename the "Pedestrians and Cyclists" Section as "Active Transportation"<br>- Add the following defined terms:<br>  - "active transportation"<br>  - "complete streets"<br>- Add goals and policies encouraging the implementation of the County of Dufferin Active Transportation and Trails Master Plan<br>- Establish a policy enabling Council to implement a Complete Streets Policy |

| | Current Policy | Policy Recommendations |
|---|---|---|
| **Roads and Mobility** | - To provide a transportation network for the safe an efficient movement of people and goods <br> - Road classification based on function (Schedule E) | - Update language to provide clarity, and be consistent with other sections <br> - Update Schedule E to reflect advancing roadways and development patterns |

# Review Area – Services

| | Current Policy | Policy Recommendations |
|---|---|---|
| **Servicing Capacity** | - All development is to be on municipal services<br>- Final approval of developments is subject to confirmation of uncommitted servicing capacity, as follows:<br>   - Sewage: 30,000 people<br>   - Water: 32,000 people | - Separate sections to provide further clarity as follows:<br>   - Capacity Information to be included in Section C – Basis of the Plan<br>   - Policy Framework to be included in Section H – Municipal Services<br>- Update servicing capacity as follows:<br>   - Sewage: 36,490 people<br>   - Water: 34,000 people |

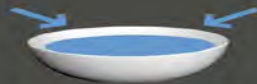| | Current Policy | Policy Recommendations |
|---|---|---|
| **Stormwater Management** | - Minimize stormwater volumes and contaminant loads<br>- Maintain or increase the extent of vegetative and pervious surfaces wherever possible | - Revise policies to ensure stormwater management is:<br>  - Consistent with CVC policies and guidelines<br>  - located outside of natural heritage systems<br>  - integrated as a local amenity<br>- Encourage retrofit of existing development and infrastructure<br>- Establish a policy enabling Council to develop a stormwater management policy having consideration for climate change |



mechanical      biological
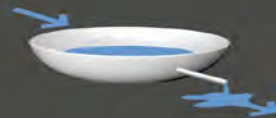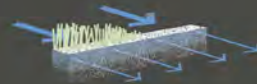
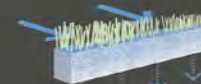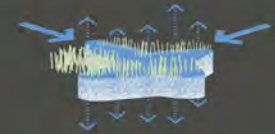flow control     detention     retention     filtration     infiltration     treatment

# Questions or Comments?

Review Area: **Services**

➢ Active Transportation

➢ Roads and Mobility

➢ Servicing Capacity

➢ Stormwater Management

# Review Area – Healthy Environment

| | Current Policy | Policy Recommendations |
|---|---|---|
| **Healthy Development** | **Neighbourhood Design (E1.9)**<br>- Layout for residential areas (mix of lot sizes, connected streets, etc)<br><br>**Accessibility (D11)**<br>- Encourage barrier-free environments per OBC<br><br>- Developers encouraged to exceed accessibility standards | - Enable reduced parking ratios for large-format commercial<br><br>- Improve design for pedestrians in parking areas<br><br>- Accessibility site design features per AODA<br><br>- Age-friendly housing concepts (flex design)<br><br>- Amenities within walking distance of residential areas<br><br>- Modified grid street patterns<br><br>- Rear laneway concepts to improve pedestrian-oriented residential areas.<br><br>- Intensification developments to be interconnected with surroundings. |

# Review Area – Healthy Environment

| | Current Policy | Policy Recommendations |
|---|---|---|
| **Source Water Protection** | - Protect surface water and groundwater<br>- Protect drinking water supply<br>- Sustainability policies promote water conservation<br>- Pre-development infiltration rates to be maintained | Implement the CTC Source Protection Plan framework:<br><br>- Map schedules for vulnerable areas<br><br>- Identify restricted activities in wellhead protection areas<br><br>- Application submission requirements<br><br>- infiltration and low impact development (LID) |

# Review Area – Healthy Environment

| | Current Policy | Policy Recommendations |
|---|---|---|
| **Parks and Recreation** | - Open Space Recreation designation<br><br>- Parkland targets relative to population<br><br>- Parkland dedication (Cash-in-lieu)<br><br>- Recreational trails<br><br>- Urban forestry | - Consolidate policies to one section of the Plan<br><br>- More detail for parkland dedication and cash-in-lieu<br><br>- Town's **Recreation and Parks Master Plan** (2020) **and Cycling and Trails Master Plan** (2019) – to direct future parkland and facilities |



**ORANGEVILLE**
CYCLING & TRAILS MASTER PLAN

SHARE THE ROAD



Town of Orangeville
**Recreation and Parks Master Plan**

August 2020

# Review Area – Healthy Environment

| | Current Policy | Policy Recommendations |
|---|---|---|
| **Sustainability** | **Energy Conservation (D10)**<br><br>**Sustainability Section F** covers the following:<br><br>- Environmental<br>- Economic<br>- Social<br>- Cultural<br>- Responsible Consumption<br>- Responsible Development (conservation, climate change protection program) | - Actions for climate change adaptation<br>- Sustainable development criteria<br>- Avoiding "Over Development"<br>- Energy efficiency: criteria and development review process<br>- Water conservation measures<br>- Waste reduction through redevelopment |



**Reducing Water Use at Home**
There are a number of easy practical measures every family can take to ensure they're not wasting water in and around the home.

1. Use a low-flow shower head
2. Install a low-flow toilet
3. Ensure all leaky faucets are repaired
4. Use a front-load washer
5. Collect rainwater for use in the lawn and garden
6. Fix all leaky hoses

A house that uses energy more efficiently is a happy home.
**What makes a home energy-efficient?**

Learn how to make homes more energy efficient, more valuable, and more comfortable at nrcan.gc.ca/homes.

# Review Area – Healthy Environment

| | Current Policy | Policy Recommendations |
|---|---|---|
| **Natural Heritage** | - Natural Environment (E5) <br> - Open Space Conservation designation <br> - Subwatershed planning <br> - Environmental Studies <br> - Water Resources <br> - Flood-prone lands <br> - Parkland dedication and recreational trails <br> - Contaminated properties | New **Natural Heritage** section: <br> - Natural Heritage System designation <br> - Permitted uses and development criteria <br> - Adjacent lands and development within <br> - Criteria for boundary interpretation and re-designation <br> - Public acquisition <br> - Urban forestry, including removal compensation and tree canopy target |

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# Questions or Comments?

## Review Area: **Healthy Environment**

➢ Healthy Development

➢ Source water Protection

➢ Parks and Recreation

➢ Sustainability

➢ Natural Heritage

| | Current Policy | Policy Recommendations |
|---|---|---|
| **Preamble Content** | - Provides an overview of the Town's general goals and policies<br>- Outlines the intended direction for the Town including:<br>    - 20-year planning horizon<br>    - Growth forecasts | - Update the language to ensure it is clear and concise<br><br>- Relocate "Purpose of the Plan" Section into the Introduction (Section A)<br><br>- Delete the "Goals" Section, they are supported by enabling policies throughout the Plan |

# Review Area – Managing Change

| | Current Policy | Policy Recommendations |
|---|---|---|
| **Interpretation** | - Provides direction on how the policies of the Plan should be interpreted<br>    - Land use boundaries are subject to minor adjustments<br>    - Undefined terms are subject to the definitions of applicable legislation<br>    - Plan should be read as a whole document | - No changes proposed |

# Review Area – Managing Change

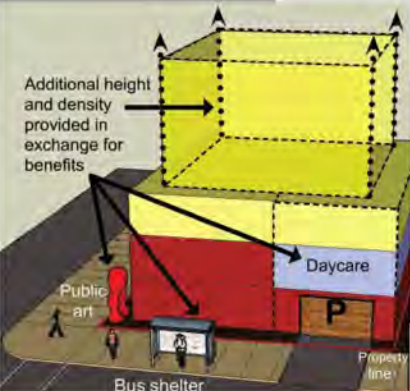| Current Policy | Policy Recommendations |
|---|---|
| **Implementation Tools** | |
| - Provides the Town's "toolkit" for implementing the Official Plan, including: | - Revise policies regarding the following tools: |
|   - Zoning    - Legal Non-Conforming |   - Temporary Use |
|   - Holding Provisions   - Public Notification |   - Legal Non-conforming |
|   - Temporary Use   - OP Amendments |   - Holding Provisions |
|   - Interim Control   - Secondary Plans |   - Financial Securities |
|   - Site Plan   - Development Permits |   - Public Notification |
|   - Subdivisions   - Property Standards | - Add new policies for the following tools: |
|   - Consent   - Demolition Control |   - Pre-Consultation |
| |   - Community Benefits (Section 37) |
| | - Add a Glossary of defined terms to assist with interpretation |



Additional height and density provided in exchange for benefits

Public art

Daycare

P

Bus shelter

Property line



Orangeville — Town of Orangeville

PRE-CONSULTATION CHECKLIST

Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan approval are required to follow the Pre-Consultation process. Applicants are required to attend a Pre-Consultation Meeting before submitting a formal planning application. The purpose of the Pre-Consultation Meeting is to identify key issues, determine the required planning application(s), and confirm the required supporting materials to be submitted with the planning application(s) in order to form a complete application submission.

Meeting Date:
Municipal Address:
Pre-Consultation Type: ☐ Official Plan Amendment ☐ Zoning By-law Amendment ☐ Site Plan ☐ Draft Plan of Subdivision ☐ Draft Plan of Condominium
Prepared By:

# Questions or Comments?

Review Area: **Managing Change**

- ➢ Preamble Content

- ➢ Interpretation

- ➢ Implementation Tools

# Next Steps

1. Tonight's meeting is to **introduce proposed amendments**

2. **Circulation and consultation** with departments, agencies and stakeholders about the proposed updates

3. There will be additional opportunities to participate and stay informed:
   - **Statutory Public Meeting:** additional opportunity to review Official Plan amendments and consider feedback

   - Final Official Plan update recommendation to Council for adoption

# More Information

**Orangeville.ca/official-plan-review**

For more information about Orangeville's Official Plan Review, to submit comments, or if you would like to be kept informed of any future meetings about this review, contact: **planning@orangeville.ca**

All Official Plan Review materials can be found on our **OP Review webpage**:

- Draft Background Report

- Draft Policy Changes

- Past Presentations and Reports