



Policy Review and Conformity Update Paper

Town of Orangeville Official Plan Review

WW+P

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Introduction

1. Introduction

WW+P Architects and Planners (WW+P) is retained by the Town of Orangeville to conduct a comprehensive review and update its Official Plan (OP). WW+P is supported in this undertaking by North-South Environmental (NSE), leading aspects related to Natural Heritage, and Parcel Economics, leading market analysis and economic considerations. Orangeville is a lower-tier municipality located in the County of Dufferin, and has a population of approximately 30,000 residents. Orangeville is the largest fully-serviced urban settlement area within the County and provides a full range of services including municipal infrastructure.

As mandated by the Planning Act, all municipalities in Ontario must review and update their official plans no less frequently than every five years. Orangeville's current OP, originally approved in 1987 and last updated in 2009, needs to be updated to fully reflect the latest provincial policy framework (Provincial Policy Statement, 2024), county policy framework (Dufferin County Official Plan, 2024), and the evolving planning objectives of the Town. The review will conclude with the adoption and approval of an updated OP for the Town of Orangeville that will guide growth and planning decisions over the coming 30-year planning horizon to the year 2056.

As part of the OP review work, WW+P is tasked to prepare a Policy Gaps and Conformity Review paper, to identify policy gaps in the existing OP and guide the next steps of drafting a refined OP.

1.1 Background

Orangeville's current OP was adopted by Council on October 21, 1985, and was approved by the Minister on June 1, 1987. Since then, several amendments to the OP were introduced to the Plan. The latest major change introduced to the Official Plan were adopted by the Council on June 8, 2009, which demonstrated the Official Plan's conformity with the Province's Growth Plan for the Greater Golden Horseshoe (2006).

In the spring of 2015, the Town of Orangeville initiated its OP review. Due to several changes made to the provincial planning policy framework that occurred from 2017 to 2019, the OP review process was stalled. During this period, Dufferin County initiated a municipal comprehensive review (MCR) of its Official Plan. The Town of Orangeville's OP would need to comply with the County's OP after it was amended at the end of the MCR process. The Town's OP review process was re-started in 2020 but scoped to focus on specific policy changes mandated by changes in the provincial policy framework that did not depend upon completion of the County's MCR. For instance, the initial phase of the Town's OP review process did not address updates related to growth management or land use allocation. Three amendments were passed that implement the outcomes of the initial phase of the Town OP review process:

- Pre-Consultation & Complete Application Policies (OPA 132), which were adopted by the Town of Orangeville Council on January 27, 2025, and adopted by the County of Dufferin Council on May 8, 2025.
- Sourcewater Protection Policies (OPA 135), which were adopted by the Town of Orangeville Council on January 27, 2025, and adopted by the County of Dufferin Council on May 8, 2025.
- Additional Residential Unit Policies (OPA 133), which were adopted by the Town of Orangeville Council on February 10, 2025.

The County of Dufferin's MCR process was concluded through the County's adoption, and MMAH's approval, of four amendments:

- Official Plan Amendment #2 of the County of Dufferin's MCR process implements updated population and employment forecasts. OPA #2 also proposes intensification targets and allocates

land for employment, residential, and commercial needs to all eight lower-tier municipalities in Dufferin County. On October 9, 2024, the County received correspondence from the Minister of Municipal Affairs and Housing as the approval authority, to approve with modifications OPA #2.

- Official Plan Amendment #3 of the County of Dufferin's MCR process updates land use schedules in the County's Official Plan. OPA #3 also implements the County's Land Need Assessment, which was completed under Phase 1 of the MCR process. On October 9, 2024, the County received correspondence from the Minister of Municipal Affairs and Housing as the approval authority, to approve with modifications OPA #3.
- Official Plan Amendment #4 of the County of Dufferin's MCR process aims to update overall land use policies to ensure conformity with Provincial Plans. OPA #4 also includes detailed land use policies that support the new growth and intensification targets, as well as updated land use schedules. A decision was made by the Minister of Municipal Affairs and Housing to approve OPA #4 with modifications.

Since the last major update to the Town's Official Plan, the planning policy framework in Ontario has significantly changed. This includes the introduction of the Provincial Planning Statement (2024), which consolidates and replaces the Growth Plan and the previous Provincial Policy Statement into one single document. In addition, the Province recently introduced Bill 98, which proposes a standardized official plan structure and a standardized set of land use designations. The transition timing policy allows former official plan framework to continue to apply until the applicable transition date (for Orangeville, it's January 1, 2029), and requires that official plan or revision of the official plan adopted after the January 1, 2029 to follow the standardized structure and land use designations. This allows municipalities to continue to use the existing OP

framework for Ministry approval before the transition date if they wish, but requires the new OP framework to be implemented after the transition date. Bill 98 has passed its third reading and is making its way through the legislative process. It is not yet passed at the time of writing.

1.2 Report Purpose

As part of the Background Review, this paper takes a comprehensive review the Town's Official Plan against the current policy framework applicable to Orangeville. This includes:

- Provincial Policy Review:
 - Planning Act
 - Provincial Planning Statement (PPS 2024)
 - Greenbelt Plan (2017)
 - Recent policy and legislative changes (Bill 98)
- County Policy Review:
 - Dufferin County Official Plan, including OPA No. 2, 3, and 4
 - Dufferin County Strategic Plan, 2023 – 2026
 - Dufferin Climate Action Plan (2021) and Climate Adaptation Strategy (2023)
 - Master Housing Strategy, 2024
- Local Policy Review:
 - Town of Orangeville Corporate Strategic Plan, 2023-2027
 - Official Plan, Office Consolidation, 2025
 - Growth Management and Land Needs Assessment Report, 2026
 - Transportation Master Plan, 2026 (April Draft)

The result of the analysis informed a Policy Gaps table that identifies recommended revisions to the OP to be further investigated and developed in subsequent project phases.

This analysis will guide the next steps of the OP review process for bringing the Town OP into conformity with Provincial and County policies.

1.3 Project Process Overview

The OP review process is divided into four main parts:

- **Part 1 - Background Review:** This is the foundational phase focusing on project initiation, establishing the Work Plan, and creating a community consultation strategy. The project team conducts background research and prepare several draft technical papers, summarized in section 1.4 below. Initial engagement includes a Special Council Meeting, the first OP Steering Committee meeting, and a first round of stakeholder focus groups, including an Indigenous focus group.
- **Part 2 – Directions and Recommendations:** The project team will finalize the technical papers and synthesizes the findings into a Recommendation Report, including an annotated Official Plan outline, to form the foundation of drafting the new Official Plan. Engagement activities include Public Information Centre, public survey, and Steering Committee meeting.
- **Part 3 – Draft Official Plan:** This phase focuses on translate finalized policy directions into a draft Official Plan Amendment (OPA) and updated mapping. Then, this phase will focus on undertake statutory consultation necessary to gather feedback before the new OP is finalized. Engagement activities include Steering Committee meeting, a second round of stakeholder focus groups, a Statutory Public Open House, and a Statutory Public Meeting.
- **Phase 4 – Finalize Official Plan:** The final phase involves synthesizing all accumulated feedback to finalize the OPA and mapping updates. After the final

Steering Committee meeting, the project team will assist Town staff to prepare the Council Report and to attend the Town Council meeting where the OP will be considered for adoption. After adoption by the Town, the project team will support staff in navigating the final approval process with Dufferin County.

1.4 Summary of Findings from Supporting Papers

The consultant team, including Parcel, NSE, and WW+P, has conducted a holistic review of Orangeville's employment land, residential, commercial, natural heritage system, to understand the land use, land economics, environment, housing and employment needs of Orangeville. As a result of this analysis, the consultant team has prepared four reports: Employment Land Strategy, Residential Strategy, Commercial Land Use Strategy, and Natural Heritage System Strategy. Those four reports outline the trends, needs, policy framework gaps of their respective subject areas and have informed this paper.

1.4.1 Natural Heritage System Strategy Paper

NSE has prepared the Natural Heritage System Strategy paper, dated May 2026. The key points of this paper are summarized as follows:

- A review of the Provincial policy framework identifies major gaps between the Town OP and the PPS include the lack of formal identification of natural heritage features and areas, and linkages; the OP does not conform with PPS protections for natural heritage features such as the woodlands, valleylands, wildlife habitat, among others; and, the PPS policies for water resources and natural hazard management need to be incorporated.
- A review of the Regional policy updates requires that the Town's OP to conform with the Dufferin County's

Official Plan (County OP) policy framework including natural heritage, water resources, and natural hazards.

- A review of the watershed and sub-watershed context emphasize the importance of maintaining hydrological function, protecting and enhancing natural heritage systems, improving connectivity, and supporting overall watershed and sub-watershed health in the context of ongoing growth.
- A review of Orangeville's strategic direction and climate change considerations finds that sustainability and climate objectives are increasingly being implemented through actions that integrate natural systems into municipal decision making. The report suggests that the OP will play a key role by carrying forward municipal objectives such as increasing tree canopy, enhancing natural areas to support biodiversity and climate resilience.
- A review of the current OP finds a list of gaps in the OP's natural heritage policy, including:
 - The natural environment protection is primarily implemented through the "Open Space Conservation" designation rather than a mapped system of features, areas, and linkages consistent with the PPS (i.e. a "systems-based" approach);
 - Lack of system-based natural heritage protection and reduced integration of system-level planning tools in the OP framework;
 - Sub-watershed planning is based on a legacy document and limits alignment with current expectations;
 - Natural heritage features, ecological connectivity, and adjacent lands are not integrated into a natural heritage system structure;
 - Water resource and natural hazard policies are fragmented and need to be updated to be consistent with PPS; and,
 - Implementation of restoration and enhancement objectives is encouraged but not clearly implemented within the policy framework.
- From a policy perspective, the report provides a list of recommendations to improve policy clarity and implementation, while also ensuring consistency with applicable provincial and county policy direction.
- The report also recommends several updates to the OP natural heritage maps, considering the age, quality, accuracy, and sources of data. It recommends the Land Use Map (Schedule A) be updated with a defined Natural Heritage System designation, to replace the current Open Space Conservation Lands designation. It also recommends to integrate and update heritage mapping with the latest available datasets from the Dufferin County OP and Credit Valley Conservation (CVC) Authority, and to establish a regular review process for updating natural heritage mapping.

1.4.2 Employment Land Strategy Paper

Parcel has prepared an Employment Land Strategy paper, dated June 2026. The key points of this paper are summarized as follows:

- The local industrial real estate market indicates a reasonable stable and healthy demand for employment lands, reflected by increasing rents, low vacancy, positive absorption, etc.
- Notwithstanding the positive indicators, the Town could still face notable headwinds given the economic context. The report recommends that the OP policies acknowledge the challenges in achieving financial feasibility in new projects due to sharp rise in construction costs, and to understand the potential competition from other communities in the northwestern GTA / GGH.
- Based on the forecast growth, the report recommends the Town consider seeking opportunities to increase the supply of designated employment lands, in order to accommodate employment growth.
- Specifically, the Town could start with exploring opportunities to add and diversify the vacant land supply, to ensure Orangeville's competitiveness for business to consider.
- For future land supply, the report recommends the Town prioritize lands that offer direct access to Orangeville's regional highways.
- In addition, the report recommends Orangeville to maintain at least some shovel-ready, highway-accessible lands that meet the needs of medium or larger scale employers or industrial facilities.
- The report also recommends municipal staff prioritize identifying new industrial lands at the southern boundary of the community, ideally as an extension of the existing employment areas along County Road 109.

1.4.3 Residential Strategy Paper

Parcel and WW+P have prepared a Residential Strategy paper, dated June 2026. The key points of this paper are summarized as follows:

- The report finds that the Town is required to achieve a minimum residential intensification target of 60 percent within the Built-Up Area and a designated greenfield density target of 46 residents and jobs per hectare.
- The report identifies that Orangeville's settlement area boundary generally corresponds with the Town's municipal boundary, resulting in limited remaining greenfield land supply and constrained opportunities for outward growth.
- The GMS also identifies a long-term land deficit of up to approximately 317 hectares over a 50-year planning horizon. This shortfall exists because the Town's settlement boundary is contiguous with its municipal boundary.
- The report indicates that to efficiently utilize the Town's limited remaining land supply, future residential growth will increasingly rely on medium and high-density housing forms, with forecasts indicating that approximately 60 percent of future housing growth will consist of apartment units. Current development applications and ongoing municipal planning studies have already demonstrated an increasing shift toward compact built forms, intensification, and medium and high-density residential development.
- The report finds that the demographic trends of the Town support the need for additional affordable, attainable, accessible, and rental housing options across the housing continuum. The rising housing costs, increasing rental rates, low vacancy rates, and increasing levels of Core Housing Need continue to place pressure on housing affordability within the Town.
- The report states that existing residential density permissions and built form policies may constrain opportunities for intensification, redevelopment, and housing diversification within strategic growth areas.
- The report states that intensification opportunities exist within the Built-Up Area, along key corridors (such as the East and West Broadway Corridor), within mixed use areas, and on underutilized commercial and employment lands to support mixed use, multi-modal and transit supportive, and higher density residential development.
- To support the OP review process, the report identifies a list of key constraints, including the Town's limited remaining greenfield land supply, constrained municipal boundary, infrastructure and servicing limitations, and existing density policies that may limit opportunities for housing intensification and diversification.
- At the same time, the OP review process presents opportunities to support a broader range of housing forms and tenures, intensification within strategic growth areas and corridors, redevelopment of underutilized lands, expanded mixed-use development opportunities, and updates to the Town's residential policy framework to better support long term growth and housing objectives.

1.4.4 Commercial Land Use Strategy Paper

Parcel has prepared a Commercial Land Use Strategy paper, dated June 2026. The key points of this report are summarized as follows:

- Evaluation of the local real estate metrics revealed a mixed picture of the commercial market performance. While low vacancy rates (1%) suggested a need for additional space, other metrics (falling rents, no addition of new space, and modest absorption rate) suggested otherwise. These findings indicate that there is potentially a cautious balance in the retail sector, with existing supply meeting demand. However, falling rents suggest that landlords may be concerned about their ability to fill vacant spaces or keep existing tenants.
- Orangeville's two primary commercial nodes (Downtown and the large format retail cluster) not only serves local residents, but also attract a significant amount of communities beyond Orangeville. The retail space supplied in Orangeville is 60% more than the need from its local population. Typical Canadian municipalities requires roughly 40 to 45 square feet of retail space per person to thrive, Orangeville supplies 61.3 square feet per capita.
- While growth in population could restore the balance between the oversupplied commercial space and local demand, the report finds that the projected population growth to 2056 will still in an oversupply scenario.
- Future opportunities for commercial investment or development still exists, but may be operating within a highly competitive market in most store categories.
- The report recommends Orangeville to primarily focus on supporting and maintaining existing commercial clusters through permissive policy guidance, incentives, flexibility, and opportunities to

introduce mixed-use.

- The report suggests that identification or designation of new commercial nodes is not warranted by the current or project market demand. Additional commercial space should be pursued within or as extensions to established commercial areas.



Background Review

2. Background Review

2.1 Provincial Policy

2.1.1 Planning Act, 1990, As Amended

The *Planning Act, R.S.O. 1990, c. P.13* is the central piece of legislation governing matters related to land use planning in the Province of Ontario. The Planning Act provides for fair planning processes and a land use planning system led by provincial policy, and recognizes the decision-making authority and accountability of municipal councils in planning. It also provides the basis for considering provincial interests and preparing official plans and planning policies that will guide future development.

Part III of the Planning Act governs an official plan. Section 16 (1) and (2) specifies the contents that should be contained in the official plan. Section 17 states that the Minister is the approval authority in respect of the approval of an official plan, and an upper-tier municipality is the approval authority in respect of an official plan of a lower-tier municipality. Section 23 allows the Minister to amend an official plan if it is the Minister's opinion that the plan is likely to adversely affect a matter of provincial interest. Section 16 of the Planning Act is proposed to be modified by Bill 98, which is making its way through the legislative process. The proposed modifications would have the effect of imposing more specific and standardized structure and content for official plans, including a prescribed set of land uses. The gaps analysis in section 3.0 considers how the OP can be revised to align with the proposed structure for an official plan. It is expected that Bill 98 will be approved in the coming months and within a timeframe that will be able to inform the final content and structure of the OP.

Section 26 (1) requires that council should revise the official plan to ensure it conforms with provincial plans regard to the matters of provincial interest listed in section 2, and is consistent with policy statement. Section 26 (1.1) requires that the official plan should be revised no less frequently than 10 years after it first comes into effect, and every five years thereafter.

Since the Orangeville Official Plan was lastly updated (2009), a series of provincial Bills were released that have amended the Planning Act. The key changes include:

- **Bill 140: Strong Communities through Affordable Housing Act, 2011**
 - Bill 140 amended Section 16 of the Planning Act to remove barriers to housing variety. It mandated that all Ontario municipalities authorize “second units” as-of-right in single-detached, semi-detached, and row houses, or within ancillary structures.
 - *Implications: As Orangeville's Official Plan land use designation was established before this Bill, a revisit to the current Residential area policy is required.*
- **Bill 73: Smart Growth for our Communities Act, 2015**
 - Bill 73 made significant changes to the Planning Act, including the contents and the review time period of the official plan, as outlined above. Bill 73 also allows an official plan to come into effect even if there are outstanding appeals related to those parts of the plan that propose to specifically designate land uses. Appeals to the entirety of the official plan are prohibited.
 - *Implications: Once the OP review is completed and the new OP is adopted, it will be required to be updated every ten years if it is adopted as a new official plan and every five years thereafter.*

- **Bill 139: Building Better Communities and Conserving Watersheds Act, 2017**
 - Bill 139 abolished the Ontario Municipal Board (OMB) and created the Local Planning Appeal Tribunal (LPAT). The Tribunal's jurisdiction was also extended beyond planning matters, to include expropriation, and development charges, among others. Other amendments introduced by Bill 139, such as granting the municipalities and approval authorities more time to make a decision before the right to an appeal, were repealed in later bills.
 - *Implications: No significant implications as many policies in Bill 139 were repealed / amended later.*
- **Bill 108: More Homes, More Choice Act, 2019**
 - Bill 108 repealed several of Bill 139's tribunal restrictions. It also introduced a structural change to municipal finances by replacing Planning Act section 37 density bonusing with the Community Benefits Charge (CBC). It also expanded the as-of-right housing rules to allow up to two additional residential units (ARUs) on an urban lot.
 - *Implications: The OP needs to be updated to take stock of the community benefits policies and the residential area policies as amended by Bill 108.*
- **Bill 109: More Homes for Everyone Act, 2022**
 - Bill 109 made significant amendments to the Planning Act. It introduced refunds to applications fees if decisions aren't made on time for official plan amendments, zoning by-law amendments, and site plan agreement applications. It also required municipalities to delegate authority to approve site plan applications to a designated authorized person.
 - *Implications: No major implications as the application fees refund introduced by Bill 109 has been repealed by Bill 185 in 2024.*
- **Bill 23: More Homes Built Faster Act, 2022**
 - Bill 23 legally established three residential units as-of-right per urban lot. It exempted any developments containing fewer than 10 residential units from site plan control. Bill 23 also restricted rights to appeal for minor variances and consents to applicants, municipalities, and certain public bodies and a small list of "specified persons". In addition, Bill 23 made changes to the Ontario Heritage Act. It requires municipalities to review all non-designated properties on the registers as of December 31, 2022 by January 1, 2025 (repealed by Bill 200 in 2024 to extend the review period to January 1, 2027), and prohibit the municipality to re-list the property for 5 years after failing to designate within the window. Other changes included higher threshold for Part IV designations and listings, prescribed criteria for Part V Heritage Conservation District (HCD) designations, and restricting designations for sites with submitted development applications unless already listed on the register.
 - *Implications: The increase of as-of-right residential density needs to be considered in the residential areas policy. Changes to site plan control and appeal rights should be reflected in the updated OP's Implementation section. Heritage policies in the OP need to be amended to reflect the proposed changes to the Ontario Heritage Act.*

- **Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023**

- Bill 97 updated the definition of “Employment Areas” to explicitly exclude standalone institutional and commercial uses, unless directly associated with a primary industrial, manufacturing, or warehouse use.
- *Implications: The updated definition of Employment Areas requires the review of employment land use permission to align with this definition. The Town’s current Employment Areas should also be reviewed to determine alignment with this definition.*

- **Bill 185: Cutting Red Tape to Build More Homes Act, 2024**

- Bill 185 eliminated third-party appeal rights for all municipally adopted OPAs and ZBAs. Public groups, neighbours, and other adjacent landowners can no longer appeal these decisions to the Ontario Land Tribunal (OLT). It also repealed the mandatory pre-consultation requirement for all planning applications.
- *Implications: The changes introduced by Bill 185 should be reflected in the Implementation section of the updated OP.*

- **Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025**

- Bill 17 was introduced on May 12, 2025 and received Royal Assent on June 5, 2025. It amends the Planning Act in several key areas: requiring the Minister’s written approval before a municipality may amend its Official Plan to change the information or material required for a complete planning application; requiring that reports prepared by a qualified professional are deemed to meet the requirements of a

complete application.

- *Implications: the Implementation section of the updated Official Plan should reflect the Bill 17 changes to planning application requirements.*

- **Bill 98: Building Homes and Improving Transportation Infrastructure Act, 2026**

- Bill 98 passed third reading on May 14, 2026, and is yet to receive Royal Assent. Bill 98 introduced a standardized structure to municipal official plans, and a standardized list of land use designations for official plans. Further details of Bill 98 will be analyzed below.
- *Implications: The updated Official Plan should ideally follow the standardized official plan contents and land use designations so long as it doesn’t conflict with the structure or content of the County of Dufferin Official Plan.*

2.1.2 Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, consolidating and replacing both the Provincial Policy Statement, 2020, and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. This consolidation represents a significant shift in the provincial planning framework, streamlining policy direction into a single document while introducing revised priorities around housing supply, employment land protection, and infrastructure planning.

The PPS introduces several major policy shifts that have direct implications to the Orangeville Official Plan Review:

- **Settlement Areas and Growth Management:** the PPS directs that settlement areas shall be the focus of growth and that land use patterns within the settlement area shall be based on densities

and a mix of land uses that effectively use land, resources, infrastructure, and public service facilities. Municipalities are directed to promote compact, mixed-use development and prioritize intensification within existing built-up areas. *Implications: Orangeville's intensification target and settlement boundary definition should be review against the direction of the PPS.*

- **Housing as a Priority:** The PPS places greater emphasis on expanding housing supply and choice. It updated the Vision with an emphasis on “building of more homes for all Ontarians”, and adds new emphasis to the Province’s goal of getting at least 1.5-million homes built by 2031. *Implications: Orangeville's housing policies must be assessed against the PPS housing policies.*
- **Employment Land Direction:** The PPS modifies the definition of Employment Areas to refer to the definition in the Planning Act. It significantly modifies policies related to employment conversion, to allow planning authorities to remove lands from employment areas anytime instead of only through Municipal Comprehensive Review (MCR), as long as it is demonstrated that: there is an identified need for removal; the proposed uses would not negatively impact the overall viability of the employment area; the proposed uses can be accommodated by existing or planned infrastructure and services; and, the municipality has sufficient employment lands to accommodate projected employment growth. *Implications: Orangeville's Employment Area policies should be updated to be consistent with PPS directions.*
- **Natural Heritage:** The PPS maintains the protection of natural heritage features and areas, including significant woodlands, wetlands, wildlife habitat, and fish habitat, and requires that development and site alteration not be permitted in or adjacent to these features without an Environmental Impact Study

demonstrating no negative impacts. *Implications: Orangeville's new OP should outline and map its natural heritage features as instructed by the PPS. Natural Heritage policies should also be updated to be consistent with PPS directions.*

Implications: The new PPS marks an important shift of Orangeville's provincial planning context. It serves an important guide to updating the Town's Official Plan, especially on settlement areas, growth management, housing, employment lands, lands compatibility, natural heritage, and water resource protection policies.

2.1.3 The Greenbelt Plan, 2017

The Greenbelt Plan, effective July 1, 2017, as amended, establishes a framework for the protection of over 800,000 hectares of permanently protected land, extending 325 km from the eastern end of the Oak Ridges Moraine, near Rice Lake, in the east, to the Niagara River in the west. The Greenbelt, established through the Greenbelt Act, 2005, is designed to halt the loss of productive agricultural land, protect significant ecological and hydrological features, and provide a clear regulatory shield against urban sprawl.

The Greenbelt Plan governs five distinct areas: Oak Ridges Moraine Area, Niagara Escarpment Plan Area, Parkway Belt West Plan Area, Protected Countryside Area, and Urban River Valley Area. Orangeville is located within the Protected Countryside Area.

Specifically, within the Protected Countryside, there are three types of geographic-specific policies: Agricultural System, Natural System and settlement areas. Orangeville is designated as Towns/Villages within settlement areas. Settlement areas provide significant economic, social, and commercial functions to prime agricultural lands and rural lands. Settlement areas should promote complete communities that move towards low-carbon communities, with the long-term goal of net-zero communities.

Towns/Villages are subject to the governance of the Growth Plan, the official plans, and related programs or initiatives. These lands are not subject to the policies of the Growth Plan, except for Agri-food Network policies (3.1.5), Water Resource System policies (3.2.3), External Connections policies (3.2.6), Parkland, Open Space and Trails policies (3.3), and General Settlement Area policies (3.4.2).

Implications: As the Greenbelt Plan was established in 2017, after the latest update of Orangeville's Official Plan, the new Official Plan's natural heritage, water resource, and parkland and open space policies should reflect the Town's Towns/Villages designation within the Protected Countryside. Further details relevant to the Greenbelt Plan can be found in the Natural Heritage Strategy Paper.

Implications: Bill 98 represents the direction of the provincial policy to move towards standardized official plans and land use designations across all municipalities. Though given the current project timeline, the new Orangeville Official Plan may be completed before the required transition timeline and may still be approved with a customized plan structure, the standardized plan structure and land use designations still serve as crucial provincial guide to the preparation of new official plans. It is recommended that the new OP follows a structure that is consistent with the structure listed in Bill 98, as long as it conforms with the County OP, and it is recommended that the new OP follows a structure consistent with Bill 98. A comparison between the current Official Plan structure and land use designations against Bill 98 is included later in the report.

2.1.4 Bill 98: Building Homes and Improving Transportation Infrastructure Act, 2026

Bill 98 - Building Homes and Improving Transportation Infrastructure Act, 2026 passed on its third reading on May 14, 2026. It aims to accelerate housing construction and streamlining regional transit provision. Most importantly to the Official Plan Review, it amends the Planning Act to replace the existing subsections 16 (1) and (2) to introduce a standardized structure and a list of land use designations for all municipal official plans.

In addition, Bill 98 removes requirements for official plans to contain goals, objectives, and actions to mitigate greenhouse gas emissions and to provide for adaptation of a changing climate. References to "sustainable design" and requirements on electric vehicle parking facilities are also removed.

Bill 98 will be in effect after receiving Royal Assent. For municipalities that are not listed in the "large and fast-growing municipalities" (including Orangeville), Bill 98 requires that all official plans adopted after January 1, 2029 will be approved against the standardized structure and land use designations.

2.1.5 Source Water Protection (Clean Water Act, 2006 and CTC Source Protection Plan)

The Clean Water Act, 2006 mandates the protection of existing and future sources of drinking water in Ontario. It specifically focuses on sources of water that have been designated by a municipality as being a current or future source of residential municipal drinking water for the community. It enabled the establishment of Source Protection Regions and Areas throughout the Province to address significant threats occurring in vulnerable areas around municipal groundwater supplies (drinking water wells) and surface water supplies (drinking water intakes).

The Town of Orangeville is within the Credit Valley Source Protection Area, which forms part of the CTC (Credit Valley - Toronto and Region - Central Lake Ontario) Source Protection Region. The Approved Source Protection Plan: CTC Source Protection Region is prepared by CTC Source Protection Committee (SPC) to provide the approved policies that the CTC SPC has developed, which when implemented, are to protect existing and future municipal drinking water sources. In the latest Amendment (Version 7.0, effective October 15, 2025), the Source Protection Plan identified 12 wells in Orangeville, as well as Significant

Groundwater Quality Threat Areas associated with multiple wells in Orangeville.

The policies in the Source Protection Plan have been written to regulate activities identified as significant drinking water threats in vulnerable areas around municipal drinking water wells either cease to be, or never become significant threats. Under the Clean Water Act, municipalities are required to amend their OPs and zoning by-laws to conform to the applicable Source Protection Plan.

Accordingly, the Town of Orangeville adopted OPA 135 on January 27, 2025, amending the Official Plan to conform to the Clean Water Act and the CTC Source Protection Plan. OPA 135 introduced new Schedules F1-F4 (Water Quality Wellhead Protection Areas, WHPA) to illustrate Wellhead Protection Areas, Issue Contributing Areas, Water Quantity Wellhead Protection Areas, and Groundwater Vulnerability Scores in Wellhead Protection Areas for Quality at municipal drinking water wells. OPA135 also added Section E7 - Source Water Protection, to the OP, outlining basis, goals, objectives, Wellhead Protection Areas, and Prohibited / Restricted Activities in Wellhead Protection Areas.

Section 34 of the Clean Water Act allows a source protection authority to initiate amendments to a source protection plan. On July 13, 2026, proposed amendments under Section 34 of the Clean Water Act were submitted to Town of Orangeville Council for endorsement. The amendments include adding Municipal Well 13 (formerly Pullen Well) to the Town's drinking water system, and update the water quantity assessment completed under the Orangeville-Mono Tier 3 Water Budget and Local Area Risk Assessment study. A major finding from the study is Local Area A, which covers the west portion of the Town, continues to show significant risk for water quantity stress under several modelling scenarios, including future growth and drought conditions. While the report states that this does not mean there is an immediate operational issue with existing wells, it does confirm the need for continued coordinated long-term management of pumping, growth,

land use change, and groundwater recharge across the broader area. After Council endorsement from all applicable municipalities, the proposed amendments will proceed to hold public consultation and seek endorsement from Source Protection Authority, before submitting to Ministry of Environment, Conservation and Parks for approval. Ministry approval of the amendments is required for Well 13 to be brought into service.

Implications: The new Official Plan should incorporate and update the source water protection policies, including the adopted OPA135 policy framework and mapping (Schedules F1-F4), as well as the upcoming Section 34 amendments, once adopted. As the upcoming amendments to the Source Protection Plan presents constraints on the future growth of west Orangeville due to the significant risk for water quality and quantity, further studies and discussion should be held with the CVC and other relevant authorities to determine directions.

2.1.6 Conservation Authorities Act, R.S.O. 1990, c. C.27, O.Reg. 41/24, and Credit Valley Conservation Area policies

The Conservation Authorities Act, R.S.O. 1990, c. C.27 is the provincial legislation that creates Conservation Authorities, sets their legal mandate, and grants them the statutory power to regulate development near water and natural hazards.

Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits is issued under Section 28 of the Conservation Authorities Act to set out the exact, legally binding rules for prohibited activities, permit exemptions, and mandatory decision timelines. Effective April 1, 2024, O. Reg. 41/24 replaces the 36 individual conservation authority regulations and establishes a single uniform standard governing development near wetlands, shorelines, and watercourses.

The entirety of Orangeville falls within Credit Valley Conservation's (CVC) watershed jurisdiction. CVC is one of

the 36 Conservation Authorities in Ontario, governing the Credit River watershed and smaller adjacent watersheds that drain directly into Lake Ontario.

Watershed Planning and Regulation Policies (November 2025) provides CVC's updated watershed planning and regulation policies pursuant to the Conservation Authorities Act, O. Reg. 41/24, and O. Reg. 686/21: Mandatory Programs and Services. These policies will guide the processing of applications made under the legislation and are the operating principles for implementation, as well as CVC's review of official plans, zoning by-laws and planning applications under the Planning Act.

For Long Range Municipal Planning, CVC recommends that municipal land use strategies support a natural systems approach to watershed planning, recognizing that comprehensive, integrated, precautionary and proactive land use planning policies are required to effectively manage the risk of natural hazards. For official plans, zoning by-laws, and official plan and zoning by-law amendments, CVC recommends that wetlands and hazardous lands, including erosion access allowances and associated buffers are recognized and protected through appropriate official plan and zoning policies, and are dedicated to an appropriate public agency for conservation and risk management purposes. CVC also recommends that planning authorities adopt plans and policies for the management, appropriate use and potential acquisition of wetlands and hazardous land, including erosion access allowances, and associated buffers.

The Watershed Planning and Regulation Policies also indicated that the Town of Orangeville and CVC have adopted the Two Zone concept for floodplain management within specific portions of Orangeville, which divides flood risk area into the floodway and the flood fringe. In the floodway area, the CVC will not permit any buildings or structures or expansion of existing uses, other than those for flood and erosion control and utilities that must be located in the floodway. For area defined as flood fringe,

development activities are permitted but must be protected to the level of the flood hazard limit.

Implications: The Natural Heritage policies and mapping included in the new Official Plan should be consistent with CVC policies. Refer to the Natural Heritage Strategy Paper for further details on Natural Heritage policies. In addition, the Official Plan should take into account the risk of natural hazards when planning for growth. In early focus group discussions, CVC staff have indicated that the OP Review is an opportunity to review the current natural hazard policies and the two zone approach. Further studies and discussion with CVC should be held for next steps.

2.2 Regional (Dufferin County) Policy

2.2.1 Dufferin County Official Plan, 2024

The Official Plan for the County of Dufferin (the "County OP") was fully approved by the Ministry on July 31, 2025. The County OP provides over-arching policy direction on matters of County significance and implements provincial policy. It directs County growth management and land use decisions by providing upper-tier land use planning guidance for the County's eight local municipalities. Since its adoption, the County OP was amended by Regional Official Plan Amendment (ROPA) to align with the provincial policy framework update set by the Provincial Planning Statement, 2024. The amendments are as follows:

- ROPA 2, approved on October 9, 2024: updated the County's 2051 population target from 100,600 to 100,700, with the difference allocated to Mono County. Updated wording.
- ROPA 3, approved on October 9, 2024: updated the County of Dufferin settlement area, land use, and natural heritage schedules to conform with provincial plans and policies and accommodate anticipated growth to 2051.

- ROPA 4, approved on July 31, 2025: replacing references to Provincial Policy Statement 2014 and Provincial Policy Statement 2020 with Provincial Planning Statement, 2024; removing the need for a municipal comprehensive review when identifying and expanding settlement areas; updating the county's housing policies to ensure that the local area municipalities provide for an appropriate range and mix of housing options and densities to meet current and projected need; strengthening the protection of employment lands from sensitive land uses and updating the policies on employment land conversion; strengthening the counties policies regarding the management of natural heritage resources, identification and management of hazards, and watershed planning, among others.

Dufferin County is expected to grow to approximately 100,700 people and 41,900 jobs by 2051. This represents an increase in 23,965 people and 8,546 jobs, as set in the Provincial Policy Statement, 2024. According to the County OP 3.2 – Growth Projections, Orangeville's population is expected to increase from 31,000 (2021 estimate) to 38,500 (2051 allocation), and the number of Orangeville's jobs is expected to increase from 14,700 (2021 estimate) to 21,700 (2051 allocated).

According to the County OP Schedule B – Community Structure and Land Use, the Town of Orangeville is designated as Urban Settlement Area. The majority of the future growth of the County will be directed to urban settlement areas with full municipal services. The urban settlement areas will function as the primary centres for growth, development and urban activities, as well as the focus of residential, commercial, industrial, institutional, cultural, recreational and open space uses.

According to the County OP, within the boundary of Orangeville there are Sand and Gravel Resource Area (Schedule D – Mineral Aggregate Resource Areas), Provincially Significantly Wetlands (Schedule E – Natural Heritage Features), and County Preliminary Natural Heritage

System (Schedule E1 - Natural Heritage System). There is no human-made hazards in Orangeville (Schedule F – Human-Made Hazards). Orangeville is subject to the jurisdiction of Credit Valley Conservation Authority (Appendix 1 – Conservation Authority Jurisdictions). Risks of potential forest hazard is identified in Orangeville (Appendix 3 – Potential Forest Hazard Classification for Wildland Fire).

Section 8.6.1 of the County OP has outlined the role of local municipal official plans in the implementation of County OP. It indicates that local official plans will establish planning strategies and policies for the local municipality which have appropriate regard for provincial plans, policies and legislation, and which implement and are in conformity with the County OP. The County OP also regulates that through an Official Plan Amendment (OPA), a Secondary Plan can be used to provide guidance for land use and development in a specific area (8.6.1.1).

Implications: The County OP is approved recently and has taken into account the 2024 PPS. It represents new policy directions from the Dufferin County and has aligned its growth objectives with 2024 PPS. The updated Orangeville Official Plan should conform to the County OP. Detailed references to the County OP are included later in the report.

2.2.2 Strategic Plan 2023 – 2026

The Dufferin County 2023-2026 Strategic Plan is a comprehensive roadmap designed to guide the county's growth and development over the next four years. It emphasizes a holistic approach, integrating climate and equity considerations into all decision-making and service delivery. The Strategic Plan highlights the County's vision as "a community that grows together". It sets the following important goals:

1. Establish the County as a leader in climate action and enhance and conserve Dufferin's natural environment

2. Increase affordable and attainable housing options, and support community well-being and safety through collaboration and partnerships
3. Advance County-wide economic and workforce development and improve broadband and cellular connectivity
4. Identify opportunities to improve governance and service delivery and improve the County's internal and external communications
5. Align programs, services and infrastructure with changing community needs and ensure that the County is an inclusive, equitable and supportive Employer of Choice

Implications: For Orangeville, the initiatives set in the Strategic Plan will direct impact Orangeville's residents and businesses. Orangeville local priorities that are articulated in the Official can address the broader vision set out in the Strategic Plan.

2.2.3 Dufferin Climate Action Plan (2021) & Dufferin's Climate Adaptation Strategy (2023)

The Dufferin County Climate Action Plan (DCAP) outlines a comprehensive strategy for Dufferin County to achieve net-zero greenhouse gas (GHG) emissions by 2050 while building resilience to the impacts of climate change. DCAP is structured around six key focus areas: transportation, buildings, land, community planning, waste management, and community empowerment. It sets targets for GHG reductions – 10% below 2016 levels by 2030, 40% by 2040, and net-zero by 2050 – supported by 34 specific actions. These actions include expanding public transit and electric vehicle infrastructure, promoting energy-efficient building retrofits, protecting natural assets, supporting sustainable agriculture, and fostering a culture of climate action through education and engagement.

The Dufferin Climate Adaptation Strategy is a comprehensive plan developed by Dufferin County to address the growing impacts of climate change on its communities, infrastructure, economy, and natural environment. The strategy builds on the DCAP and aims to proactively enhance resilience across social, economic, built, and natural systems. It identifies key climate risks such as extreme heat, increased precipitation, flooding, infrastructure damage, and threats to health and biodiversity. The strategy is organized around five focus areas: Buildings & Infrastructure, Energy & Economy, Agriculture & Natural Environment, People & Health, and Enabling Actions. It outlines specific, actionable steps for each area, prioritizing actions like adopting Green Development Standards, encouraging property retrofits, improving emergency preparedness, supporting regenerative agriculture, and integrating climate considerations into asset management.

Implications: For Orangeville, the updated Official Plan policies may have some opportunity to align with the objectives and support the actions outlined in the DCAP and the Climate Adaptation Strategy, though some elements like requiring or recommending Green Development Standards above and beyond the building code that are specifically limited through Bill 98 cannot be included. Actions including supporting water protection initiatives remain locally relevant Orangeville and should be considered when crafting policies for the Official Plan.

2.2.4 Master Housing Strategy, 2024

Dufferin County's Master Housing Strategy (MHS) is a comprehensive plan designed to address the evolving housing needs of its residents. The MHS aims to enhance affordable housing options through strategic investments, policy reforms, and leveraging existing resources. The strategy also aligns with broader goals, such as promoting economic stability and fostering community well-being by ensuring diverse and affordable housing choices. The MHS sets out a phased approach to increase affordable, diverse,

and supportive housing options, leveraging county-owned lands, policy reforms, and partnerships with private, non-profit, and government stakeholders.

The MHS indicated that over the past five years, 21% of the new housing development activity occurred in Orangeville. In the County's residential housing supply pipeline, 1,245 units are located in Orangeville, comprising 31% of the overall pipeline. The MHS also recommended 10 County-owned sites for development, among which six of them are located in Orangeville.

Implications: With the MHS anticipating a large amount of housing delivery and identifying housing opportunities in Orangeville, the Official Plan update should respond to the opportunities identified in the MHS to address increasing housing needs.

- Corporate Capacity
- Future-Readiness
- Community Vitality
- Economic Resilience.

Implications: The Corporate Strategic Plan speaks to overarching goals that the Official Plan review should support. It emphasizes sustainability, safety, and diversity as the overall vision for community development in Orangeville. It also highlights the importance of economic resilience as one of the main objectives in the development of Orangeville. These objectives should be incorporated into the OP review and could be the basis for engagement with staff and the community on goals and objectives that can be integrated into the new OP.

2.3 Local - Town of Orangeville

2.3.1 Town of Orangeville Corporate Strategic Plan, 2023-2027

The Town of Orangeville Corporate Strategic Plan (2023-2027) serves as a roadmap to guide decisions, planning, and budgeting for the next five years. It enables the Council and Administration to advance priorities, strengthen municipal operations, allocate resources effectively, and achieve desired outcomes.

The 2023-2027 Strategic Plan sets the vision for Orangeville as a sustainable, safe, and diverse community that is friendly and open to new people and innovative opportunities. It outlines the mission for the Town as support the well-being, vibrancy and sustainable growth of our community by delivering fiscally responsible municipal services. The Strategic Plan outlines four strategic goals and objectives to guide the development of Orangeville from the period 2023 - 2027:

2.3.2 Official Plan, Office Consolidation, 2025

The Town of Orangeville OP was first adopted by Council in 1985 and approved by the Minister of Municipal Affairs and Housing in 1987. It was built on three pillars of a healthy community: social equity, a strong economy and a healthy natural environment. Since its adoption, several official plan amendments (OPAs) have been made to deal with specific issues. In 2008, Council directed a review and update of the Official Plan to align with the new policy initiatives from the Province, to bring the Official Plan into conformity with the Growth Plan for the Greater Golden Horseshoe and to investigate other policy updates. This review resulted in OPA 103, which was adopted by Council on June 8, 2009.

The current OP was set to be reviewed and updated again by the year of 2014. It was developed on the basis of the 1996 population level at 21,498, and on the 2008 population level at 27,300. It estimated a population level at 36,490 by the year of 2031, based on the annual growth rate of 1.88% over the period of 1996-2008. In addition, the current Official Plan estimated 14,740 jobs by the year of 2031, based on the average annual growth rate of 2.5% from 1996 level (9,570 jobs) to the 2006 level (12,255 jobs).

The current OP includes eight major land use designations, including residential, commercial, employment areas, open space recreation, natural environment, institutional, public use, and neighbourhood mixed use. It also established general policies for the Town's growth and development, set sustainability goals, provided transportation and municipal services policies, and outlined the implementation framework of the OP.

Implications: The current OP originally estimated a population growth rate at 1.88% and a population of 36,490 in 2031. As a comparison, the County OP's population forecast estimated an approximately 0.81% growth rate from 2021 estimate (31,000) to 2051 allocated (38,500). The current Official Plan anticipated a faster population growth than the latest policy direction from the County. For jobs, the current Official Plan anticipated 14,700 jobs in the year of 2031. However, Orangeville already estimated 14,000 jobs in 2021, and is expected to add 7,100 additional jobs from 2021 to 2051. In summary, the current Official Plan was developed on the basis of anticipating higher population growth but lower job growth. The OP review will update this basis as directed by the PPS and the County OP.

The current OP will serve as the foundation for this update. A comprehensive review of the current Official Plan's contents against the PPS, the County OP, and Bill 98 directions is included in Chapter 3 of this report. This review identifies the gaps of the current Official Plan, and will outline the next steps of the Official Plan review.

2.3.3 Growth Management and Land Needs Assessment Report, 2026

In 2025, the Town of Orangeville initiated the preparation of a long-term Growth Management Strategy (GMS), to establish a unified vision to guide how and where the Town should grow, and to ensure Orangeville continues to evolve and mature as a complete, competitive, and sustainable community. This study will provide key technical updates

and local planning policy recommendations as directed by the PPS, aiming to form the foundation of the OP Review project. The GMS is organized into five phases. Phase 1 and 2 update the Town's population, housing, and employment forecasts, assess residential and non-residential land needs, and identify potential location for future boundary expansion. Phase 3, 4, and 5 will qualitatively evaluate the three boundary expansion options, followed by a detailed infrastructure and fiscal assessment of the preferred option. The Growth Analysis and Urban Land Needs Report reviewed in this paper summarizes the outcomes of Phase 1 & 2.

The GMS takes a proactive approach and adopts a 50-year planning horizon. It noted that, while Orangeville has experienced steady growth in population, housing, and employment, future growth is constrained by limited water and wastewater capacity, finite greenfield land supply, and limited available intensification opportunities. The report indicates that expanding the Town's corporate boundary is required to accommodate future development in new greenfield areas. The GMS explored two long-term population and employment scenarios:

- Scenario 1 – Constrained Growth Scenario: reflects currently available water and wastewater servicing capacity and potential residential and non-residential supply within the Town's corporate boundary. Existing municipal water and wastewater systems are estimated to have a servicing capacity of up to 36,500 people. Employment base for the Town is forecast to increase by 2,200 employees, reaching 16,900 jobs by 2045. The pace of population growth could potentially slow over time as the Town's supply of greenfield land diminishes, and the Town's population and employment base would be expected to reach buildout by approximately 2045.
- Scenario 2 – Expansion Scenario: assumes that the Town attracts and accommodates a proportionate share of County-wide and Greater Golden Horseshoe

population and employment growth over the long term. Under this scenario, Orangeville is expected to reach 44,800 people and 21,800 total jobs by 2076, adding 13,400 persons and 7,100 jobs between 2021 and 2076.

The Report also identified three Study Areas as potential expansion opportunities, ranging from 336 to 410 gross developable hectares, to expand Orangeville's corporate boundary in all directions. These areas are:

- Study Area 1 (Caledon, towards southeast): up to 410 hectares

- Study Area 2 (Amaranth, towards northwest): up to 340 hectares
- Study Area 3 (East Garafraxa, towards west): up to 336 hectares

The next phases of the GMS will focus on the comprehensive evaluation of the three Study Areas. This assessment will provide the basis for identifying the most suitable location for future municipal boundary expansion to be further explored with the County and other stakeholders. Additional technical analyses, including municipal financial implications, infrastructure servicing requirements, and

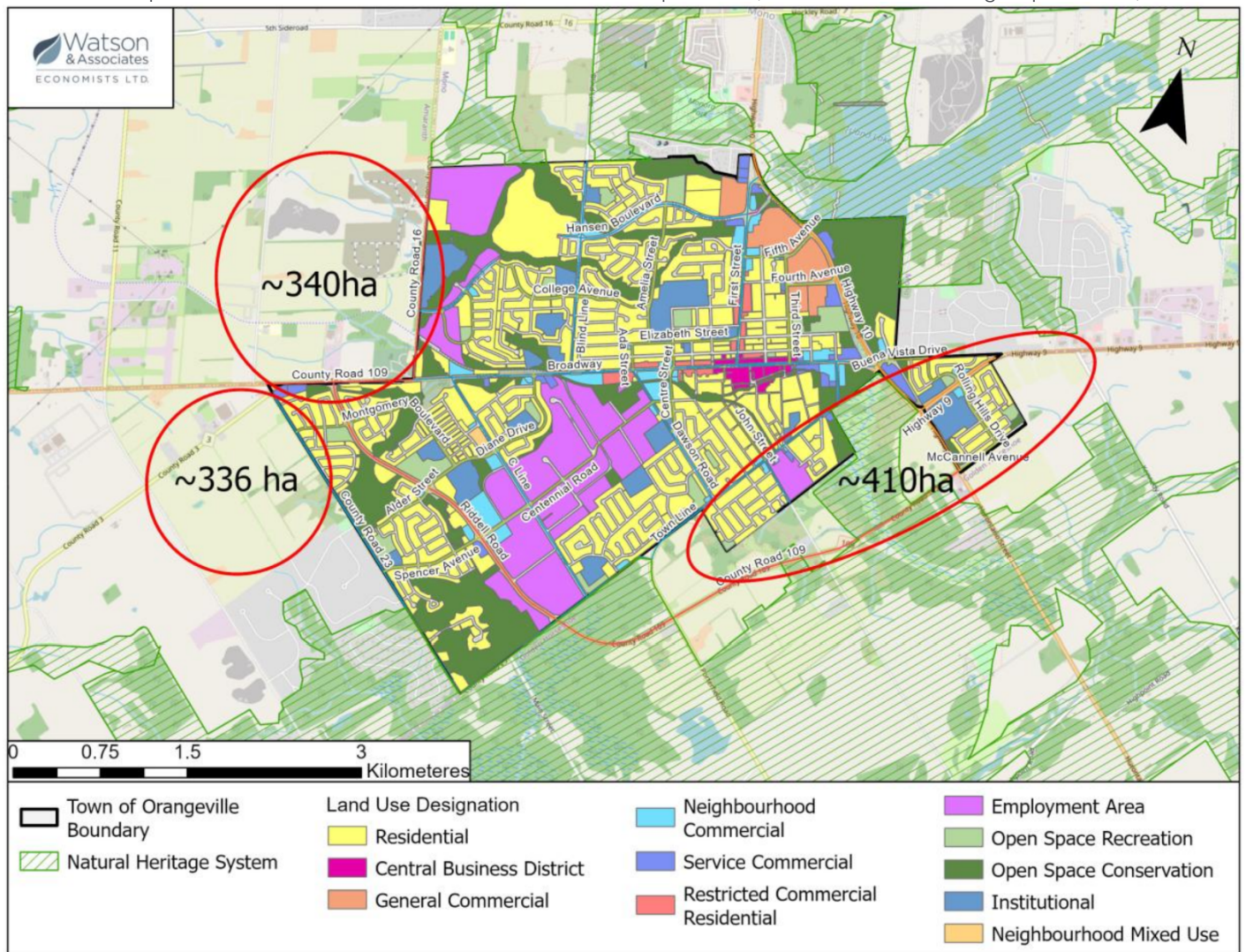


Figure 1. Potential Expansion Study Areas, Growth Management Study (Credit: Watson & Associates)

land-use planning considerations will also be undertaken to further examine the study areas.

Besides the three potential expansion areas, the Report also recommends the removal of 27 hectares of Employment Area, located at northwest of Orangeville and are currently vacant. The Report states that these employment lands are isolated from Orangeville's primary Employment Areas and are too small to achieve a critical mass needed for a viable Employment Area. Additionally, this area is surrounded by residential neighbourhoods, agricultural uses, and areas governed by the Greenbelt Plan. The Report recommends removing these lands from Employment Areas, and explore alternative urban land uses such as residential and commercial development.

Implications: The findings and recommendations of the GMS inform the next steps of the Official Plan review. The project team has confirmed with Town staff that the OP update will work within the existing Orangeville municipal boundary, given that any boundary expansion will need to run a separate process that does not align with the timing to update the OP.

As directed by the GMS, the Official Plan review should assess the removal of the northwest vacant lands from Employment Areas and provide recommendations on the potential alternate urban uses of these lands.

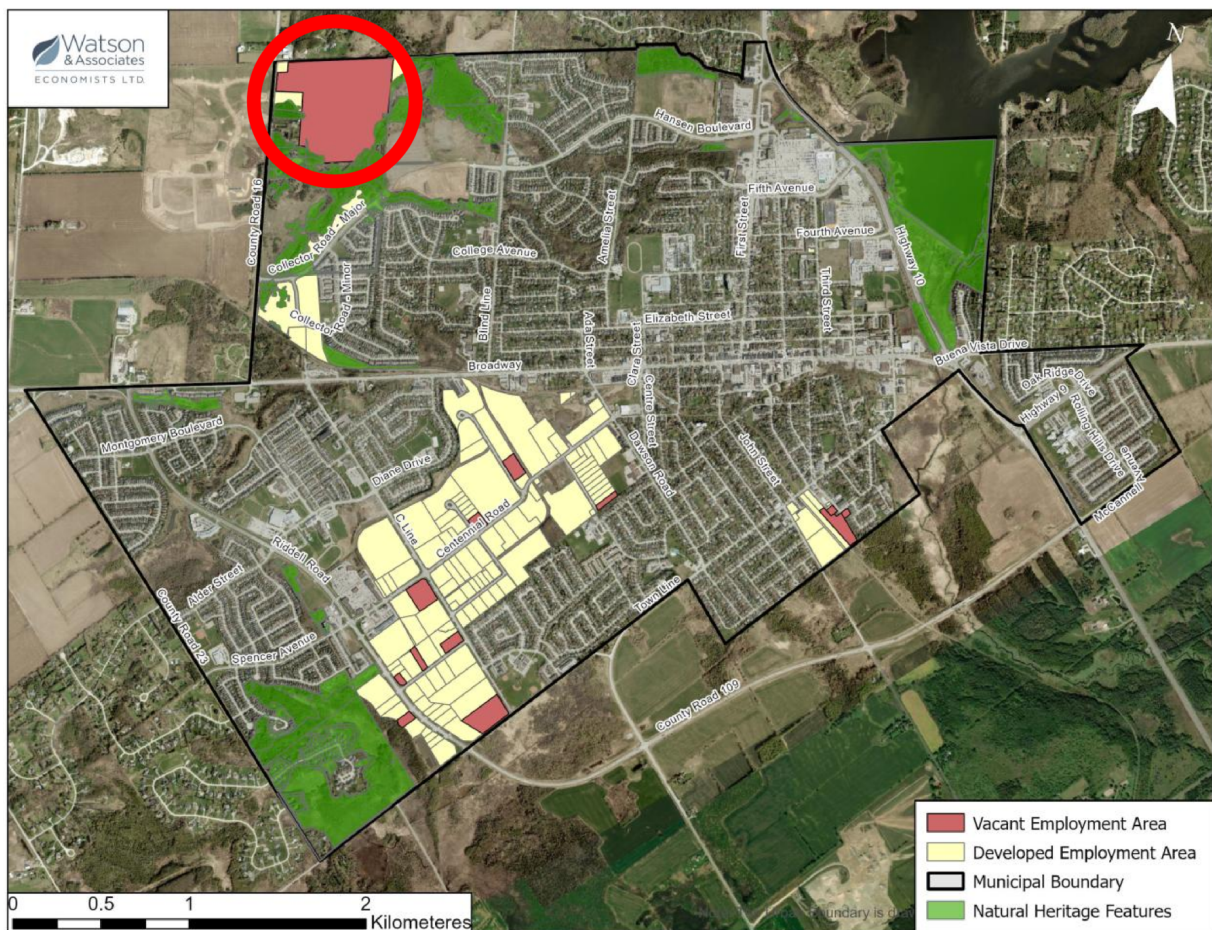


Figure 2. Town of Orangeville Subject Employment Area Site, Growth Management Study (Credit: Watson & Associates)

2.3.4 Transportation Master Plan, 2026 (April Draft)

The Town of Orangeville's Transportation Master Plan (TMP, April draft) represents the Town's first comprehensive, multi-modal assessment of its transit, active transportation, and roadway networks. It aims to provide safe mobility choices for people of all ages and abilities, regardless of their choice of transportation mode. It recommends a series of transportation and infrastructure improvements, policy directions and programming to enhance the Town's transportation system.

The draft TMP based its future conditions on the growth forecasts from the County OP, which anticipates 38,500

people and 21,700 jobs in Orangeville in the year 2051. The TMP identified three main areas for planned population and employment growth: the primarily main street area along Broadway; the area along Highway 10 on the northeast side of the Town that is mostly occupied by big box retailers, and the currently vacant Employment Areas on the northwest side of the Town.

Though the transportation model allocated major employment and population growth in the northwest Employment Area, the TMP acknowledges that this area is currently under study in the GMS for potential removal from Employment Lands. The Town has directed the TMP and the GMS to assume that this area will be re-designated, and

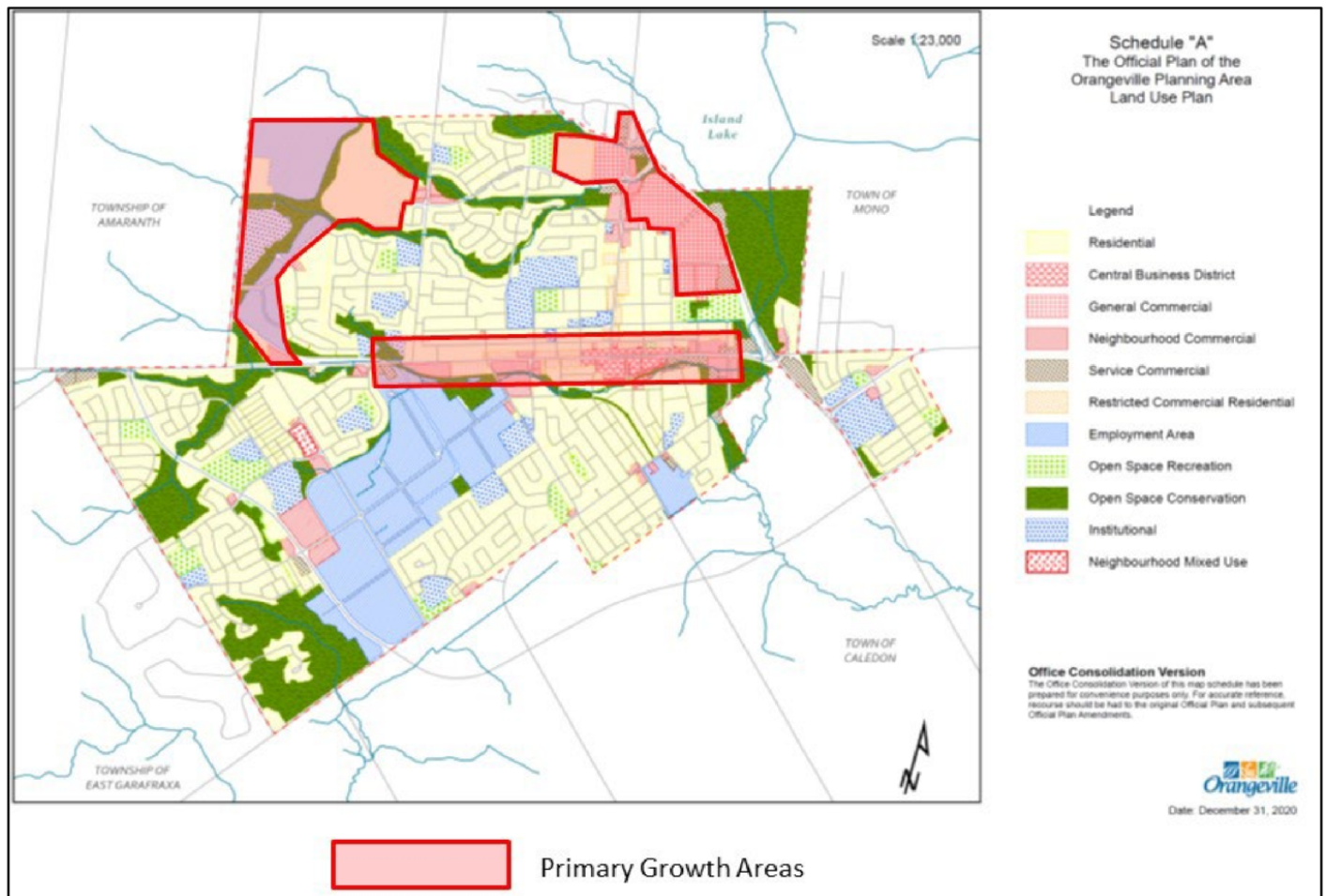


Figure 3. Planned Population and Employment Growth, Transportation Master Plan

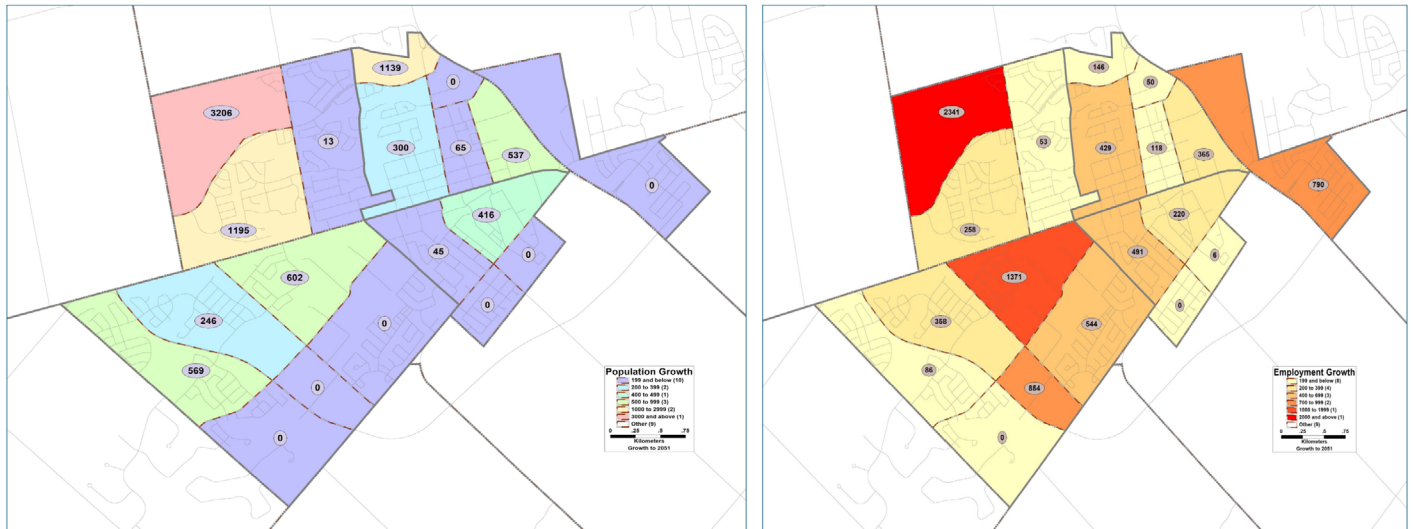


Figure 4. Population and Employment Growth to 2051, Transportation Master Plan

recommends the TMP be updated to follow a consistent approach.

The TMP establishes three scenarios for future transportation development:

- The Business as Usual scenario, represents no significant changes in travel behaviours;
- The Nudge scenario, represents modest change with a small increase in walking, cycling and transit use; and,
- The Transform scenario, represents a transformation to the current transportation planning trends and a significant increase in walking, cycling, and public transit use.

The TMP recommends the Transform scenario, which allows for a pedestrian-first approach to the downtown, improves transit routes, service hours, and frequency, and promotes investment in a walking and cycling infrastructure network for all ages and abilities.

The TMP also reviewed and updated the road classification system outlined in the Official Plan. Roads previously designated as Arterial Road in the OP are classified as County / Regional Roads in the TMP. The TMP proposed Arterial and Collector Road categories, and proposed to split into Urban and Residential subcategories under both Arterial and Collector roads. The Collector Road – Major in the current OP largely aligns with the proposed Arterial Road category, and the Collector Road – Minor mainly aligns with the proposed Collector Road category. The TMP recommends the road classification system and the road network classification recommendations to be included into the OP. The TMP also recommended road widenings and upgrades along County Road 109 and Hansen Boulevard, the addition of new roads, to improve the network capacity.

Implications: As recommended by the TMP, the Official Plan review will assess and update the road categories based on the results from the TMP. In addition, the Official Plan review will assess the land use implications from the proposed improvements of the road network, especially on the newly added roads. The recommendations from the TMP will help inform the Transportation policies in the new Official Plan.



Policy Gaps, Conflicts, and Opportunities

3. Policy Gaps, Conflicts, and Opportunities

This section compares the current OP structure and land use designations with the standard structure and list of land use designations in Bill 98. The Policy Gaps table highlights the alignment between the existing contents and the required contents from Bill 98, identifying the gaps and opportunity for improvements. The Preliminary Land Use Designations and Alignment table compares the list of land use designations in the current Official Plan with the standard list in Bill 98, and proposes potential directions to update the land use designations.

3.1 Policy Gaps Table

Topic / Section	Existing Policy Summary	Gap, Conformity, Opportunity	Alignment with Standardized Official Plan Structure per Bill 98	Resources
A. Introduction				
A1 – Title A2 – Components	Confirms title, component parts of OP, and timing for review.	These sections are redundant and can be removed, the review period is dictated by the Planning Act.	n/a	n/a
A3 – Background A4 – Interpretation	Summarizes background to the Official Plan and provides guidance on its interpretation.	These sections should be updated in light of the new OPR process. The section on interpretation can be folded into an overarching section on ‘How to Use This Plan’ to align with the Province’s emerging direction on OP structure.	Introduction and How to Use this Plan	Planning Act
A5 – Review	Outlines that the Official Plan should be reviewed and determine whether it requires revision every five years	This section should be moved to Section 10 – Implementation and Interpretation, under 10.2 – Processes. It should be elaborated to include how the OP will be implemented, maintained and updated.	10 Implementation and Interpretation (10.2 Processes) (Partially regarding “maintaining updating the official plan”	Planning Act
MISSING – Plan Organization	N/A	Bill 98 asks for a section that provides information about the structure of the official plan.	1.2 Plan Organization	Bill 98
B. Purpose of the Plan and Goals				
B1 – Purpose of the Plan	Outlines the broad objectives for the Official Plan, and the planned development pattern over a 20-year Planning Period.	The plan objectives and vision statement should be updated to align with current local priorities, based on feedback from the steering committee and public during the community engagement work.	Introduction and How to Use this Plan (1.1 Purpose), Strategic Planning Framework	Planning Act County OP (8.6. 1 Local Municipal Official Plans)
B2 – Goals	Lists the 20 main goals summarizing the general purpose of the Official Plan.	Some goals of the Official Plan are redundant or out of date and may be covered in the introductory section. The goals should be re-organized and updated to reflect the growth of Orangeville. Some goals are specific to certain land uses and can be consolidated with overarching goals. The goals need to align with provincial planning objectives and County planning goals.	2 - Strategic Planning Framework (consider adding a sub-section dealing with Goals and Objectives)	Provincial Planning Statement (Chapter 1 – Vision)

Topic / Section	Existing Policy Summary	Gap, Conformity, Opportunity	Alignment with Standardized Official Plan Structure per Bill 98	Resources
C. Basis of the Plan				
C1 – Time Period C2 – Population and Employment	Outlines that the plan will guide development over a 20-year Planning Period and will be updated by 2014; States the population and employment of 1996 and 2008.	County OP has forecasted a population growth from 31,000 in 2021 to 38,500 in 2051 for Orangeville. The new OP should be based on a planning horizon to the year 2051, as required by the PPS and to align with the Dufferin County OP.	10 – Implementation and Interpretation (10.2 Processes) (for Time Period) 4 – Settlement Area Structure and Growth Needs and Management (4.2 Growth Management) (for Population and Employment context)	County OP (Section 1.1.3 – Basis, Section 3.2 – Growth Projections)
C3 – Service Capacity C4 – New Development C5 – Municipal Finance	Outlines the sewage treatment and water supply capacity; overarching policies for new development and redevelopment; municipal finance.	Service capacity isn't typically listed in an Official Plan. Specific capacity isn't listed in the County's OP. County OP requires that local municipality must confirm the availability of the required servicing capacity prior to development being approved, and not until an appropriate servicing agreement is in place. Similar terminology and required studies should be listed in the updated OP rather than specific capacity numbers that are subject to change.	The contents of these are general and overarching principles. These can be listed in 4 Settlement Area Structure and Growth Needs and Management (4.2 Growth Management). Specific requirements on servicing capacity prior to approval could be included in 10 Implementation and Interpretation (10.3 – Implementation Tools).	County OP (7.3 – Sewage and Water Systems) Long Term Servicing Strategy (2004)
C6 – Provincial Policy Statement C7 – Provincial Growth Plan Conformity	Statements confirming the Town will comply with the requirements of the previous Provincial Policy Statement and the Growth Plan.	Needs to be updated to reflect consolidation of the Provincial Planning Statement. Needs to be updated to include other applicable provincial policies, including Greenbelt Plan and Conservation policies.	2 - Strategic Planning Framework (2.1 Provincial and Regional Planning Context)	PPS County OP 2.0 – Implementation of Provincial Policy and Plans
MISSING – Dufferin County Policies	N/A	Bill 98 calls for a section to identify the processes through which indigenous communities will be engaged in implementing the OP	3 – Indigenous Engagement	County OP – 8.0 Implementation and Interpretation

Topic / Section	Existing Policy Summary	Gap, Conformity, Opportunity	Alignment with Standardized Official Plan Structure per Bill 98	Resources
D. General Policies				
D1 – Economic Growth	Policies to maintain and enhance the community's economic base.	Policies should be reviewed and updated to align with the Strategic Plan and the County OP Economic Development policies.	6 Economy and Employment Areas (6.1 Economic Development)	Strategic Plan County OP (3.6 – Economic Development)
D2 – Growth Management	Policies to encourage a coordinated approach to land use and infrastructure planning and clear demarcation from surrounding agricultural lands.	Policies should be reviewed against the Growth Management policies from the County OP. Updated policies should be integrated to 4.2 – Growth Management.	4 – Settlement Area Structure and Growth Needs and Management (4.2 Growth Management)	County OP (3.1 – Objectives, 3.2 - Growth Projections, 3.3 Settlement Structure, 3.4 Intensification and Greenfield Development, 3.5 Settlement Area Expansions and Growth Allocations)
D3 – Energy Conservation	Policies to encourage energy efficiency.	Updated policies should be reflected in Goals and Objectives, and integrated to 9.6 – Energy Conservation.	9 Local Landscape and Resource Management (9.6 Energy Conservation)	PPS 2.9 – Energy Conservation, Air Quality and Climate Change
D4 – Heritage Resources	General heritage policies to support the retention and recognition of built heritage and cultural heritage landscapes.	The policies should be reviewing and reflecting recent Provincial heritage policy directions (i.e. Bill 23), and to align with PPS and County OP heritage policies.	9 Local Landscape and Resource Management (9.3 Cultural Heritage and Archaeology)	County OP 3.10 – Cultural Heritage PPS 4.6 – Cultural Heritage and Archaeology
D5 – Community Improvement	Policies for areas where the existing buildings and properties need maintenance and rehabilitation.	The policies are applicable to certain areas and can either be included in overall land use policies, goals and objectives, or established in area-specific policies.	N/A	County OP 3.9 – Community Design and Revitalization
D6 – Downtown	General policies for downtown.	The policies are applicable to certain areas and can either be included in overall land use policies, goals and objectives, or established in area-specific policies.	N/A	County OP 3.3.2 – Urban Settlement Areas

Topic / Section	Existing Policy Summary	Gap, Conformity, Opportunity	Alignment with Standardized Official Plan Structure per Bill 98	Resources
D7 – Community Form and Identity	Policies to protect the Town's unique form and identity.	These policies are mostly general policies and can be wrapped under goals and objectives. Some may need to be edited back to make the OP more concise and reduce duplication with other policies in the OP and with higher level policy documents.	N/A	N/A
D8 – Community Culture	Policies to recognize the Orangeville community's community and cultural identity.			
D9 – Live/Work Balance	Policies to promote Orangeville is a “complete community”.			
D10 – Public Safety	Policies to promote using urban design to enhance the Town's safety.			
D11 – Accessibility	Policies to encourage the development of a barrier-free environment.			
MISSING – Settlement Areas	N/A	The Official Plan should add a section to clearly delineate the settlement area, including a map in the schedule. Essentially this would be all of the land within the Town of Orangeville's municipal boundary excluding natural hazards/areas.	4 – Settlement Area Structure and Growth Needs and Management (4.1 Settlement Area)	PPS 2.3 – Settlement Areas and Settlement Boundary Expansions County OP 3.5 – Settlement Area Expansions and Growth Allocations
E. Land Use Policies				
All land uses need to be consolidated and updated to match the land use designations as outlined in Bill 98.				
E1 - Residential	Summarizes the goals, objectives, permitted uses, densities, additional units, tiny homes, home occupations, alternative housing,	The current Residential land use category does not permit small-scale commercial uses, which could be an opportunity provide more services, amenities, and jobs through existing built-up areas. New residential policies should be informed by the Residential Strategy Paper.	5 – Residential and Mixed Uses (5.1 Housing)	PPS 2.3 – Housing County OP 3.7 – Housing and Affordability

Topic / Section	Existing Policy Summary	Gap, Conformity, Opportunity	Alignment with Standardized Official Plan Structure per Bill 98	Resources
E2 – Commercial	Summarizes policies related to all commercial uses in Orangeville, including the central business district, general commercial, neighbourhood commercial, and mixed-uses.	The existing commercial land uses includes six different categories, and some are location based (i.e. CBD, Restricted Commercial / Residential). There are opportunities to consolidate some of the land uses: Mixed Use Areas: CBD General Commercial Neighbourhood Commercial Restricted Commercial / Residential Mixed Uses Neighbourhood Mixed Uses Mixed Use Commercial Areas: Service Commercial	5 – Residential and Mixed Uses (5.2 Mixed Use Areas) 6 – Economy and Employment Areas (6.1 Economic Development)	PPS 2.4 – Strategic Growth Areas, 2.8 - Employment County OP 3.6 – Economic Development
E3 – Employment Areas	Summarizes policies for employment areas.	Can be transferred to Employment Areas. Updates to this section should be informed by the Employment Land Strategy.	6 – Economy and Employment Areas (6.2 Employment Uses)	PPS 2.8 - Employment County OP 3.6.2 - Employment Land Conversion
E4 – Open Space Recreation	Contains policies for public and private outdoor recreation uses.	Can be transferred to Parks and Open Spaces. However, cemetery uses are not allowed in this category (but are allowed in Bill 98 Parks and Open Spaces). For public parks that are fairgrounds and lands owned by Credit Valley Conservation, evaluate and consider if they should be moved to Natural Environment and Water Resources Area.	8 – Infrastructure, Facilities, and Community Services (8.6 Parks and Open Space)	PPS 3.9 – Public Spaces, Recreation, Parks, Trails and Open Space

Topic / Section	Existing Policy Summary	Gap, Conformity, Opportunity	Alignment with Standardized Official Plan Structure per Bill 98	Resources
E5 – Natural Environment, Water Resources and Natural Hazards	Policies for the conservation of the natural environment.	Can be transferred to Natural Environment and Water Resources Areas.	9 – Local Landscape and Resource Management (9.1 Natural Heritage; 9.2 Water Resources; 9.8 Natural Hazards)	PPS 4 – Wise Use and Management of Resources; 5 – Protecting Public Health and Safety County OP 5.0 – Natural Heritage and Water Resources; 6.0 - Natural and Human-Made Hazards
E6 – Institutional	Policies for lands that are public and semi-public buildings and establishments, religious institutions, schools, parks, cemeteries, hospitals, medical centres, etc.	Major institutional facilities may be transferred to Major Facilities in Bill 98. Other institutional uses need to be evaluated on a case-by-case basis to be transferred to Mixed Use Areas or Parks and Open Spaces.	8 – Infrastructure, Facilities and Community Services (8.3 Public Service Facilities)	N/A
E7 – Public Use	Policies for lands used by all levels of governments, local boards, and telephone companies.	Some of these lands may be transferred to “Major Facilities”. Others need to be evaluated.	8 – Infrastructure, Facilities and Community Services (8.3 Public Service Facilities)	N/A
E8 – Policies for Specific Areas	Includes site and area specific policies.	Since Bill 98 doesn’t include a section for area-specific policies it is unclear how the Province is intending for them to be addressed. This requires further review and analysis to determine if some area-specific permissions are still appropriate and/or if they can be subsumed by an over-arching land use.	The table of contents in Bill 98 currently does not contain a chapter for area specific policies.	N/A
E9 Neighbourhood Mixed Use	Specifically applies to lands at the northwest corner of C Line and Alder Street	This land use designation only applies to a specific area. It can likely be included under Mixed Use Areas.	5 – Residential and Mixed Uses (5.2 Mixed Uses)	N/A

Topic / Section	Existing Policy Summary	Gap, Conformity, Opportunity	Alignment with Standardized Official Plan Structure per Bill 98	Resources
F. Sustainability				
F1 – Goals F2 – Environmental Sustainability F3 – Economic Sustainability F4 – Social Sustainability F5 – Cultural Sustainability F6 – Responsible Consumption F7 – Responsible Development	Summarizes goals and policies for environmental, economic, social, cultural sustainability, and the commitment to responsible consumption and responsible development.	These policies can be updated and included under goals and objectives, and/or other specific policy or land use sections rather than as a stand-alone chapter.	N/A Bill 98 removes the requirement to contain goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate.	PPS 2.9 – Energy Conservation, Air Quality and Climate Change County OP 7.6 – Energy Conservation, Air Quality and Climate Change Adaptation
G. Transportation				
	This section outlines the general transportation policies, the road classification system, policies for roads, railway, active transportation, and public transit.	This should be updated based on the TMP being completed by the Town and the County OP, especially with respect to road classifications and widenings.	8 – Infrastructure, Facilities and Community Services (8.1 Transportation)	PPS 3.2 – Transportation Systems; 3.3 Transportation and Infrastructure Corridors; County OP – 7.0 Transportation, Infrastructure and Servicing

Topic / Section	Existing Policy Summary	Gap, Conformity, Opportunity	Alignment with Standardized Official Plan Structure per Bill 98	Resources
H. Municipal Services				
	Summarizes policies for sanitary sewerage and treatment, water supply and distribution, and stormwater management policies	This should be updated based on the County OP, additional directions with respect to water management and natural hazards may need to be included based on CVCA policies and input from Town and County staff.	8 – Infrastructure, Facilities and Community Services (8.4 Water and Wastewater; 8.5 Waste Management)	County OP – 7.0 Transportation, Infrastructure and Servicing
I. Implementation				
MISSING	Contains a list of policies that will be implementing Official Plan, including the zoning by-law, holding by-laws, site plan control, etc.	The list of applicable policies should be updated to reflect the current instruments and other tools that will be used to implement the Official Plan.	10 – Implementation and Interpretation (10.3 Implementation Tools)	County OP 8.6 – Planning Administration and Tools
MISSING		Bill 98 requires a section called “Land Use Designations” to be included in the Implementation section. As detailed land use policies have been proposed in prior section, this section can likely be a list of all land use designations in the OP.	10 – Implementation and Interpretation (10.1 Land Use Designations)	Bill 98
MISSING		Besides the update timelines, this section should also outline the process for an Official Plan Amendment, and the role of the County in the local OPA process.	10 – Implementation and Interpretation (10.2 Processes)	County OP (8.6.1 Local Municipal Official Plans)
MISSING		A definition section needs to be added. It should be consistent with the County OP definitions.	10 – Implementation and Interpretation (10.4 Definitions)	County OP (9.0 Definitions)

Topic / Section	Existing Policy Summary	Gap, Conformity, Opportunity	Alignment with Standardized Official Plan Structure per Bill 98	Resources
Maps				
A - Land Use Plan	Land use map	Should be updated per Bill 98 land use designations. Ensure consistency with County OP (Urban Settlement Area, Employment Land Use, Built Boundary Area, Provincially Significant Wetlands)	A3 – Land Use Designations	Bill 98 – list of land use designations County OP – Schedule B & B1 – Community Structure and Land Use
B - Policies for Specific Areas	Map that outlines Official Plan Policy Area (flood-prone areas and specific area policy)	Flood-prone areas should be included in the Schedule C4: Natural and Human Made Hazards”. It is still unclear whether the standardized OP structure of Bill 98 will allow for specific area policies. In next steps of the OPR, further discussion with staff from the MMAH may help interpret the inclusion of these policies.	Bill 98 does not have a specific policy areas map.	N/A
B1 - Built Boundary	Map outlining built boundary, intensification area, and greenfield area.	The PPS has moved away from the distinction of municipal/settlement boundary and built boundary and essentially lowered the threshold for “intensification”. This will need to be updated for alignment. Bill 98 follows this direction and requires these maps to identify the boundaries of areas of settlement and any area that is subject to a provincial plan (e.g. Greenbelt Plan). Urban structure should be added.	A1 – Settlement Boundaries, Urban/Rural Structure and Provincial Plans A2 Strategic Growth Areas and Intensification Areas	County OP Schedule B & B1 – Community Structure and Land Use
INCLUDED IN B1		Maps identifying lands in the area to which the official plan applies that are identified as a focus for accommodating growth. Separate map from B1.	A2 Strategic Growth Areas and Intensification Areas	County OP Schedule B & B1 – Community Structure and Land Use
C – Residential Density Plan	Shows residential density in five different levels: Estate Residential, Low Density Residential, Low Density Multiple, Medium Density Residential, High Density Residential	Consider consolidating with land use map, with general policies concerning densities and more detail density limits provided for in zoning.	N/A	Residential Strategy Paper

Topic / Section	Existing Policy Summary	Gap, Conformity, Opportunity	Alignment with Standardized Official Plan Structure per Bill 98	Resources
D – Community Improvement Plan	D – Community Improvement Plan	The rehabilitation of existing buildings and properties may be applicable to wider areas.	N/A	County OP 3.9.2 – Community Improvement; 8.6.7 – Community Improvement Plans
E – Roads Plan	Maps Provincial Highway, Arterial Road, existing and planned Collector Roads (major and minor)	Review against County OP Transportation schedule and update as per the Draft Transportation Master Plan	B1 – Transportation and Corridors	County OP Schedule G – Transportation, H & H1 – Active Transportation Draft Transportation Master Plan
F1, F2, F3	Maps for Wellhead Protection Areas for Quality; Wellhead Protection Areas for Quantity; and Vulnerability Scoring in Wellhead Protection Areas for Quality	There is no obvious gap between the contents included and required by Bill 98. Any informational updates to these maps should be informed by the Natural Heritage paper or if requested by the Town. These maps need to be reviewed against land use maps to ensure alignment.	C2 – Water Resources	OPA 135 Natural Heritage System Strategy Paper
MISSING		Maps identifying the existing and planned infrastructure in the area to which the official plan applies.	B2 - Infrastructure	Long Term Servicing Strategy (2004)
MISSING		Maps identifying the existing and planned facilities for the provision of programs and services provided or subsidized by a government or other body, and identifying parks and other open space areas.	B3 – Public Service Facilities, Parks and Open Space	N/A
MISSING		Bill 98 asks for maps identifying the known and potential areas of mineral, petroleum and aggregate resources in the area to which the official plan applies. Schedule D – Mineral Aggregate Resource Areas in Dufferin County OP shows areas in Orangeville that are “Sand and Gravel Resource Area”	C3 – Resource Potential	County OP Schedule D – Mineral Aggregate Resource Areas
N/A	N/A	Maps identifying the lands in the area to which the official plan applies that could be unsafe for development due to natural hazards or human-made hazards. Not applicable for Orangeville (no hazards shown in County OP).	C4 – Natural and Human-made Hazards	N/A

3.2 Land Use Designations Alignment Analysis

3.2.1 Current Land Use Designations Analysis

In addition to relevant policy chapters, the project team completed a preliminary review of the OP's Schedule "A" – Land Use Plan. While confirming the applicable land use designation require a rigorous assessment on the lands in upcoming phases, a preliminary assessment is completed to identify inconsistencies and opportunities in bridging the gaps between the current land use and the Bill 98 land use designations.

This review revealed the below findings:

Employment Lands

Map 1 reflects a comparison between the lands designated as Employment Lands in the County of Dufferin's Official Plan, and the lands designated as Employment Lands in the current Orangeville Official Plan.

There are three noticeable inconsistencies:

1. A major section of the Employment Lands as designated in the Orangeville OP is not designated as such in the County OP, as labelled #1 in Map 1. Discussion with Town staff has confirmed that the designation in this area is not strictly implemented, and many other commercial and residential uses are permitted on this land. Some of the lands have resolved this inconsistency issue and changed their land uses. Other lands have kept the designation, but permitted other uses through area specific policies. The new OP's land use map should be updated to reflect these changes.
2. A small parcel of Employment Lands designated in the Orangeville OP is not designated as such in the County OP, labelled as #2 in Map 1. This

parcel is only ~873 square metres in size, and is isolated from the rest of the Employment Lands in the Town. Google Streetview from May 2025 shows that the property is currently being used by a Clinic, which can be permitted in a variety of other commercial land use designations.

3. The employment area located on the northwest corner of Orangeville is designated as Employment Lands in both the County OP and the Town OP. However, the County OP shows two overlapping boundaries on this land, and one of the boundaries is larger than what is shown in the Orangeville OP (labelled as #3 in Map 1). Interim recommendations in the GMP recommend removal of this area from the Employment Lands designation.

As recommended by the GMP, the Town is planning to remove Area #3 from future Employment Lands designation in the Official Plan. In addition, the Town is planning to remove Area #1 and #2 from Official Plan designation as well. Area #1 is subject to Specific Area Policy E8.64 - Veteran's Way South Community. Since then, subdivision development applications have been submitted and later successfully appealed to LPAT/OLT, resulting in OPAs to permit residential uses in the area. The next phase of the OP Review work will evaluate the Specific Area Policy E8.64 and determine the future best use of this area.

It needs to be noted that, removing Areas #1 or #2 from the Employment Lands in the new Orangeville OP can be completed at the Town's level without the need for a Regional Official Plan Amendment (ROPA). Removing Area 3 from the Employment Lands designation, however, will need to amend the County OP through a ROPA to ensure the consistency of Employment Lands boundaries.

Mixed-Use / Commercial Land Use

Currently, the Town's OP has six land use designations that allow for commercial uses or a mix of commercial and residential uses. Some of these land uses only apply to a certain geography of the Town, including Central Business District (CBD) and Restricted Commercial Residential areas. The rest of these land uses are determined by the form of the commercial spaces, including General Commercial and Neighbourhood Commercial.

Under Bill 98, such uses are divided into only two categories: Mixed Use Areas, and Mixed Use Commercial Areas. Mixed Use Areas allows for residential uses, commercial uses, institutional uses (including cemetery uses), and light industrial uses that are compatible with residential development. Mixed Use Commercial Areas technically permit all uses listed under Mixed Use, but only if they are not sensitive land uses.

There is an opportunity to consolidate all mixed-use/commercial land uses under these two land use categories.

Following are preliminary considerations for how these land uses could be consolidated, but further evaluation is required prior to making a final recommendation.

1. **Central Business District (CBD):** Lands designated as CBD permit a wide range of commercial activities and strongly encourage residential uses on the upper floors. The CBD lands can be transferred to Mixed Use Areas designation.
2. **Restricted Commercial Residential:** This designation applies to the portions of the Broadway and First Street corridors, leading to and from the CBD. These lands can be transferred to the Mixed Use Areas designation.
3. **General Commercial:** All general commercial lands are concentrated at the Town's northeast

corner. These lands are large land parcels with big-box retail stores. Designating these lands to Mixed Use Areas can not only permit the existing uses, but can also promote future mixed-use intensification.

4. **Neighbourhood Residential:** Lands designated as Neighbourhood Residential contain a mix of strip malls, or smaller standalone retail / commercial buildings, scattered across the Town. These structures house a variety of uses that provide daily services to residents, such as restaurants, clinics, drug stores, coffee shops, etc. Designating these lands to Mixed Use will continue to allow these non-residential uses to service these residential areas, and at the same time encourage intensification.
5. **Service Commercial:** Service Commercial areas are areas located at accessible locations along the Orangeville's major transportation routes that are providing a specific range of commercial services that are usually specialized, rely on traffic, and are not compatible with CBD, General Commercial, or Neighbourhood Commercial Areas. Right now, uses located on Service Commercial areas range from hotels and restaurants, to auto shops or home hardware stores. Transferring the designation of these lands require parcel-specific assessments. Largely, these lands should be transferred to Mixed Use Commercial Areas, as many of the uses such as auto shops are not sensitive land uses and may not be compatible with the lands designated as Mixed Use Areas. Residential uses or other sensitive uses will not be permitted on these lands. Some of the Service Commercial areas, such as those that accommodate drugstores and restaurants, may be transferred to Mixed Use Areas to allow for potential residential intensification, pending further analysis.

6. **Neighbourhood Mixed Use:** There is only one parcel of land designated as Neighbourhood Mixed Use in Orangeville, and it is currently used as a grocery store. This piece of land can likely be consolidated to the Mixed Use Areas designation, subject to further evaluation.

neighbourhoods (labeled as #4 in Map 3). The delineation of these Intensification Areas reflect opportunities for potential infill development (E1.12.1). The siting and location of these areas is seemingly ad hoc and may be informed by an absence of development rather than other factors (i.e. land use, location on a major street, proximity to existing services, etc.).

As the findings of the Commercial Land Use Strategy report suggest there is an oversupply of commercial space in the Town, it is worth exploring opportunities to introduce mixed-use to these lands to support both the commercial sector and the housing needs.

Greenfield Area and Intensification Area

The Official Plan delineates five Greenfield Areas in the Town. Among these Greenfield Areas:

7. Area labeled as #1 in Map 3 is Orangeville Wetland Complex, that includes Island Lake and lands designated as Open Space Conservation. This area is not suitable for future development and should be removed from Greenfield Areas.
8. Area labeled as #2 in Map 3 consists of Residential areas that are already built out, and Open Space Conservation Areas. Technically, this area is no longer Greenfield.

In the new Provincial Planning Statement in 2024, the concept of Greenfield Area was removed. The PPS promotes growth in Strategic growth areas, which are nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form.

Through the OPR, there is an opportunity to re-consider intensification to not only consider standalone parcels that are suitable for infill developments, but also concentrate major growth to mixed use areas such as the Downtown / Central Business District, to introduce compact built form and complete communities to support Orangeville's housing needs.

The boundaries of the other Greenfield Areas should also be updated to reflect recent developments. For instance, portions of the Greenfields on the west, northwest, and north edge of the Town have been developed and subdivided as illustrated by the underlying lot fabric.

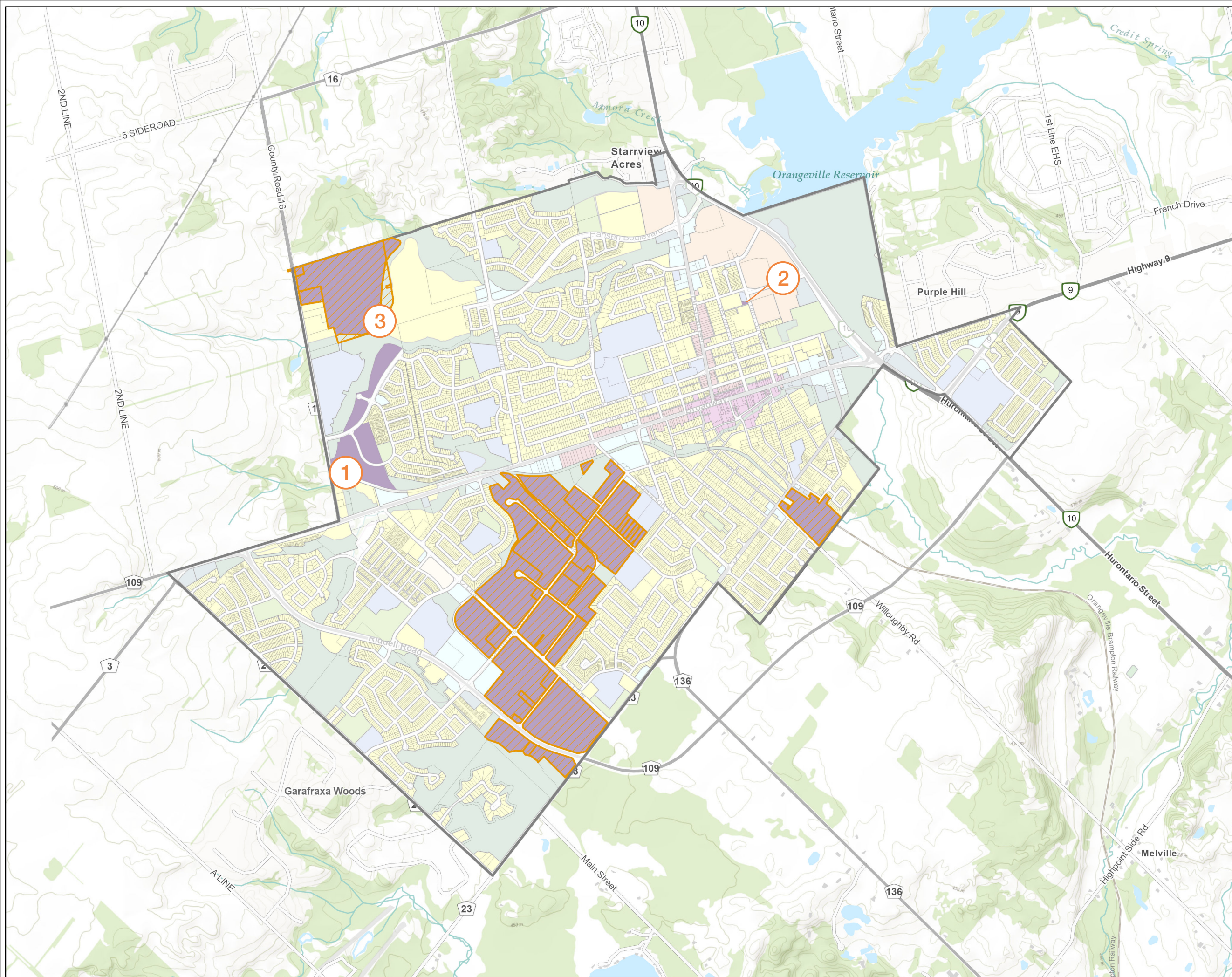
The Official Plan also delineates over a dozen Intensification Areas across the Town. The size and location of these areas vary from large areas along Broadway (labeled as #3 in Map 3), to smaller parcels scattered in Residential

Residential Density

The Orangeville OP classifies all residential lands to five categories based on their density: Estate Residential, Low Density Residential, Low Density Multiple, Medium Density Residential, and High Density Residential.

In Bill 98, residential uses are simply designated under “Neighbourhoods”, without any sub-categories to differentiate density or housing types. Under Neighbourhoods, residential uses, small-scale commercial uses, and institutional uses are permitted. If the approach is to keep Neighbourhoods as the sole designation in the Official Plan for residential uses, it may need to cover a wide range of residential densities and forms. A single density requirement may not be able to accommodate both single-detached homes and 8-storey residential buildings. Other approaches, such as connecting lot sizes to density requirement, may help achieve policy goals for both low-rise and medium- to high-rise neighbourhoods.

Most Estate Residential, Low Density Residential, and Low Density Multiple residential lands could be directly transferred under the new Neighbourhoods designation. For Medium Density Residential and High Density Residential, depending on the location, the mix of uses, and the intensification potential, either the Neighbourhoods designation or Mixed Use designation may apply.



Legend

Orangeville Official Plan Land Use Designation

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

- Dufferin County Employment Land
- Town of Orangeville
- Orangeville MPAC Assessment Parcels

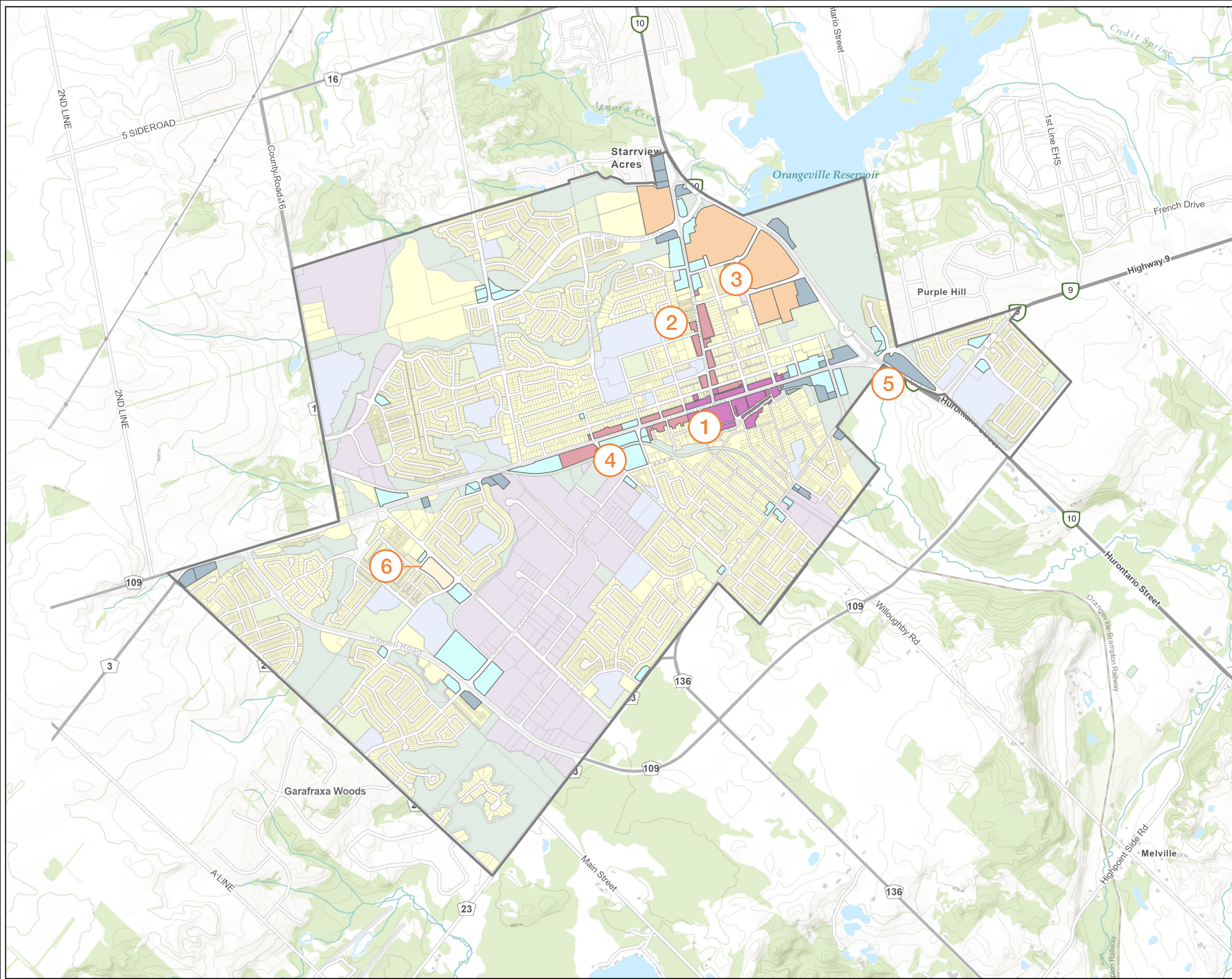
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Map 1 Dufferin County Employment Lands and Orangeville Official Plan Employment Lands

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0 0.25 0.5 1 KM



Legend

Orangeville Official Plan Land Use Designation

- Central Business District
- Employment Area
- General Commercial
- Institutional
- Neighbourhood Commercial
- Neighbourhood Mixed Use
- Open Space Conservation
- Open Space Recreation
- Residential
- Restricted Commercial Residential
- Service Commercial
- Town of Orangeville
- Orangeville MPAC Assessment Parcels

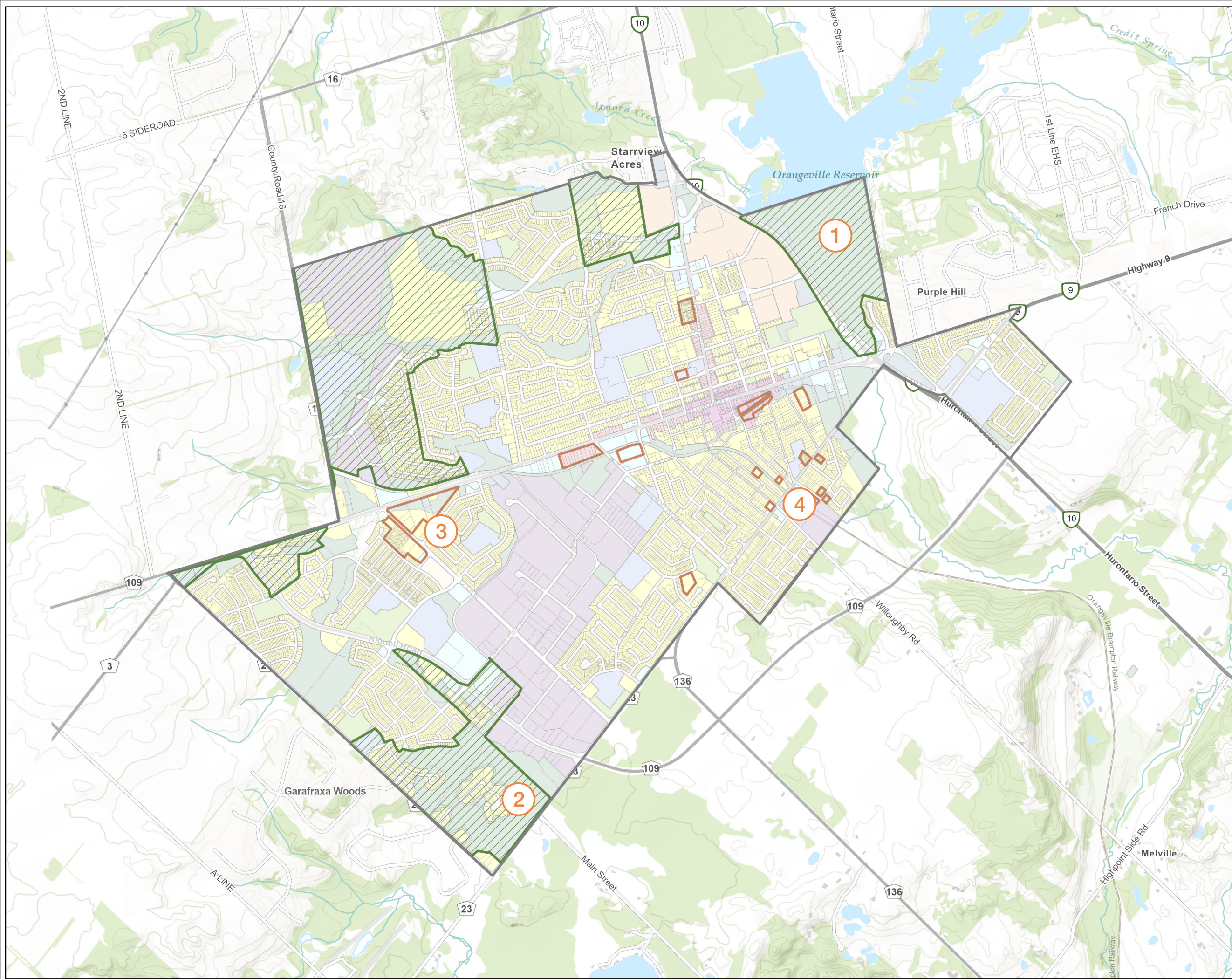
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Map 2
Mixed-Use / Commercial
Land Use

Orangeville Official Plan Review
Project No. 4250554_01



0 0.25 0.5 1 KM



Legend

Orangeville Official Plan Land Use Designation

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

- Town of Orangeville
- Orangeville MPAC Assessment Parcels

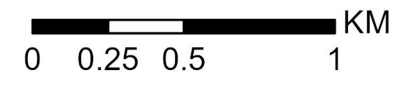
Orangeville Official Plan Built Boundary

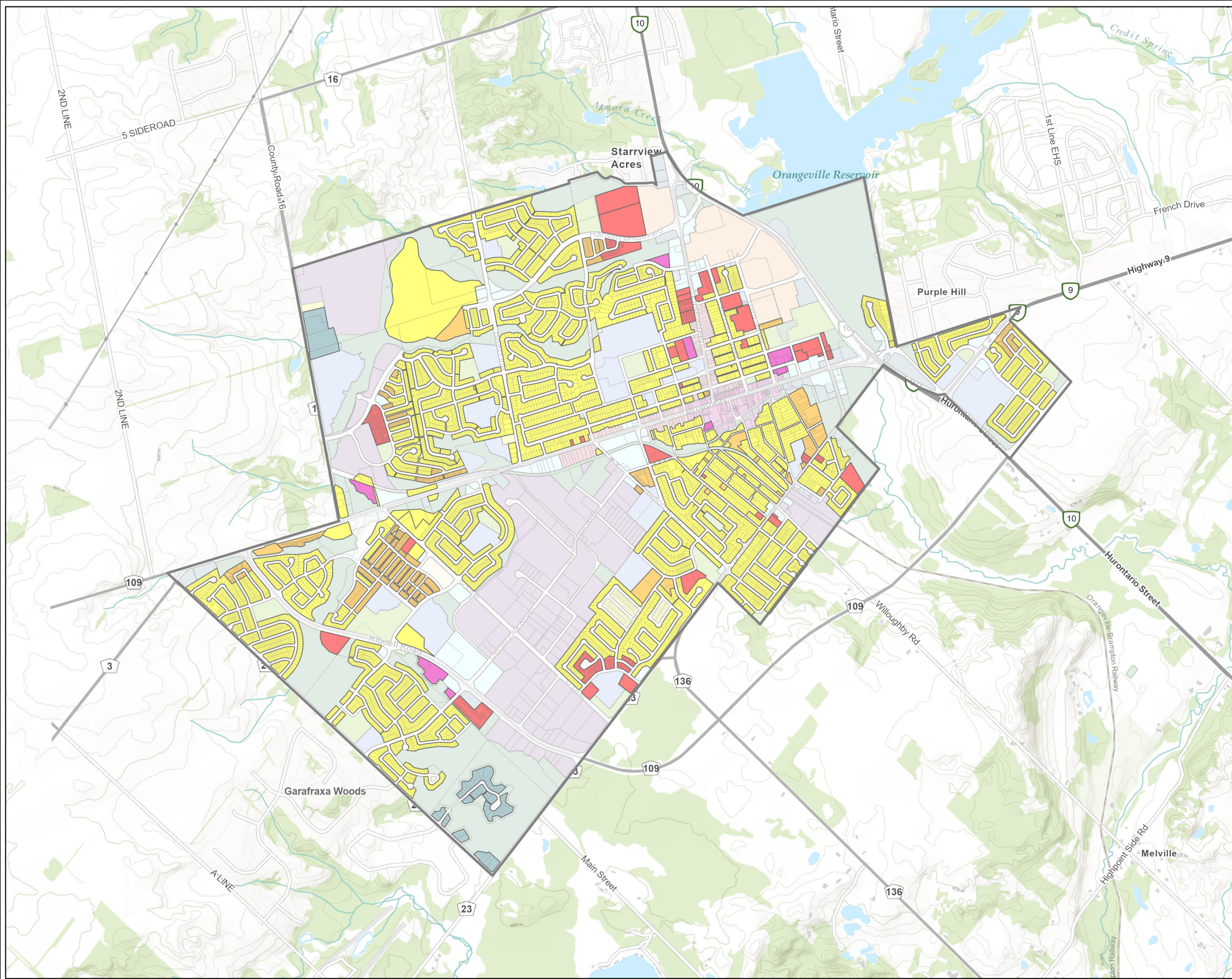
- Greenfield Area
- Intensification Area

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Map 3 Greenfield Area and Intensification Area

Orangeville Official Plan Review
Project No. 4250554_01





Legend

Orangeville Official Plan Land Use Designation

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

Residential Density Plan

- Estate Residential
- High Density Residential
- Low Density Multiple
- Low Density Residential
- Medium Density Residential

- Town of Orangeville
- Orangeville MPAC Assessment Parcels

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Map 4 Residential Density

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3.2.2 Preliminary Land Use Designations Alignment Chart

Based on initial analysis above, below is a preliminary land use alignment chart that compares Orangeville's current land use designations and the corresponding Bill 98 land use designations that these lands could potentially be transferred to. As indicated above, further investigation is required to finalize the designations in the next phase.

Bill 98 Land Use Designations	Orangeville Land Use Designations
Neighbourhoods	Residential
Mixed Use Areas	Commercial - Central Business District
	Commercial - General Commercial
	Commercial - Neighbourhood Commercial
	Restricted Commercial / Residential
	Mixed Uses
	Neighbourhood Mixed Use
Mixed Use Commercial Areas	Commercial – Service Commercial
Employment Areas	Employment Areas
Major Facilities	Institutional
	Public Use
Parks and Open Spaces	Open Space Recreation
Resource Areas	"Sand and Gravel Resource Area" outlined in Dufferin County OP
Rural Lands	N/A
Prime Agricultural Areas	N/A
Specialty Crop Areas	N/A
Shoreline Areas	N/A

4

Conclusion

4. Conclusion

Following the initial assessment of policy gaps, the project team will consolidate all findings and policy recommendations, and develop a Recommendation Report. This Report will summarize key findings from each technical study area, translate findings into implementable policy directions, and provide clear recommendations to guide the preparation of the Draft Official Plan. The recommendations report will include an annotated outline of the current OP, identifying key areas of change along with specific directions.

The project team will then closely re-evaluate the transition of current land use designations to the Bill 98 standardized land use designations and emerging recommendations of the GMS and Land Needs Assessment and the County OP. Through spatial overlay of existing land use designations, latest satellite imagery of actual uses, and consultation with staff and the community, the project team will recommend a holistic update to the land use designations map to the Official Plan. For any lands or areas that cannot be directly transferred to a new land use designation as outlined in Bill 98, or lands or areas that needs further studies to determine future development directions, the project team will work collaboratively with Town staff and stakeholders to resolve.

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