

Infrastructure Services

Memo

To: Official Plan Steering Committee

From: Larysa Russell, Senior Planner, Infrastructure Services
Brandon Ward, Manager of Planning, Infrastructure Services

Subject: **RFP-2025-167 – Growth Management Strategy and Land Needs Study**

Date: June 3, 2025

Background

On March 21, 2025, the Town issued RFP-2025-167 to retain a consultant to undertake a comprehensive growth study to determine the urban land requirements for the Town of Orangeville to accommodate future population and employment growth to 2051 and beyond.

At the existing minimum designated greenfield density target of 46 people and jobs per hectare, 21 hectares of additional land, plus mapped environmental constraints, would be needed in Orangeville to meet projected residential growth needs, and up to a further 75 hectares of land plus mapped environmental constraints would be needed to meet commercial, institutional and mixed-use employment growth needs.

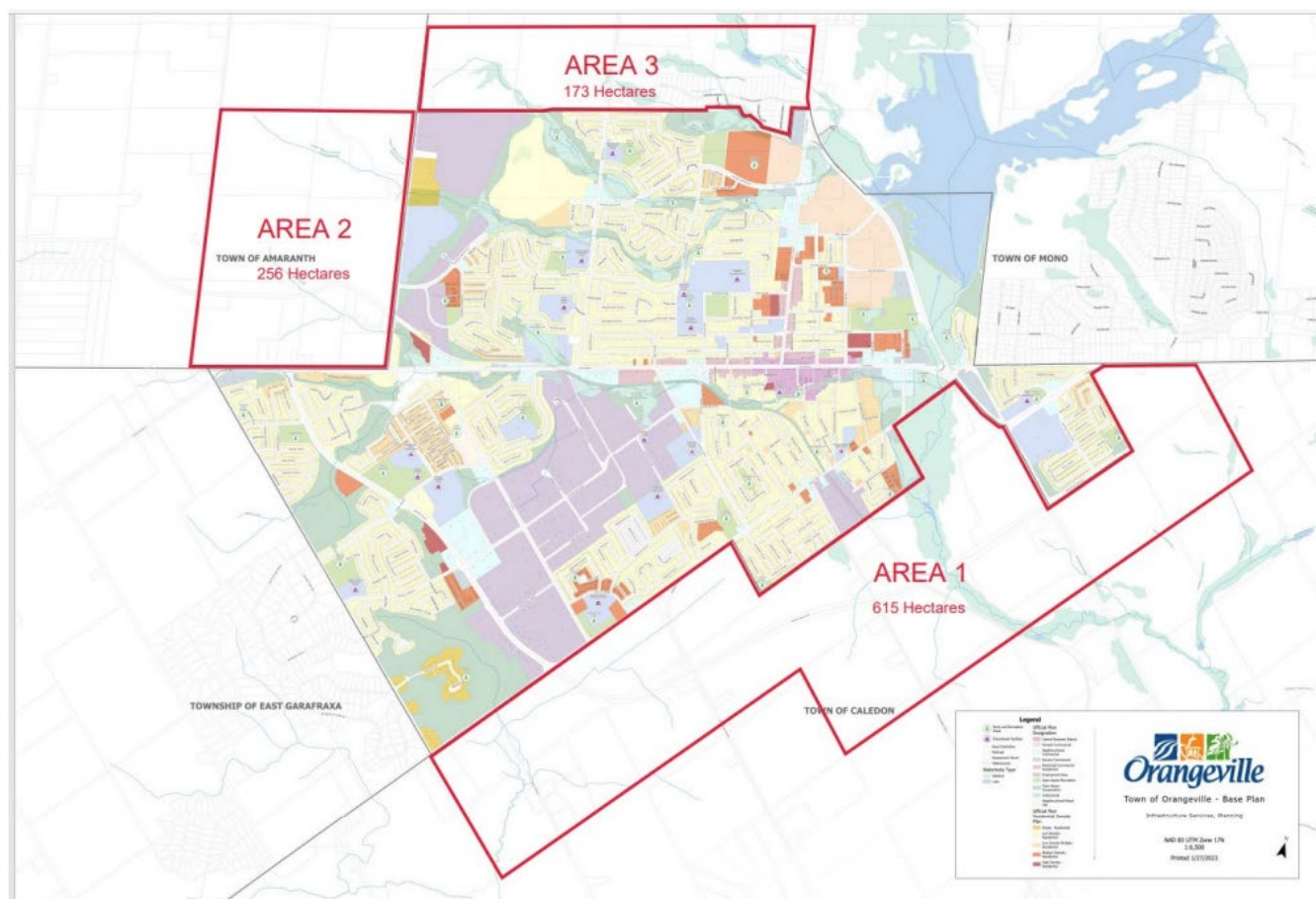
The Lands Needs Assessment prepared for the County of Dufferin by WSP in July 2022 as part of the County's Municipal Comprehensive Review stated that limited employment area conversions and options for potential settlement area expansion in Orangeville should be investigated in a phased manner to mitigate this land supply gap.

With the Settlement Area of Orangeville already encompassing all of the Town's municipal boundary, higher densities of development will be required to accommodate forecasted growth to 2051 and beyond. Moreover, if additional greenfield area cannot be brought online through employment conversion, the existing greenfield area will need to accommodate 49 people and jobs per hectare before accounting for additional population serving employment. For reference, the current comparable greenfield density is estimated to be 43.2 people and jobs per hectare, only rising to 46.4 people and jobs per hectare after factoring in potential population serving employment.

The purpose of this project is to assess the Town of Orangeville's long-term urban land requirements in accordance with the policy framework of the Provincial Planning Statement and the Dufferin County Official Plan. The results of this analysis will identify potential areas to be considered for annexation to expand the Settlement Area of the Town of Orangeville based on development feasibility and a fiscal impact assessment of growth and assessment-generated revenues relative to capital and operating costs.

Study Area

The Town of Orangeville is a lower tier municipality located in south-central Ontario within the County of Dufferin. The total land area of the Town of Orangeville comprises 1,515 hectares and is bordered by the Town of Caledon (within the Region of Peel) to the south, and within the County of Dufferin, the Township of Mono to the north and east and the Townships of East Garafraxa and Amaranth to the west. The figure below outlines the three potential areas for expansion evaluation.



Scope of Work

The following identifies the scope of work associated with the Growth Study:

- **Legislative Context:** review the Municipal Act to identify the relationship of the Growth Study to the process for changing a municipality's geographical boundaries.
- **Growth Projections:** establish a timeframe post 2051 to forecast demand for population, housing and employment for the Town of Orangeville that would be appropriate for determining land need and settlement expansion, taking into context the municipal boundary adjustment process.
- **Land Area Requirements:** forecast urban land requirements for residential, employment and other land needs based on a post 2051 growth horizon for the Town of Orangeville.

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- Environmental Constraints: review the natural heritage features within the study area to determine lands that would be appropriate and viable for the development of urban uses;
- Servicing capacity analysis: provide an assessment of hard-services, such as drinking water supply and wastewater treatment capacity needs and soft-services related to recreation, libraries and fire services relative to the forecasted population and employment growth, indicate the extent of new supply/treatment capacity may be needed relative to the Town's existing systems to accommodate; and
- Fiscal Impact: A scoped fiscal impact assessment to determine the cost implications of annexation based on the forecasted land area requirements, servicing upgrades and growth related cost recoveries, including assessment growth.

Work Plan

The following table identifies the proposed work plan associated with the Growth Study:

Phase	Deliverable(s)	Completion Date
Phase 1 – Project Startup and Policy Assessment	<ul style="list-style-type: none"> Final Project Workplan 	May 2025
Phase 2 – Growth Projections	<ul style="list-style-type: none"> Draft Growth Management Strategy and Land Needs Assessment (GMS & LNA) 	July 2025
Phase 3A – Servicing Capacity Needs and Constraints Assessment		September 2025
Phase 3B – Fiscal Impact Analysis		November 2025
Phase 4 – Scenario Evaluation and Recommendation	<ul style="list-style-type: none"> Final GMS & LNA with Recommendations Presentation to Council 	January-February 2026

The consultant will develop a work program to achieve the scope of work for this project, based on the above noted phases. The consultant will engage with the Streeting Committee during each phase, as required.

Respectfully submitted,

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