



OFFICIAL PLAN

OFFICE

CONSOLIDATION

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Deferral #2	Superseded by Official Plan Amendment No. 39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Referral	Partially superseded by Official Plan Amendment No. 33.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 by 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".

TABLE OF CONTENTS

	<u>PAGE</u>
FOREWORD	vii
<u>SECTION "A"</u>	
<u>INTRODUCTION</u>	1
A1 TITLE	1
A2 COMPONENTS	1
A3 BACKGROUND	1
A4 INTERPRETATION	1
A5 REVIEW	2
<u>SECTION "B"</u>	
<u>PURPOSE OF THE PLAN AND GOALS</u>	3
B1 PURPOSE OF THE PLAN	3
B2 GOALS	3
<u>SECTION "C"</u>	
<u>BASIS OF THE PLAN</u>	9
C1 TIME PERIOD	9
C2 POPULATION AND EMPLOYMENT	9
C3 SERVICE CAPACITY	9
C4 NEW DEVELOPMENT AND REDEVELOPMENT	10
C5 MUNICIPAL FINANCE	10
C6 PROVINCIAL POLICY STATEMENT	11
C7 PROVINCIAL GROWTH PLAN CONFORMITY	11

	<u>PAGE</u>
<u>SECTION “D”</u>	
<u>GENERAL POLICIES</u>	12
D1 ECONOMIC GROWTH.....	12
D2 GROWTH MANAGEMENT	14
D3 ENERGY CONSERVATION.....	14
D4 HERITAGE RESOURCES.....	15
D5 COMMUNITY IMPROVEMENT	18
D6 DOWNTOWN	20
D7 COMMUNITY FORM AND IDENTITY	21
D8 COMMUNITY CULTURE.....	22
D9 LIVE/WORK BALANCE	23
D10 PUBLIC SAFETY.....	24
D11 ACCESSIBILITY	24
<u>SECTION “E”</u>	
<u>LAND USE POLICIES</u>	26
E1 RESIDENTIAL.....	26
E2 COMMERCIAL	35
E3 EMPLOYMENT AREAS	44
E4 OPEN SPACE RECREATION.....	50
E5 NATURAL ENVIRONMENT, WATER RESOURCES AND NATURAL HAZARDS	52
E6 INSTITUTIONAL.....	60
E7 PUBLIC USE	61
E8 POLICIES FOR SPECIFIC AREAS.....	62
E9 NEIGHBOURHOOD MIXED USE.....	81

	<u>PAGE</u>
<u>SECTION “F”</u>	
<u>SUSTAINABILITY</u>	82
F1 GOALS.....	82
F2 ENVIRONMENTAL SUSTAINABILITY	82
F3 ECONOMIC SUSTAINABILITY	82
F4 SOCIAL SUSTAINABILITY.....	83
F5 CULTURAL SUSTAINABILITY	83
F6 RESPONSIBLE CONSUMPTION.....	83
F7 RESPONSIBLE DEVELOPMENT	85

<u>SECTION “G”</u>	
<u>TRANSPORTATION</u>	86
G1 GOALS	86
G2 GENERAL TRANSPORTATION POLICIES	86
G3 ROAD CLASSIFICATION.....	86
G4 ROAD WIDENING POLICIES	87
G5 GENERAL ROAD POLICIES.....	88
G6 SOUTH ARTERIAL ROAD	88
G7 RAILWAY	89
G8 PEDESTRIANS AND CYCLISTS	89
G9 PUBLIC TRANSIT	90

	<u>PAGE</u>
<u>SECTION “H”</u>	
<u>MUNICIPAL SERVICES</u>	91
H1 GOALS	91
H2 SANITARY SEWERAGE AND TREATMENT	91
H3 WATER SUPPLY AND DISTRIBUTION	92
H4 STORMWATER MANAGEMENT	93
<u>SECTION “I”</u>	
<u>IMPLEMENTATION</u>	94
I1 ZONING BY-LAW	94
I2 HOLDING BY-LAWS	94
I3 TEMPORARY USE BY-LAW	95
I4 INTERIM CONTROL BY-LAW	95
I5 SITE PLAN CONTROL	95
I6 PLANS OF SUBDIVISION	96
I7 CONSENTS	96
I8 NON-CONFORMING USES	97
I9 STATUS ZONING	97
I10 ENVIRONMENTAL ASSESSMENT	97
I11 PUBLIC NOTIFICATION	97
I12 OFFICIAL PLAN AMENDMENTS	97
I13 PREPARATION OF SECONDARY PLANS	98
I14 DEVELOPMENT PERMITS	99
I15 PROPERTY STANDARDS BY-LAW	99
I16 DEMOLITION CONTROL	99

	<u>PAGE</u>
I17 FINANCIAL SECURITIES	99
I18 STUDIES.....	99

MAPS

SCHEDULE "A" - LAND USE PLAN

SCHEDULE "B" - POLICIES FOR SPECIFIC AREAS

SCHEDULE "B1" – BUILT BOUNDARY

SCHEDULE "C" - RESIDENTIAL DENSITY PLAN

SCHEDULE "D" - COMMUNITY IMPROVEMENT PLAN

SCHEDULE "E" - ROADS PLAN

APPENDIX

Appendix "A" MINISTER'S DECISION TO APPROVE OFFICIAL PLAN (JUNE 1, 1987)

Appendix "B" MINISTER'S MODIFICATIONS AND DEFERRALS AFFECTING SPECIFIC PROPERTIES and OFFICIAL PLAN AMENDMENTS

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.

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 demanded 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 building on the three pillars of a healthy community: social equity, a strong economy and a healthy natural environment. 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 environments*
- *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*
- *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 Horseshow (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"

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. These significant amendments have included OPAs 26 and 27 (1990 and 1991) covering the Caledon annexation area, OPA 39 (1994) for a new commercial policy, OPA 56 (1998) for new policies relating to the natural environment, OPA 63 (2000) for new neighbourhood design policies, OPA 76 (2001) for the new industrial area policies, and OPA 96 (2006) for new policies pertaining to the implementation of the Commercial Urban Design Study. The last Official Plan update, completed in 2004, was included through OPA 84.

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. 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.

A5. 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) conforms with provincial plans or does not conflict with them;
- b) has regard to matters of provincial interest as set out in the *Planning Act*; and,
- c) is consistent with any provincial policy statements.

SECTION "B"

PURPOSE OF THE PLAN AND GOALS

B1. 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:

- B1.1 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.
- B1.2 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.
- B1.3 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.
- B1.4 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.
- B1.5 To provide guidance and direction in making the Town a more sustainable community.

B2. GOALS

The Official Plan for the Town of Orangeville is a statement of Planning Policies intended to guide future physical, social and economic development within the Municipality.

The general purpose of the Policies contained in this Plan are summarized by the following Goals:

B2.1 QUALITY OF LIFE

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.

To support decisions that are sustainable to ensure that the quality of life of future generations is not compromised.

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.

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.

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

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

B2.2 HOUSING

To provide an adequate supply of good quality living accommodations with a full range of sizes, types, densities, architectural forms, ownership, rental options, and prices 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.

B2.3 ECONOMIC GROWTH

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.

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.

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.

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.

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.

B2.4 GROWTH MANAGEMENT

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.

B2.5 COMMERCIAL

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.

B2.6 OPEN SPACE RECREATION

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 need of Orangeville's residents.

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

To work with Credit Valley Conservation in order to enhance the quality and accessibility of the Island Lake Conservation Area.

To promote a physical connection through the trail system between the Town and the Island Lake Conservation Area.

To undertake to implement the Town's 2008 Trails Master Plan as time and resources permit.

B2.7 NATURAL ENVIRONMENT, WATER RESOURCES AND NATURAL HAZARDS

- a) Using an ecosystem-based approach, to maintain and enhance the environmental health of the Credit River subwatersheds within which the Town of Orangeville is located.
- b) To direct development generally away from lands that are impacted by flooding and/or erosion hazards [OPA 56].
- c) To direct development generally away from ecologically significant or sensitive lands that support natural features and functions.

- d) To preserve the quantity and the quality of the surface and groundwater resources upon which the Town relies.
- e) To increase public awareness to protect and enhance the quality of water, to promote water conservation and to preserve aquatic habitats.
- f) To control the nature of future development in municipal well head protection areas by requiring specific study of hydrogeologic conditions, and to improve existing land use practices in those portions of existing well head protection areas already developed.

B2.8 INSTITUTIONAL FACILITIES

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

B2.9 TRANSPORTATION

To provide a transportation network for the safe and efficient movement of people and goods within and through the Municipality.

To encourage a reduction in the dependence on the use of motor vehicles through the introduction or extension of such things as bicycle lanes, multi-purpose trails and public transit opportunities.

B2.10 SERVICES

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

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

B2.11 ENERGY CONSERVATION

To encourage energy efficiency when considering development, re-development and transportation proposals.

B2.12 HERITAGE RESOURCES

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.

B2.13 COMMUNITY IMPROVEMENT

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.

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.

B2.14 DOWNTOWN

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.

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.

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.

B2.15 COMMUNITY FORM AND IDENTITY

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.

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

B2.16 PUBLIC SAFETY

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

B2.17 ACCESSIBILITY

To encourage the development of a barrier-free environment that facilitates universal access to all facilities and buildings.

B2.18 COMMUNITY CULTURE

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 which strives to be on the leading edge of cultural activity and development, and in building capacity for its residents.

B2.19 LIVE/WORK BALANCE

The Town will strive to ensure that Orangeville is a “complete community” as defined by the Province. Complete communities 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 residents as well as convenient access to public transportation and other means of alternative transportation.

B2.20 SUSTAINABILITY

To work towards imbedding 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.

To encourage the Municipality to be a responsible consumer and to encourage development in the Town to take place in a responsible manner.

SECTION "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 2014. 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.

C3. SERVICE CAPACITY

C3.1 Sewage Treatment Capacity

The Water Pollution Control Plant was upgraded in 1995 to increase its rated capacity to 14,400 m³/day, the design capacity permitted under the current Certificate of Approval. At current flow rates, it is estimated that the plant will service a population of approximately 30,000 people.

An Environmental Assessment Study is underway to assess the potential for increasing the capacity of the Water Pollution Control Plant to service future population growth within the Town's boundaries. However, any increase in sewage treatment capacity is contingent on the granting of a Certificate of Approval by the Ministry of Environment.

In addition, 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.

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. The Policy sets out the annual allocation threshold of sewage treatment capacity, an aggregate total capacity that can be safely allocated to development (after January 1, 2008), and the means by which the servicing demands of development will be calculated.

C3.2 Water Supply

The current water supply capacity is approximately 15,300 m³/day. Operating experience with some of the existing wells has shown that they are not capable of sustaining their originally approved rates. In combination with the available storage capacity, the current supply capacity will service a population of approximately 32,000 people. 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.

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 of existing residential areas.

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

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

The Town will comply with the requirements of, and in approving Official Plan Amendments shall be consistent with, the Provincial Policy Statement as amended from time to time. This Official Plan was prepared in the context of the Provincial Policy Statement (2005), recognizing that physical and servicing constraints may over time preclude the maintenance of a ten year supply of designated and available residential land.

C7. PROVINCIAL GROWTH PLAN CONFORMITY

The Town will comply with the requirements of, and in approving planning applications shall conform with, the Provincial Growth Plan for the Greater Golden Horseshoe ('Places to Grow'). Council will endeavour to cooperate with its neighbouring municipalities in the County of Dufferin to ensure that by 2015 a minimum of 40% of Orangeville's growth occurs within the Built-up Areas of the County. 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 Section E1.11.7 and E1.11.8, that contributes towards achieving the County's greenfield density target of 44 residents and jobs combined per hectare.

SECTION "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.

The Town will seek to maintain and enhance the community's economic base through its economic development and planning program. The following policies shall apply:

- D1.1 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 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.
- D1.3 Council may prepare an employment needs assessment in order to assist in its economic development and town planning efforts.

- D1.4 Council will support existing industries and businesses, to encourage their continued success and potential expansion.
- D1.5 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.
- D1.6 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.
- D1.7 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.
- D1.8 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.
- D1.9 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.
- D1.10 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.

D1.11 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.

D1.12 Council will seek out and entertain new partnerships and collaboration with private interests that support local economic development.

D2. GROWTH MANAGEMENT

D2.1 GOAL

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.

D2.2 GENERAL POLICIES

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

D2.2.1 Enter into discussions with abutting Municipalities to negotiate agreements on soft services, as required from time to time.

D2.2.2 Carefully review any development proposals, within abutting Municipalities, which would have the potential affect of constraining the extension of the Town's servicing systems.

D2.2.3 Work with surrounding Municipalities and the County of Dufferin and Region of Peel relative to common interests including such matters as future water supplies, drainage, sewage treatment and solid waste disposal, community infrastructure, transportation, public transit, long term planning and the environment.

D2.2.4 Generally oppose official plan amendments to permit residential development on private or communal services in those portions of the adjoining municipalities that lie south of the Tenth Side Road (west of Hurontario Street) or Fifth Side Road (east of Hurontario Street); west of the Fourth Line of Mono; north of High Point Side Road; and east of Shaw Creek Road, the 19th Line of East Garafraxa or the Fourth Line of Amaranth.

D3. ENERGY CONSERVATION

D3.1 GOAL

To encourage energy efficiency when considering development, re-development and transportation proposals.

D3.2 POLICIES

D3.2.1 Within the existing built community the Municipality shall encourage:

- a) Infilling of existing vacant properties;
- b) Higher densities where appropriate, such as in proximity to or within the Downtown;
- c) The maintenance and upgrading of existing buildings.

D3.2.2 When considering proposals for new development and re-development, the Municipality shall encourage, where practical:

- 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) The design of a pedestrian/community trail network in new subdivisions and in older areas, to conveniently connect residential areas to community facilities and open space.

D3.2.3 The Municipality shall continue to improve energy efficiency in the Municipal transportation system through:

- a) The designation of an efficient arterial and collector road system.
- b) The periodic review of operational traffic matters to improve traffic flow and increase fuel economy.
- c) Planning that promotes pedestrian and cycling activities in the Municipality.
- d) Maximizing 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.

D4. HERITAGE RESOURCES

D4.1 INTRODUCTION

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.

D4.2 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.

D4.3 GENERAL POLICIES

- D4.3.1 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 the property occupied by a heritage resource, or an adjoining property.
- D4.3.2 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 19th Century architecture which exists within downtown Orangeville.
- D4.3.3 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.
- D4.3.4 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.
- D4.3.5 Heritage Orangeville will act as the municipal heritage committee for the Town and will continue to operate as a Local Architectural Conservation Advisory Committee under the *Ontario Heritage Act*.
- D4.3.6 The alteration or demolition of a designated heritage building or a building in a designated heritage conservation district will require the approval of Council, in consultation with Heritage Orangeville.
- D4.3.7 Council will strive to maintain any heritage assets which it owns to as high a standard as possible in order to demonstrate Council's commitment to heritage preservation. If municipally owned heritage designated buildings are sold, Council may require a heritage easement agreement to be adopted to ensure the on-going preservation of that building.
- D4.3.8 As a condition of approval of a proposed development involving the retention of a heritage feature, Council may require the owner to enter into an agreement that safeguards the future of the heritage feature. This agreement may require the owner to provide a financial security to the Town to ensure compliance with the agreement.

D4.3.9 Council, through Heritage Orangeville, will maintain an inventory of heritage resources in the Town. This inventory will foster awareness of Orangeville's heritage resources by residents and businesses.

D4.3.10 Council may designate heritage resources 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.

D4.3.11 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.

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

A heritage impact assessment will be required for any new development proposed within a designated heritage conservation district.

D4.3.12 As a condition of approval of a proposed development, Council, in consultation with the Province, may require that an archaeological assessment be undertaken and that the development proceed only subject to the fulfilment of the recommendations of that assessment. Council will

co-operate with the Province to designate archaeological sites under Part VI of the *Ontario Heritage Act*.

D4.3.13 Development and site alteration on lands adjacent to protected heritage properties may be permitted where it has been demonstrated that the identified heritage attributes will be conserved and protected, wherever possible. Mitigative measures and/or alternative development approaches may be required to conserve those heritage attributes.

D5. COMMUNITY IMPROVEMENT

D5.1 GOAL

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.

D5.2 OBJECTIVES

D5.2.1 To establish a co-ordinated approach to community improvement which reflects the problems, priorities and the financial resources of the Municipality.

D5.2.2 To integrate community improvement policies with the Municipal Planning process.

D5.2.3 To encourage and support private efforts to rehabilitate/redevelop property, which will have a positive impact on the stability and growth of the area.

D5.2.4 To improve existing recreation and social services and construct new facilities as required to meet the needs of area residents.

D5.2.5 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.

D5.3 CRITERIA FOR THE SELECTION OF COMMUNITY IMPROVEMENT AREAS

D5.3.1 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.

D5.3.2 Commercial Criteria

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.

D5.3.3 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.

D5.4 The Delineation of Community Improvement Areas

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.

D5.5 Implementation

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

- D5.5.1 Designate community improvement project areas and prepare community improvement plans.

- D5.5.2 Utilize Provincial and Federal funding programs where appropriate.
- D5.5.3 Acquire property for strategic purposes involving such matters as parkland, transportation improvement and off-street parking.
- D5.5.4 Establish Business Improvement Areas.
- D5.5.5 Continue to support the efforts of the Business Improvement Area to strengthen and revitalize the Central Business District.
- D5.5.6 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.

D6. DOWNTOWN

D6.1 GOALS

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.

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.

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.

D6.2 GENERAL POLICIES

D6.2.1 The role of Downtown as a focal point for retail, office, residential, cultural, community and civic facilities within Orangeville will be strengthened.

D6.2.2 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.

D6.2.3 Council will support the beautification of Downtown Orangeville through financial and other means, including the use targeted public investments and incentive programs.

D7. COMMUNITY FORM AND IDENTITY

D7.1 GOALS

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.

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

D7.2 POLICIES

D7.2.1 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.

D7.2.2 New development will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces.

D7.2.3 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.

D7.2.4 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.

D7.2.5 Gateway areas will be created at major entrances to the Town, particularly the intersection of Highways 9 and 10. Further development in these areas will generally incorporate architectural, landscaping or other features which emphasize the unique nature of the community. Development and the creation of a Gateway Area at the intersection of Highways 9 and 10 will require the approval of the Ministry of Transportation in accordance with the requirements of the *Public Transportation and Highway Improvement Act*.

D7.2.6 Council will incorporate features such as landscaping and signage within the municipal road allowance to clearly identify gateway areas.

D8 COMMUNITY CULTURE

D8.1 GOALS

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.

To promote the development and maintenance of healthy lifestyles.

D8.2 POLICIES

D8.2.1 The Town will collaborate with its community partners to take actions which foster innovation in all aspects of cultural policies, programs and services.

D8.2.2 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.

D8.2.3 The Town will honour and encourage volunteerism and community involvement.

D8.2.4 The Town will endeavour to promote access to and awareness of the decisions of the Municipality.

D8.2.5 The Town will strive to create opportunities that enhance individual and community health and well-being.

D8.2.6 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.

D9 LIVE/WORK BALANCE

D9.1 GOAL

The Town will strive to ensure that Orangeville is a “complete community” as defined by the Province where growth in employment keeps pace with population growth.

D9.2 POLICIES

D9.2.1 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.

D9.2.2 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.

D9.2.3 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.

D9.2.4 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 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 easy access to local stores and services throughout the community.

D10. PUBLIC SAFETY

D10.1 GOAL

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

D10.2 POLICIES

D10.2.1 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:

- a) provides opportunity for the informal surveillance of outdoor spaces (“eyes on the street”) in order to deter a potential offender;
- b) clearly marks the transition or boundary between public and private spaces;
- c) permits the built environment to be effectively and efficiently maintained to display high standards of civic pride; and,
- d) utilizes urban design, landscaping and lighting in order to create public spaces which feel safe.

D11. ACCESSIBILITY

D11.1 GOAL

To encourage the development of a barrier-free environment that facilitates universal access to all facilities and buildings.

D11.2 POLICIES

- D11.2.1 Council will encourage the creation of a barrier-free environment including the design and layout of buildings, site development and municipal infrastructure.
- D11.2.2 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 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.
- D11.2.3 Council will seek the input of the public in order to improve the level of accessibility of municipal services, parks and facilities.

SECTION "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" – BUILT BOUNDARY
SCHEDULE "C" - RESIDENTIAL DENSITY PLAN
SCHEDULE "D" - COMMUNITY IMPROVEMENT PLAN
SCHEDULE "E" - ROADS PLAN

E1. RESIDENTIAL

E1.1 GOAL

To provide an adequate supply of good quality living accommodations with a full range of sizes, types, densities, architectural forms, ownership, rental options, and prices 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 design.
- E1.2.3 An appropriate range of housing types shall be encouraged to meet a variety of needs in terms of size, type, ownership status, affordability 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.

E1.3 PERMITTED USES

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.

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 and 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 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 elderly persons.

A net residential hectare is defined as a buildable hectare of residential land and does not include publicly owned roads, lanes, walkways, conservation lands and parks.

A second unit within a detached or semi-detached dwelling 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 detrimentally affected.

E1.5.2 Second units will be permitted as-of-right in all detached and semi-detached dwellings, subject to the provisions of the Zoning By-law.

E1.5.3 The creation of an accessory building on a lot, as a dwelling unit or additional space accessory to a residential unit will be permitted subject to the provisions of the Zoning By-law regarding placement of the building on the lot, height, parking and other provisions including the Fire Code.

- E1.5.4 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 presence of employees and the visibility of the home occupation from public streets.

E1.7 ALTERNATIVE HOUSING

- E1.7.1 A group home is defined as a single housekeeping unit in a residential dwelling in which up to 10 residents (excluding staff or the receiving family) live as a family under responsible supervision consistent with the particular needs of its residents [Minister's Modification No. 4]. The home is licensed or approved under Provincial Statutes and in compliance with Municipal By-laws. A foster home is not a group home.
- E1.7.2 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.
- E1.7.3 A crisis care facility is defined as a temporary residence for persons requiring immediate shelter and assistance for a short period of time. Crisis care facilities include halfway houses, youth shelters, women's shelters and emergency housing of a similar nature.
- E1.7.4 Crisis care facilities are permitted in the Downtown area, in mixed use areas and on major collector roads in residential areas.
- E1.7.5 A 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.

E1.7.6 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.

E1.7.7 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

E.1.8.1 Prior to approving any proposal for a significant residential development 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.

E.1.8.2 For the purpose of interpreting the foregoing paragraph, "significant residential development" generally means a project containing five or more units. "Sensitive land uses" will be 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.

E.1.8.3 The comprehensive assessment will focus on existing industrial uses and/or current industrial development applications. Hypothetical scenarios will generally not be utilized, unless no other options are available. 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.

E.1.8.4 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]

- E1.8.5 Council will apply all relevant Ministry of the Environment 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 Turning circles will be avoided wherever possible owing to difficulties that have been experienced with snow clearing and removal operations. Where turning circles are inevitable, consideration will be given to the provision of a landscaped parking feature in the centre.

- E1.9.6 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.
- E1.9.7 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.
- E1.9.8 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]
- E1.9.9 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 affordably priced 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. The use of its demolition control powers and the legalization of basement apartments are two methods by which Council may accomplish this objective.
- 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. Council may undertake measures, such as the collection of detailed housing market information or the dissemination of housing information to households, in order to facilitate such development.
- E1.10.5 Council may establish policies related to the conversion of existing rental units to condominium housing.

- E1.10.6 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.
- E1.10.7 Council may establish regulations through the Zoning By-law that support a variety of options for student housing.
- E1.10.8 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

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 (the "Built-up Area"), as shown on Schedule "B1".

- E1.11.1 Council will identify areas with the potential for infill development and intensification on an on-going basis. Intensification shall mean the development or redevelopment of a property, site or area at a higher density than currently exists. The identification of an area with intensification potential will not imply an intention on the part of Council to redevelop the area. The identified intensification areas will be designated within the Town's Built-up Area on Schedule "B1".

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

- a) vacant and/or underutilized lots within previously developed areas;
- b) the potential on a property for infill development; or,
- c) the potential on a property for the expansion or conversion of existing buildings.

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 intensification areas, Council will 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 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; and,
- d) energy use and green building performance.

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 walking, cycling, 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, walking and cycling; and,
- 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

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 retail development with a gross floor area exceeding 2,300 square metres 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 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.

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.

E2.3.7 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.

E2.3.8 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]

- E2.3.9 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 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 one of the main places where visitors will judge and remember Orangeville. This area accommodates the largest and most diverse concentration of central functions in the Town, including retail, office, service, entertainment and other commercial uses, as well as governmental, institutional, residential and community activities.
- E2.4.2 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.
- E2.4.3 In order to increase the vitality and day/night character of the area, 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.
- E2.4.4 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.
- E2.4.5 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, and attractions and services for tourists.
- E2.4.6 It is recognized that, over time, the growth of Orangeville's retail sector will, in relative terms, be increasingly accommodated outside the Central

Business District within other areas of the major commercial structure identified in this Plan. As a result, the relative importance of retailing within the Central Business District will decline, even though it may increase in absolute terms as new retailing facilities and uses are attracted. The service sectors and employment activities will gradually assume greater importance in the functions of the Central Business District. As this transition occurs, and the Municipality considers new developments outside the Central Business District, careful regard shall be given to the priority Central Business District uses identified in Section E2.4.5.

E2.4.7 The Municipality 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.

E2.4.8 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 and scale of surrounding buildings, to ensure that they are respected and complemented; and,
- c) the guidelines of the Commercial Urban Design Study referred to in Section E2.9 and the Downtown Orangeville Heritage Conservation District Guidelines. [OPA 96]

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 E2.4.5.

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.

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.

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.

- E2.7.5 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 of detached, semi-detached, duplex and triplex residences.

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 COMMERCIAL URBAN DESIGN

Council supports the development of commercial areas which are attractive and which enhance the commercial vitality and community image of Orangeville. To achieve this goal, Council has undertaken a Commercial Urban Design Study which resulted in the approval of urban design guidelines for all commercial areas within the Town. It is Council's intent that any and all commercial development, redevelopment or renovation projects will assist in the implementation and be consistent with the guidelines to the greatest extent possible, and work towards enhancing and reinforcing Orangeville's unique sense of place.

It is also Council's intent that the effectiveness and implementation of the urban design policies of this Plan and the urban design guidelines will be reviewed, updated and/or revised from time to time, as necessary, to ensure that they continue to accomplish the objectives of the Town. [OPA 96]

E2.10 MIXED USES

E2.10.1 GOAL

To provide for improved live-work relationships, diversity of housing types, a high quality living and working environment and reduced dependence on the automobile.

E2.10.2 OBJECTIVES

To provide for mixed use buildings and mixed use areas catering to local needs while ensuring the vitality of the Central Business District.

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

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

E2.10.3 POLICIES

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

- a) 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.
- b) 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.
- c) 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.
- d) 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.
- e) 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

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

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.

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

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

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:

i) 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 guidelines or regulations or other appropriate criteria.

ii) Servicing Capacity

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

iii) Urban Design

A streetscape or landscaping plan.

iv) 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

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

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

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 Feasibility Assessment;
- e) Preliminary Vibration Feasibility Assessment;
- f) Preliminary Soil Quality Assessment;
- g) Urban Design Guidelines; and,
- h) Master Transportation Plan

E3.8 THE CONVERSION OF EMPLOYMENT LANDS

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

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.

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

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 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.

E4.3.2 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

E4.3.3 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.

E4.3.4 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.

E4.3.5 As a condition of the development or redevelopment of land, the Municipality may require the conveyance of 5 percent of the land for park purposes. In redevelopment or development proposals where densities would exceed 15 units per gross hectare, a parkland dedication of 1 hectare per 300 dwelling units may be required.

Alternatively, the Municipality may, with the passing of a by-law, accept cash-in-lieu of the whole or part of the park dedication subject to the following considerations:

- a) Adequate parkland is already available or planned to serve neighbourhood requirements;

- b) The proposed park dedication would be unsuitable for park purposes in terms of size, shape, location, drainage or soil condition.

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. [OPA 110]

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 E4.3.2.
- b) Neighbourhood 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) Neighbourhood 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) Subdivision plans shall link park and school areas through natural open space connectors such as valleys and drainage courses, where possible. The Municipality shall encourage the dedication of such valleys and drainage courses in conjunction with subdivision approval, in addition to the Municipality’s park dedication requirements [Minister’s Modification No. 7].
- e) Sites required for park use shall be properly drained and physically suitable for active use.

E5. NATURAL ENVIRONMENT, WATER RESOURCES AND NATURAL HAZARDS

E5.1 GOALS

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

- c) To direct development generally away from ecologically significant or sensitive lands that support natural features and functions.
- d) To preserve the quantity and the quality of the surface and groundwater resources upon which the Town relies.
- e) To increase public awareness to protect and enhance the quality of water, to promote water conservation and to preserve aquatic habitats.
- f) To control the nature of future development in municipal well head protection areas by requiring specific study of hydrogeologic conditions, and to improve existing land use practices in those portions of existing well head protection areas already developed.

E5.2 SUBWATERSHED PLANNING

E5.2.1 The purpose of subwatershed planning is to ensure the protection and enhancement of water resources and related features as land use change occurs and development pressures increase. The subwatershed level provides a convenient ecosystem unit for detailed study and implementation purposes.

E5.2.2 Council recognizes the value of subwatershed planning as a foundation for its efforts to conserve natural resources. Council will integrate subwatershed planning into the planning process, and will seek to achieve integrated subwatershed management through partnerships with municipalities and other stakeholders within each of the two subwatersheds within which the Town of Orangeville is located. In conjunction with Credit Valley Conservation, Council will also foster voluntary stewardship initiatives to identify, protect, enhance and restore natural features.

E5.2.3 Virtually the entire Town of Orangeville is located within the headwaters subwatershed of the Credit River (Subwatershed 19). The primary guiding document for Council's subwatershed planning efforts is entitled Technical Document: Environmental Planning for the Credit River Headwaters - Subwatershed No. 19 (January 1997). The contents of this document will be considered to be updated as new information becomes available. The Technical Document, or any updates, will not, however, be considered to form part of this Official Plan. The Town's subwatershed planning work will also be informed by additional studies of water quality and environmental management as they become available.

E5.3 GENERAL POLICIES

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

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

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

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

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

E5.3.5 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.

Land Use Plan

E5.3.6 The natural features where development is prohibited are designated as Open Space Conservation on Schedule "A". The principal use of land in the Open Space Conservation designation shall be the conservation of the natural environment. Those uses which are permitted within this designation shall be directed to locate so as to protect those lands with the highest degree of ecological importance and sensitivity. Other permitted uses may include:

- public works associated with watercourses, including bridges, wells and sewage treatment facilities;
- outdoor recreational uses; and
- accessory uses;

all subject to approvals by appropriate agencies such as Credit Valley Conservation and the Department of Fisheries and Oceans, on the basis of acceptable technical reports as required.

Development and site alteration are not permitted within Provincially Significant Wetlands, as per the provisions of Section 2.1.3 of the Provincial Policy Statement.

- E5.3.7 Existing public works such as roads and power transmission lines are also permitted, but new ones will be discouraged unless there is no practical alternative.
- E5.3.8 Where proposed parks, trails or public works would be located within lands designated Open Space Conservation, an Environmental Impact Study will be undertaken to the satisfaction of the Town and Credit Valley Conservation to ensure that potential impacts on the natural environment are identified. If it is determined that the project will have an acceptable impact, appropriate mitigating measures will be identified and implemented.
- E5.3.9 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.
- E5.3.10 The boundaries of the lands delineated on the Schedules of the Plan as Open Space Conservation shall be used as guidelines for the preparation of the Implementing Zoning By-law. When additional or more accurate information becomes available, it may be incorporated by Amendment into this Plan and the Implementing Zoning By-law, as required, after consultation with Credit Valley Conservation and, where the boundaries of Provincially Significant Wetlands are in question, the Ministry of Natural Resources.
- E5.3.11 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, at such time as specific application for development of the land is submitted. Where the general intent of this Plan is maintained, boundary adjustments to the Open Space Conservation delineation will not require an Amendment to this Plan.

Redesignation to Another Land Use Category

- E5.3.12 Where land designated Open Space Conservation is under private ownership, this Plan does not indicate that this land will necessarily remain as such indefinitely, nor shall it be construed as implying that such areas are free and open to the general public or will be purchased by the Municipality or other public agency. An application for the redesignation of such lands for other purposes may be given due consideration by the Municipality after taking into account:
- a) The nature and severity of existing physical and environmental hazards, as determined to the satisfaction of Credit Valley Conservation;
 - b) The proposed methods by which the impacts of the hazards may be alleviated or remedied, by application of accepted engineering practice and resource management techniques;

- c) The monetary and environmental costs and benefits of the proposed engineering or resource management practices;
- d) The comments and conditions of Credit Valley Conservation and, if appropriate, other provincial ministries;
- e) The role of the lands in maintaining the environmental health of the subwatershed; and,
- f) The significance of any natural heritage features and functions.

E5.3.13 There is no public obligation, however, either to redesignate or to purchase any land if there is an existing or potential hazard that would be difficult or costly to overcome.

Future Refinement of Land Use Designations

E5.3.14 When this Official Plan is comprehensively reviewed, when a secondary plan is prepared for a particular area within the Town, or when site-specific applications involve the consideration of development limits within the proximity of natural features, the boundaries of the Open Space Conservation land use designations will be examined in more detail. Also, two or more categories of land use designations may be identified based on the relative significance of the natural features within the subwatershed.

Environmental Management Plans and Environmental Impact Studies

E5.3.15 Prior to granting draft approval to a plan of subdivision, Council will require that an Environmental Management Plan be prepared or updated, to the satisfaction of 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 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.

E5.3.16 Where lands proposed for development or redevelopment are adjacent to lands designated Open Space Conservation, an Environmental Impact Study will be required for any development within a prescribed distance of these lands as per the Ministry of Natural Resources' Natural Heritage Reference Manual, or its successor. The Environmental Impact Study will determine or confirm the boundaries of natural features to be protected, identify potential adverse impacts on the significant natural features, and recommend mitigation, enhancement or restoration measures. All Environmental Impact Studies will be conducted to the satisfaction of Credit Valley Conservation and the Town.

Water Resources

- E5.3.17 Council will control development and operate its wells in a manner that will maintain or enhance groundwater recharge and discharge, and the quality and quantity of surface water and groundwater.
- E5.3.18 Credit Valley Conservation guidelines will be followed in the design of all stormwater management facilities, and in erosion/sedimentation management.
- E5.3.19 Council will promote measures to conserve groundwater resources, and thereby postpone investment in additional sources of supply.
- E5.3.20 Council will prepare and implement a strategy on a subwatershed wide basis to confirm potential sources and quantities of groundwater and associated requirements for environmental protection. This will include a contaminant source inventory study to document potential sources of groundwater quality impact.
- E5.3.21 Council will require that all new development will ensure that pre-development infiltration volumes are maintained or enhanced, as much as possible, having due regard to also maintaining water quality.
- E5.3.22 Council will establish well head protection zones for all municipal water supply wells and control land uses in a manner to prevent the contamination of the Town's wells by those uses.

Flood-Prone Lands

- E5.3.23 No 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.
- E5.3.24 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.
- E5.3.25 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.

E5.3.26 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.

E5.3.27 In areas regulated by Credit Valley Conservation, requirements for building elevations or floodproofing measures will be determined by Credit Valley Conservation.

Stream Preservation and Restoration

E5.3.28 Wherever possible, existing watercourses will be maintained in a natural condition, and stream bed disturbance will be minimized to prevent erosion during pre- and post- development periods. Where the opportunity arises, natural channel design will be used. To prevent erosion and sedimentation, stream banks will be maintained in a natural condition or restored to a stable condition.

Urban Forestry

E5.3.29 To maintain and enhance the forest cover in the Town, Council will maintain an inventory of the species, size and condition of trees within road allowances and other publicly owned lands, and will allocate funds annually for the care and planting of trees.

E5.3.30 Council will also seek to increase forest cover by requiring the planting of native species of trees on private lands through development approval processes, appropriate to the specific conditions of the site.

E5.3.31 Council may enact a tree by-law under the *Municipal Act* to regulate the destruction of trees in defined areas, and to require the issuance of permits for tree removal.

Parkland Dedication

E5.3.32 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.

Recreational Trails

- E5.3.33 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 Trails Master Plan (2008) and provide for connections with the Island Lake Conservation Area and the Credit Valley trail system.

East Entrance Feature

- E5.3.34 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.

E5.4 POTENTIALLY CONTAMINATED PROPERTIES

- E5.4.1 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.

OBJECTIVES

- E5.4.2 To outline Council's policies respecting the general identification of land uses where environmental contamination may have occurred or is occurring.

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

POLICIES

- E5.4.3 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.

- E5.4.4 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 the Environment requirements. The proponent will be required to submit documentation consistent with Ontario Regulation 153/04 Record of Site Condition Regulation, or its successor.
- E5.4.5 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.
- E5.4.6 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 the Environment. A potable water standard of cleanup shall generally be required.
- E5.4.7 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.
- E5.4.8 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*.

E6. INSTITUTIONAL

E6.1 GOAL

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

E6.2 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.

E6.3 GENERAL POLICIES

E6.3.1 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.

E6.3.2 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.

E6.3.3 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.

E6.3.4 Council may designate new sites for schools if such an action is warranted by the growth or the changing characteristics of the local population.

E7. PUBLIC USE

E7.1 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.

Development and site alteration are not permitted within Provincially Significant Wetlands, as per the provisions of Section 2.1.3 of the Provincial Policy Statement.

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.]
- E8.20 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]

- E8.49 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]

- E8.53 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]

- E8.55 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]

E8.58 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.
- 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 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 Section E1.4 of 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 E.1.8 of the Official Plan. The detailed neighbourhood design for the residentially designated blocks shall comply with the design objectives found in Section E.1.9 of the Official Plan. All development in the employment area shall comply with the commercial design principles of Section E.2.9 of the Official Plan and the Town's Commercial Urban Design Guidelines.

E.8.64.3 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.

E.8.64.3.1 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.

E.8.64.3.2 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.

E.8.64.3.3 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.

E.8.64.4 URBAN DESIGN POLICIES FOR EMPLOYMENT AREAS

Notwithstanding the design policies of Section E.3.5 and E.3.6, 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.

E.8.64.5 LAND USE

E.8.64.5.1 Low Density Residential

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

E.8.64.5.2 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.

E.8.64.5.3 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.

E.8.64.5.4 Employment Areas

E.8.64.5.4.1

Notwithstanding the Employment Area policies of Sections E3.2 and E3.3, 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.

E.8.64.5.4.2

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 E.3.3, 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.

E.8.64.5.4.3

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.

E.8.64.5.5 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.

E.8.64.6 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 railways, 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.

E.8.64.7 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]

- E8.76 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]

- E8.77 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]

SECTION “F”

SUSTAINABILITY

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

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.

To encourage the Municipality to be a responsible consumer and to encourage development in the Town to take place in a responsible manner.

F2. ENVIRONMENTAL SUSTAINABILITY

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.

F3. ECONOMIC SUSTAINABILITY

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

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.

F4. SOCIAL SUSTAINABILITY

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.

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.

F5. CULTURAL SUSTAINABILITY

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

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 21st Century. The Town must partner in the responsibility of developing the cultural environment in which creativity prospers.

F6. RESPONSIBLE CONSUMPTION

F6.1 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,
- c) evaluating and changing, as appropriate, Town processes to promote the development and operation of sustainable buildings.

F6.2 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.

F6.3 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.

F6.4 Council will strive to reduce greenhouse gas emissions through the promotion of car-pooling and walk-to-work initiatives for municipal staff and responsible fleet management for municipal vehicles.

F7. RESPONSIBLE DEVELOPMENT

Sustainable development enables the integration of the environmental, social, economic and cultural considerations in the decision-making process. This integrated approach will be used as a framework to policy formulation and analysis where these elements are brought together in planning and decision-making.

The Town may, by amendment to this plan, introduce specific policies and regulations requiring energy conservation and climate protection measures, including higher minimum standards of construction based on best available technology. Until such policies and regulations are introduced, the Town encourages the design, location and construction of all buildings with the objectives of reducing energy consumption and maximizing passive solar gain opportunities.

With respect to stormwater management and development, the Town encourages:

- 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.

Council will ensure that the construction of new or the expansion of existing water and wastewater systems will serve growth in a manner that supports the achievement of the intensification and density targets.

SECTION "G"

TRANSPORTATION

G1. GOALS

To provide a transportation network for the safe and efficient movement of people and goods within and through the Municipality.

To encourage a reduction in the dependence on the use of motor vehicles and encourage active transportation alternatives through the introduction or extension of such things as bicycle lanes, multi-purpose trails, sidewalks and public transit opportunities that provide safe, comfortable travel opportunities within existing communities and new neighbourhoods.

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 CLASSIFICATION

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.

Roads are intended to function in accordance with the following classifications:

G3.1 Provincial Highways

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.

G3.2 Arterial Roads

Arterial roads are intended to facilitate traffic movement between major land use activities, as well as accommodate through traffic. Access to arterial roads 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.

G3.3 Collector Roads

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. 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.

G3.4 Local Roads

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 20 metres.

G3.5 Existing Road Allowances

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.

G4. ROAD WIDENING POLICIES

G4.1 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.

G4.2 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].

G4.3 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.

G5. GENERAL ROAD POLICIES

G5.1 In considering proposed plans of subdivision, consents and site plans, Council will prohibit direct vehicular access from a provincial highway, and, wherever possible, from Riddell Road, Veterans' Way, Hansen Boulevard, and Blind 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.

G5.2 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.

G5.3 The Town will incorporate Ministry of Transportation setback requirements into amendments to the Zoning By-law that affect lands adjacent to a provincial highway.

G5.4 Council supports the development of a transportation system that minimizes impact on the environment and aesthetic character of the Town.

G5.5 Council will endeavour to introduce on-street bike lanes to all Minor and Major Collector roads over time as opportunities and resources permit.

G6. SOUTH ARTERIAL ROAD

G6.1 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.

G6.2 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.

G7. RAILWAY

- G7.1 Council supports the continuing provision of railway service to serve business and industry, and in the longer term, commuters and visitors.
- G7.2 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.
- G7.3 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.
- G7.4 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.
- G7.5 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.
- G7.6 Council encourages the elimination over time of points of conflict between the railway and other modes of transportation, particularly grade-level crossings.

G8. PEDESTRIANS AND CYCLISTS

- G8.1 Council supports the creation of an environment conducive to cycling and pedestrian circulation.
- G8.2 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.
- G8.3 Council will consider the impact of land use decisions as they may impact the movement of pedestrians and bicycles.
- G8.4 Council will encourage urban intensification and compact, mixed use forms of development in order to make walking and cycling more convenient as forms of transportation and to contribute to the development of 'complete communities'.
- G8.5 Council will strive to improve bicycle and transit infrastructure and movement over time to encourage a reduction of motor vehicle use.
- G8.6 In evaluating the design of new development projects, Council will consider ways to incorporate 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.

- G8.7 Council will strive to ensure that a maximum distance of 500 metres (straight-line) walking distance will be used as a target for the separation between every resident and any elementary school, park and commercial shopping area.

G9. PUBLIC TRANSIT

- 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 (straight-line) 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 also co-operate with GO Transit to provide the best level of public transit service possible.

SECTION "H"

MUNICIPAL SERVICES

H1. GOALS

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

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

H2. SANITARY SEWERAGE AND TREATMENT

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.

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.

H2.2 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.

Council will not allow a draft-approved plan of subdivision to proceed to registration, and will not lift the Holding Symbol applicable to the zoning of the lands within the draft-approved plan of subdivision, until it is satisfied that

there is sufficient reserve water supply and sewage treatment capacity to allocate to the development proposal.

H2.3.1 Sewage Treatment Capacity

The Water Pollution Control Plant was upgraded in 1995 to increase its rated capacity to 14,400 m³/day, the design capacity permitted under the current Certificate of Approval. At current flow rates, it is estimated that the plant will service a population of approximately 30,000 people.

An Environmental Assessment Study is underway to assess the potential for increasing the capacity of the Water Pollution Control Plant to service future population growth within the Town's boundaries. However, an increase in sewage treatment capacity is contingent on the granting of a Certificate of Approval by the Ministry of Environment.

In addition, 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.

H2.3.2 Water Supply

The current water supply capacity is approximately 15,300 m³/day. Operating experience with some of the existing wells has shown that they are not capable of sustaining their originally approved rates. In combination with the available storage capacity, the current supply capacity will service a population of approximately 32,000 people. 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.

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.

H3. WATER SUPPLY AND DISTRIBUTION

- H3.1 The Municipality 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.

The Municipality shall continue its efforts to provide additional supply and/or storage capacity.

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.

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.

H4. STORMWATER MANAGEMENT

- H4.1 In keeping with Section 2.2.1 of the Provincial Policy Statement, stormwater management practices within the Town shall minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces wherever possible. The Stormwater Management Policies and Criteria as adopted by the Town of Orangeville and amended from time to time shall apply.
- H4.2 Urban development on lands annexed to the Town on January 1, 1980, shall utilize stormwater management to maintain post-development flows to pre-development levels wherever feasible. Stormwater management measures shall be reviewed simultaneously with Draft Plans of Subdivision, to the satisfaction of the Town and Credit Valley Conservation [Minister's Modification No. 19].
- H4.3 For major development or redevelopment (e.g. industrial, commercial or high density residential) within the pre-1980 boundaries of the Town of Orangeville, it shall be the policy of the Town to require stormwater management, where feasible and in consultation with Credit Valley Conservation [Minister's Modification No. 20].

SECTION "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.

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

I1.1 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.

I1.2 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

I2.1 Pursuant to the *Land Use Planning and Protection 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]

I2.2 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; and,
- c) To encourage good site plan design. [OPA 46]

I2.3 Lands subject to a Holding Symbol may be in any land use category. [OPA 46]

- I2.4 Upon attainment of the pertinent objectives, (as stated in Section I2.2) 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]

I3. TEMPORARY USE BY-LAW

- I3.1 The Municipality may use the provisions of the *Planning Act* to allow for the temporary use of land. Upon the expiry date of the Temporary Use By-law, such temporary permitted uses shall not continue.

- I3.2 Notwithstanding the other policies contained in this Plan, temporary use by-laws may be passed subject to Council's consideration of the following criteria [Minister's Modification No. 21]:

- a) The compatibility of the proposed temporary use with surrounding land uses.
- b) The availability of appropriate access to the proposed use.
- c) The proposed design and layout of the proposed temporary use.
- d) The ability of the proposed use to cease when the By-law expires.

I4. INTERIM CONTROL BY-LAW

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.

I5. SITE PLAN CONTROL

- I5.1 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.

- I5.2 All lands and property within the corporate limits of the Town of Orangeville are hereby designated as a proposed site plan control area.

- I5.3 Notwithstanding the extent of the lands described in Section I5.2, it is the intent of this Plan that detached and semi-detached dwellings, and street townhouses within recently registered plans of subdivision, will be exempt from site plan control.

16. PLANS OF SUBDIVISION

It is intended that most new lots will be created by the Registered Plan of Subdivision process, particularly in the development of new areas, and in accordance with the following criteria:

- 16.1 Plans of Subdivision will be required for the creation of new residential lots, where additional public road(s) would be created.
- 16.2 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.
- 16.3 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*.
- 16.4 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.
- 16.5 All approvals of draft plans of subdivisions shall include a lapsing date as per Section 51 of the *Planning Act*.
- 16.6 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

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. 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 [Minister's Modification No. 23]. 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.

19. STATUS ZONING

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

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

112. OFFICIAL PLAN AMENDMENTS

- 112.1 It is the policy of Council that any provision of this Plan may be amended pursuant to the requirements of the *Planning Act*.
- 112.2 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 features, cultural heritage resources or development constraints, the overall community pattern or for such other reasons deemed to be significant.

I14. DEVELOPMENT PERMITS

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

I15. PROPERTY STANDARDS BY-LAW

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 inventory of heritage resources, 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.

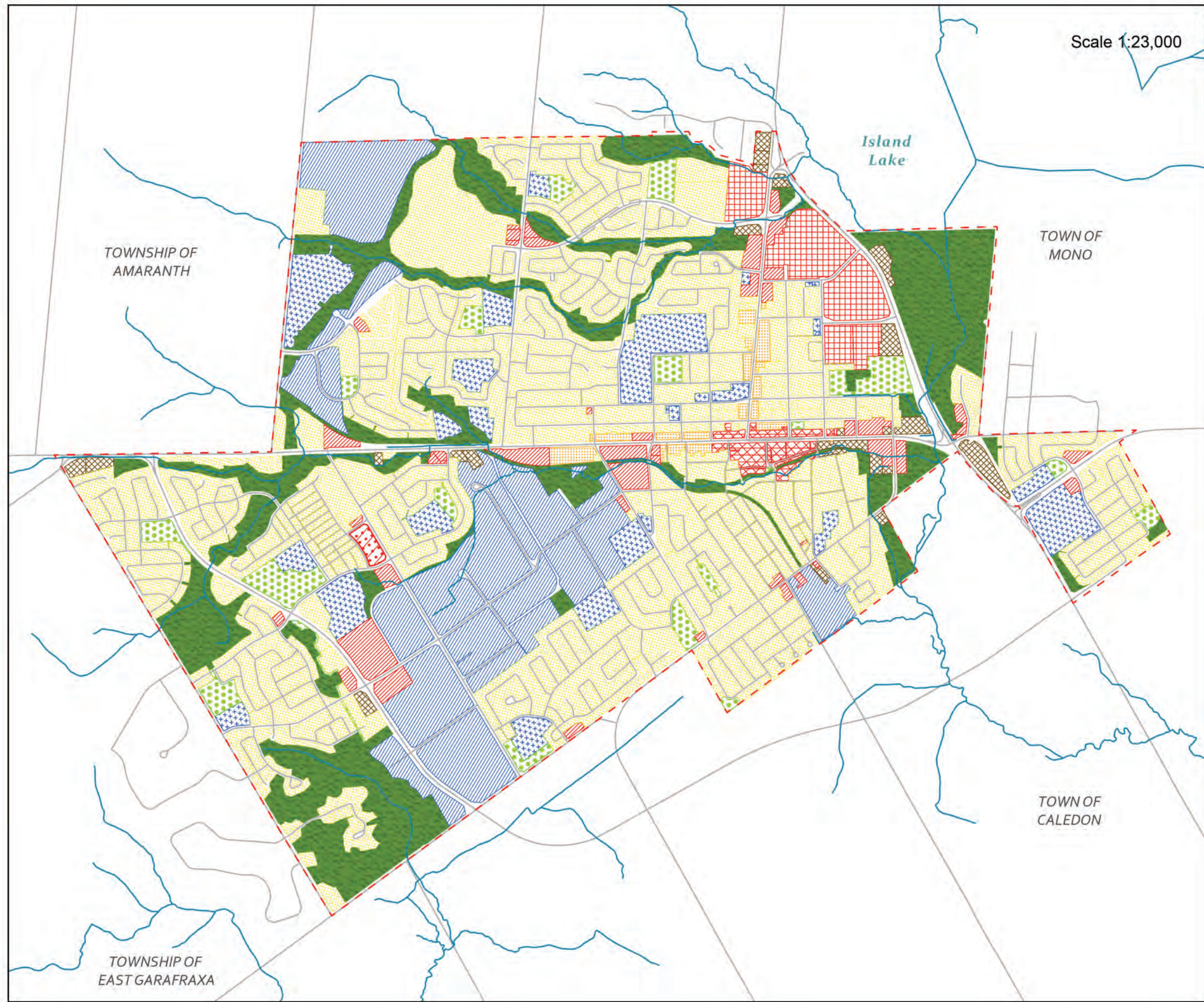
I17. FINANCIAL SECURITIES

Council may use financial securities, including but not limited to letters of credit and cash, in order to accomplish the objectives of this Plan.

I18. STUDIES

Studies of matters such as land use compatibility, market impact, traffic impact and environmental impact may be required to provide grounds for, or conditions of approval of, applications for official plan and zoning amendments, plans of subdivision, consents, minor variances, or site plans. The Town generally prefers to commission such studies by hiring qualified consultants on its behalf, at the applicant's expense. In such circumstances, the study will proceed only after agreement is reached on terms of reference, and the applicant has deposited sufficient funds to cover the cost of the study, or an initial phase thereof. In instances where the applicant's consultant

conducts the study, the Town may require a peer review, the cost of which will be borne by the applicant.



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Schedule "A" The Official Plan of the Orangeville Planning Area Land Use Plan

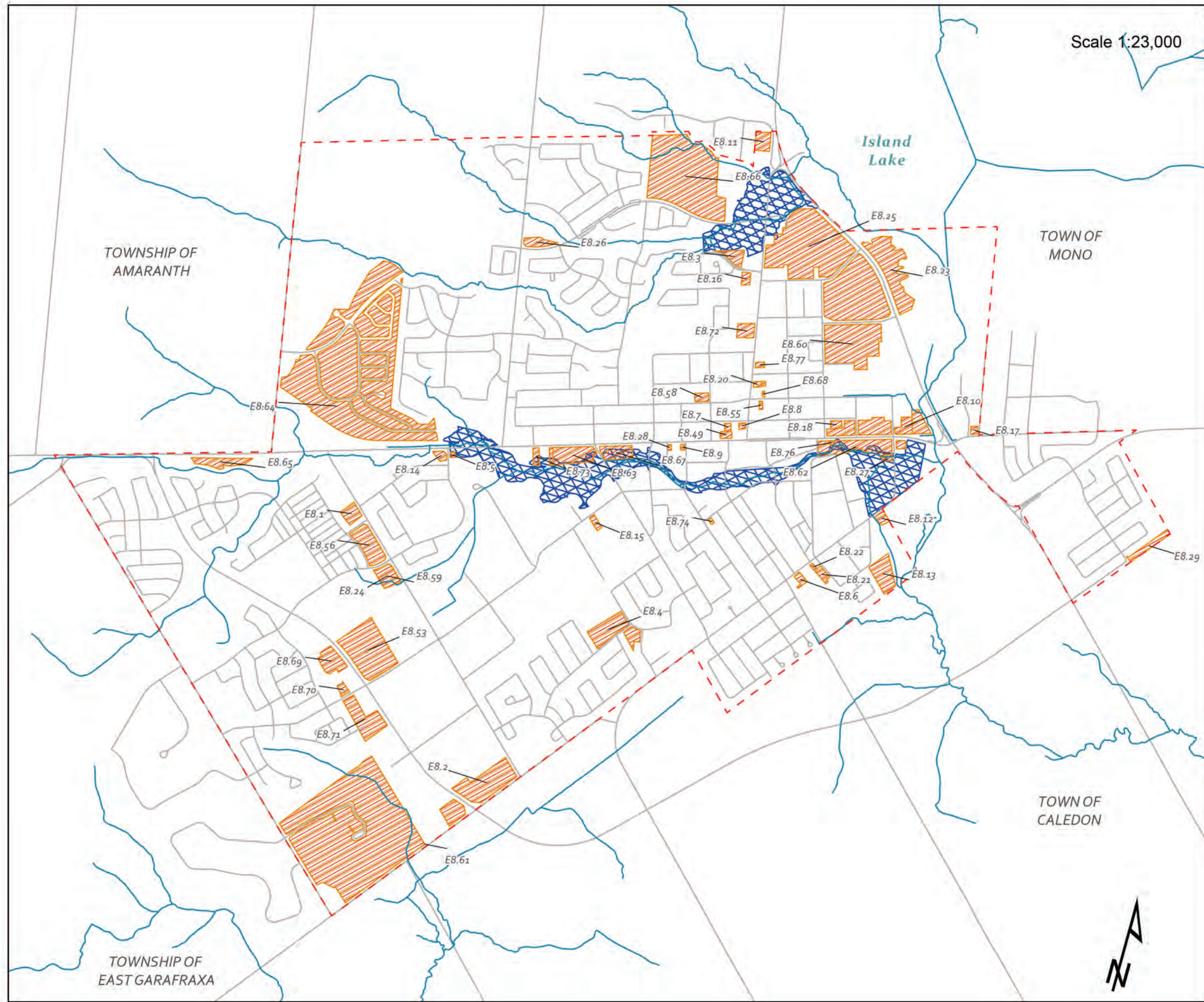
Legend

- Residential
- Central Business District
- General Commercial
- Neighbourhood Commercial
- Service Commercial
- Restricted Commercial Residential
- Employment Area
- Open Space Recreation
- Open Space Conservation
- Institutional
- Neighbourhood Mixed Use

Office Consolidation Version
The Office Consolidation Version of this map schedule has been prepared for convenience purposes only. For accurate reference, recourse should be had to the original Official Plan and subsequent Official Plan Amendments.





Date: December 31, 2018



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Schedule "B" The Official Plan of the Orangeville Planning Area Policies for Specific Areas

Legend

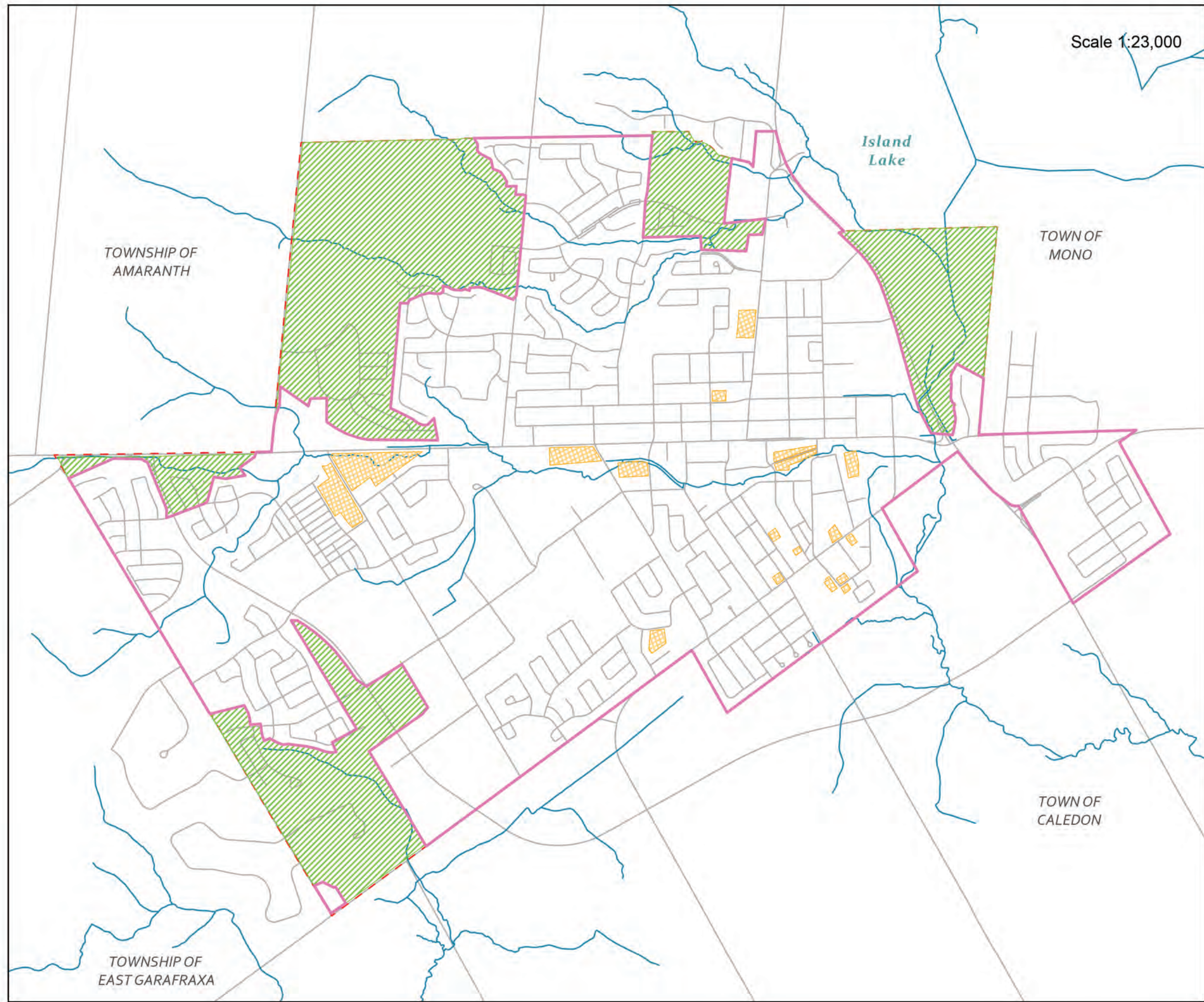
-  Policies for Specific Areas
Refer to Section E8 of the Official Plan
-  Approximate Extent of Mill Creek and Lower Monora Creek Floodlines
See Policy E5.3.24

Office Consolidation Version

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Date: December 31, 2018



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Schedule "B1" The Official Plan of the Orangeville Planning Area Built Boundary

Legend

- Built Boundary*
- Intensification Areas
See Policy E1.11
- Greenfield Areas*

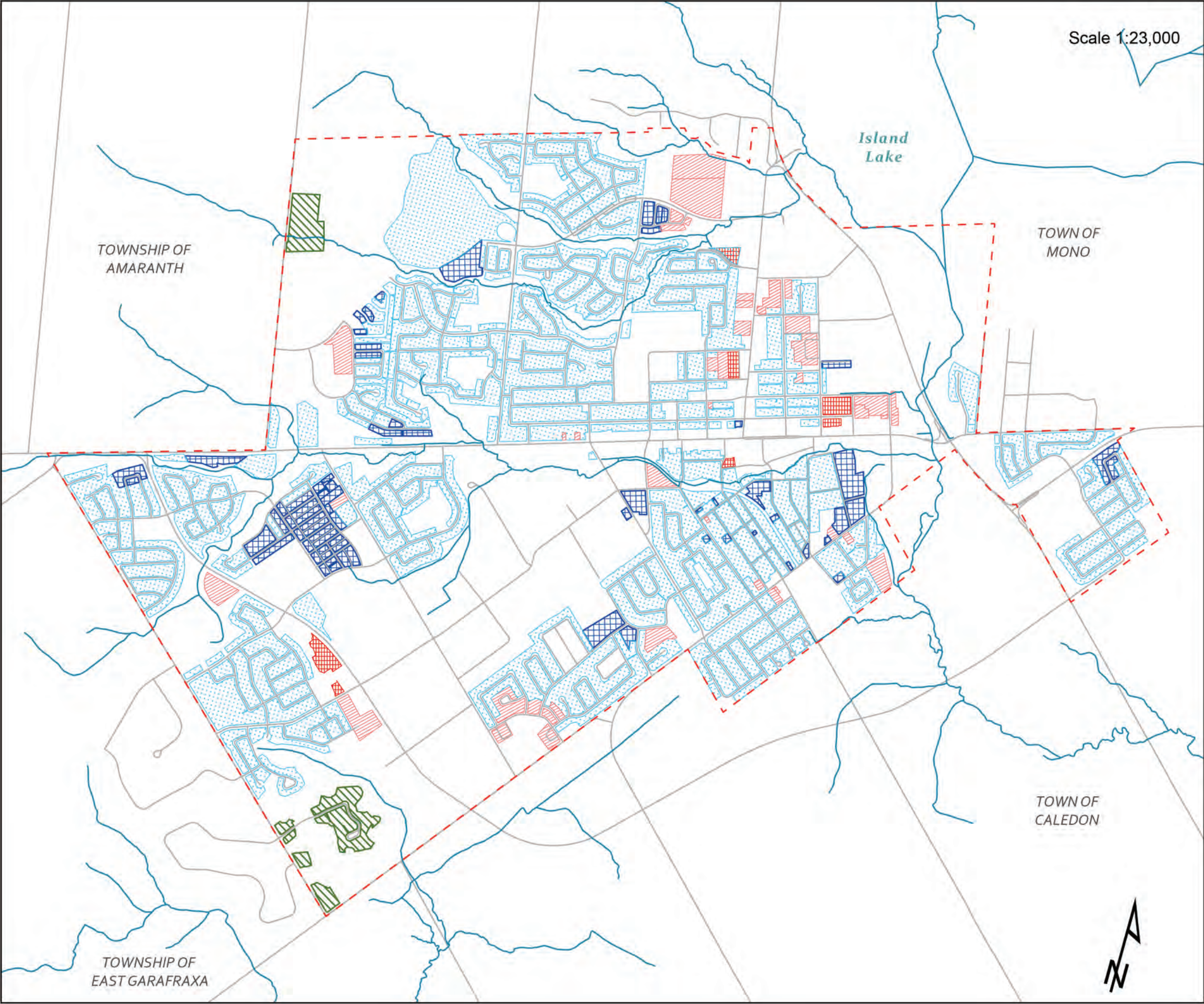
Office Consolidation Version

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* as defined by the Ministry of Energy and Infrastructure, 2008



Date: July 7, 2010



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Schedule "C"
The Official Plan of the
Orangeville Planning Area
Residential Density Plan

Legend

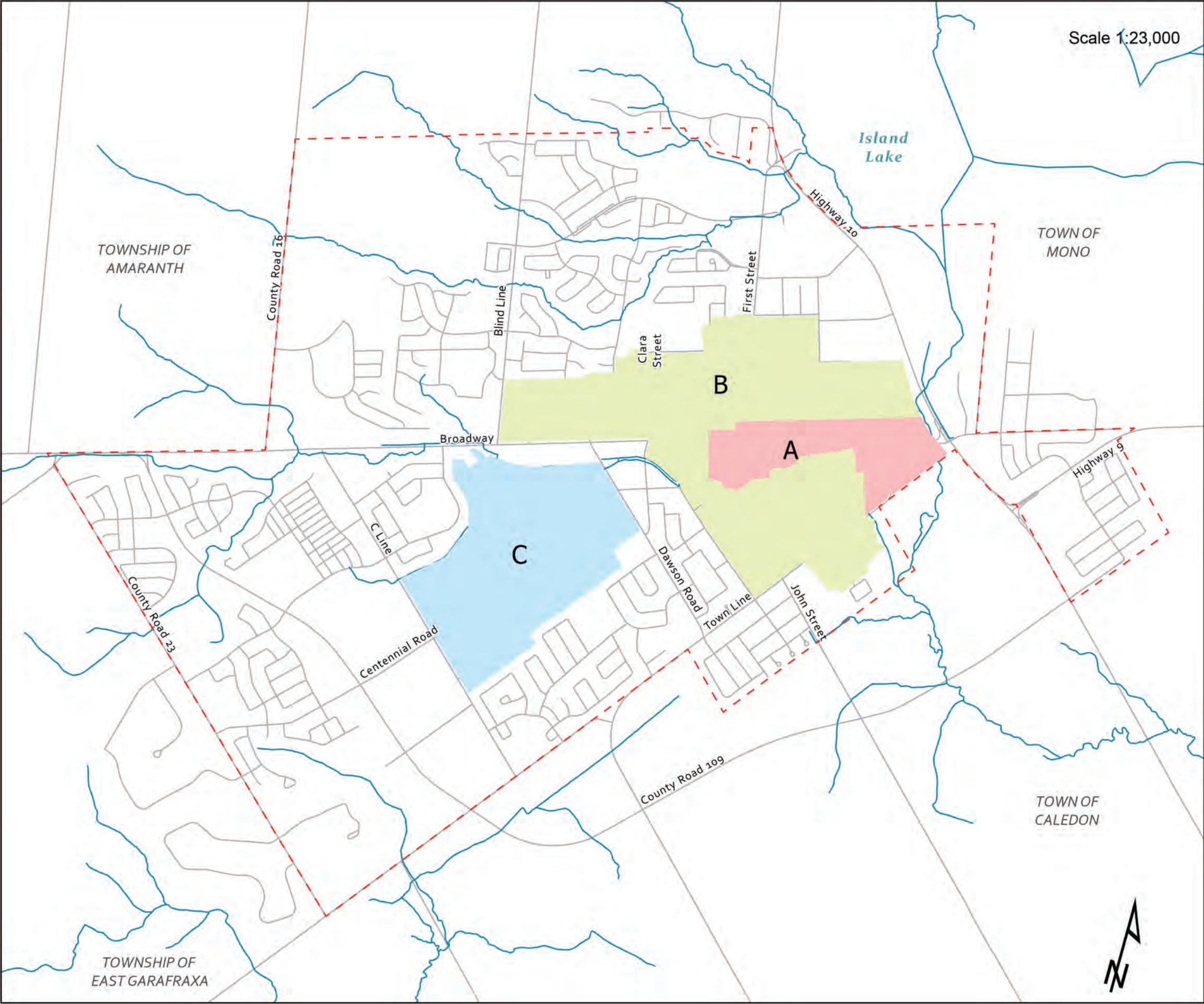
	Maximum No. of Units per Net Residential ha.
 Estate Residential	5
 Low Density Residential	25
 Low Density Multiple	49
 Medium Density Residential	99
 High Density Residential	124

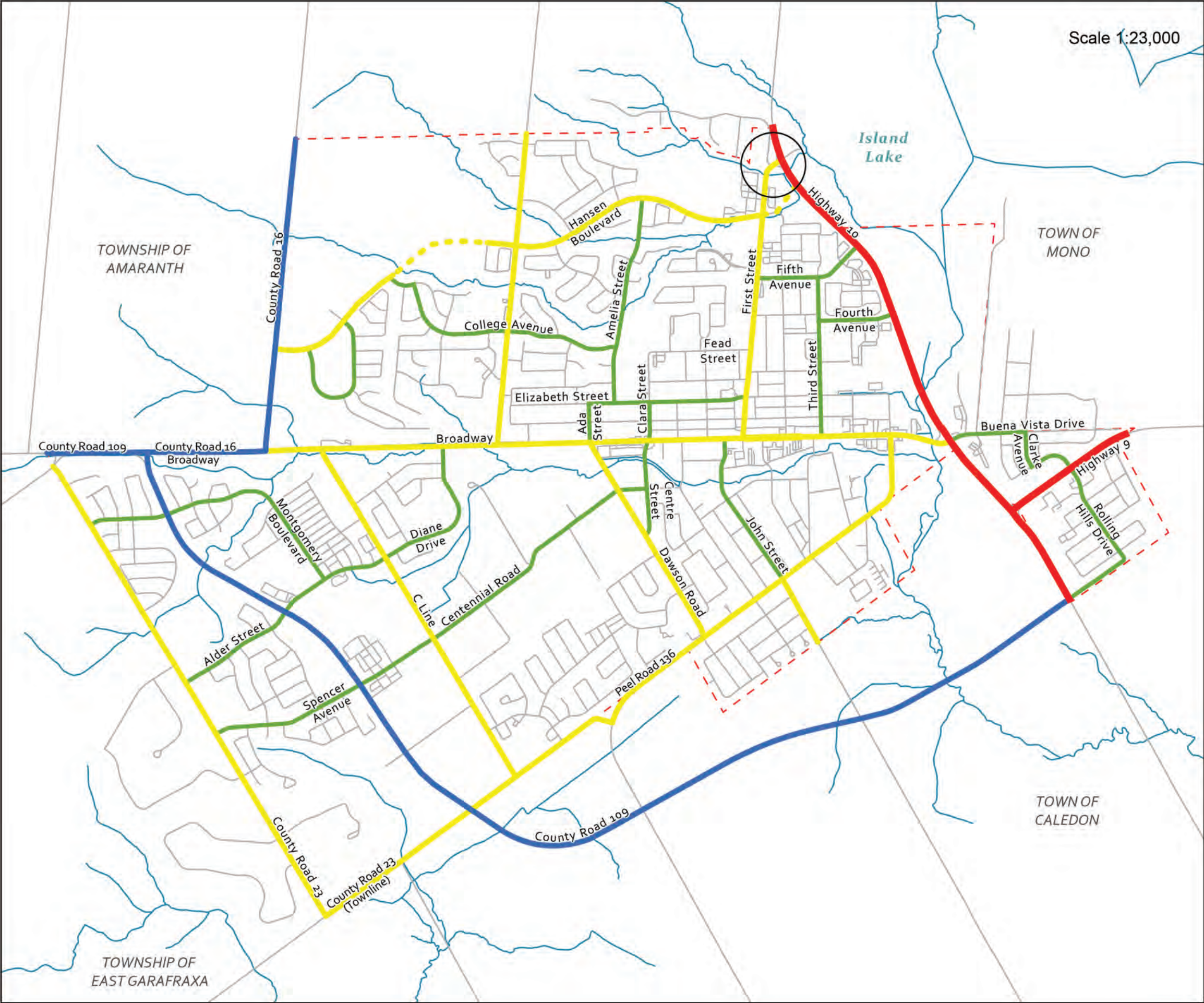
Office Consolidation Version

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Date: December 31, 2018





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Schedule "E"
The Official Plan of the
Orangeville Planning Area
Roads Plan

Legend

- Provincial Highway
- Arterial Road
- Collector Road - Major
- Future Collector Road - Major
- Collector Road - Minor
- Future Collector Road - Minor

Intersection to be closed if Hansen Boulevard is connected to Highway 10

NOTE: Road designations located outside the Town's boundaries are shown for informational purposes only.

Office Consolidation Version
The Office Consolidation Version of this map schedule has been prepared for convenience purposes only. For accurate reference, recourse should be had to the original Official Plan and subsequent Official Plan Amendments.



Appendix A

OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE

The Official Plan for the Orangeville Planning Area (approved by the Treasurer of Ontario on March 22, 1972, and subsequently amended) having been repealed by By-law No. 115-85 of the Corporation of the Town of Orangeville on the 21st day of October, 1985, the repeal is hereby approved under the provisions of section 21 of the Planning Act, 1983, with the exception of those parts of the Official Plan as proposed to be amended by Proposed Amendment No. 25 adopted by the Council of the Town of Orangeville on the 23rd day of February, 1983, and referred to the Ontario Municipal Board by the Minister of Municipal Affairs and Housing on December 5, 1984, as follows:

- "1. Pages 9-10, Part B-11 - The Amendment, sub-sections (a), (c) and (d) of amended section 5, 'Roads Policies', insofar as it applies to the area outlined in 'red' on Schedule 'A', Land Use Plan and identified as 'R.1(a)'.
- "2. Schedule 'A', Land Use Plan, those lands shown in 'red' on Schedule 'A' Land Use Plan and identified as 'R.1(a)'."

and with the exception of that part of the Official Plan as proposed to be amended by Proposed Amendment No. 39 adopted by the Council of the Town of Orangeville on the 21st day of October, 1985, and referred to the Ontario Municipal Board by the Minister of Municipal Affairs on April 30, 1986, namely the following proposal:

"Section 4 C.) (Industrial Uses) of the Official Plan of the Orangeville Planning Area is amended by adding the following new paragraph:

"Notwithstanding the policies for industrial uses contained in this Section, Automobile Sales and Service shall be permitted (in addition to the permitted Industrial uses) on those lands

described as part of Lot 2, Concession 1, W.H.S. and Part of Lots 35, 36, 37, 38, 40 and 41, Lot 39, Registered Plan 375, Town of Orangeville."

This Official Plan for the Town of Orangeville, which has been adopted by the Council of the Town of Orangeville, is hereby modified under the provisions of section 17 of the Planning Act, 1983 as follows:

1. The title of this document is hereby modified to read "The Official Plan for the Town of Orangeville", and the text and Schedules are hereby modified wherever necessary to reflect this title.
2. Subsection A3, lines 3 and 6, page 1, is hereby modified by replacing the words "Planning Area" with the word "Municipality", and the text elsewhere throughout the document is hereby modified in the same manner to reflect this change, replacing the words "Planning Area" with the word "Municipality".
3. Subsection E1.6.1.d), page 20, is hereby modified to read as follows:

"d.) Continuation of the residential appearance of the building containing the home occupation and the control of signs."
4. Subsection E1.7.1, page 20, lines 2 and 3, is hereby modified by deleting the numbers "3 to 6 residents" and replacing this with "up to 10 residents".
5. Subsection E2.4.3, page 24, is hereby modified by changing its caption to Restricted Commercial/Residential and the same in the first lines of its first, second and fourth paragraphs, and by deleting the words "implemented by means of Site Plan Control"

from the second sentence of its fourth paragraph and replacing them with the words "subject to Site Plan Control".

6. Subsection E3.2 PERMITTED USES, page 26, is hereby modified by deleting its second paragraph, namely, "Noxious uses, as defined by The Public Health Act, shall be prohibited.", and replacing it with the following:

"Noxious uses which create an industrial nuisance by means of odour, noise, vibration or waste disposal, shall be prohibited."
7. Policy E4.3.7.d), page 30, is hereby modified by deleting the word "require" in line 4 and replacing it with the word "encourage" and also by deleting the words "as a condition of" in line 6 and replacing them with the words "in conjunction with".
8. Subsection E5.3, page 31, the paragraph beside the third asterisk is hereby modified by its deletion and replacement with the following wording: "Areas for parking of motor vehicles as determined by the Credit Valley Conservation Authority."
9. Subsection E5.4.1, page 32, line 2, is hereby modified by deleting the word "restrictive" and replacing it with the word "zoning".
10. Subsection E5.4.9, page 34, third paragraph, lines 3 to 6 inclusive, is hereby modified by deleting the words "floor elevations will be set above the Regional Storm flood elevation as determined by the Credit Valley Conservation Authority" and replacing them with the words "elevations or floodproofing measures will be determined by the Credit Valley Conservation Authority".
11. Policy E8.6, line 10, on page 38 is hereby modified by deleting the number "90" and replacing it with the number "98".

12. A new policy, Policy E8.21, as set out below, is hereby added, by modification, at the end of page 40, following Policy E8.20:

"E8.21 Notwithstanding the Residential designation of the lands at the southeasterly corner of the intersection of First Street and Fourth Avenue, described as part of Lot 25, Block 10, Registered Plan No. 222, having a frontage of 23.69 metres (77.72 feet) on First Street and 33.18 metres (108.87 feet) on Fourth Avenue, a professional office shall be a permitted use."

13. A new policy, Policy E8.22, as set out below, is hereby added, by modification, at the end of page 40, following Policy E8.21 introduced by Modification No. 12 above:

"E8.22 Notwithstanding the Highway Commercial designation of the lands at the northeasterly corner of the intersection of Sherbourne Street and Broadway, a variety store shall be permitted (in addition to specifically permitted Highway Commercial uses as set out in Section E2.4.4 of this Plan) on those lands described as Lots 8 and 9, Registered Plan No. 256, and the adjoining part of the east half of Lot 1, Concession 1, West of Hurontario Street (Township of Mono) in the Town of Orangeville having a frontage of 62.90 metres on Broadway and a depth of 140.0 metres."

14. Subsection F2.1, page 41, is hereby modified by changing its caption from "KING'S HIGHWAYS" to "PROVINCIAL HIGHWAYS" and by deletion of the word "King's" in both line 1 and line 3 and replacement in each of those two lines with the word "Provincial".

15. Policy F3.1, page 43, is hereby modified by deleting the words "zone changes" in lines 11 and 12.
16. Policy F3.2, page 43, is hereby modified in the following two respects:
 - i) by deleting the two words "Where possible," so that the policy will begin "Equal amounts ...";
 - ii) by adding, after the word "width" in line 8, the words ", but no more than half the total amount of widening shall be required under site plan control from each side of a road allowance".
17. Policy F5.2, page 45, is hereby modified by adding, at the end of line 5 of the first paragraph, the words:

" , but no more than half the total amount of widening shall be required under site plan control from each side of a road allowance".
18. Policy F5.2, page 45, second paragraph, line 16, is hereby modified by adding, after the word "Study", the words "in consultation with other affected agencies,".
19. Subsection G4.2, page 48, is hereby modified by deletion of the subsection in its entirety and replacement with the following wording:

"G4.2 Urban development on lands annexed to the Town on January 1, 1980, shall utilize storm water management to maintain post-development flows to pre-development levels wherever feasible. Storm water management measures shall be reviewed simultaneously with Draft Plans of Subdivision, to the satisfaction of the Town and the Credit Valley Conservation Authority."

20. A new subsection G4.3, as set out below, is hereby added, by modification, at the end of page 48, following subsection G4.2 as modified by Modification No. 19 above.

"G4.3 For major development or redevelopment (e.g. - industrial, commercial or high density residential) within the pre-1980 boundaries of the Town of Orangeville, it shall be the policy of the Town to require storm water management, where feasible and in consultation with the Credit Valley Conservation Authority."

21. Subsection H3.2, page 50, is hereby modified by deleting the first four lines and replacing them with the following:

"Notwithstanding the other policies contained in this Plan, temporary use by-laws may be passed subject to Council's consideration of the following criteria:".

22. Subsections H5.2, H5.3 and H5.4, page 51, are hereby deleted in their entirety and replaced with the following:

"H5.2 All lands and property within the corporate limits of the Town of Orangeville are hereby designated as a proposed site plan control area, and Council from time to time may, by by-law passed under Section 40(2) of the Planning Act, 1983, designate the whole or any part of the municipality as a site plan control area.

"H5.3 Notwithstanding the extent of the lands described in Section H5.2, it is the intent of this Plan that all lands and structures located within the Low Density Residential designation of this Plan will be excluded from designation as a site plan control area."

23. Subsection H8.1, page 52, line 1 of subsection H8.1, is hereby modified by deleting the word "approval" and replacing it with the words "coming into force".

24. Schedule "A" of this Plan is hereby modified by redesignating from "Residential" to "Restricted Commercial/Residential" the area comprising 0.489 acre and known municipally as 285 and 287 Broadway, which location is indicated in red on Schedule "A".
25. Schedule "A" of this Plan is hereby modified by redesignating from "Residential" to "Restricted Commercial/Residential" the area at the northwest corner of Ada Street and Broadway, comprising Lot 1, Block 2, Registered Plan Number 237 and having the municipal address of 299 Broadway, which location is indicated in red on Schedule "A".
26. Schedule "A" of this Plan is hereby modified by adding a notation "E8.21" to the map at the location of the property concerned in Modification No. 12 above, namely lands at the southeasterly corner of the intersection of First Street and Fourth Avenue described as part of Lot 25, Block 10, Registered Plan No. 222.
27. Schedule "A" of this Plan is hereby modified by adding a notation "E8.22" to the map at the location of the property concerned in Modification No. 13 above, namely lands at the northeasterly corner of the intersection of Sherbourne Street and Broadway described as Lots 8 and 9, Registered Plan No. 256, and the adjoining part of the east half of Lot 1, Concession 1, West of Hurontario Street (Township of Mono) in the Town of Orangeville having a frontage of 62.90 metres on Broadway and a depth of 140.0 metres."
28. Schedule "B", Residential Density Plan, is hereby modified in respect to a 1.13 hectare area on the south side of Church Street between Mill Street and the Canadian Pacific Railway, as indicated in red on Schedule "B", by changing the designation thereof from "Low Density Residential" to "Medium Density Residential".

29. Schedule "D" is hereby modified by deleting the word "King's" in the Legend and replacing it with the word "Provincial", and by making corresponding changes to the labels in four places on Provincial highways on Schedule "D".

As thus modified, this Official Plan is hereby approved pursuant to section 17 of the Planning Act, 1983 as the Official Plan for the Town of Orangeville, save and except:

- A - The following which will be deferred for further consideration pursuant to section 17(10):
1. Policy E8.3 on page 37, together with the land use designation on the land labelled "E8.3" on Schedule "A", Land Use Plan on this Official Plan, together with any other policies in the Plan (including the Schedules), as they relate to this land, are hereby deferred in their entirety.
 2. Policy E8.17 on pages 39 and 40, together with the land use designation of the lands described therein, and any other policies in the Plan (including the Schedules), as they relate to this land, are hereby deferred in their entirety.
 3. The two words "and east" in Policy E8.5, line 4, on page 38 are hereby deferred, and on Schedule "A", Land Use Plan, the land use designation of those three areas of land (situated south of Highway Number 10 in the general vicinity of First Street), marked in red, shown with a designation of "Highway Commercial", is hereby deferred, and the related left-hand arrowhead leading from the lower label "E8.5" is hereby deferred.

4. For that portion of the Town of Orangeville edged in green on Schedule "A", Land Use Plan, the land use designations shown on Schedule "A", together with the other policies in the text or Schedules of this Plan to the extent that they apply to the lands within the area edged in green, are hereby deferred in their entirety. The lands as so edged in green extend approximately north of College Avenue to the north limit of original Lot 2, Concession 2 West of Hurontario Street (Township of Mono) in the Town of Orangeville, their westerly limit being somewhat east of the Blind Line Road and their easterly limit being the northerly production of Louisa Street.

and

- B - The following which will be referred to the Ontario Municipal Board pursuant to section 17(11):

1. The indicated alignments for the "C" Line road extension as shown on Schedule "D" to this Plan as adopted by the Council of the Corporation of the Town of Orangeville on October 21, 1985, and as reflected also on Schedules "A" and "B" as adopted by the Council, together with the wording of Policies F5.1 and F5.2 to the extent that they affect the indicated alignments for the "C" Line road extension, as they relate to the West Half of Lot 1 and all of Lot 2, Concession 3 West of Hurontario Street (Township of Mono) in the Town of Orangeville and the East Half of Lots 3 and 4, Concession C (Township of East Garafraxa) in the Town of Orangeville, these concession lots being edged in green for illustration purposes on Schedule "D".

Date: _____

June 1 - 87

J. Grantham

Appendix B

OFFICIAL PLAN OF THE TOWN OF ORANGEVILLE

MINISTER'S MODIFICATIONS AND DEFERRALS AFFECTING SPECIFIC PROPERTIES and OFFICIAL PLAN AMENDMENTS

December 31, 2018

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
MOD 11	not applicable	Approved by Minister on June 1, 1987	Bredin Parkway	Amended Policy E8.6 to increase the number of permitted apartment units from 90 to 98.
MODS 12, 26	not applicable	Approved by Minister on June 1, 1987	First Street/Fourth Ave. (southeast corner)	Added Policy E8.21 to permit a professional office use.
MODS 13, 27	not applicable	Approved by Minister on June 1, 1987	Broadway/ Sherbourne Street (northeast corner)	Added Policy E8.22 to permit a variety store
MOD 24	not applicable	Approved by Minister on June 1, 1987	285/287 Broadway	Amended Schedule "A" to designate as Restricted Commercial/Residential
MOD 25	not applicable	Approved by Minister on June 1, 1987	299 Broadway	Amended Schedule "A" to designate as Restricted Commercial/Residential
MOD 28	not applicable	Approved by Minister on June 1, 1987	17 Church Street (Mill Place Apts.)	Amended Schedule "B" to designate as Medium Density Residential.
MOD 30	not applicable	Approved by the Assistant Deputy Minister on Dec. 10, 1990	Amelia Street (east side, south of Hansen Blvd. - Forest Valley lands)	Amended Schedule "B" to designate as Low Density Residential Multiple. [see also Deferral 4]

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
DEF 1	Adopted as part of overall Official Plan by By-law 115-85 on Oct. 21, 1985	Approved by Minister on January 11, 1993	Town Line/C Line (northwest corner - Garafraxa Estates)	The deferral related to Policy E8.3, which contains holding provisions in relation to draft approval of a plan of subdivision and Schedule "A"'s Industrial designation of the property. [see also OPA 50]
DEF 2	Adopted as part of overall Official Plan by By-law 115-85 on Oct. 21, 1985	Still outstanding but superseded in effect by OPA 39	Highway 10 (West side, south of First Street - now part of Raceway site)	The deferral relates to Policy E8.17 which permits additional uses on this property. [See also OPA 39]
DEF 3	Adopted as part of overall Official Plan by By-law 115-85 on Oct. 21, 1985	Partially approved by the Minister on March 9, 1989	First Street/Hansen Blvd. (Credit Creek Village North/South, and site at southwest corner of First Street and Hansen Blvd.	The deferral related to Policy E8.5, which requires CVC approval of development, and to Schedule "A"'s Highway Commercial designation of the three sites. [See also OPA's 6 and 44].
DEF 4	Adopted as part of overall Official Plan by By-law 115-85 on Oct. 21, 1985	Approved in part by the Minister on Nov. 4, 1987. The balance was approved by the Assistant Deputy Minister on Dec. 10, 1990.	Blind Line (large square area centred on Blind Line, generally north of College Ave., including the Forest Valley lands on the east side of Amelia St.)	The deferral related to Schedule "A"'s land use designations in this area, and all other applicable policies of the Plan. The modification redesignated the Forest Valley Lands to Low Density Multiple on Schedule "B" [See also MOD 30]

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 1	Adopted on July 13, 1987	Approved by Ministry on Jan. 20, 1988	4 Zina Street	Amended Policy E8.14 to permit a professional office [see also OPA 12]
			Fourth Avenue (Home Hardware, Zehrs plaza), 50 Third Street (Maple Lane Apts.)	Amended Schedule "A" to redesignate lands at Fourth Avenue/Highway 10 to Highway Commercial [see also OPA's 7, 8]
OPA 2	Adopted on Sept. 14, 1987	Approved by Ministry on Jan. 20, 1988	Broadway (north side between Clara and Louisa; south side between Centre and Bythia)	Amended Schedule "A" to redesignate to Restricted Commercial/Residential. Deleted Policy E8.19.
OPA 3	Adopted on Sept. 14, 1987	Approved by Ministry on Jan. 20, 1988	Broadway (north side, east of Ada)	Amended Schedule "A" to redesignate to Restricted Commercial/Residential.
OPA 4	Adopted on Dec. 7, 1987	Approved by Ministry on Sept. 1, 1988	Buena Vista Drive/ Hurontario St. (northwest corner - formerly 19 Broadway)	Added Policy E8.21 to permit a photographic studio. [Deleted by OPA 54]
OPA 5	Adopted by By-law 26-88 on March 7, 1988	Approved by Ministry on June 15, 1988	16 Fourth Street (Orangeway Gdns. Condominiums)	Amended Schedules "A" and "B" to redesignate to Medium Density Residential.

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 6	Adopted on March 7, 1988	Approved by OMB on Feb. 20, 1989, with respect to 121 First Street. Balance adjourned sine die.	121, 163 First Street (Credit Creek Village South and North)	Amended Schedule "A" to redesignate the properties to Neighbourhood Commercial. Amended Policy E8.5 to add reference to Neighbourhood Commercial. [See also DEF 3 and OPA 44]
OPA 7	Adopted on May 2, 1988	Approved by OMB on May 17, 1989	50 Fourth Ave. (Zehrs plaza)	Amended Schedule "A" to redesignate the Zehrs Mall property on the south side of Fourth Avenue to Neighbourhood Commercial.
OPA 8	Adopted on May 2, 1988	Approved by Ministry on Aug. 12, 1988	50 Third Street (Maple Lane Apts.)	Amended Schedules "A" and "B" to redesignate property located on the east side of Third Street, north of Rotary Park, to Low Density Residential Multiple.
OPA 9	not adopted	no file	College/Fead Streets	Amended Schedule "D" to delete College/Fead connection and symbol indicating intersection improvement.
OPA 10	Adopted by By-law 87-88 on August 29, 1988	Approved by Ministry on Dec. 28, 1988	47 Broadway	Amended Schedule "A" to redesignate to Neighbourhood Commercial.
OPA 11	Adopted by By-law 92-88 on Sept. 19, 1988	Approved by Ministry December 1, 1988	C Line (Tribunal Devts.)	Amended Schedules "A" and "B" to change land use and density designations [See also OPA 34]
OPA 12	Adopted by By-law 112-88 on Nov. 7, 1988	Approved by Ministry on Jan. 12, 1989	6, 8, 10 Zina St.	Amended Policy E8.14 to add subject properties. [See also OPA 1]
OPA 13	Adopted on Feb. 20, 1989	Approved by Ministry on April 20, 1989	26-40 Dawson Road (west side, south of Centennial Road)	Amended Schedules "A" and "B" to redesignate lands on west side of Dawson Road, south of Centennial Road, to Low Density Residential Multiple

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 14	Adopted by By-law 29-89 on May 1, 1989 Repealed by By-law 55-93 on June 21, 1993	file closed	B Line (Wilside lands - Settlers Creek)	Amended Schedules "A" and "B" to substitute an Industrial Designation for certain Residential designations
OPA 15	Adopted on June 5, 1989	Approved by Ministry on Feb. 22, 1990	236 First Street (Bay Winds Retirement Lodge)	Added Policy E8.23 to permit property to be used for a retirement home.
OPA 16	Adopted by By-law 36-90 on May 7, 1990	Approved by Ministry on June 10, 1992	60 William Street (west side, north of Town Line)	Amended Schedule "B" to redesignate property on the west side of William Street, north of Town Line, to Medium Density Residential
OPA 17	Adopted on June 5, 1989	Approved by Ministry on Jan. 22, 1990	21 Orange St. (southeast corner of Town Line/Orange - proposed Fordham Automotive Plaza)	Amended Schedule "A" to redesignate the property to Highway Commercial. Added Policy E8.24 to prohibit uses sensitive to odours from the sewage treatment plant.
OPA 18	Adopted on October 16, 1989	Approved by Ministry on Dec. 7, 1989	44 Elizabeth Street (County Buildings parking)	Amended Schedule "A" to redesignate lands to Institutional. Amended Schedule "B" to remove the Low Density Residential designation from the same lands.
OPA 19	Adopted by By-law 97-89 on Nov. 10, 1989 Repealed by By-law 14-92 on Feb. 17, 1992	file closed	C Line Extension	Amended Schedule "D" and Section F5 to delete the C Line Extension (Hansen Blvd.) between First Street and Highway 10,

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 20	Adopted on Nov. 10, 1989	Approved by Ministry with a modification on Dec. 11, 1990	College/Fead Streets, Amelia Street (Dufferin County Board of Education lands)	Amended Schedule "D" to delete the proposed College/Fead collector connection, and the associated intersection improvement. Added Section E8.27 to limit the uses of the Institutional lands owned by the Board.
OPA 21	Adopted by By-law 99-89 on Nov. 20, 1989	Approved by Ministry on Jan. 18, 1990	79 Town Line (south side, west of Bythia St.)	Amended Schedule "B" to redesignate the property to Medium Density Residential.
OPA 22	Adopted by By-law 101-89 on Nov. 20, 1989	Approved by Ministry on Jan. 18, 1990	15 Faulkner Street	Amended Schedule "B" to redesignate property to Medium Density Residential.
OPA 23	Adopted by By-law 41-90 on May 22, 1990	Approved by Ministry on August 22, 1990	Pheasant Court	Amended Schedules "A" and "B" to redesignate the south end of Pheasant Court to Low Density Residential.
OPA 24	Adopted by By-law 6-90 on Jan. 8, 1990	Approved by OMB on July 11, 1990	60 Chisholm Street (Quarry Gates)	Amended Schedule "B" to redesignate the Quarry Gates property on Chisholm Street to Low Density Residential Added Policy E8.25 to limit density.
OPA 25	Adopted on March 5, 1990	Approved by Ministry on July 5, 1990	First Street (between First and Fourth Avenues)	Amended Schedule "A" to redesignate to Restricted Commercial/Residential. Amended Schedule "B" to remove the same lands from the Low Density designation. Deleted Policy E8.18.

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 26	Adopted on July 22, 1991	Approved by Ministry with modifications on August 17, 1995	Highways 9/10, Rolling Hills Drive etc. (Country Meadow Estates and Headwaters Health Care Centre)	Amended Schedules "A" and "B" to assign designations to the lands annexed from the Town of Caledon, south of Highway 9. Amended Schedule "D" to show highway and collector road designations in the affected area. Added Policy F5.9 protecting for a future collector road.
OPA 27	Adopted on December 10, 1990	Approved by OMB on August 9, 1996	Highways 9/10, Buena Vista Drive etc. (PH Nineten, formerly Solray, lands)	Amended Schedules "A" and "B" to assign designations to the lands annexed from the Town of Caledon, north of Highway 9. Amended Schedule "D" to show highway and collector road designations in the affected area. Replaced E2.4.4 Highway Commercial policies with Service Commercial policies. [See also OPA 39]
OPA 28	Adopted by By-law 67-90 on September 4, 1990	Approved by Ministry on Dec. 23, 1991	Blind Line/Hansen Blvd. southwest corner - Edgewood Valley lands)	Amended Schedules "A" and "B" to designate a Convenience Commercial site.
OPA 29	Adopted by By-law 77-90 on October 15, 1990	Approved by Ministry on Dec. 14, 1990	Buena Vista Drive/Lakeview Court (northwest corner)	Amended Schedule "A" to redesignate the property to Neighbourhood Commercial and Open Space Conservation. Amended Schedule "B" to remove the same lands from the Low Density Residential designation.

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 30	Adopted on Nov. 10, 1990	Approved by Ministry with modifications	16-42 Fourth Ave. 61-79 Second St. (Lavender Lane Co-operative)	Amended Schedules "A" and "B" to redesignate the site to Medium Density Residential. Added Policy E8.26, which, as modified, requires decommissioning of the site prior to rezoning for residential purposes.
OPA 31	Adopted on Oct. 31, 1991	Approved by Ministry on January 15, 1992	not applicable	Added Section H.11 to provide for a reduced public meeting notification period
OPA 32	Adopted by By-law 79-91 on Nov. 4, 1991	Approved by OMB on August 6, 1993	47 Town Line (southwest corner Town Line/Green St.)	Amended Schedule "A" to redesignate to Convenience Commercial.
OPA 33	Adopted by By-law 60-92 on July 20, 1992	Approved by Ministry with modifications on January 12, 1993	C Concession	Amended Schedules "A" and "B" to delete the land use and density designations within the alignment of the South Arterial Road , and to assign a Low Density Residential designation to the former West Side Arterial alignment. Amended Schedule "D" to delete the West Side Arterial and to add the South Arterial. Amended Table 1 to delete the West Side Arterial (45 m) and to add the South Arterial (35 m). Amended Section F5.1 to indicate noise attenuation and access requirements. Amended Section F5.3 to substitute South Arterial for the West Side Arterial.

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 34	Adopted by By-law 61-92 on July 20, 1992	Approved by Ministry with modifications on March 10, 1993	Montgomery Village (Village One)	Amended Schedules "A" and "B" to permit the land use concept for Village One of Montgomery Village . Amended Schedule "D" to delete the C Line diversion. Deleted Section F5.2 dealing with the C Line diversion. Added land use and density policies for the Low Density Multiple, Neighbourhood Mixed Use and General Employment categories, and a policy for accessory units and buildings.
OPA 35	Adopted on Sept. 28, 1992	Approved by Ministry on Nov. 23, 1992	328 Broadway (southwest corner of Broadway/Diane Dr.)	Amended Schedule "A" to redesignate the property to Neighbourhood Commercial. Added Policy E8.29 to permit, in addition, an automobile sales and service establishment.
OPA 36	private amendment	Approved by OMB on Feb. 15, 1993	268 Broadway (southeast corner Broadway/Centre St)	Added Policy E8.30 to permit a gas bar, mini food mart and car wash on the property at the southeast corner of Broadway and Centre.
OPA 37	Adopted by By-law 20-93 on March 1, 1993	Approved by Ministry on November 10, 1995	Blind Line (Edgewood Valley - Phase II lands)	Amended Schedule "B" to redesignate lands west of Blind Line, south of the Hansen Blvd. extension, from Low Density Residential to Low Density Multiple
OPA 38	Adopted by By-law 56-93 on June 21, 1993	Modified and Approved by Ministry on November 21, 1995	B Line (Wilside lands - Settlers Creek)	Amended Schedule "A" to designate a convenience commercial site and to redesignate a portion of the site to Low Density Residential. As modified, added Policy E8.35 regarding location of Convenience Commercial designation.

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 39	Adopted on April 25, 1994	Approved by Ontario Municipal Board on November 30, 1995, and August 9, 1996	Broadway, First Street, Highway 9 (Central Business District, Westdale Shopping Centre, Raceway Site, PH Nineten site)	Amended Schedule "A" to redesignate the Raceway site to General Commercial, the lands behind the Orangeville Mall to Residential, the downtown area to Central Business District, a portion of the Solray lands to Service Commercial and the Westdale Shopping Centre to Neighbourhood Commercial. Amended Schedule "B" to designate the lands behind Orangeville Mall as Low Density and Medium Density Residential. Amended Policy B2.4. Amended Policy D1.5 Replaced Policy E2 – Commercial Deleted Policy E8.4 applicable to the Orangeville Mall lands. Added Policy E8.28 applicable to the Solray lands. Added Policy E8.31 for the Raceway lands.
OPA 40	Adopted on June 6, 1994	Approved by Ministry on July 14, 1994	69 Third Street (Trillium Montessori School)	Amended Schedule "A" to redesignate the property at the southwest corner of Third Street and Fourth Avenue to Institutional. Amended Schedule "B" to remove the same lands from the Medium Density Residential designation. Added Policy E8.32.
OPA 41	Adopted on August 29, 1994	Approved by Ministry on Nov. 4, 1994	336 Broadway (Gas-Rite)	Amended Schedule "A" to redesignate the property to Service Commercial. Amended Schedule "B" to remove the property from the Low Density Residential designation. Added Policy E8.33

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 42	Adopted by By-law 54-94 on Oct. 3, 1994	Approved by Ministry on Feb. 2, 1995	186-210 Broadway (Town Centre)	Added Policy E8.34 to permit townhouses
OPA 43	Adopted by By-law 49-94 on Sept. 12, 1994	Approved by Ministry on Oct. 28, 1994	not applicable	Amended Policies E1.3 and E1.6 in relation to Home Occupations .
OPA 44	Adopted by By-law 33-95 on May 1, 1995	Approved by Ministry on July 7, 1995	163 First Street (Credit Creek Village North)	Amended Schedule "A" to redesignate lands bounded by First Street, Hansen Blvd. extension and Highway 10 from Highway Commercial to Neighbourhood Commercial and Open Space - Conservation, Replaced Section E8.5 with new wording requiring CVC approval. [See also DEF 3 and OPA 6]
OPA 45	Adopted by By-law 5-96 on January 8, 1996	Approved by Ministry on March 15, 1996	East side of Thompson Road , north of Cottonwood Street (Montgomery Village I expansion)	Amended Schedules "A" and "B" to redesignate subject lands to Low Density Multiple Residential
OPA 46	Adopted by By-law 55-96 on June 17, 1996	approved by Ontario Municipal Board on February 10, 1997	not applicable	Amended Section H2 - Holding Provisions
OPA 47	Adopted by By-law 56-96 on June 17, 1996	approved by Ontario Municipal Board on February 10, 1997	not applicable	Amended Section E.2.3.8 - replaced policy regarding future distribution of food shopping facilities with policy encouraging food shopping opportunities in west Orangeville

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 48	Adopted by By-law 57-96 on June 17, 1996	portion modified and approved by Ministry on July 23, 1996	110 Third Street (formerly Ideal Supply)	Amended Schedule "A" to redesignate subject lands to General Commercial. Modification E8.31.1 requiring a soils verification sampling program.
		balance approved by Ontario Municipal Board on February 10, 1997	95-99 First Street (Fairgrounds Shopping Centre)	Added Policy E8.31 to provide guidance for the phasing of development including objectives to be attained prior to the removal of the holding symbol.
OPA 49	Adopted by By-law 63-96 on July 8, 1996	approved by Ministry on August 2, 1996	16 Centennial Road (Orangeville Christian Fellowship)	Added Policy E8.36 to permit a place of worship as a temporary use.
OPA 50	Adopted by By-law 86-96 on September 23, 1996	approved by Ministry on November 18, 1996	C Line/Town Line (Orangeville Business Park)	Deleted existing policy in E8.3 and permitted institutional uses in addition to industrial uses.
OPA 51	Adopted by By-law 96-96 on November 4, 1996	approved by Ministry on January 14, 1997	20 Bredin Parkway (Family Transition Place)	Added Policy E8.37 to permit a crisis care centre at this location.
OPA 52	Adopted by By-law 33-97 on May 12, 1997	approved by Ministry on July 16, 1997	Hansen Blvd. (North side, west of Blind Line)	Amended Schedules "A" and "B" to redesignate the subject lands to Low Density Residential.
OPA 53	Adopted by By-law 98-97 on October 6, 1997	Approved by Ministry of Municipal Affairs & Housing on Feb. 19, 1998	East and west sides of Sherbourne St.	Amended Schedule "A" to redesignate the subject lands to Medium Density Residential

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 54	Adopted by By-law 126-97 on October 27, 1997	Approved by Ministry of Municipal Affairs & Housing on Feb. 19, 1998	2, 4, 6, 8, 10 Lakeview Court	Deleted Policy E8.21 affecting these lands [see OPA 4]. Added Policy E8.38 to permit a density of 28 units per net residential hectare.
OPA 55	Adopted by By-law 40-98 on May 11, 1998	Exempt from Provincial Approval. In Effect.	58 First Avenue	Added Policy E8.39 to permit a consumer and industrial equipment rental and sales establishment
OPA 56	Adopted by By-law 58-98 on July 13, 1998	Exempt from Provincial Approval. In Effect	north of Second Avenue (Rotary Park); east side of C Line , south of Diane Drive (Mill Creek tributary); east of Robb Blvd and west of Commerce Road (woodlot)	Amended Schedule "A" to redesignate three parcels to Open Space Conservation. Amended Sections B2.6 and E5 to incorporate new policies to implement the Subwatershed 19 Plan
OPA 57	Adopted by By-law 11-99 on January 25, 1999	Exempt from Provincial Approval. In effect	not applicable	Amended Section E6.2 to permit medical centres in the Institutional designation.
OPA 58	Adopted by By-law 42-99 on April 26, 1999	Exempt from Provincial Approval. In effect.	14 Town Line	Amended Sections E2.6.2 and E2.8.2 to alter the lists of uses permitted in the Neighbourhood and Convenience Commercial designations. Amended Schedule "A" to redesignate 14 Town Line to Service Commercial.
OPA 59	Adopted by By-law 57-99 on May 31, 1999	Exempt from Provincial Approval. In effect.	15 Brenda Blvd.	Amended Schedule "A" to redesignate the parcel to Neighbourhood Commercial

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OPA 60	Adopted by By-law 79-99 on August 9, 1999	Exempt from Provincial Approval. In effect.	35 Commerce Road	Added Section E8.40 to permit office uses.
OPA 61	Adopted by By-law 102-99 on Sept. 20, 1999	Exempt from Provincial Approval. In effect.	West side of Riddell Road between Alder Street and Spencer Avenue	Amended Schedule "A" to redesignate the parcels to Low Density Multiple Residential and Open Space Conservation. Added Section E8.41 regarding buffering requirements and interpretation of the Open Space Conservation boundary.
OPA 62	Adopted by By-law 21-2000 on March 6, 2000	Exempt from Provincial Approval. Appealed to O.M.B.	Not applicable	Added Sections E2.7 and E3.2 to permit adult entertainment parlours in the Service Commercial and Industrial designations, subject to conditions.
OPA 63	Adopted by By-law 41-2000 on May 1, 2000	Exempt from Provincial Approval. In effect.	Not applicable	Added Section E1.8 entitled "Neighbourhood Design".
OPA 64	Adopted by By-law 62-2000 on June 26, 2000	Exempt from Provincial Approval. Not yet in effect.	Lands bounded by Buena Vista Drive, Highway 9 , and unopened Hurontario Street	Amended Schedules "A" and "B" to redesignate the parcels to Low Density Residential, Convenience Commercial, Institutional, Open Space Conservation and Open Space Recreation. Amended Schedule "D" to designate Buena Vista Drive, west of Randy Avenue, as a collector road, and to change the alignment of the collector road traversing the subject lands.

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OPA 65	Adopted by By-law 46-2000 on May 15, 2000	Exempt from Provincial Approval. In effect.	North side of Alder Street between Riddell Road and Montgomery Boulevard	Added Section E8.42 to permit a multi-purpose recreational facility as an additional use within the area of the subject lands.
OPA 66	Adopted by By-law 65-2000 on June 26, 2000	Exempt from Provincial Approval. In effect.	31 First Street and rear of 4 Third Avenue	Added Section E8.43 to adopt parking policies for the subject lands.
OPA 67	Adopted by By-law 5-2001 on January 8, 2001	Exempt from Provincial Approval. In effect.	18 and 22 Green Street	Amended Schedule "A" to redesignate the parcels to Service Commercial. Added Section E8.44 to prohibit certain uses.
OPA 68	Adopted by By-law 6-2001 on January 8, 2001	Exempt from Provincial Approval. In effect.	South side of Town Line , west of Green Street	Amended Schedule "A" to redesignate the parcel to Service Commercial. Added Section E8.45 to prohibit certain uses.
OPA 69	Adopted by By-law 31-2001 on March 27, 2001	Exempt from Provincial Approval. In effect.	Southwest corner of Rolling Hills Drive and Highway 9	Amended Schedule "A" to redesignate the parcel to Neighbourhood Commercial.
OPA 70	Adopted by By-law 52-2001 on May 14, 2001	Exempt from Provincial Approval. In effect.	East side of Highway 10 between Fourth and Fifth Avenues	Amended Schedule "A" to redesignate the lands to Service Commercial. Added Section E8.46 to add specific development policies.
OPA 71	Adopted by By-law 83-2001 on August 27, 2001	Exempt from Provincial Approval. In effect.	Southeast Corner of Rolling Hills Drive and Highway 9	Amended Schedules "A" and "B" to redesignate the lands to Low Density Residential.
OPA 72	Adopted by By-law 76-2001 on August 13, 2001	Exempt from Provincial Approval. In effect.	Southwest corner of Alder Street and C Line	Amended Schedule "A" to redesignate the lands to Neighbourhood Commercial. Added Section E8.47 to add specific development policies.

Ref. No.	Council Status	Ministry/OMB Status	Subject Property Identification	Description (including results of modifications)
OPA 73	Adopted by By-law 85-2001 on August 27, 2001	Exempt from Provincial Approval. In effect.	6-34 First Avenue; 12, 14 Second Street; Alexandra Park; Mill Square Park	Amended Schedule "A" to redesignate 6-34 First Avenue and 12, 14 Second Street as Restricted Commercial/Residential. Amended Schedule "A" to redesignate the parks as Open Space Recreation.
OPA 74	Adopted by By-law 105-2001 on October 15, 2001	Exempt from Provincial Approval. In effect.	22 Zina Street	Amended Section E8.13 to permit residential uses in addition to a parking lot.
OPA 75	Adopted by By-law 102-2001 on November 13, 2001	Exempt from Provincial Approval. In effect.	Harvey Curry Park Town Line	Amended Schedule "A" to redesignate a portion of the park as Open Space Recreation.
OPA 76	Adopted by By-law 121-2001 on November 26, 2001	Exempt from Provincial Approval. In effect.	Town-wide	Amended or replaced Sections D1.1, D1.3, E1.8 and E3 to implement the conclusions of the Industrial Policies and Regulations Study.
OPA 77	Adopted by By-law 130-2001 on December 10, 2001	Exempt from Provincial Approval. In effect.	55 Fourth Ave. and 111 Fifth Avenue	Amended Schedule "A" to redesignate the lands as General Commercial. Added Section E8.48 containing a land use and phasing policy for the subject lands.
OPA 78	Adopted by By-law 66-2002 on August 12, 2002	Exempt from Provincial Approval. In effect.	70 First Street	Amended Schedule "A" to redesignate the lands as Medium Density Residential.
OPA 79	Adopted by By-law 75-2002 on September 16, 2002	Exempt from Provincial Approval. In effect.	20 Dawson Road	Amended Schedule "A" to redesignate the lands as Neighbourhood Commercial.

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OPA 80	Adopted by By-law 88-2002 on November 4, 2002	Approved by Ontario Municipal Board on September 8, 2003	Central Business District; 221-229 Broadway	Added Sections E2.4.8 relating to building height in the CBD, and E8.49 relating to building height at 221-229 Broadway
OPA 81	Adopted by By-law 15-2003 on February 3, 2003	Exempt from Provincial Approval. In effect.	260-262 Broadway	Added Section E8.50 to permit a converted dwelling house containing eight units.
OPA 82	Adopted by By-law 22-2003 on March 3, 2003	Exempt from Provincial Approval. In effect.	Elderberry Street	Amended Schedule "A" to redesignate the lands as Low Density Residential and Open Space Conservation
OPA 83	Adopted by By-law 24-2003 on March 3, 2003	Exempt from Provincial Approval. In effect.	Northeast corner of Hansen Blvd. and Blind Line	Added Section E8.51 to permit a place of worship as an additional use.
OPA 84	Adopted by By-law 94-2003 on September 8, 2003	Exempt from Provincial Approval. All appeals withdrawn or dismissed by Ontario Municipal Board. In effect.	Town-wide	Many changes to the Official Plan arising from the Official Plan Review.
OPA 85	Adopted by By-law 49-2003 on May 12, 2003	Exempt from Provincial Approval. In effect.	2 Town Line	Added Section E8.52 to permit the sale of vehicles in conjunction with a car and truck rental agency
OPA 86	Adopted by By-law 69-2003 on July 21, 2003	Appeals dismissed by Ontario Municipal Board. In effect.	Northeast corner of Riddell and Centennial Roads	Amended Schedule "A" to redesignate the lands as Neighbourhood Commercial, and added a Section E8.53 containing development policies.

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OPA 87(1)	Adopted by By-law 84-2003 on August 11, 2003	Exempt from Provincial Approval. In effect.	35/37 First Street	Added Section E8.54 to permit a converted dwelling house containing five units.
OPA 87(2)	Adopted by By-law 26-2004 on April 5, 2004	Exempt from Provincial Approval. In effect.	4 Second Avenue	Added Section E8.55 to permit a parking area serving a funeral home and a place of worship and to provide site-specific policies.
OPA 88	Adopted by By-law 86-2003 on August 11, 2003	Exempt from Provincial Approval. In effect.	Northeast corner of Highway 10 and Buena Vista Drive	Amended Schedule "A" to redesignate the lands as Neighbourhood Commercial.
OPA 89	Adopted by By-law 35-2004 on April 5, 2004	Approved by Ontario Municipal Board on June 28, 2007	90-96 C Line (No Frills)	Amended Schedule "A" to redesignate the lands as Neighbourhood Mixed Use, added Section E9 to provide general policies, and added Section E8.56 to provide site-specific policies.
OPA 90	Private official plan amendment	Approved by Ontario Municipal Board on May 17, 2004, but Order issued April 18, 2006.	15 Elizabeth Street	Added Section E8.58 to permit office uses.
OPA 91	Adopted by By-law 32-2004 on April 5, 2004	Appealed to Ontario Municipal Board but appeal withdrawn.	Southwest corner of C Line and Alder Street	Added Section E8.59 to provide specific development policies.
OPA 92	Adopted by By-law 67-2004 on July 26, 2004	Exempt from Provincial Approval. In effect.	54, 56, 60 Third Street, 50 Fourth Avenue	Amended Schedule "A" to redesignate the lands to General Commercial and added Section E8.60 to provide site-specific policies.

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OPA 93		Exempt from Provincial Approval. In effect.	Credit Springs Estates	
OPA 94	Adopted by By-law 66-2005 on July 18, 2005	Exempt from Provincial Approval. In effect.	60 C-Line	Amended Schedule "A" to redesignate the lands fronting on Thompson Road to Medium Density Residential and the lands fronting on C Line to Low Density Multiple.
OPA 95	Adopted by By-law 73-2005 on August 29, 2005	Exempt from Provincial Approval. In effect.	475, 489 Broadway (Windsor Norstar Inc)	Amended Schedules "A" and "B" to redesignate the lands to Neighbourhood Commercial.
OPA 96	Adopted by By-law 15-2006 on February 27, 2006.	Exempt from Provincial Approval. In effect.	Commercial Urban Design Study	Implements the recommendation of the Study by amending several areas of the Official Plan.
OPA 97	Adopted by By-law 82-2006 on July 10, 2006.	Exempt from Provincial Approval. In effect.	288 Broadway, 2 Dawson Road	Site-specific amendment to permit the establishment of a restaurant/café in the existing building on the lands.
OPA 98	Adopted by By-law 124-2006 on October 2, 2006.	Exempt from Provincial Approval. In effect.	306 Broadway	Site-specific amendment to permit a business and professional office as an additional use on the property.
OPA 99	Adopted by By-law 13-2007 on February 5, 2007.	Exempt from Provincial Approval. Appealed to Ontario Municipal Board In effect.	155 Riddell Road	Amended Schedules "A" and "C" to redesignate the lands from Open Space Conservation to Medium Density Residential to permit a seniors' residence.

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OPA 100		Approved by OMB. Order issued August 10, 2007. In effect.	Veterans' Way	Redesignating the lands east of Veterans' Way, west of Pheasant Drive to residential and employment uses.
OPA 101	Adopted by By-law 14-2008 on February 11, 2008	Exempt from Provincial Approval. In effect.	60-62 First Street	Site-specific amendment from Restricted Commercial/Residential to High Density Residential to permit the redevelopment of the lands with a 5-storey, 119 unit senior's residence.
OPA 102	Adopted by By-law 11-2009 on February 9, 2009	Exempt from Provincial Approval. In effect.	6 McCarthy Street	Site-specific amendment to permit a parking lot associated with a proposed development on the lands to the east and south of this property.
OPA 103	Adopted by By-law 56-2009 on June 8, 2009 Approved by MMAH June 15, 2010	5 year review and Places to Grow conformity - requires Provincial approval. In effect as of July 7, 2010	Town wide	Numerous changes to the Official Plan arising from the Official Plan Review, PTG conformity.
OPA 104	Adopted by By-law 27-2010 on April 12, 2010	Exempt from Provincial Approval.	57 Broadway	Redesignate the lands at 57 Broadway from Service Commercial to Central Business District.
OPA 105	Adopted by By-law 70-2010 on August 9, 2010.	Exempt from Provincial Approval	25 Broadway	Site-specific amendment to permit a pharmacy or drug store as an additional use on the property.

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OPA 106	Adopted by By-law 15-2011 on March 7, 2011	Exempt from Provincial Approval	280 Broadway	Site specific amendment to remove size restriction for commercial/retail uses other than a food store/grocery store and hardware store.
OPA 107	Adopted by By-law 70-2011 on September 12, 2011	Exempt from Provincial Approval	Second Ave Lot 9 WLY 29.5 feet, Lot 10, Block 7, Plan 159 PIN 34024-0006 LT	Site specific policies to permit property to be developed as a parking lot in a residential designation.
OPA 108	Adopted by By-law 75-2011 on September 26, 2011	Exempt from Provincial Approval	48 C Line	Redesignate property from Low Density Residential to Low Density Multiple to allow for the development of 24 townhouse units.
OPA 109	Adopted by By-law 108-2011 on December 12, 2011	Exempt from Provincial Approval	32 Town Line	Redesignate property from Low Density Multiple to Medium Density Residential to permit redevelopment of property with 18-unit, 3-storey apartment building.
OPA 110	Adopted by By-law 46-2012 on May 28, 2012	Exempt from Provincial Approval	Town-wide	Town initiated amendment to create policies to allow for a reduction of cash-in-lieu of parkland for redevelopment proposals with sustainable or "green" building features.
OPA 111	Adopted by By-law 80-2012 on September 24, 2012	Exempt from Provincial Approval	200, 220, 230, 250, and 224 Centennial Road, 540 Riddell Road	Redesignate property from Employment Area to Neighbourhood Commercial to permit commercial uses in the existing building.
OPA 112	Adopted by By-law 93-2012 on November 12, 2012	Exempt from Provincial Approval	1 Chisholm St	Redesignate property from Low Density Residential to Low Density Multiple to permit 8 townhouse units.

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OPA 113	Adopted by By-law 39-2013 on April 22, 2013	Exempt from Provincial Approval	355 Broadway Avalon	Redesignate part of property from Employment to Institutional.
OPA 114	Adopted by By-law 44-2013 on May 6, 2013	Exempt from Provincial Approval	20 and 32 C Line	Redesignate property from Low Density Residential to Low Density Multiple.
OPA 115		Approved by OMB on March 20, 2014	west of Riddell Road and south of Alder Street	Added site-specific policies E8.69, E8.70 and E8.71. Deleted site-specific policy E8.19. Amended Schedule "A" to redesignate portions of the lands from Open Space Conservation and Residential to Open Space Conservation, Open Space Recreation, Neighbourhood Commercial, and Service Commercial. Amended Schedule "B" by adding policies E8.69, E8.70, and E8.71. Amended Schedule "C" to redesignate portions of the lands from Low Density Multiple to High Density Residential and Medium Density Residential. Amended Schedule "E" by redesignating the portion of Spencer Avenue designated as Future Collector Road – Minor to Collection Road – Minor.
OPA 116	Adopted by By-law 62-2014 on June 23, 2014	Exempt from Provincial Approval	60-62 First Street	Added site-specific policy E8.72. Amended Schedule "B" by adding policy E8.72. Amended Schedule "C" to redesignate property from High Density Residential to Medium Density Residential.

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OPA 117	Adopted by By-law 88-2014 on September 29, 2014	Exempt from Provincial Approval	310 Broadway	Added site-specific policy E8.73. Amended Schedule "B" by adding policy E8.73.
OPA 118		Approved by OMB. Order issued on January 4, 2018.	45 Church Street	Added site-specific policy E8.74 to permit four dwelling units. Amended Schedule "B" by adding E8.74. Amended Schedule "C" to redesignate property from Low Density Residential to Medium Density Residential.
OPA 119	Adopted by By-law 28-2018 on June 11, 2018	Exempt from Provincial Approval	31 Town Line	Amended Schedule "C" to redesignate property from Low Density Residential to Medium Density Residential.
OPA 120	Adopted by By-law 104-2017 on December 11, 2017	Exempt from Provincial Approval	54 Broadway	Added site-specific policy E8.76 to permit one dwelling unit on the upper floor. Amended Schedule "A" to redesignate property from Service Commercial to Restricted Commercial/Residential. Amended Schedule "B" by adding policy E8.76.
OPA 121	Adopted by By-law 007-2018 on January 29, 2018	Exempt from Provincial Approval	35-37 First Street	Added site-specific policy E8.77 to permit a converted dwelling house containing six units. Deleted site-specific policy E8.54. Amended Schedule "B" by adding policy E8.77 and delete policy E8.54.