



The Corporation of the Town of Orangeville

Notice of Adoption of Official Plan Amendment No. 133 Policies for additional residential units Town-wide

Take notice that on Monday February 10, 2025, the Council of The Corporation of the Town of Orangeville passed By-law 2025-010 to adopt Amendment No. 133 to the Town of Orangeville Official Plan pursuant to Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13., as amended.

Purpose and effect:

The purpose and effect of Official Plan Amendment No. 133 is to add additional residential unit policies. This Amendment applies to all lands within the Town of Orangeville.

Prior to the adoption of Official Plan Amendment No. 133, a Statutory Public Meeting was held on November 25, 2024, in accordance with Subsection 17(15) of the *Planning Act*. Staff Recommendation Report INS-2025-007 details how all written and oral submissions made regarding Official Plan Amendment No. 133 have been reviewed and duly considered in Council's decision.

The proposed Official Plan Amendment No. 133 is exempt from approval by the County of Dufferin. The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Information about appealing this decision:

Pursuant to Subsections 17(24.1) and (24.1.1) of the *Planning Act*, R.S.O. 1990, p.P.13, as amended, this decision is not subject to appeal, except by the Minister of Municipal Affairs and Housing.

A notice of appeal to the Ontario Land Tribunal in respect to Town Council's decision to adopt Official Plan Amendment No. 133 may be submitted to the Clerk of The Corporation of the Town of Orangeville no later than 4:30 p.m. on **Monday March 10, 2025**, being 20 days from the date of this notice. A notice of appeal must:

- a) set out the reasons for the appeal, and the specific part(s) of the proposed official plan amendment to which the appeal applies; and
- b) be accompanied by the fee required by the Tribunal in the amount of \$1,100.00.

Any appeals filed with the Ontario Land Tribunal must also submit the Planning Division's administrative processing fee of \$500 plus HST, per appeal, payable to the Town of Orangeville. This fee may be paid through the Town's online payment portal (via Interac/debit or credit card) at www.orangeville.ca/Appeals, or by forwarding a cheque payable in the amount noted above, to the **Town of Orangeville, attention of the Town Clerk, 87 Broadway, Orangeville, ON L9W**

1K1. Payment is also accepted in person at Town Hall via cheque, Interac/debit or cash through the Customer Service Division.

Interested parties may also file through the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Town of Orangeville as the Approval Authority, or by mail to 87 Broadway, **no later than 4:30 p.m. on Monday March 10, 2025.** The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. **The appeal fee of \$1,100.00 can be paid online through e-file or by credit card/certified cheque/money order to the Minister of Finance, Province of Ontario.** If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerksdept@orangeville.ca.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The public may view planning documents and background material by contacting the Planning Division at 519-941-0440 ext. 2228, by email at planning@orangeville.ca or by visiting Town Hall, 87 Broadway, Orangeville, ON L9W 1K1 between 8:30 a.m. and 4:30 p.m. Monday through Friday.

Dated at the Town of Orangeville this 18th day of February, 2025.

Town Clerk
Town of Orangeville



The Corporation of the Town of Orangeville

By-law Number 2025-010

A By-Law to Adopt Amendment No. 133 to the Official Plan, being a Town-initiated amendment to add additional residential unit policies

The Council of the Corporation of The Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 133 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text is hereby adopted.

Read three times and finally passed this 10th day of February, 2025.

A handwritten signature in blue ink, appearing to read 'Lisa Post', written over a horizontal line.

Lisa Post, Mayor

A handwritten signature in blue ink, appearing to read 'Raylene Martell', written over a horizontal line.

Raylene Martell, Town Clerk

The Official Plan for the Town of Orangeville
Amendment No. 133

The attached explanatory text, constituting Amendment Number 133 to the Official Plan for the Town of Orangeville, was adopted by the Council of the Corporation of the Town of Orangeville, under the provisions of Section 21 of the Planning Act, R.S.O., 1990, c. P.13 on February 10, 2025.



Lisa Post, Mayor



Raylene Martell, Town Clerk

The Official Plan for The Town of Orangeville

Amendment No. 133

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to amend the existing Two-Unit Dwelling Unit policies of the Official Plan in response to Bill 23.

2. Location

This Amendment applies to all the lands within the Town of Orangeville.

3. Basis of the Amendment

The purpose of this Amendment is to add policies that authorize the use of additional residential units within a detached, semi-detached or row/townhouse dwelling, in response to Bill 23, the More Homes, Built Faster Act, 2022 which received Royal Assent in November 2022. The Bill made changes to several pieces of legislation, including the Planning Act, requires municipalities to permit Additional Residential Units (ARUs) as-of-right across Ontario, whether or not a municipality adopts an Official Plan Amendment and enacts zoning regulations to recognize these units. As amended by Bill 23, the Planning Act overrides any municipal zoning regulations to the contrary, to allow up to three residential units on one residential property as follows:

- Up to three residential units in the primary building; or
- Up to two residential units in the primary building and one in an ancillary building or structure.

Municipalities may still determine appropriate regulations for the additional residential units and consider constraints such as flood-prone areas or areas with inadequate servicing.

The existing Second Unit (Two-Unit Dwelling) policies of the Official Plan are proposed to be amended, to adopt new terminology and facilitate the creation of an additional unit within a principal dwelling, an ancillary building or structure in accordance with Bill 23.

Part B – The Amendment

The Official Plan for the Town of Orangeville is amended as follows:

1. By deleting Section E1.5 “Converted Dwellings and Second Units” in its entirety and replacing it with the following:

“E1.5 Additional Residential Units

- E1.5.1 An additional residential unit is an independent, self-contained residential unit that contains its own kitchen, bathroom facilities and sleeping areas and is secondary or subordinate to a primary dwelling. Additional residential units can be attached or detached. Attached residential units are located within a building already containing a primary dwelling unit. Detached residential units are located within an accessory building on a lot containing a primary dwelling unit. Additional residential units increase the supply and range of rental housing options while assisting with home ownership affordability for the primary dwelling. Mobile homes and recreational vehicles are not considered to be additional residential units.
- E1.5.2 Additional residential units shall be permitted on all detached, semi-detached and row/townhouse lots, subject to the regulations of the Town’s Zoning By-law, the applicable Conservation Authority regulation and policies pursuant to the Conservation Authorities Act, and other provisions including the Building Code and Fire Code.
- E1.5.3 A maximum of two (2) additional residential units shall be permitted in conjunction with a single-detached, semi-detached, and row/townhouse dwelling, in any of the following configurations:
- i) Up to two (2) additional residential units within the primary dwelling; or
 - ii) One (1) additional residential unit within the primary dwelling, and one (1) additional residential unit in a detached accessory structure located on the same lot as the primary dwelling.
- E1.5.4 Additional residential units shall satisfy the following criteria:
- i) the character of the surrounding neighbourhood, including height, density and massing of development, is maintained;
 - ii) public health and safety are protected;
 - iii) appropriate access and amenity space are provided;
 - iv) use of abutting properties is not negatively impacted;
 - v) there are no impacts to site drainage; and
 - vi) suitable shared servicing arrangements via the primary dwelling are established.
- E1.5.5 Zoning By-Law regulations regarding additional residential units shall be established and maintained, which may include, but are not limited to:
- i) permitted dwelling types;
 - ii) parking and yard requirements;
 - iii) height;
 - iv) separation distance;
 - v) lot coverage;
 - vi) suitable means of unobstructed access; and

vii) landscape open space or amenity area requirements.

E1.5.6 Council may adopt further regulatory measures to permit additional residential units in accordance with the policies of this Plan. Such measures may include but are not limited to:

- i) monitoring of additional residential units;
- ii) establishing a publicly accessible additional residential unit registry program; and,
- iii) provision of a public education program.

E1.5.7 Council encourages home builders to construct new housing units either with residential units already in place or in such a way as to make the creation of an additional residential unit as easy as possible, should the homeowner wish to do so.

E.1.5.8 Additional residential units shall not be permitted on a property located within natural hazard area, subject to Conservation Authority review and approval.

2. The following policies are hereby added, with subsequent policies to be renumbered in proper numerical order as necessary:

“E1.6 Tiny Homes

E1.6.1 A tiny home is a private, self-contained detached dwelling unit that is significantly smaller than a traditional detached dwelling and contains a washroom, sanitation facilities, a kitchen and a sleeping area, that is designed to be portable. Tiny homes are a downsized approach to traditional detached dwelling concepts that intend to accommodate minimalist lifestyles, smaller household sizes and more affordable options for detached residential living. Mobile homes and recreational vehicles are not considered to be tiny homes.

E1.6.2 Council is generally supportive of tiny homes as an opportunity to increase housing format options and improve affordability, provided that conditions are suitable to accommodate tiny homes without negatively impacting municipal infrastructure or the existing character of the host neighbourhood, including height, massing and density.

E1.6.3 Tiny homes shall be permitted as a form of detached additional residential units in accordance with the policies of Section E1.5. They shall be situated permanently and must be connected to municipal services, through a shared connection with the primary dwelling.

E1.6.4 New development or redevelopment proposals involving tiny homes may be considered where they are grouped in concentrations to create a small-scale, sub-neighbourhood type community. The Zoning By-law will prescribe appropriate regulations including but not limited to lot size, dwelling floor area size, setbacks, densities and parking requirements for purpose-built tiny home developments.”