



The Corporation of the Town of Orangeville

By-law Number _____

A By-law to Adopt Amendment No. 136 to the Official Plan

(Terry and Brenda Giles: 11A York Street; OPZ-2023-01).

The Council of the Corporation of The Town of Orangeville, in accordance with the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 136 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text and map is hereby adopted.

Passed in open Council this 9th day of June, 2025.

Lisa Post, Mayor

Raylene Martell, Clerk

**The Official Plan
for the
Town of Orangeville
Amendment No. 136**

The attached explanatory text and map, constituting Amendment Number 136 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 22 of the Planning Act, R.S.O., 1990, c. P.13 on June 9th, 2025.

Lisa Post, Mayor

Raylene Martell, Clerk

**The Official Plan
for The Town of Orangeville
Amendment No. 136**

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to re-designate the subject lands from “Low Density Residential” to “Low Density Multiple” and “Open Space Conservation”

2. Location

This Amendment applies to the lands described as Plan 138, Block 10, Part of Lots 5 & 7, municipally known as 11A York Street. The subject lands are comprised of one parcel located on the south side of York Street, mid-block between John Street and Bythia Street. The subject land has a total area of approximately 0.296 hectares.

3. Basis of the Amendment

A complete application to amend the Town of Orangeville Official Plan was submitted on December 21, 2023 by D+H Architects Inc. on behalf of the property owners Brenda and Terry Giles. The application seeks to re-designate the subject lands to permit two 3-storey townhouse blocks for a total of 12 dwelling units.

The subject lands are designated “Residential” on Schedule ‘A’ (Land Use Plan) and “Low Density Residential” on Schedule ‘C’ (Residential Density Plan) in the Town of Orangeville Official Plan. The “Low Density Residential” designation permits single detached and two-unit dwellings. To permit the proposed development, an Official Plan Amendment is needed to re-designate a portion of the subject lands as “Open Space Conservation” on Schedule ‘A’ “Land Use Plan,” and the other portion to “Low Density Multiple” on Schedule “C” “Residential Density Plan”. In addition, the amendment will apply Special Policy “E.8.82” on Schedule ‘B’ “Policies for Specific Areas” in order to permit 12 townhouse units on a private road.

On June 17, 2024, a statutory public meeting was held for public review and comment. At the public meeting comments and concerns were expressed by residents and Council regarding potential impacts of the proposed development. These concerns were related to traffic, heritage considerations, change to neighbourhood character, privacy, and environmental impacts. At the public meeting, Council passed a motion to require the submission of a Heritage Impact Assessment and an Environmental Impact Study, in addition to the materials already submitted to address these concerns. The applicant has submitted these reports to the satisfaction of the Town and worked with Town staff

on multiple revised submissions to improve the conceptual design of the proposed development to address concerns from residents and council and all relevant technical review comments. In addition, to address comments from the Credit Valley Conservation authority (CVC), the applicant has agreed to re-designate a portion of the subject lands, which is within the regulation limits of the Mill Creek, to “Open Space Conservation” to ensure no site alteration occurs within the natural hazard lands.

In preparing the current amendment, the Town has considered several planning objectives, constraints, and interests of the community. The proposed use of the subject lands will allow for an infill housing development which adds appropriate density to a large parcel of land near the Downtown core, which will efficiently utilize existing municipal infrastructure. The proposed use will contribute to the Town’s objectives to provide a range and mixture housing options. The amendment complies with the intent of the Official Plan Policies found under Section I12 with respect to criteria that is to be considered when amending the Plan.

The basis for this amendment is summarized as follows:

1. The proposed development is consistent with the Provincial Planning Statement, 2024.
2. The proposed development conforms to the Dufferin County Official Plan.
3. The proposed development conforms to the general intent and purpose of the Town of Orangeville Official Plan.
4. The proposed development will assist the Town in achieving intensification and housing goals.
5. The proposed development will assist in providing housing options close to amenities to achieve complete community.
6. The proposed development is appropriate within the neighbourhood context.
7. The proposed development will connect to full municipal services.
8. The proposed development will result in protected Open Space lands.

Part B – The Amendment

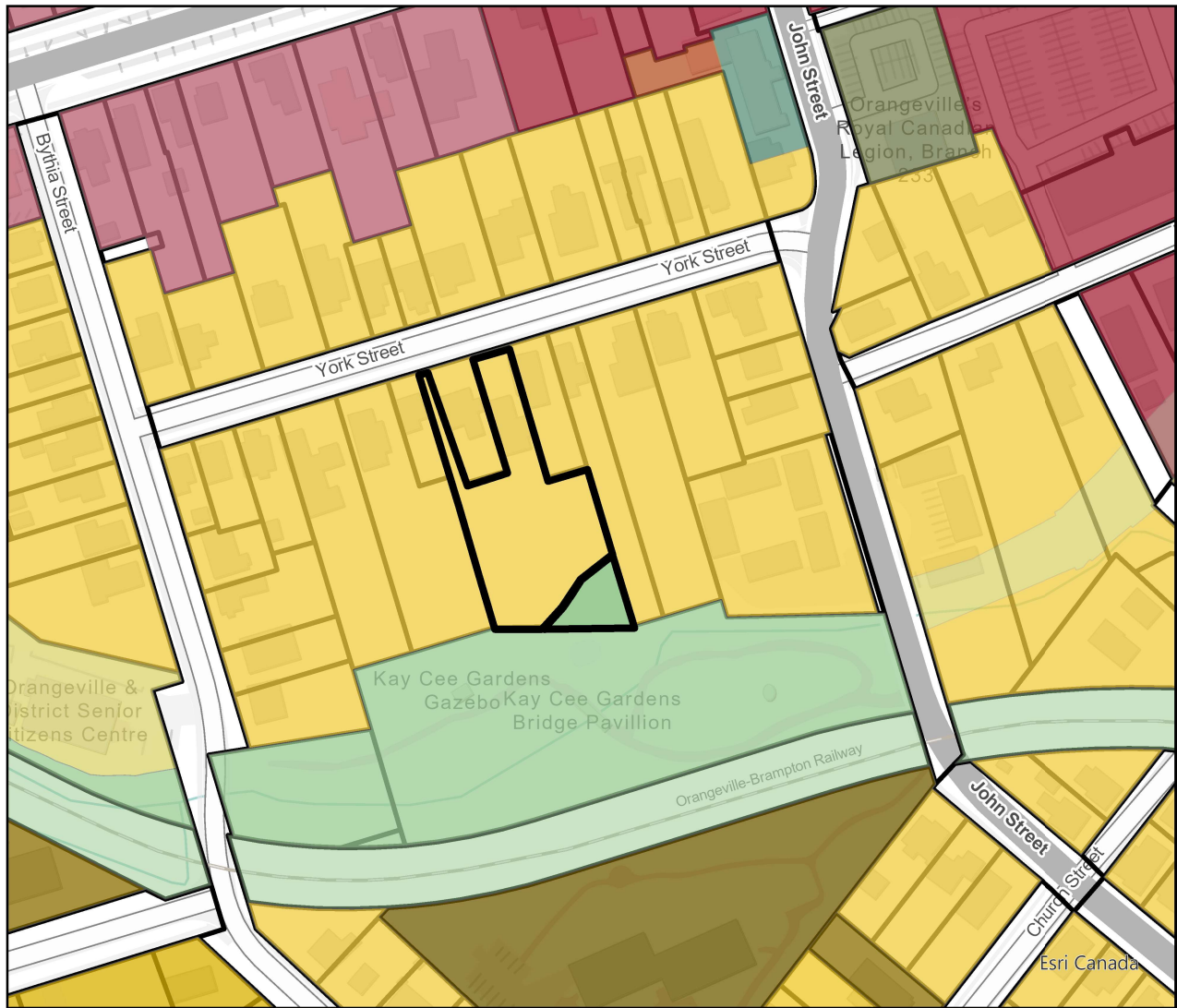
The Official Plan for the Town of Orangeville is amended as follows:

1. Schedule 'A' "Land Use Plan" is hereby amended by designating a portion of the lands to "Open Space Conservation" as shown on the attached Schedule "A" to this amendment.
2. Schedule "B" "Planning Area Policies for Specific Areas" is hereby amended by showing the lands as subject to "Specific Area Policy" and adding reference to Policy E8.82 as shown on the attached Schedule "B" to this amendment.
3. Schedule 'C' "Residential Density Plan" is hereby amended by designating a portion of the lands to "Low Density Multiple" as shown on the attached Schedule "C" to this amendment.
4. Section E8 "Policies for Specific Areas" is hereby amended by adding Policy E 8.82, as follows:

"E8.82 In addition to the policies of the Low-Density Multiple designation, to ensure the established built form character and heritage attributes of the surrounding neighbourhood is maintained, development on the land to which this policy applies shall incorporate the following design principles:

- Use of traditional building materials such as brick and shake siding which generally match those used in surrounding heritage buildings;
- Inclusion of distinctive architectural features that are similar to, and compliment those features exhibited in the surrounding neighbourhood, such as gable mill work, brick banding, traditional porch columns; and
- Any modern building materials used such as vinyl siding should incorporate neutral colours which generally match those used in surrounding heritage buildings.

The intent of this policy is to ensure that any future development or redevelopment of the subject lands will incorporate architectural design elements that are sympathetic to surrounding heritage attributes and implements any recommendations set out in a heritage impact assessment that has been accepted by the Town."



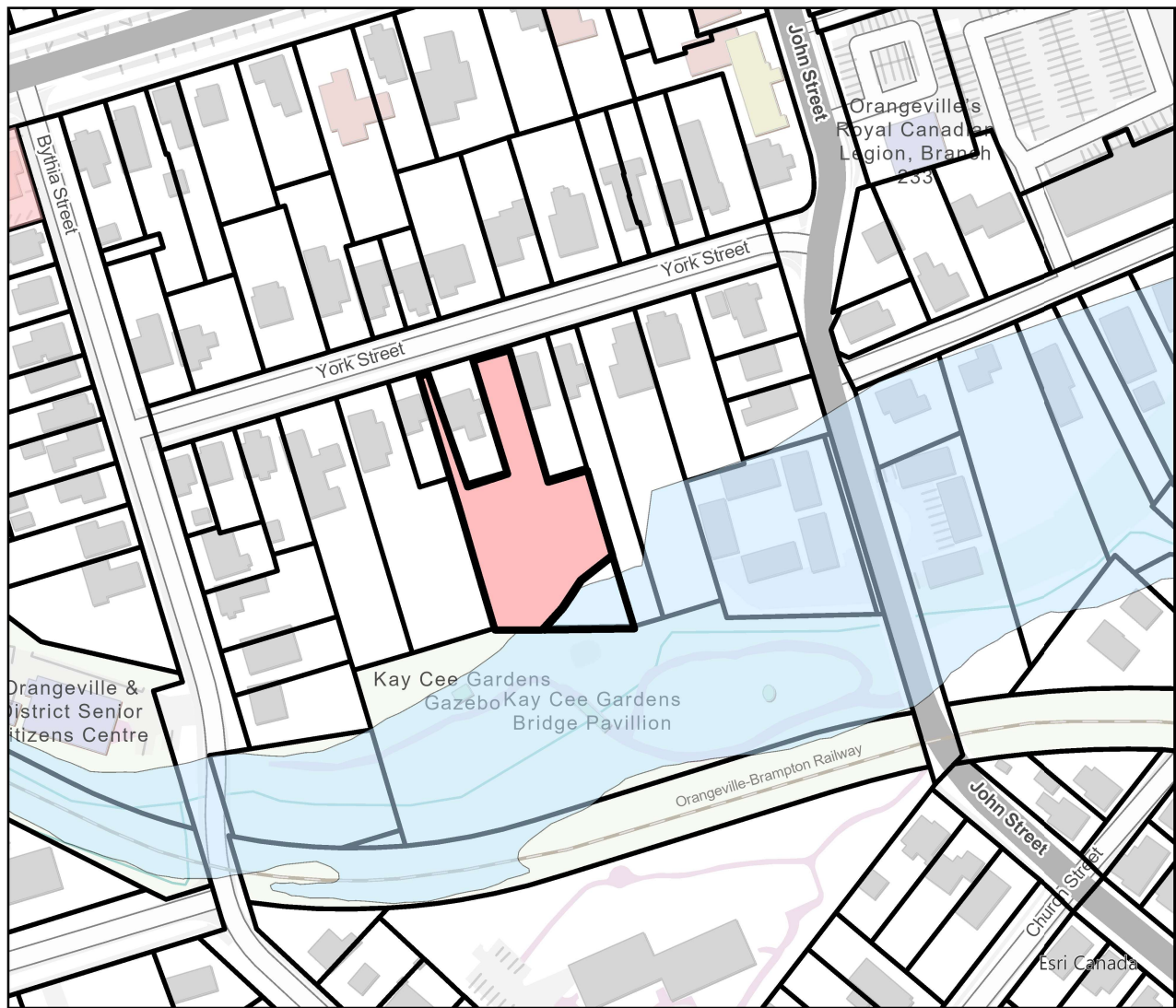
The Corporation of The Town of Orangeville
Schedule 'A' to Official Plan Amendment No. 136



Subject Property



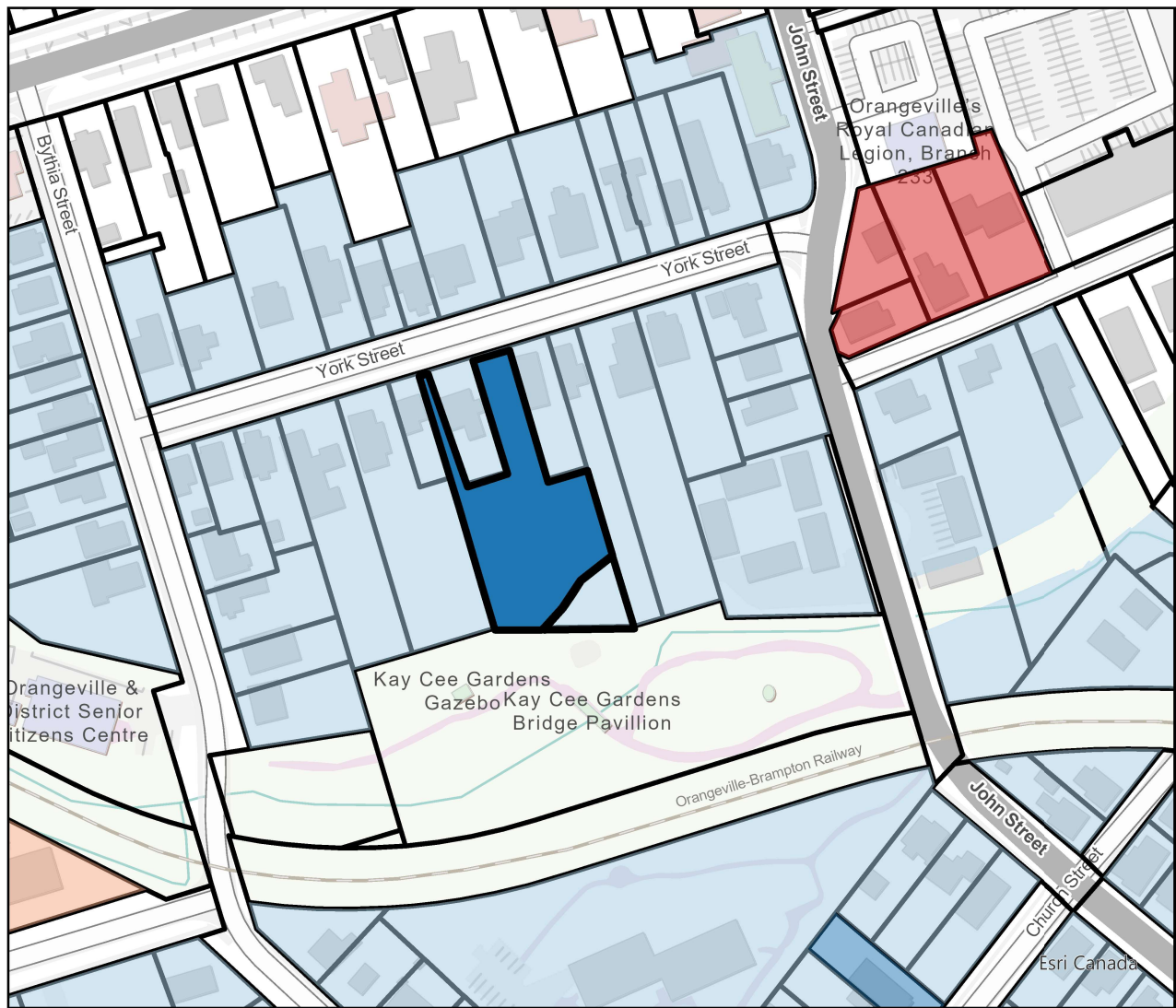
Lands to be re-designated
from Low Density
Residential to Open Space
Conservation



The Corporation of The Town of Orangeville
Schedule 'B' to Official Plan Amendment No. 136



Lands subject to Specific Area
Policy E8.82



The Corporation of The Town of Orangeville
Schedule 'C' to Official Plan Amendment No. 136



Lands to be re-designated
from Low Density
Residential to Low Density
Multiple