

Welcome

Town of Orangeville Official Plan Review Public Information Centre - September 22, 2026

Join us to learn more about emerging directions for Orangeville's Official Plan Review and share your ideas to help shape the community's future to 2056.

Goals for Today:

The Official Plan uses **maps and policies to guide land uses, growth, and change across Orangeville**. Examples are shown on the next panel. Our goals for today are:

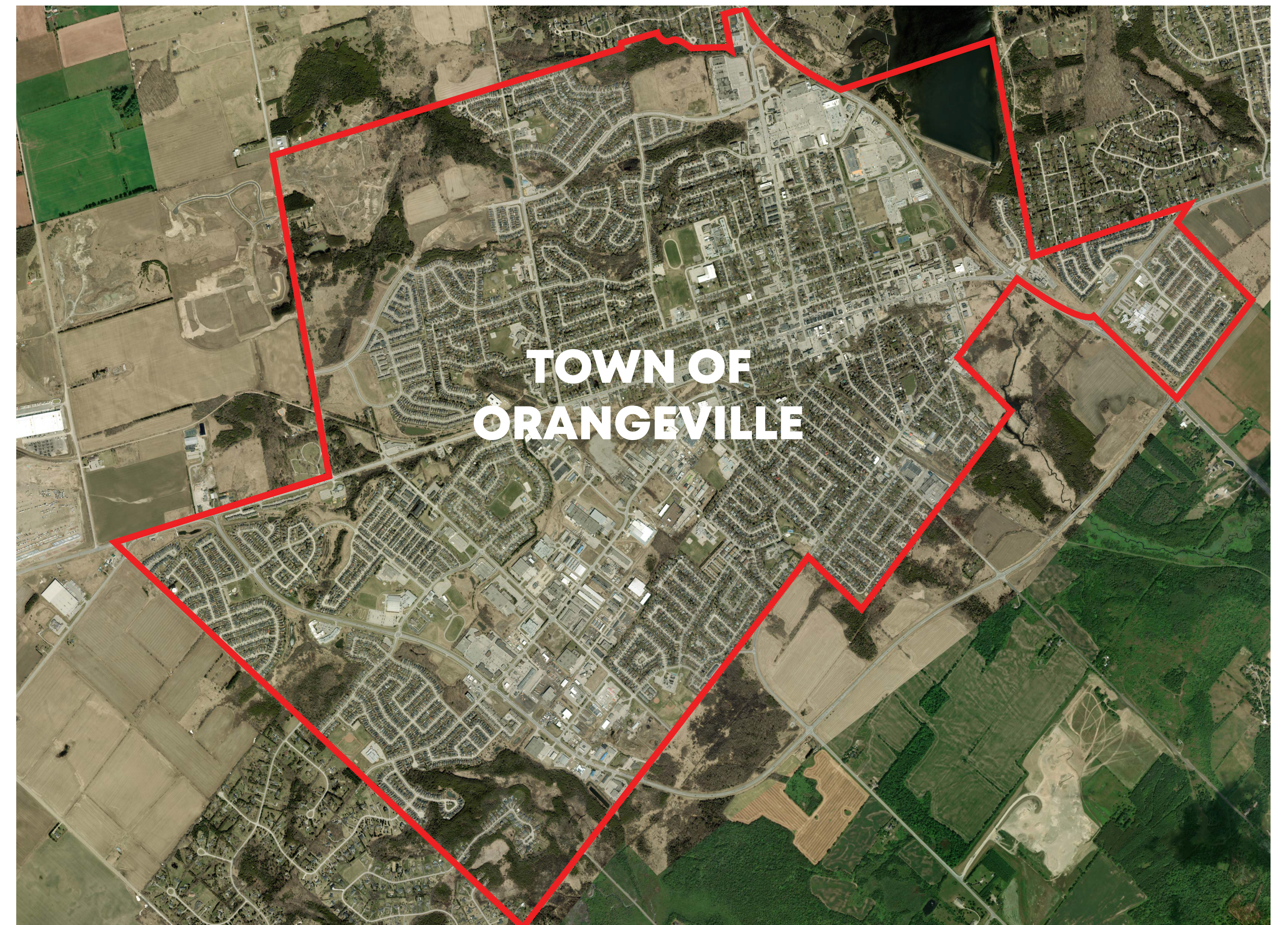
- **Share key findings and emerging directions from Phase 1**, including growth, housing, employment, commercial lands, natural heritage, and policy updates
- **Gather community input on Orangeville's vision to 2056**, including recommendations, engagement themes, and priorities for the next Official Plan
- **Explain next steps and how public input will help shape the Recommendations Report, draft Official Plan Amendment, and 2027 public consultation**

Project background

Why are we updating the Official Plan?

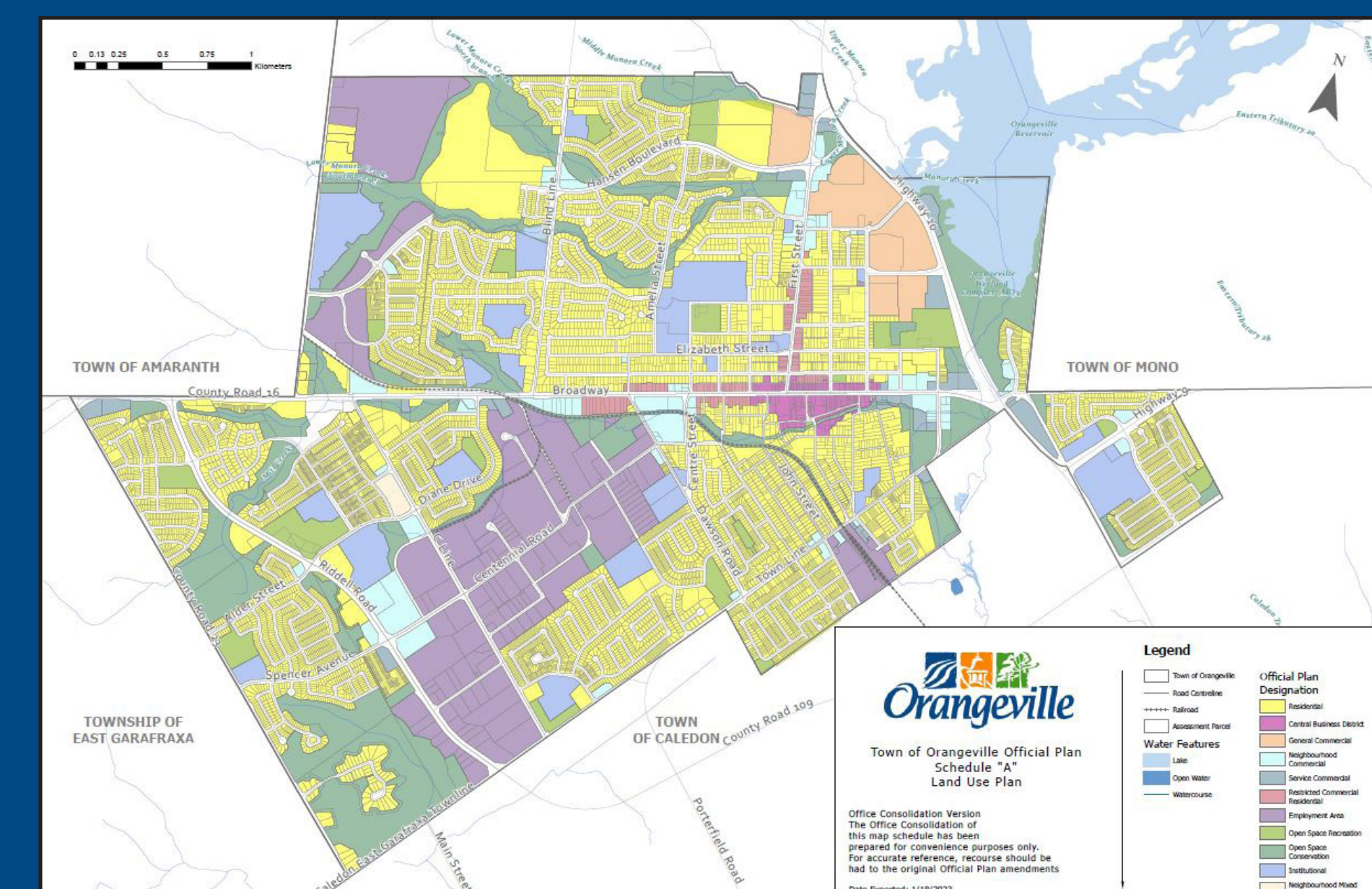
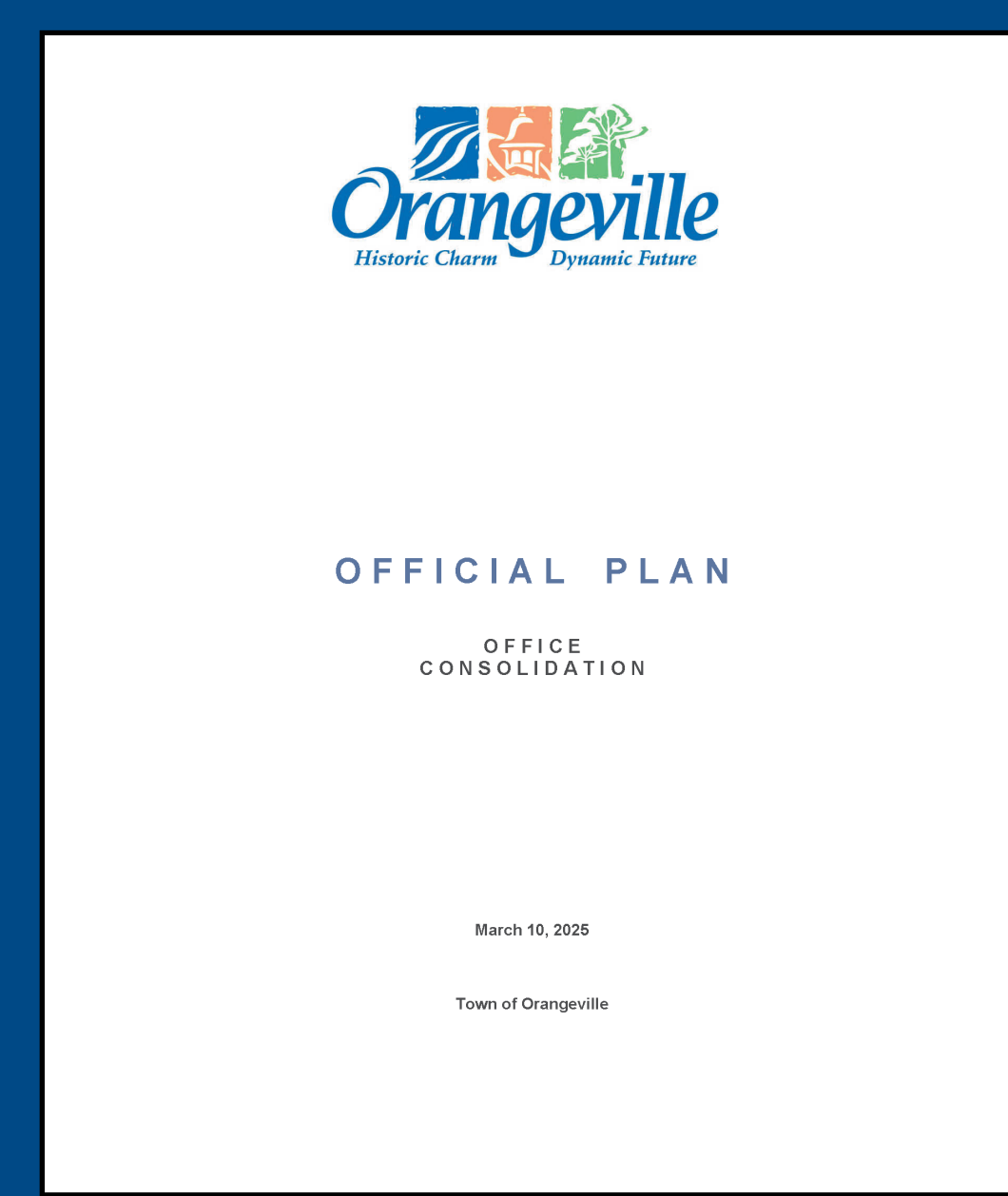
As communities, people, and the built environment evolve, Official Plans also need to **adapt to changing needs, priorities, and Provincial Policies**. The Town of Orangeville is reviewing its Official Plan to:

- **Meet Provincial and County requirements** for growth, intensification, and natural heritage
- **Reflect Orangeville's unique character** and community vision
- **Support Council's goals** for a resilient, future-ready community
- Guide how Orangeville grows and evolves through 2056, including **38,500 residents and 21,700 jobs by 2051**

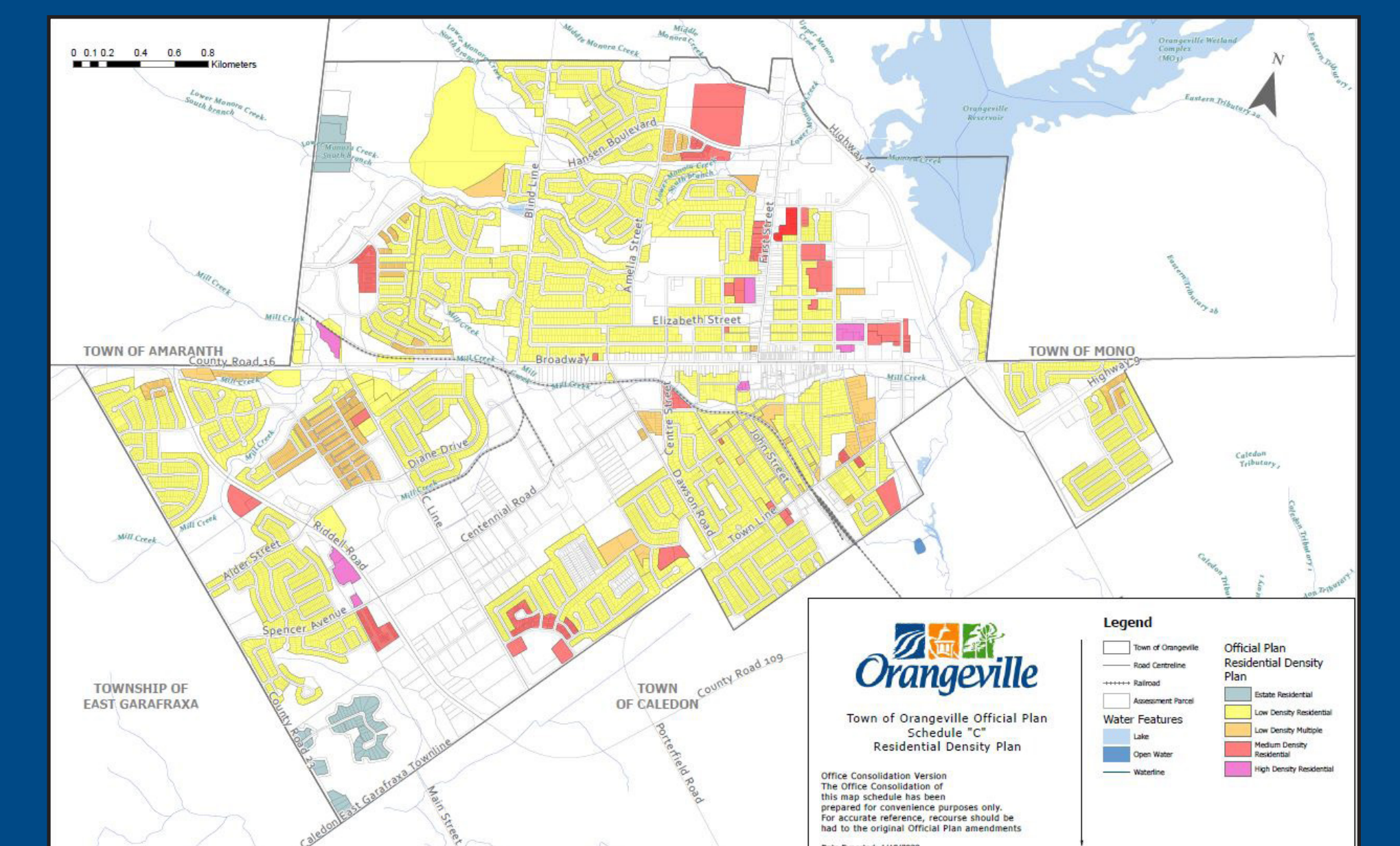


What is an Official Plan?

An Official Plan is the Town's long-term framework for guiding growth, land use, infrastructure, and community development. The updated plan will guide growth through 2056, including housing, jobs, infrastructure, and natural areas. The current plan dates to 1985, with the last major review completed in 2009.



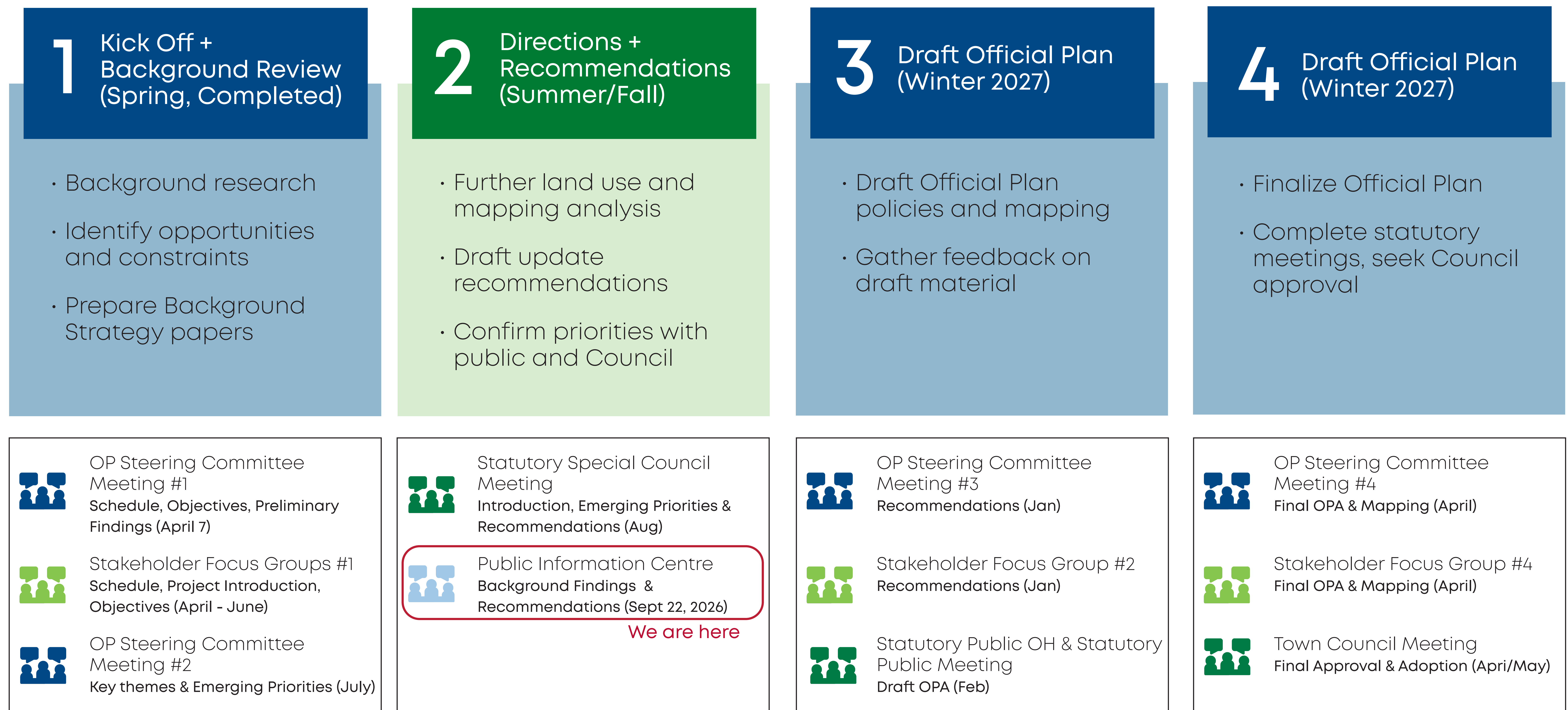
Schedule A - Land Use Plan



Schedule C - Residential Density Plan

Project timeline

The Town's Official Plan Review began in 2015 but was **paused due to changes to provincial planning policies and Dufferin County's review of its Official Plan**. Re-initiated in 2020, the Town's review first focused on targeted policy updates, resulting in three Official Plan Amendments adopted in 2025 addressing pre-consultation and complete applications (OPA 132), additional residential units (OPA 133), and sourcewater protection (OPA 135). With the County's Official Plan now finalized, the Town is advancing the next phase of the review, focused on growth, land use, policy directions and community input, toward a new Orangeville Official Plan in 2027.



Mapping Orangeville

Let's Map It!

Which are your
favourite areas
in Orangeville?
Why?

Grab a
pen and
add your
thoughts!



MAPPING ORANGEVILLE



Let's Map It!

Which areas
of Orangeville
need some
improvement?
Why?

Grab a
pen and
add your
thoughts!

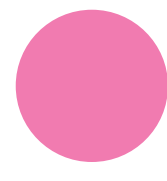
Your vision for Orangeville

What do you think should define Orangeville 30 years from now,
what do you want to see more of?

If you like an idea,
place a sticker!

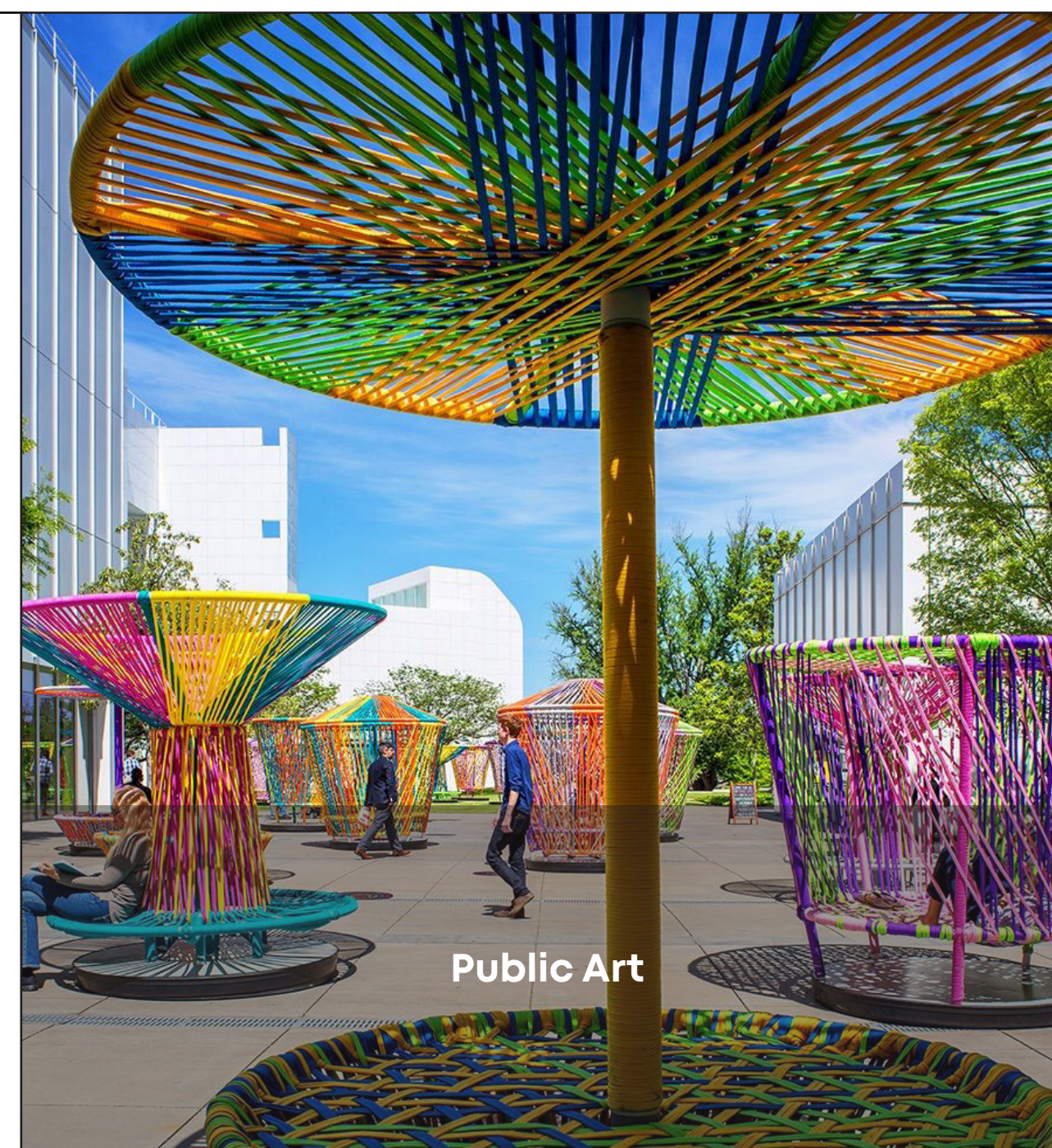
Parks and Open Space

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Active Recreation Spaces (sports fields,
skateboard park, mountain bike trail, skating
rink, playgrounds, etc.)

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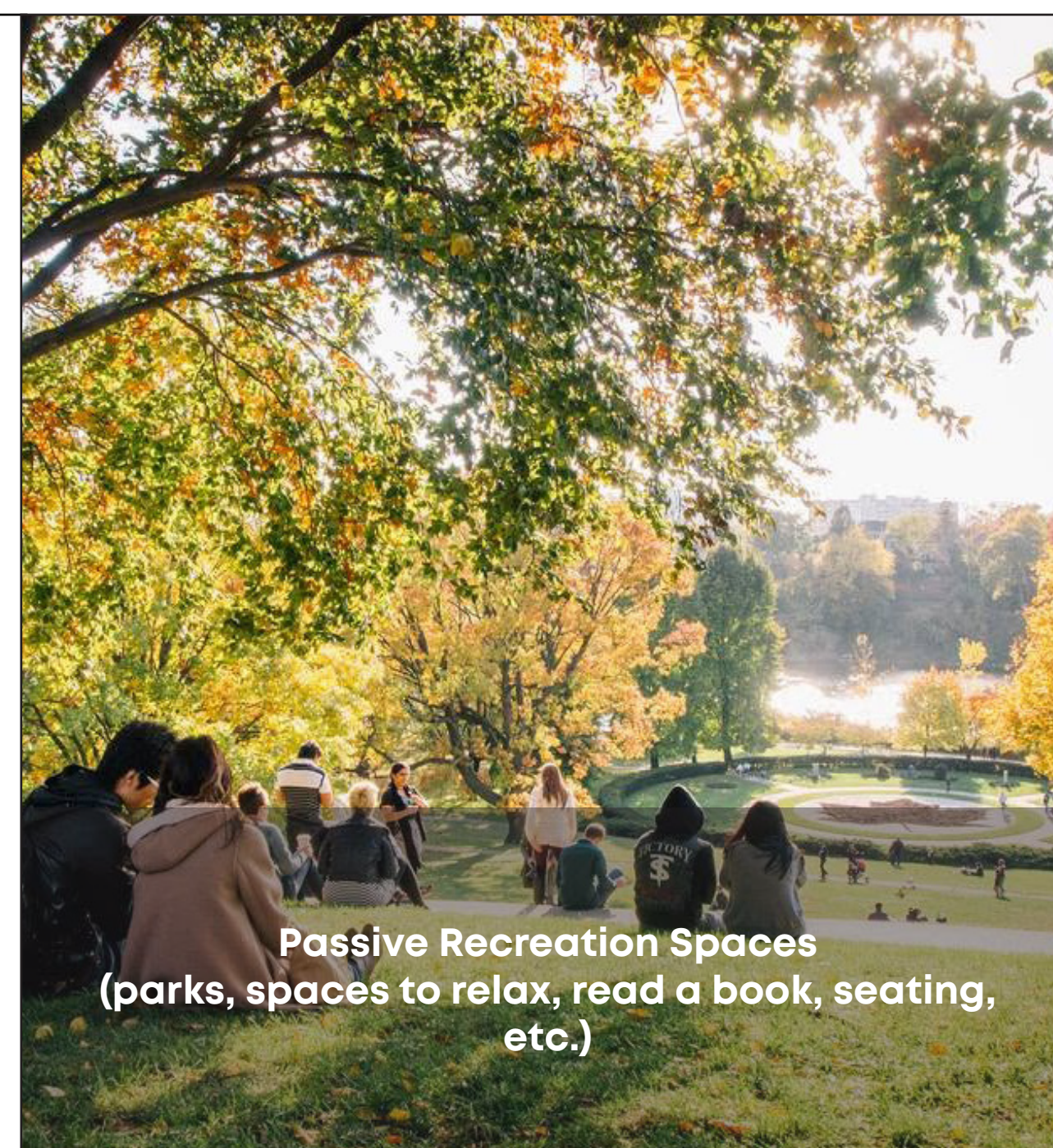
Public Art

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Public Amenities (washrooms, water fountains,
etc.)

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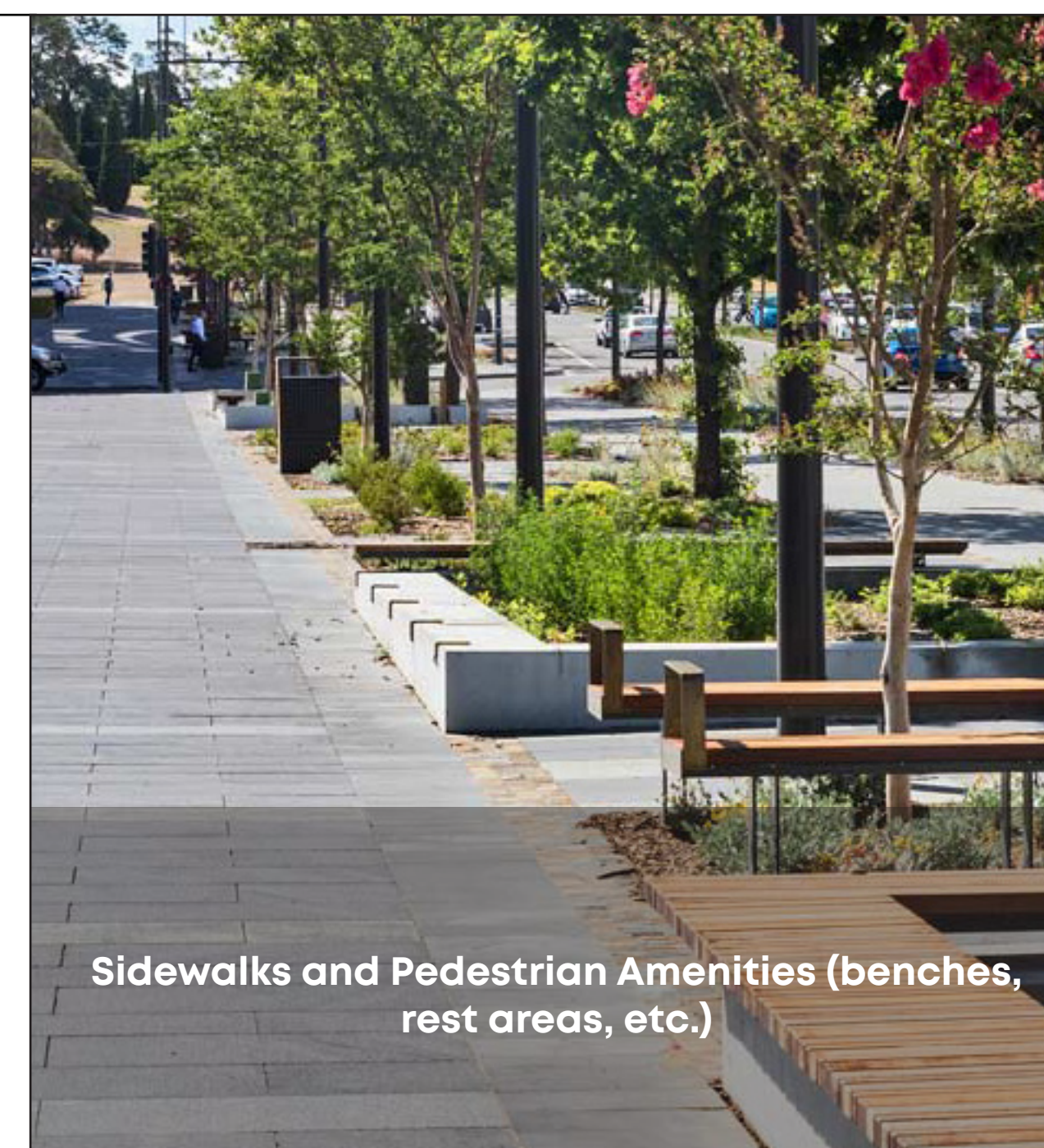


Passive Recreation Spaces
(parks, spaces to relax, read a book, seating,
etc.)

Other?

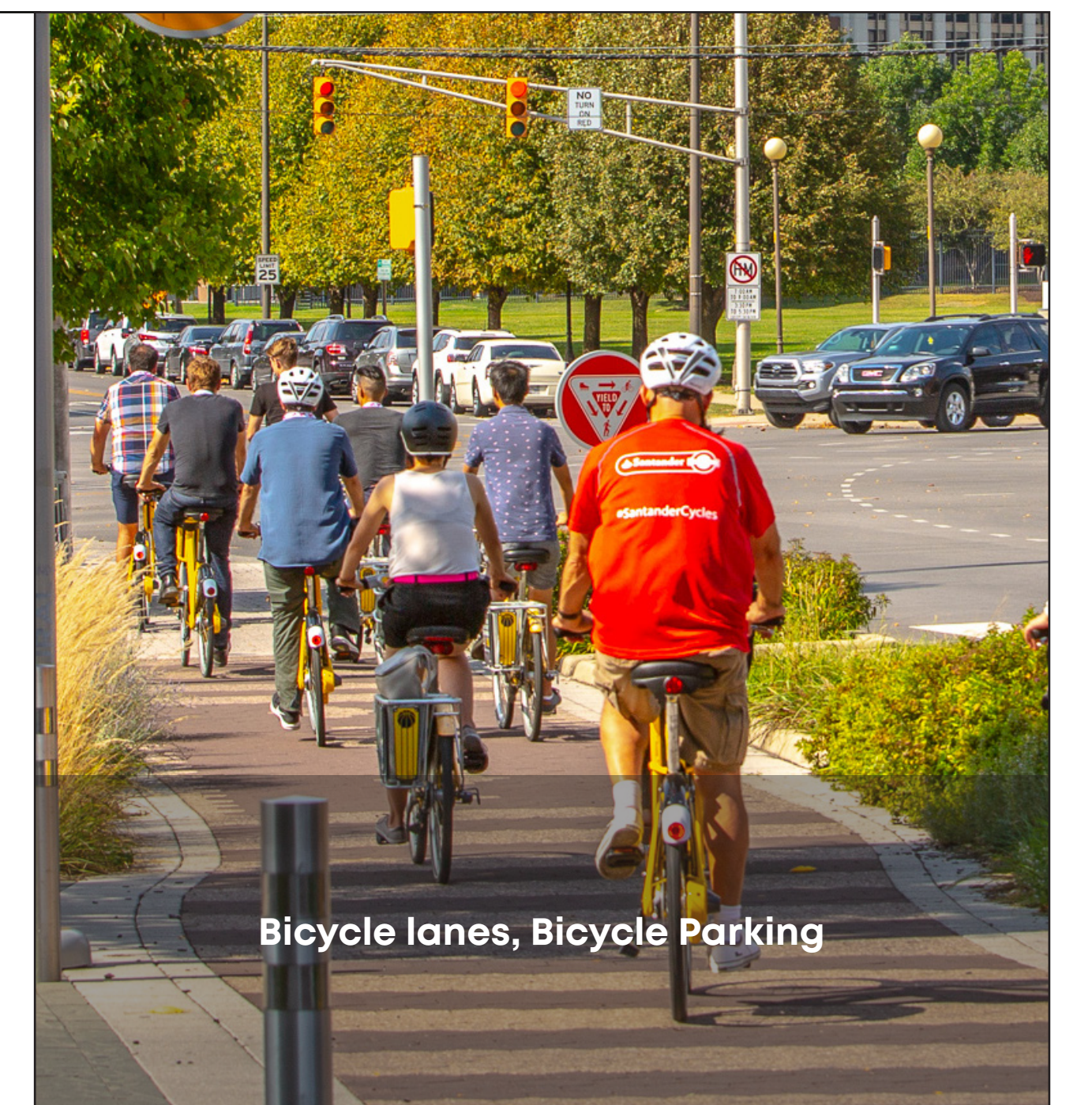
Transportation

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Sidewalks and Pedestrian Amenities (benches,
rest areas, etc.)

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Bicycle lanes, Bicycle Parking

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Public Transit

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Here:



Electric Vehicle Charging Station

Other?

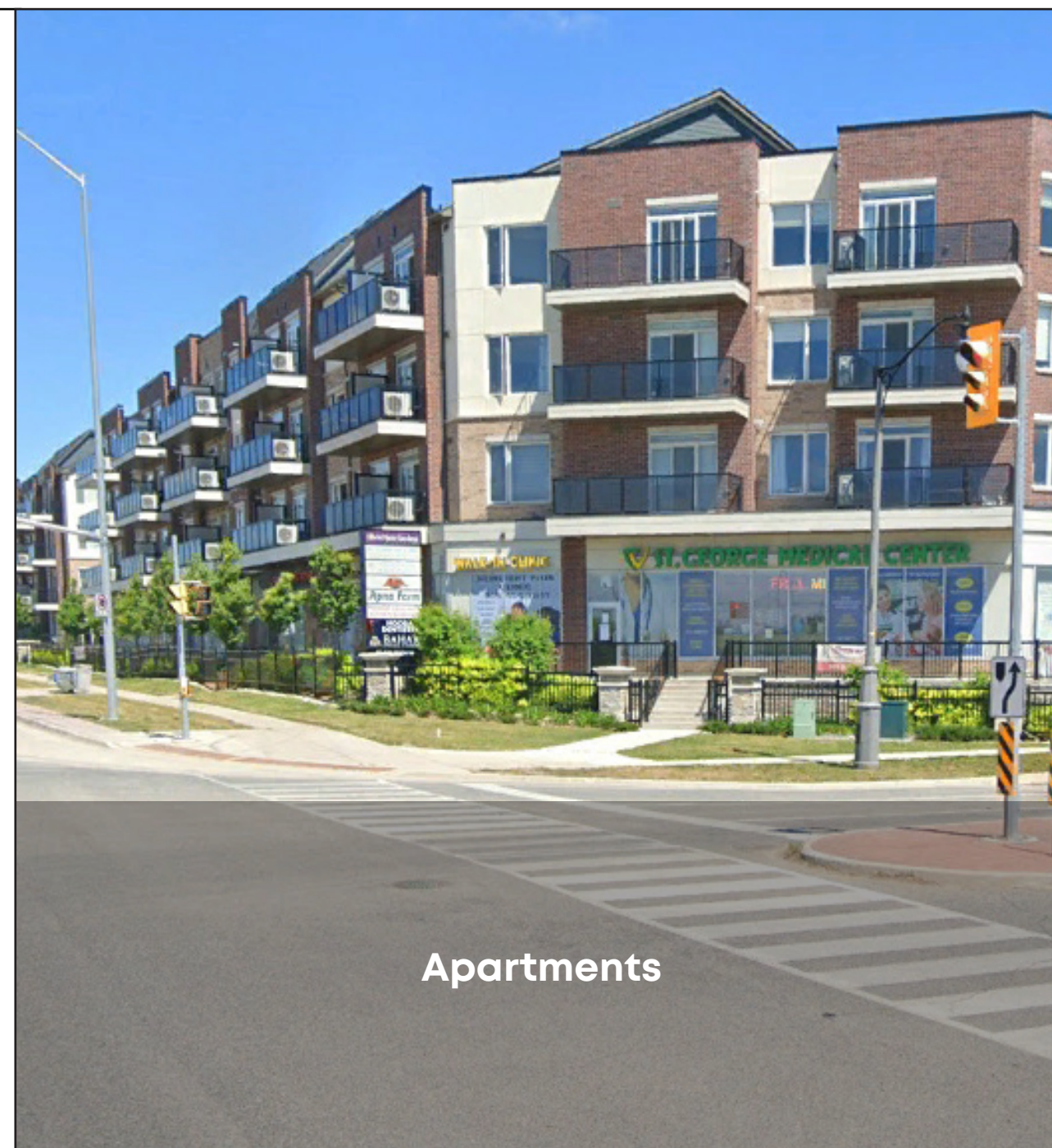
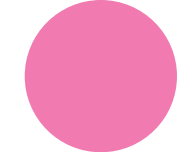
Your vision for Orangeville

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If you like an idea,
place a sticker!

Built Form + Housing

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Apartments

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Here:



Detached Homes, Duplexes, and Townhouses

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Here:



Affordable Housing Options

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Here:



Seniors Housing

Other?

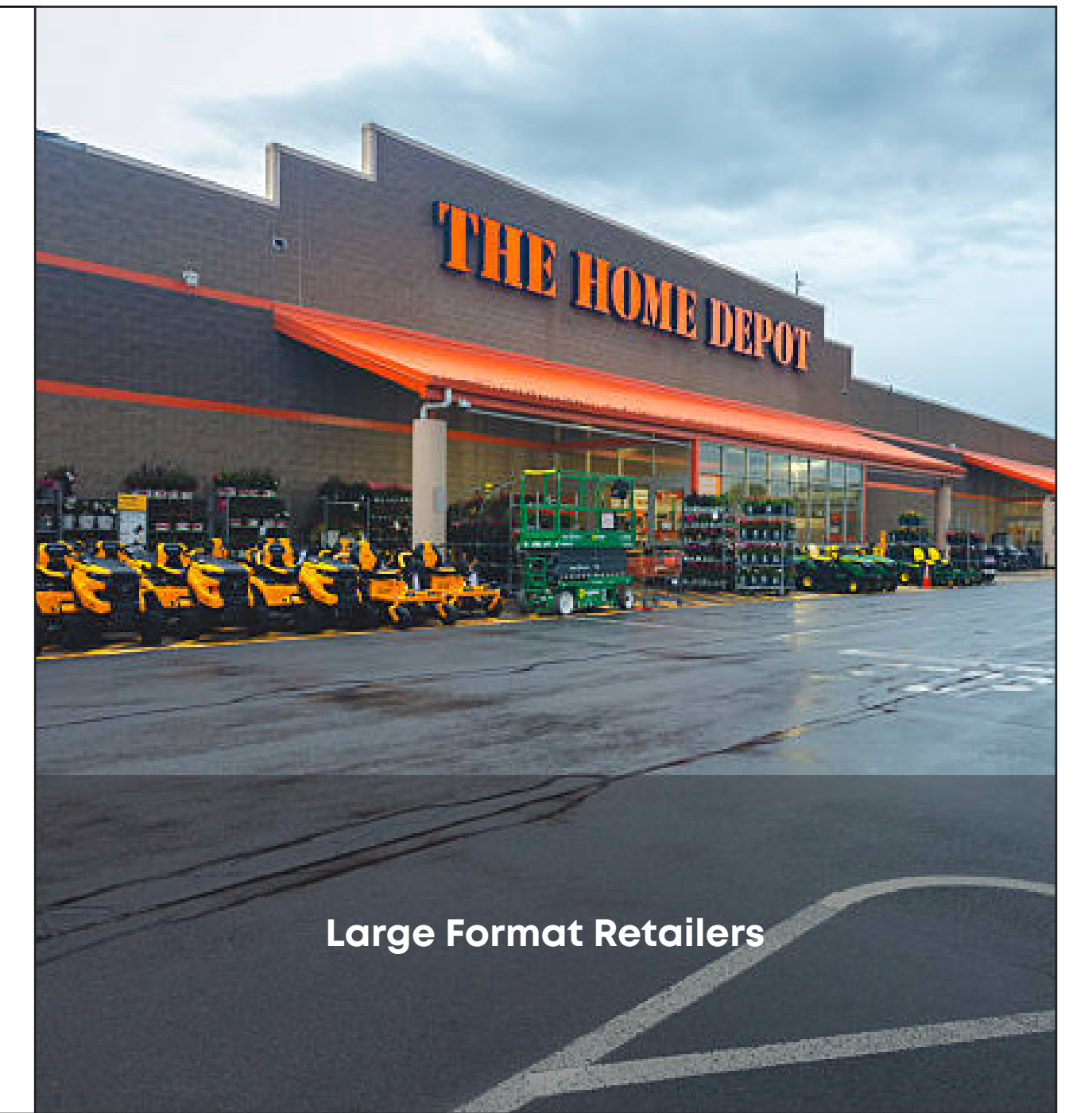
Land Use + Business

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Local Businesses

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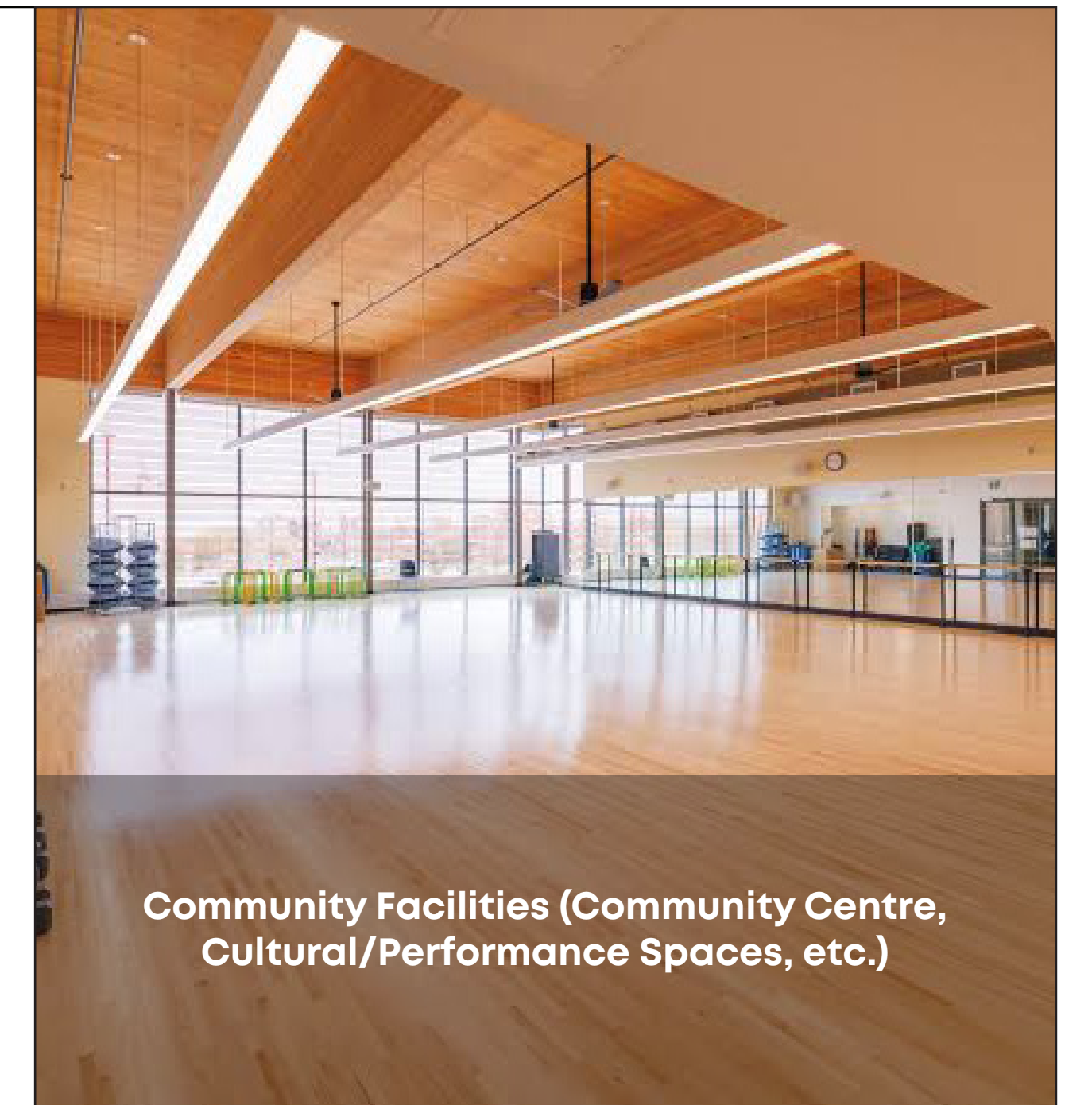
Large Format Retailers

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Employment/Office Spaces

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Community Facilities (Community Centre,
Cultural/Performance Spaces, etc.)

Other?

Residential needs

The Residential Needs Paper

The County’s Official Plan allocated a forecasted population growth of 7,400 people for Orangeville from 2021 to 2051. To understand Orangeville’s long-term housing needs while balancing the forecasted growth, the project team prepared a Residential Needs paper as a starting point for discussion of residential policies.

Key Findings:

• **Fixed Urban Boundaries & Land Deficit:** Orangeville has only ~40 hectares of greenfield land supply, and a **long-term urban land deficit** of up to 317 hectares in the next 50 years.

• **Demographic Realities & Housing Need:** An **aging population and smaller household sizes** will increase demand for a broader range of housing options, including smaller units for downsizing, supportive housing, and both ownership and rental housing.

• **Shifting Towards Compact Housing:** While the current housing stock is predominantly single-family homes, local housing market is already transitioning towards **higher-density housing forms**.

• **Housing Affordability Pressure:** Rising housing costs, increasing rental rates, low vacancy rates, and increasing levels of Core Housing Need* continue to place **pressure on housing affordability within the Town**.

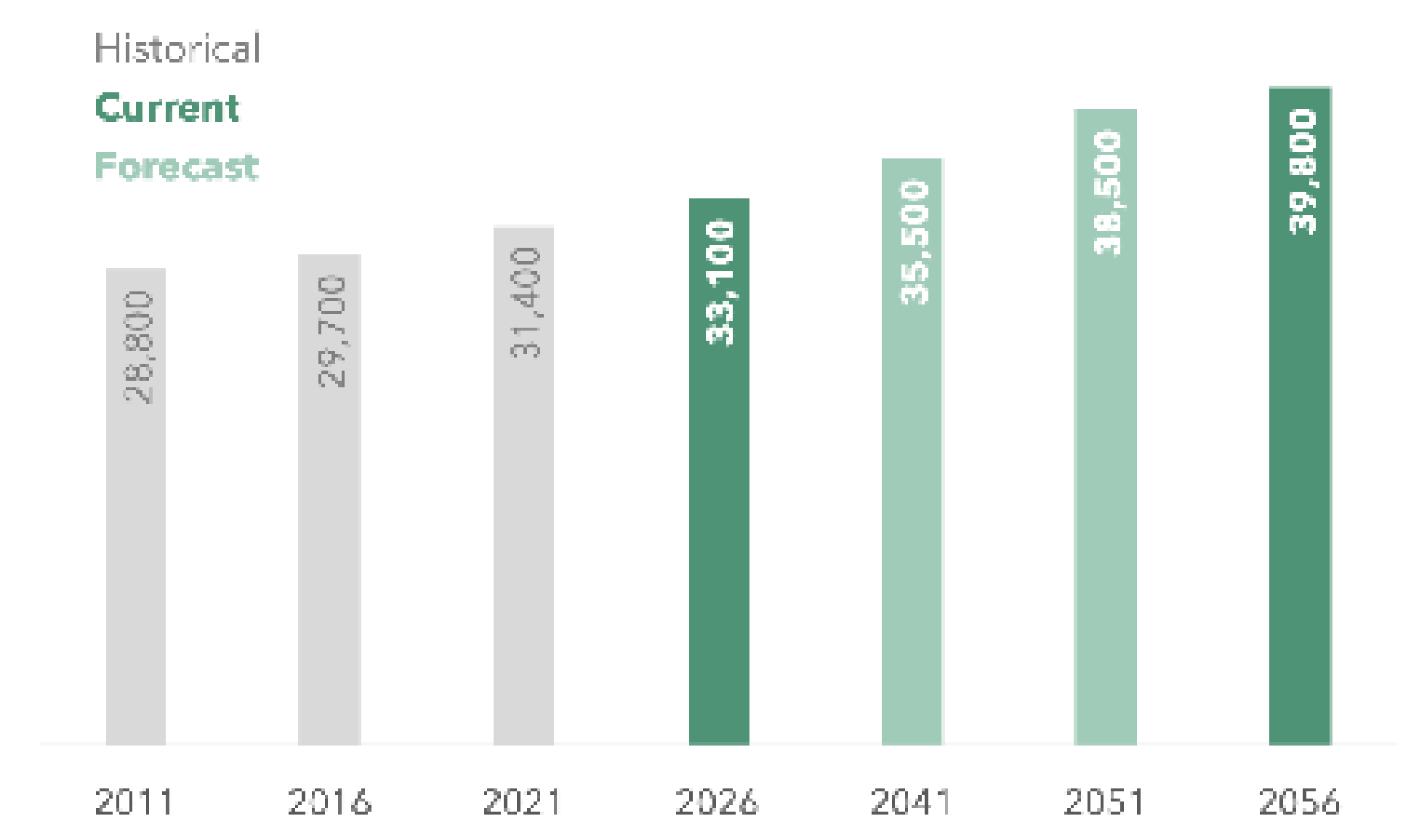
Emerging Recommendations:

• **Focus Density in Strategic Growth Areas (SGAs):** Support opportunities for additional density and **compact built form within SGAs** (i.e. key corridors, mixed use areas, underutilized commercial lands).

• **Streamlined Land Use Framework:** Align with Bill 98 “Neighbourhoods” designation for residential lands to **permit small-scale commercial uses** within residential areas for more complete neighbourhoods.

• **Leverage Financial Incentives for Affordable Rental:** Utilize Community Improvement grants, targeted Development Charge exemptions, and parking reductions to **incentivize purpose-built rental and affordable housing** projects.

*Core Housing Needs: If you are living in housing that is unaffordable, doesn’t have enough bedrooms or needs major repairs, and you can’t afford to live somewhere elsewhere in your community, you are living in core housing need (CMHC).



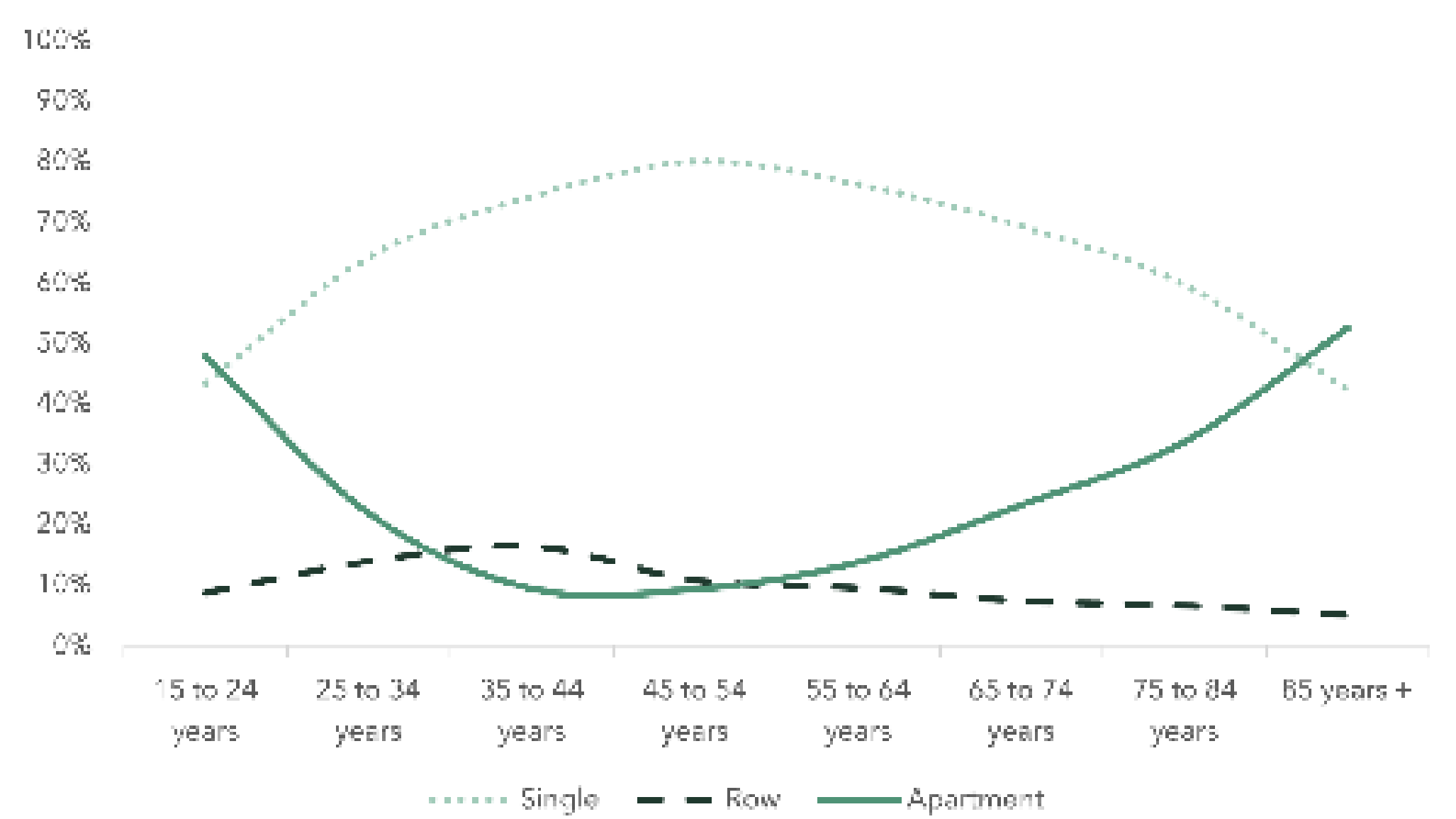
Population Growth, Orangeville, Dufferin County, Ontario

While population growth in Orangeville has historically been slower than both the County and the province, the increase in growth rate is indicating that the Town is **capturing an increasing share of the County’s population**.

Year	Studio	1 bed	2 bed	3 bed +	All
2021	**	\$1,182	\$1,400	\$1,529	\$1,301
2022	**	\$1,269	\$1,447	\$1,295	\$1,336
2023	**	\$1,285	\$1,400	\$1,253	\$1,298
2024	\$1,274	\$1,334	\$1,395	\$1,429	\$1,376
2025	\$1,350	\$1,463	\$1,671	\$1,334	\$1,532
% Change ('21 to '25)	**	24%	19%	-13%	18%

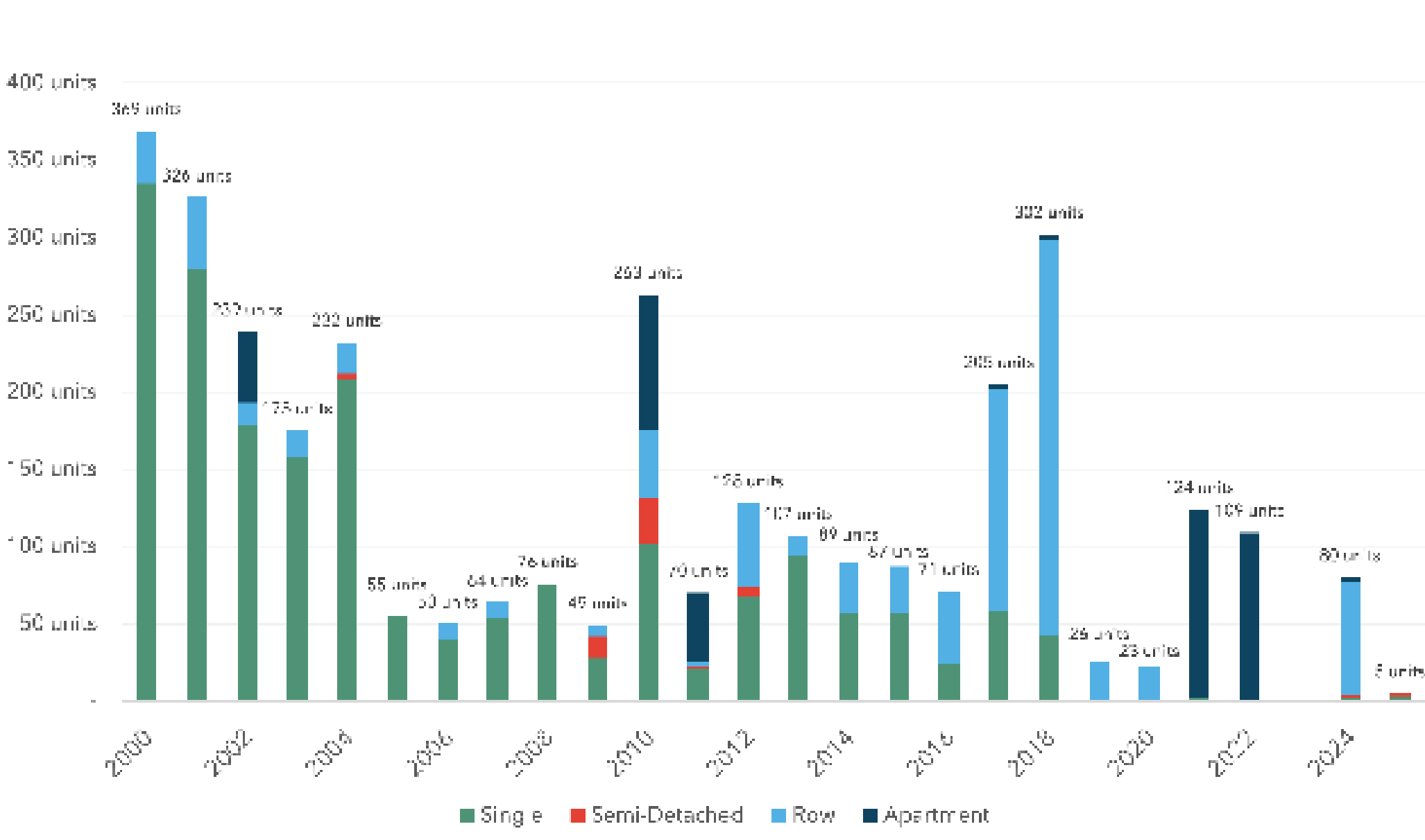
Average Monthly Rent by Unit Type, Orangeville

In Orangeville, rent increases are largely due to increased demand for rental housing due an aging population, increasing ownership prices, and limited availability rental housing stock. As of 2025, there were **only 1,047 purpose-built rental units in Orangeville, an increase of 250 units over the last 20 years**.



Housing Propensity by Age

Economic trends indicate that older adults (over 50s, 34% of population) are **increasingly likely to reside in apartment units as they age**. The Town has a higher percentage of population under the age of 20 (25%) or in their 30s (15%) than the provincial level, suggesting the **presence of families that will drive demand for family housing**.



Housing Typologies as a Percentage of Annual Completions, Orangeville

Housing development in Orangeville has declined in recent years, resulting in an aging housing stock. Higher-density **row (townhouse), and apartment housing has made up an increasing number of completions in recent years**, with a decline in single-detached units.

Commercial needs

The Commercial Needs Paper

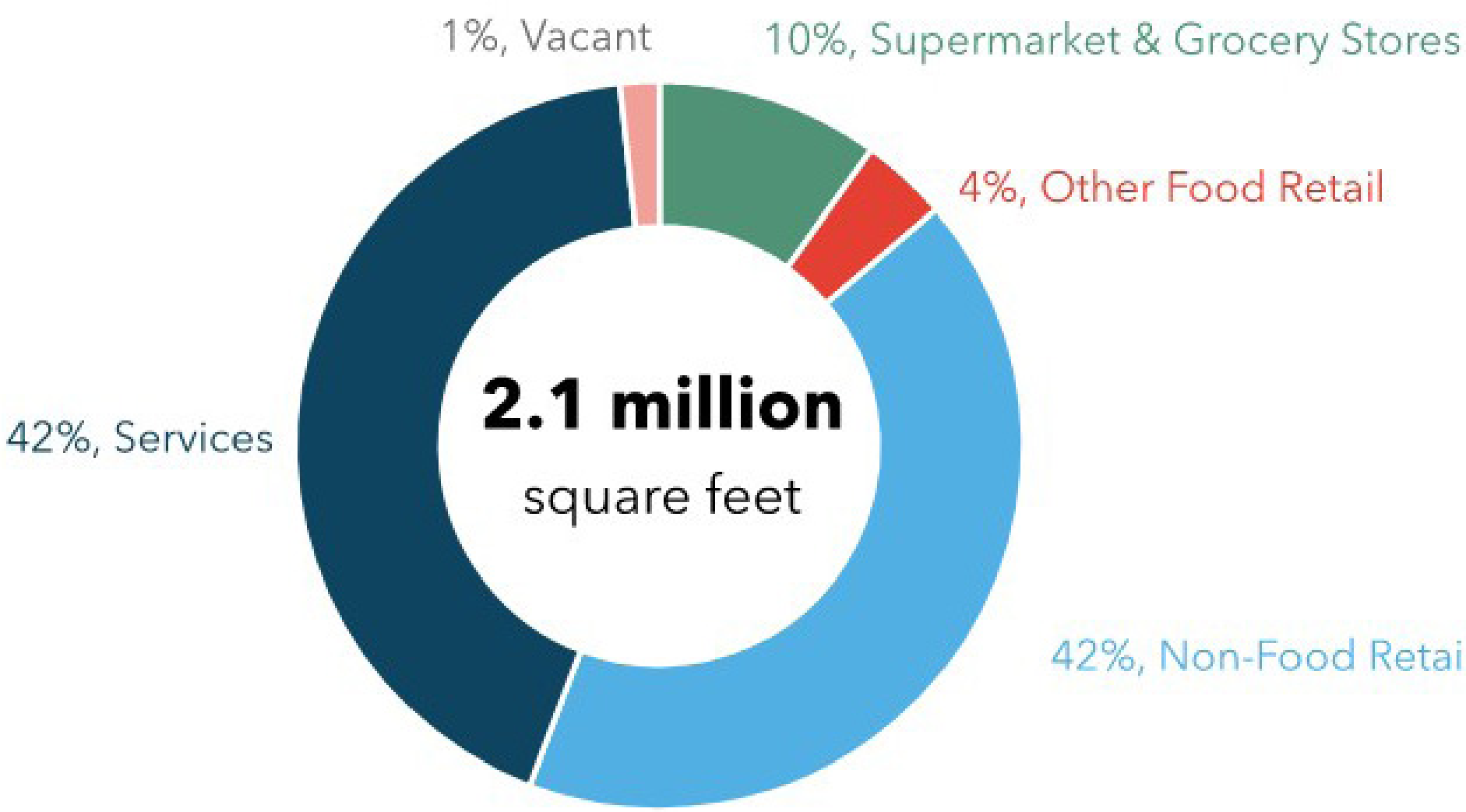
Orangeville is experiencing employment growth and increases in regional visits to the businesses in Town. The project team prepared this paper to explore existing and future gaps in the market, as well as potential strategies to appropriately support population growth in Orangeville.

Key Findings:

- **Mixed Picture in Commercial Market:** The Town’s commercial market shows a low vacancy rate (1%) but also falling rents, no addition of new space, and modest absorption rate, suggesting there is potentially a **cautious balance** between supply and demand in the retail sector.
- **Serving Beyond Orangeville:** The two primary commercial nodes (Downtown and Highway 10 General Commercial Area) attracts **significant visitors beyond Orangeville**, comprising over 60% of the visitors.
- **Current Supply Exceeds Forecast Demand:** There is **more retail space in Orangeville than can be supported by its local population alone**, underscoring its significance as a regional hub for retail.

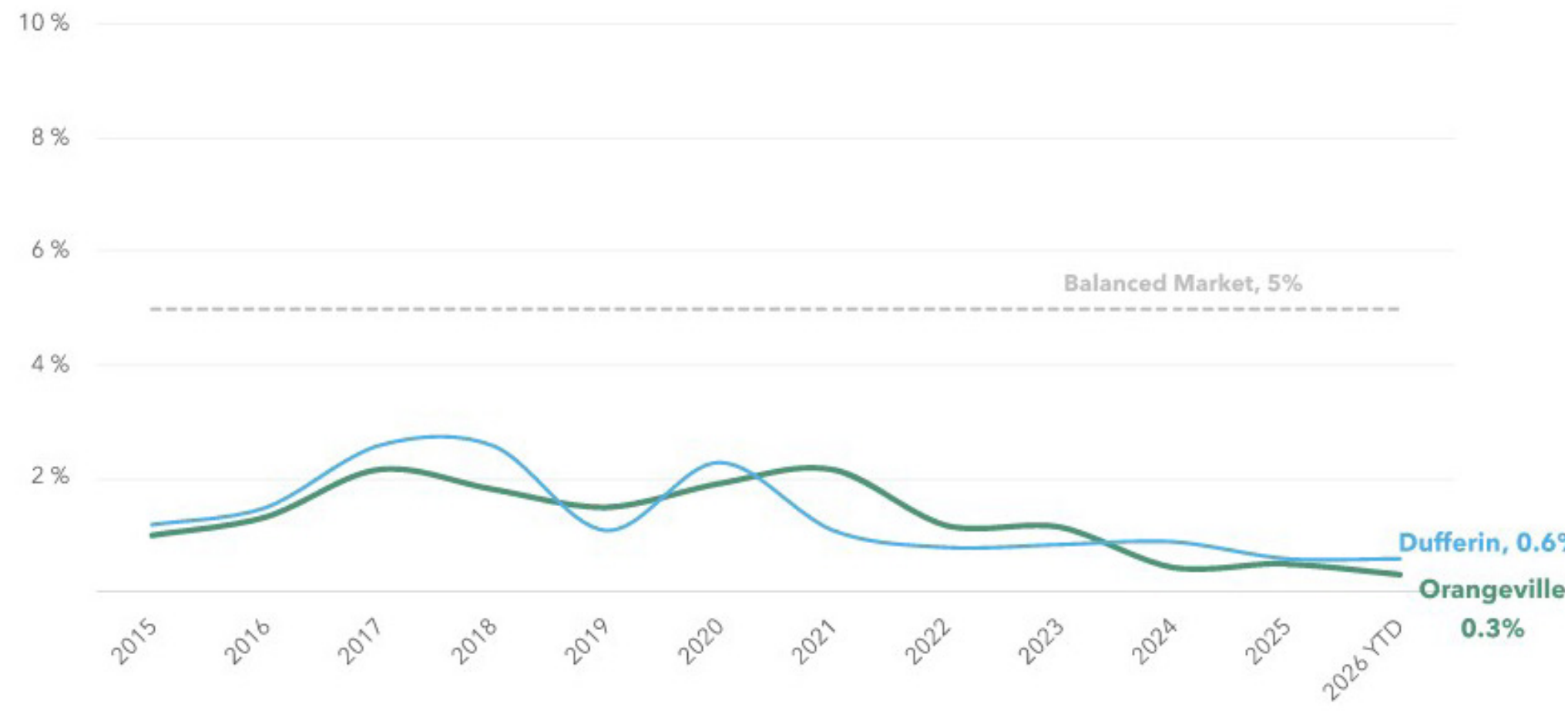
Emerging Recommendations:

- **Support Existing Clusters:** Primarily focus on **supporting existing commercial clusters** and reinforce their unique attributes through permissive policy guidance, incentives, flexibility, and opportunities to introduce mixed-use.
- **No New Commercial Nodes:** Avoid designating new standalone commercial nodes. Additional commercial space should be pursued **within or as extensions to established commercial areas**.
- **Consolidate Commercial Land Uses:** Merge Central Business District, Restricted Commercial, General Commercial, and Neighbourhood Commercial into **a single “Mixed Use Areas” designation**, allowing flexible infill opportunities.



Orangeville Retail Space Inventory by Store Category, 2026

Orangeville has approximately 2.1 million square feet of commercial space, demonstrating a reasonably typical and balanced breakdown of space, evenly split between food retail, non-food retail, and services.



Retail Vacancy Rates

Retail vacancy rate across Orangeville and Dufferin has consistently remained below what is generally considered to be a healthy and stable rate. It may either indicate an unmet demand for additional space, or an equilibrium between rental rates and demand.

Visitors

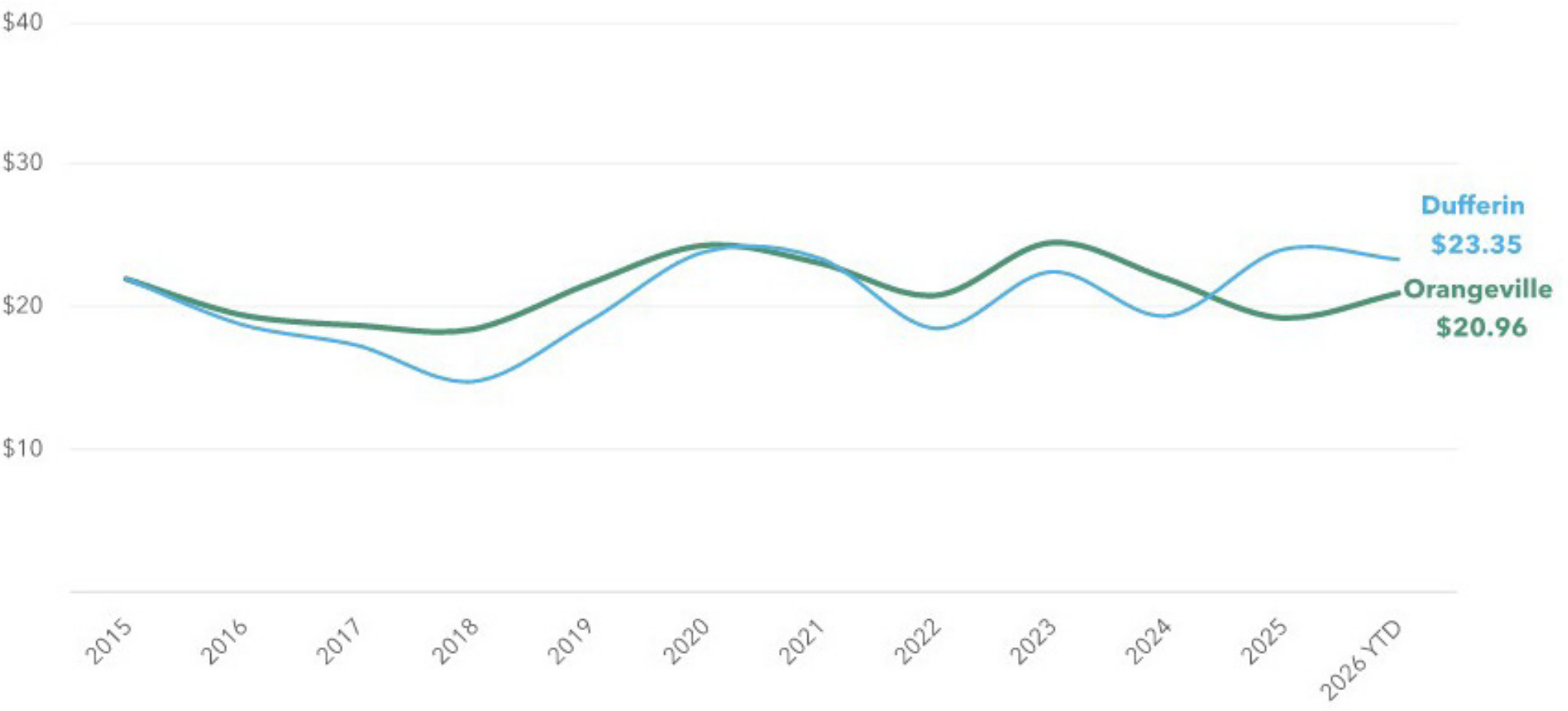
	Downtown Orangeville	Orangeville Power Centre	Westside Market Village
Orangeville	31%	24%	34%
Brampton	9%	11%	8%
Mono	8%	7%	5%
Toronto	8%	7%	6%
Caledon	7%	9%	7%
All Other	37%	41%	40%
Total	100%	100%	100%

Visits

	Downtown Orangeville	Orangeville Power Centre	Westside Market Village
Orangeville	49%	36%	43%
Brampton	5%	6%	5%
Mono	9%	10%	4%
Toronto	4%	3%	3%
Caledon	6%	9%	5%
All Other	28%	35%	40%
Total	100%	100%	100%

Summary of Individual Visitors & Total Visits to Each Commercial Node

Each of the three commercial node draws a majority of visitors, and visitation from beyond Orangeville. It is important for the Town to continue supporting these types of community and regional-serving retail functions for both residents and visitors.



Average Retail Lease Rates (per Square Foot)

The asking rents in Orangeville have decreased by about 5% over the 10-year survey period. Coupled with vacancy rate above, this could indicate landlords have lowered rental rates in an effort to maintain tenants.

EMPLOYMENT NEEDS

The Employment Needs Paper

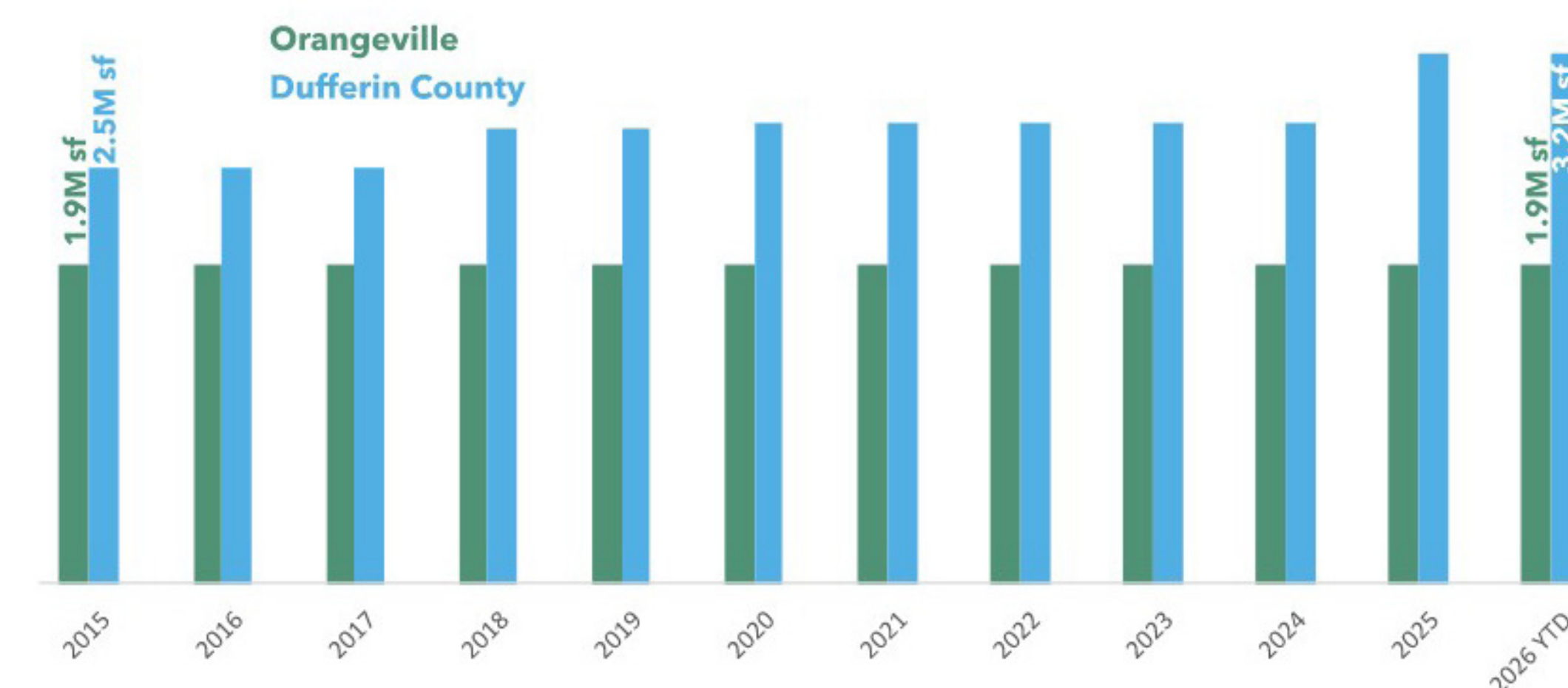
By 2056, Orangeville's population could reach up to 39,800 persons and 18,900 jobs. Such growth will influence the demand for industrial spaces across Orangeville. The project team prepared this paper to explore the gaps in the market, and the potential strategies to support employment growth in Orangeville.

Key Findings:

- **Stable and Healthy Market:** The local industrial real estate market indicates a **reasonable stable and healthy demand** for employment lands, reflected by increasing rents, low vacancy, positive absorption, etc.
- **Macroeconomic Headwinds:** Escalating building construction costs, higher interest rates, and fierce competition from adjacent municipalities create **financial hurdles** for new industrial projects.
- **Unfeasible Northwest Employment Lands:** The 27-hectare vacant employment areas in the northwest corner is **isolated from other employment lands and not well connected to the regional highway network**.

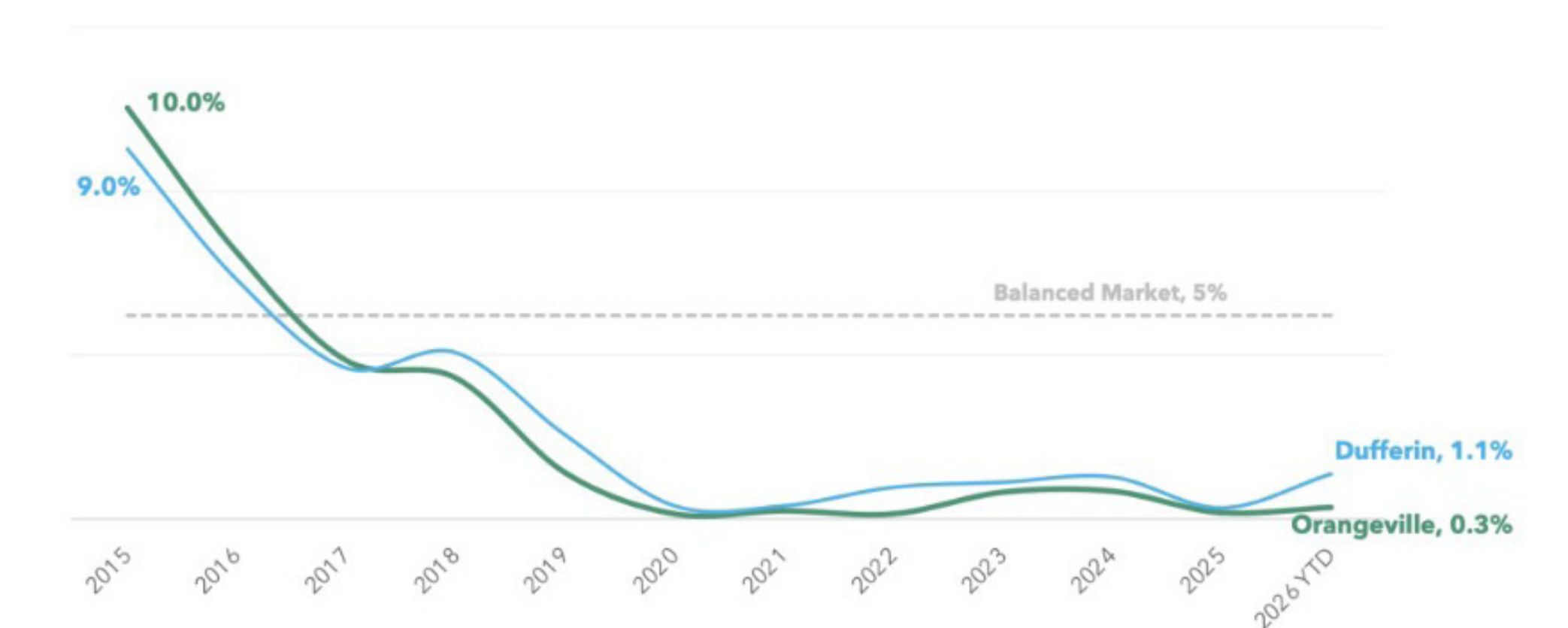
Emerging Recommendations:

- **Diversify Vacant Land Supply:** The Town should explore opportunities to **add to and diversify the vacant land supply** to ensure Orangeville as a competitive option for businesses to consider.
- **Maintain Shovel-Ready Lands:** Orangeville should maintain at least some **shovel-ready, highway-accessible lands** available to meet the needs of medium or larger scale employers or industrial facilities.
- **Prioritize Expanding Existing Employment Areas:** Prioritize identifying new industrial lands at the **southern boundary of the community**, ideally as an extension to the existing employment areas along County Road 109.



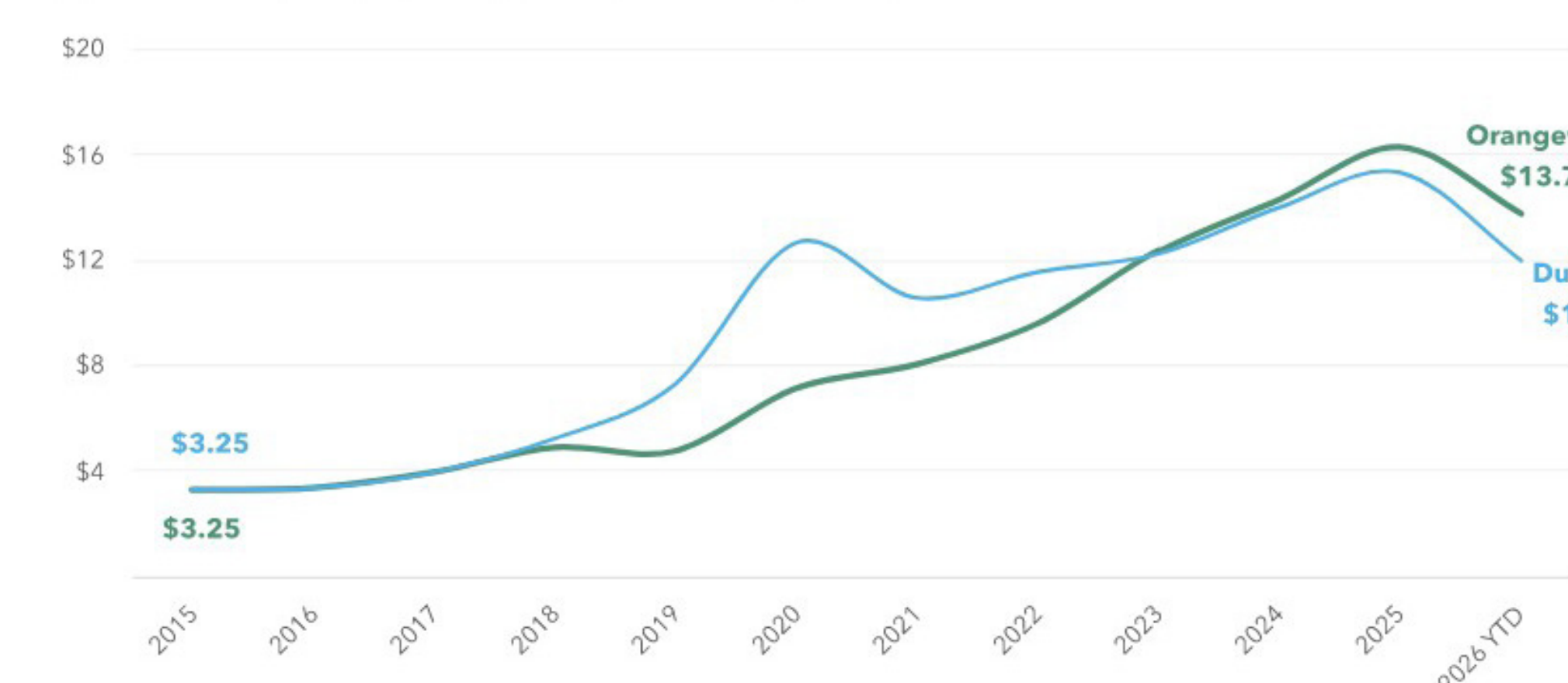
Change in Industrial Supply by Geography, 2015-2026

Orangeville comprises the bulk of the industrial space within Dufferin County. However, since 2015, the increase in the County's overall supply of industrial space effectively all occurred outside of Orangeville.



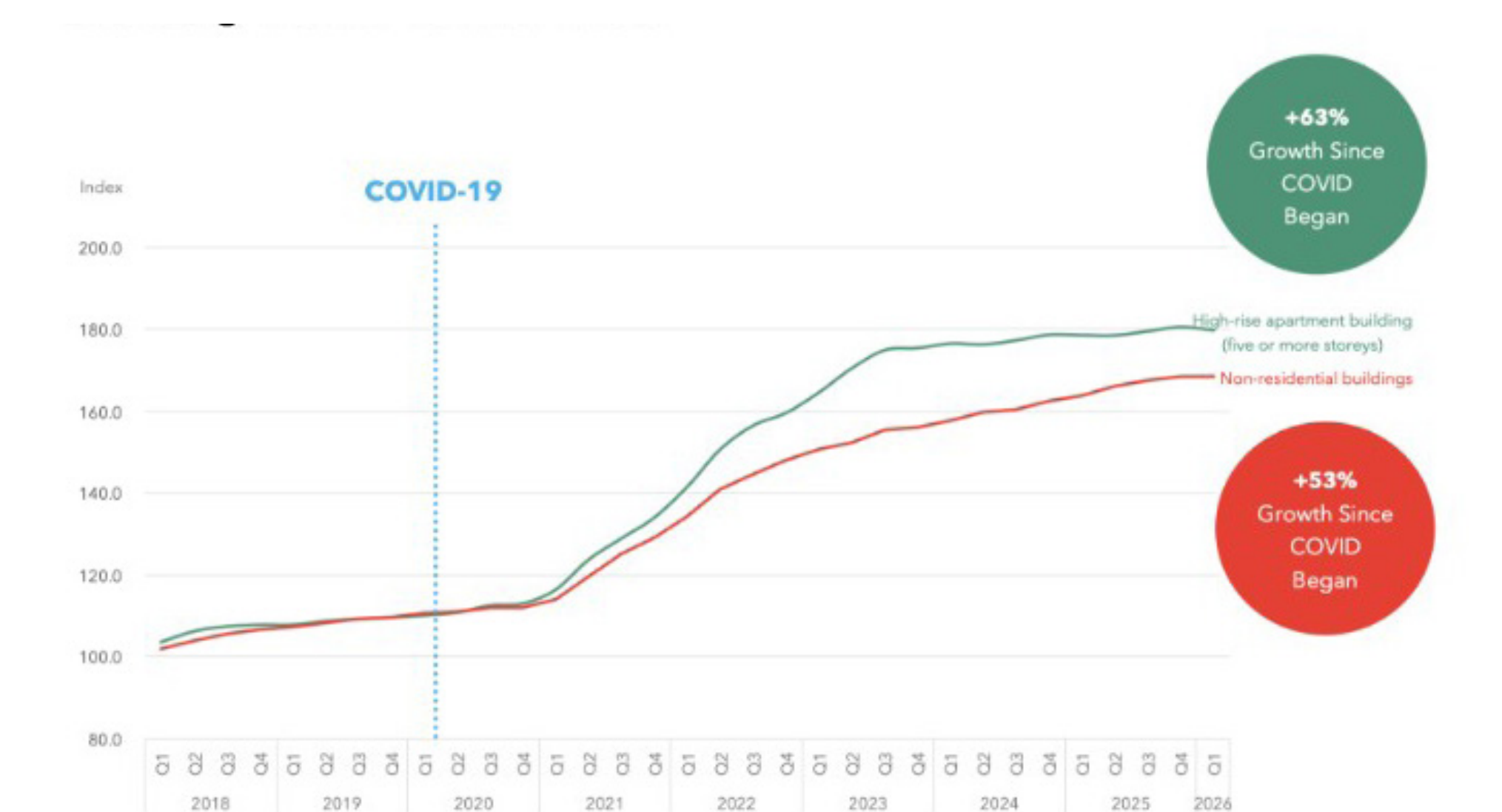
Industrial Vacancy Rates

Vacancy rates in Orangeville have steadily declined since 2015, suggesting demand is outpacing supply. A 0.3% vacancy rate suggests that there is effectively no opportunity for new prospective businesses, and limits opportunities for expansion within the community.



Average Industrial Rents (per Square Foot)

Rents have risen significantly and steadily since 2015, which is indicative of a market when demand for space is outpacing the available supply. Rent increases can create challenges for local and small businesses to remain in their communities.



Building Construction Costs

Since the COVID-19 pandemic, construction costs have increased rapidly, creating a challenging development environment. Along with high interest rates and other factors, only limited non-residential projects can be considered "feasible".

Natural heritage needs

The Natural Heritage Paper

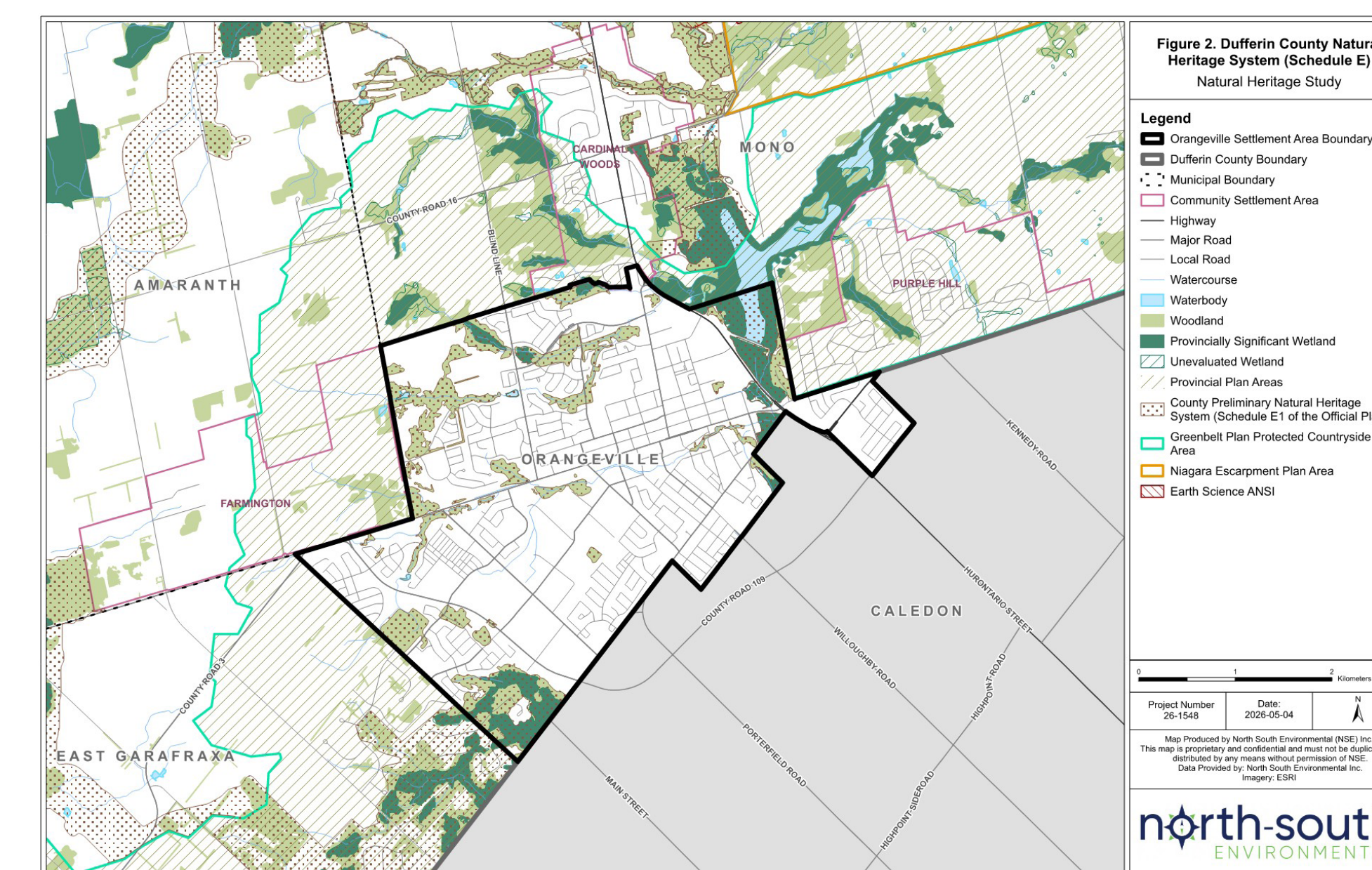
Through the Municipal Comprehensive Review (MCR) process, the Town identified the need for a Natural Heritage System Strategy (NHSS) to inform the implementation of policy directions of the County OP regarding the natural environment. The project team prepared this background paper to support the NHSS.

Key Findings:

- **Non-conformity with Provincial/County/Regional Policies:** The Town's Official Plan needs to be updated to conform with the **Provincial Policy Statement, the County Official Plan, and Credit Valley Conservation** policies and mapping on natural heritage features protection, water resources, and natural hazard management policies.
- **Lacks a “System-Based” Approach:** The current OP policy lacks a **system-based** natural heritage protection, and primarily implements the natural environment protection through “Open Space Conservation” designation.
- **High Hydrological & Source Water Sensitivity:** Orangeville's watercourses, wetlands, and headwater features are essential for **flood attenuation** and **drinking water protection**.

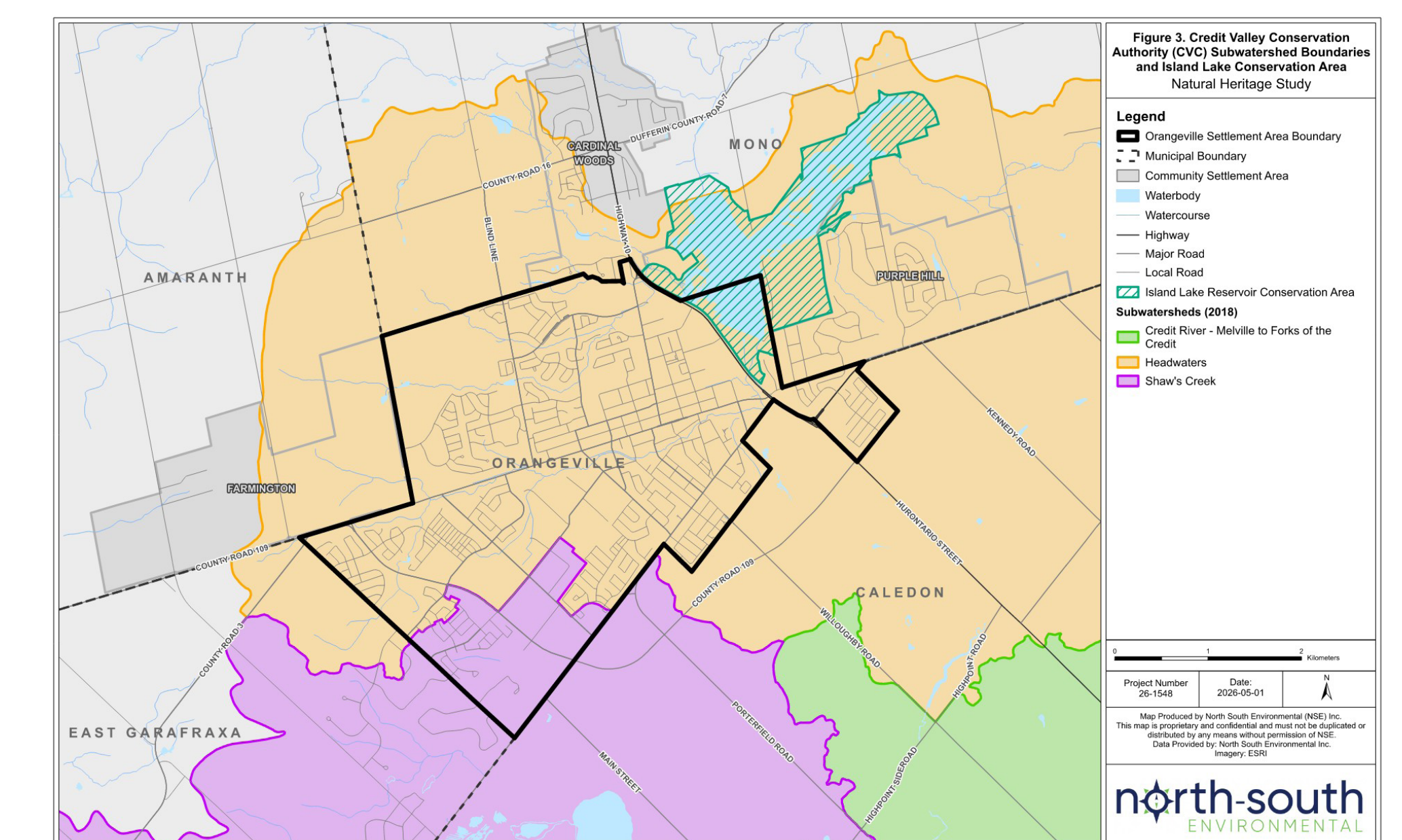
Emerging Recommendations:

- **Natural Heritage System Designation:** Update the land use map with a **defined Natural Heritage System designation**, and update mapping using updated CVC and provincial data.
- **Support Municipal Objectives:** Update the OP with policies to implement key municipal objectives such as **increasing tree canopy and enhancing natural areas to support biodiversity and climate resilience**.
- **Protect Regional & Locally Significant Wetlands:** Incorporate **explicit policy definitions and development regulations** for regionally and locally significant wetlands to preserve local ecological functions.



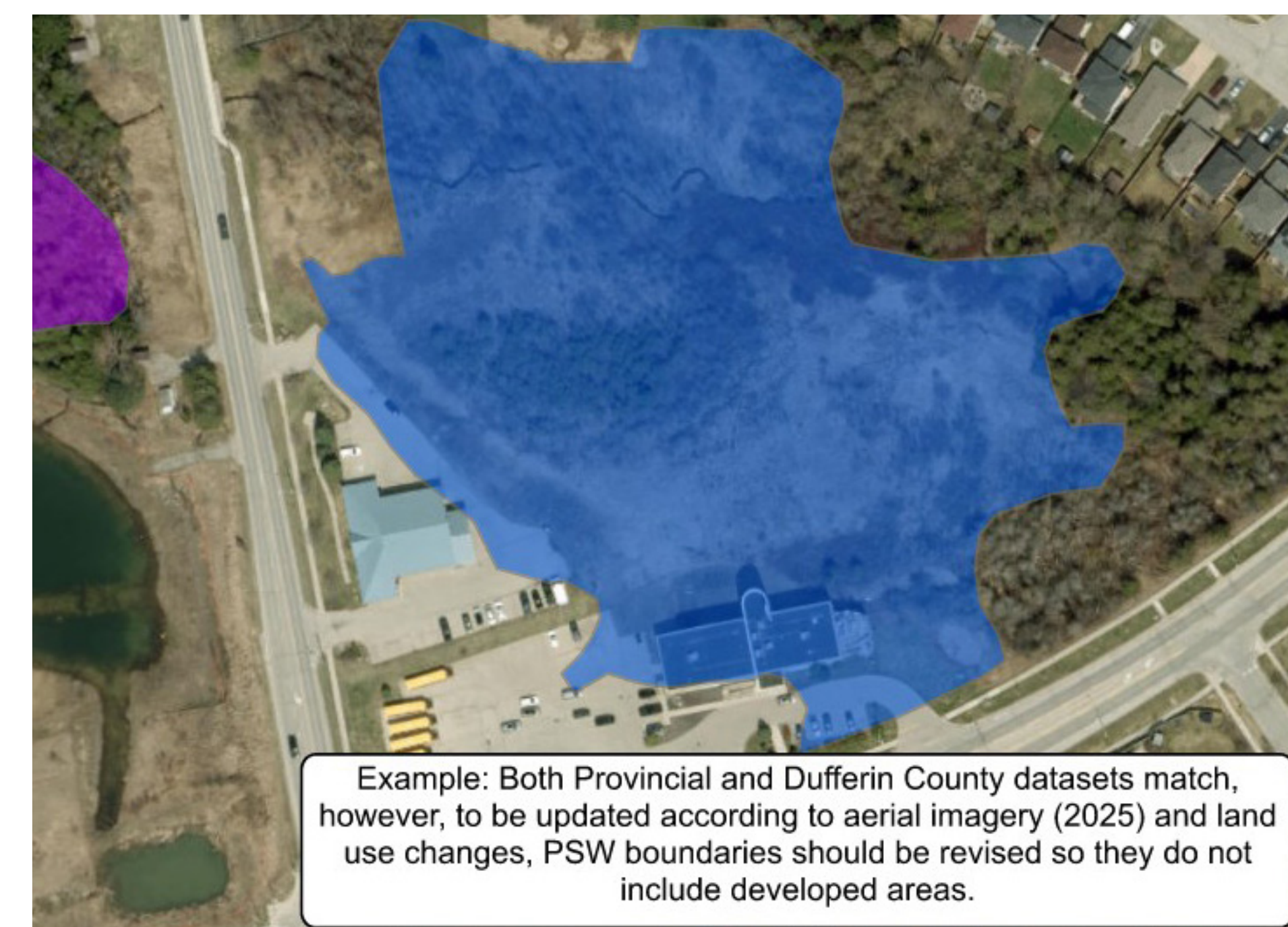
Dufferin County Natural Heritage System

County's Natural Heritage System mapping shows Provincially Significant Wetland and Woodland features in Orangeville.



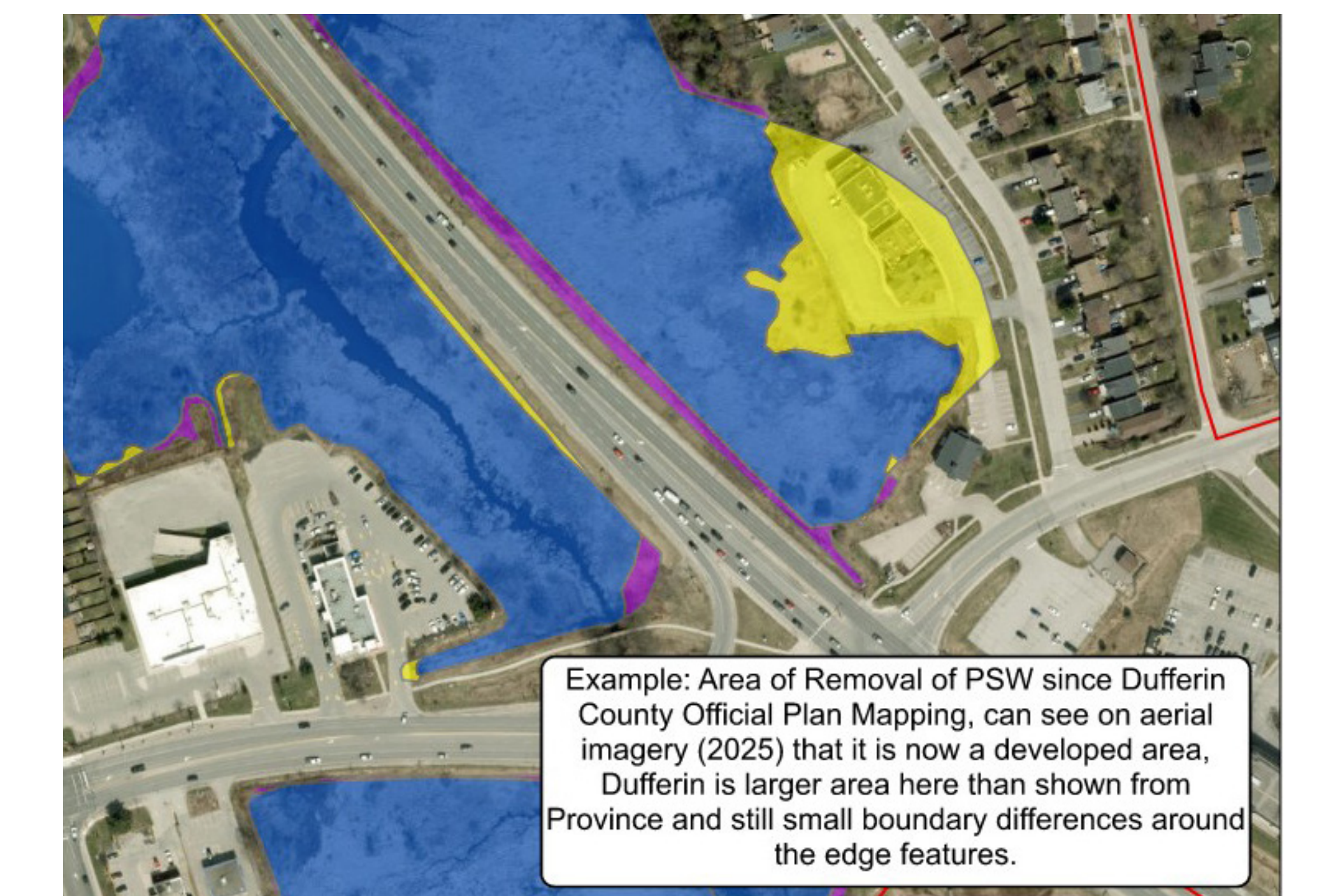
Credit Valley Conservation Authority (CVC) Subwatershed Boundaries and Island Lake Conservation Area

Orangeville is subject to CVC's regulated subwatershed area for both Headwaters and Shaw's Creek, as well as Island Lake Reservoir Conservation Area.



Provincially Significant Wetland Comparison Mapping (left and right)

Mapping inconsistencies have been identified across Woodland, Provincially Significant Wetland, and Unevaluated Wetland.



Legend
Orangeville Boundary
Provincially Significant Wetland Comparison
Dufferin County (2004-2007)
Dataset Overlap
Ontario Ministry of Natural Resources (2011-2018)
Aerial Imagery (2025)

Policy conformity

The Policy Conformity Paper

Since the last major update to the Town's Official Plan, the planning policy framework in Ontario has changed considerably. The project team prepared this Policy Conformity paper, to take a comprehensive review of the Town's Official Plan against the current policy framework applicable to Orangeville.

Mixed-Use / Commercial Land Use Alignment

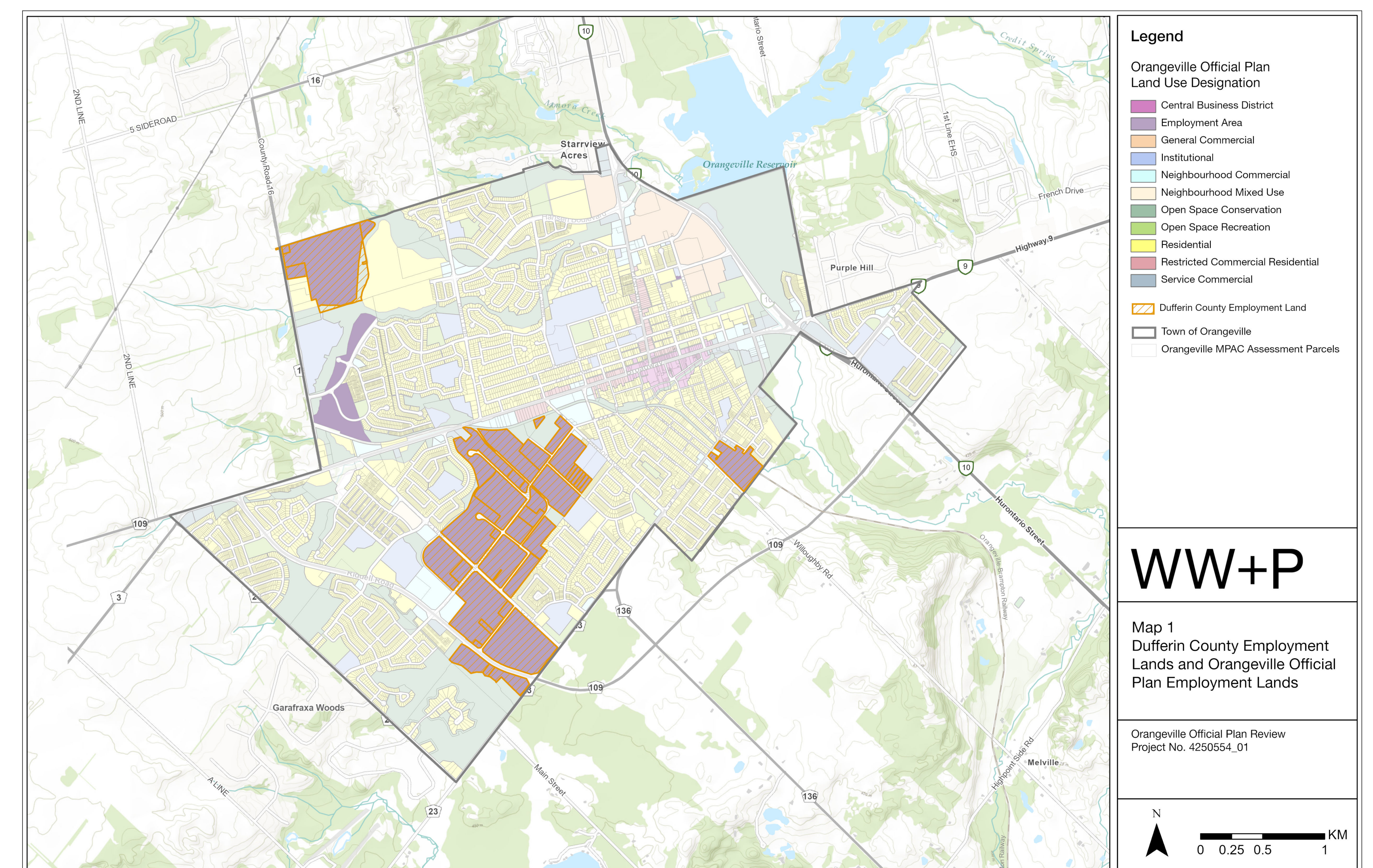
- **Consolidate Mixed-Use Designations:** Currently the County has six land use designations that allow for commercial uses or a mix of commercial and residential uses:

- Central Business District
- Restricted Commercial Residential
- General Commercial
- Neighbourhood Commercial
- Service Commercial
- Neighbourhood Mixed Use

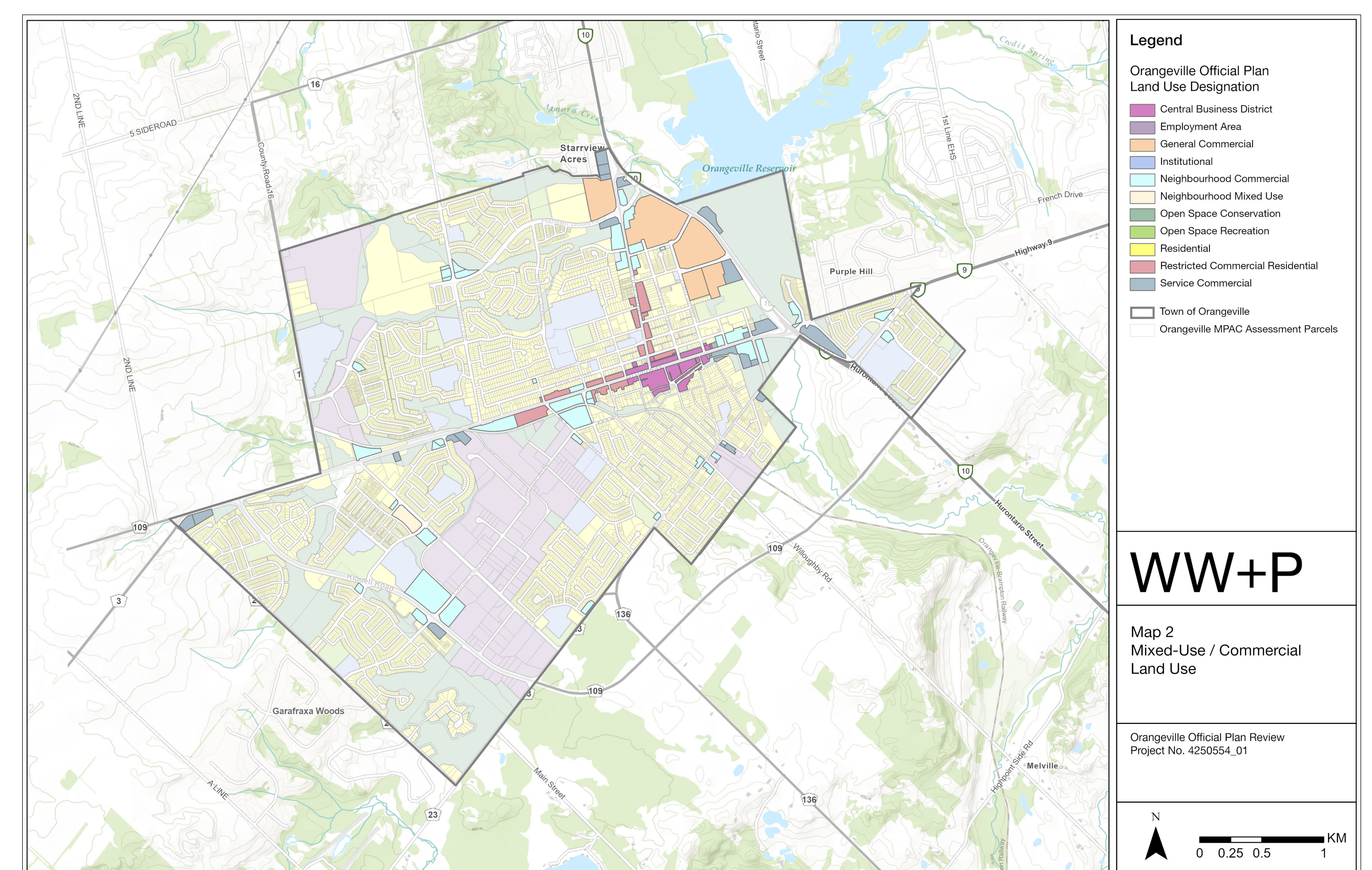
- Under Bill 98, there is an opportunity to consolidate these land uses to **“Mixed Use Areas”** for uses compatible with residential uses, and **“Mixed Use Commercial Areas”** for uses incompatible with residential uses. For retail commercial services located within neighbourhoods, the **“Neighbourhoods”** designation can permit these kinds of small-scale commercial retail uses.

Employment Lands

- **Northwest Employment Lands:** A portion of the major section of Employment Lands located at the northwest have been developed to residential neighbourhoods, while the rest remained vacant.
- **Re-designation:** As the Employment Lands paper suggested, these lands are not viable as Employment Lands and should be re-designated for residential uses. An amendment to the County Official Plan will be required if the employment lands located at the northwest needs to be re-designated.



Draft Map 1 - Dufferin County Employment Lands and Orangeville Official Plan Employment Lands



Draft Map 2 - Mixed-Use/Commercial Land Use

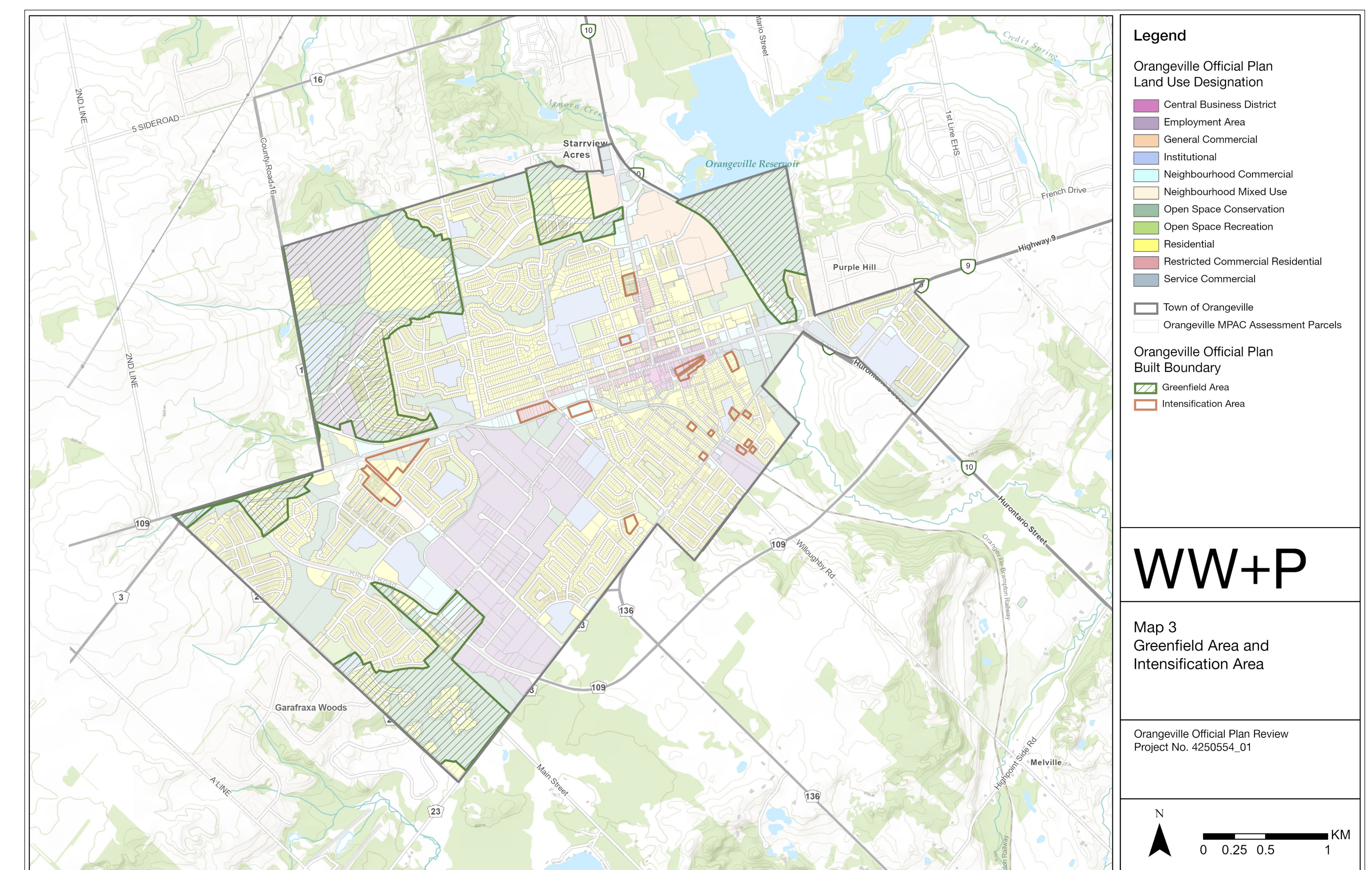
Policy conformity

Residential Density

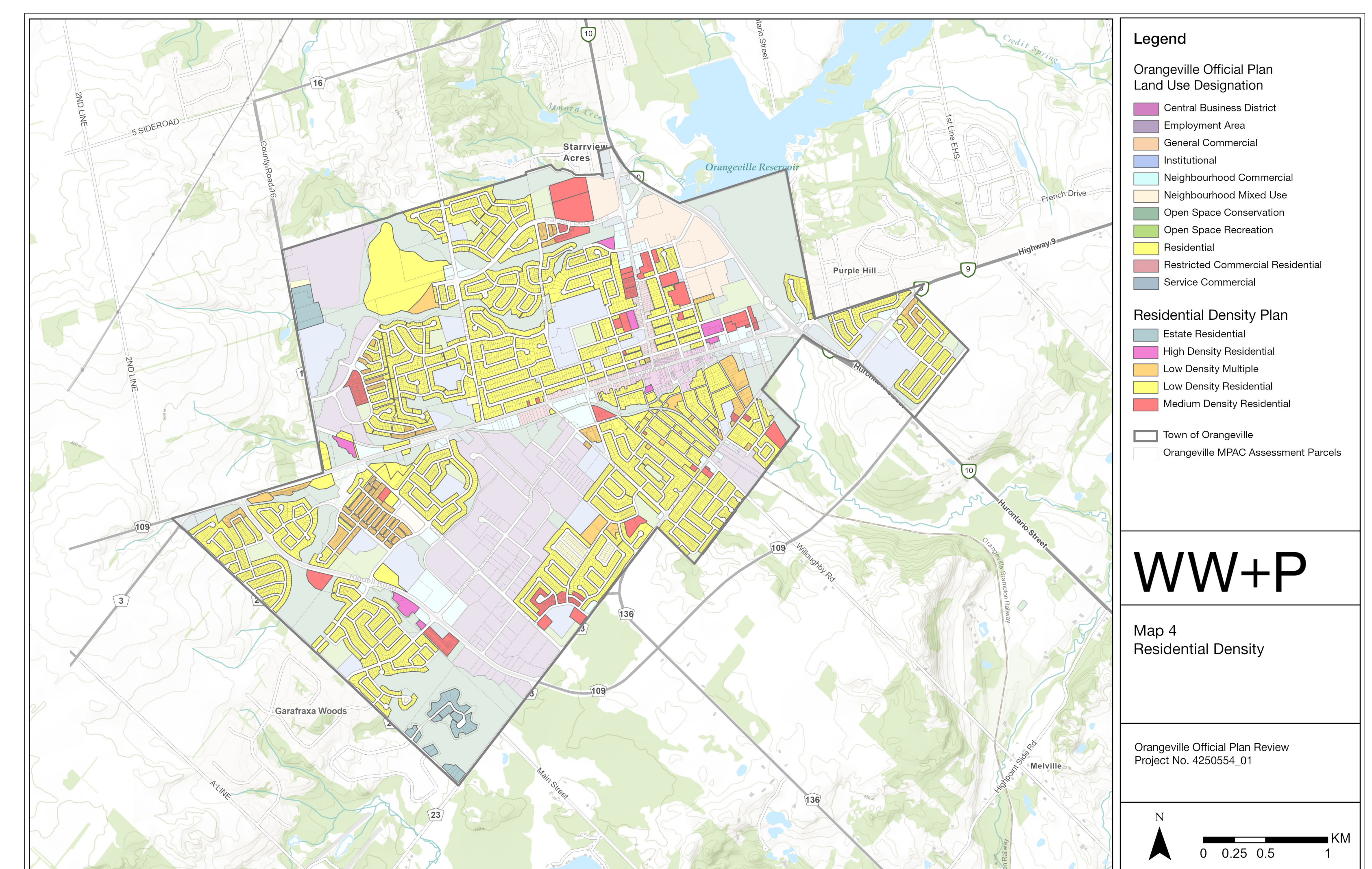
- Current Official Plan classifies all residential lands to five categories based on their density:
 - Estate Residential
 - Low Density Residential
 - Low Density Multiple
 - Medium Density Residential
 - High Density Residential
- In Bill 98, residential uses are simply designated under “Neighbourhoods”, without any sub-categories to differentiate density or housing types. Density features may need to be accommodated through other approaches, such as location (i.e. Strategic Growth Areas or major corridor) or lot sizes.

Greenfield Areas and Intensification

- The Official Plan delineates **five Greenfield Areas**, among which some are not suitable for future development (Orangeville Wetland Complex), and some are already built out.
- The Official Plan also delineates **over a dozen Intensification Areas** across the Town, which reflect opportunities for potential infill. The location of these areas is seemingly ad hoc.
- In the new **2024 Provincial Planning Statement**, the concept of Greenfield Area was removed, and intensification is promoted through Strategic Growth Areas at nodes, corridors, or other areas identified by municipalities to focus growth on.



Draft Map 3 - Greenfield Area and Intensification Area



Draft Map 4 - Residential Density

What's next?

Next Steps - Phase 2

- Complete Draft Recommendations Report (In Progress)
- Public Information Centre (September 22, 2026)
- Prepare Phase 2 Engagement Summary Report

Next Steps - Phase 3

- Draft Official Plan and Mapping (October – December)
- OP Steering Committee Meeting #3 (January 2027)
- Stakeholder Focus Groups #2 (January – February 2027)
- Statutory Public OH & Statutory Public Meeting (February 2027)

1 Kick Off + Background Review (Spring, Completed)

- Background research
- Identify opportunities and constraints
- Prepare Background Strategy papers



OP Steering Committee Meeting #1
Schedule, Objectives, Preliminary Findings (April 7)



Stakeholder Focus Groups #1
Schedule, Project Introduction, Objectives (April - June)



OP Steering Committee Meeting #2
Key themes & Emerging Priorities (July)

2 Directions + Recommendations (Summer/Fall)

- Further land use and mapping analysis
- Draft update recommendations
- Confirm priorities with public and Council



Statutory Special Council Meeting
Introduction, Emerging Priorities & Recommendations (Aug)



Public Information Centre
Background Findings & Recommendations (Sept 22, 2026)

We are here

3 Draft Official Plan (Winter 2027)

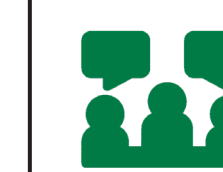
- Draft Official Plan policies and mapping
- Gather feedback on draft material



OP Steering Committee Meeting #3
Recommendations (Jan)



Stakeholder Focus Group #2
Recommendations (Jan)



Statutory Public OH & Statutory Public Meeting
Draft OPA (Feb)

4 Draft Official Plan (Winter 2027)

- Finalize Official Plan
- Complete statutory meetings, seek Council approval



OP Steering Committee Meeting #4
Final OPA & Mapping (April)

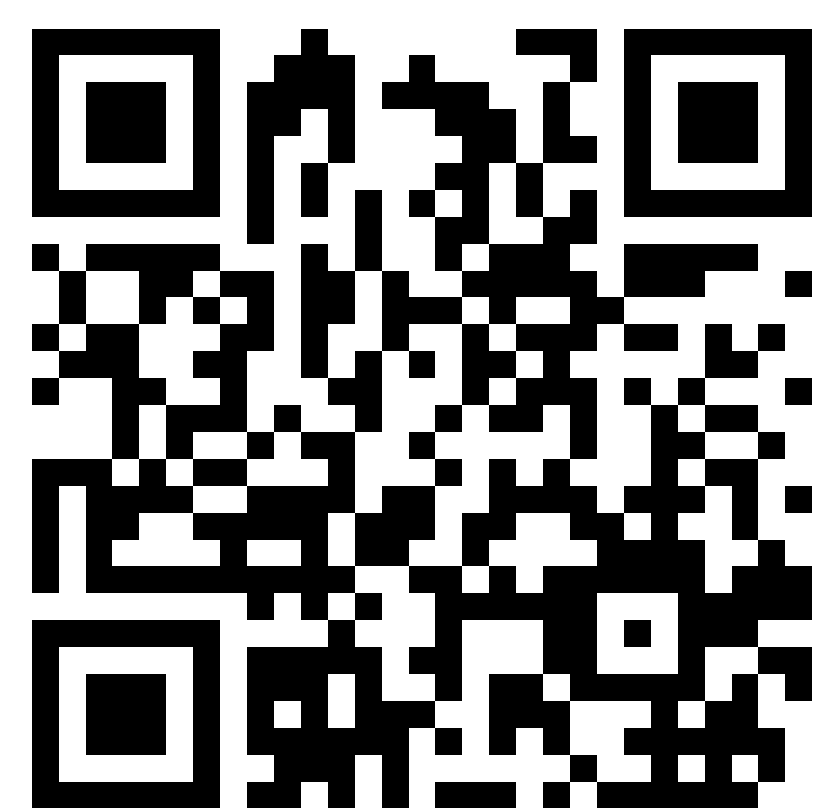


Stakeholder Focus Group #4
Final OPA & Mapping (April)



Town Council Meeting
Final Approval & Adoption (Apr/May)

**Have more feedback?
Take the survey!**



What do you want to learn more about next time?

let us know!