



Council - Public Meeting Minutes

June 23, 2025, 7:00 p.m.

**Electronic and In-Person Participation - Council
The Corporation of the Town of Orangeville
(Mayor and Clerk at Town Hall - 87 Broadway)
Orangeville, Ontario**

Members Present: Mayor L. Post
Deputy Mayor T. Taylor
Councillor J. Andrews
Councillor A. Macintosh
Councillor T. Prendergast
Councillor R. Stevens

Members Absent: Councillor D. Sherwood

Staff Present: R. Gill, Software Development Engineer
T. Kocialek, General Manager, Infrastructure Services
R. Martell, Town Clerk
D. Smith, CAO

Others Present: James Bramley, Supervisor of Licensing and By-law Services,
Matthew Mair, Planner

1. Call To Order

The meeting was called to order at TIME.

2. Approval of Agenda

Moved by Councillor Andrews

Seconded by Councillor Prendergast

That the agenda for the June 23, 2025 Council Public Meeting, be approved.

3. Disclosure of (Direct and Indirect) Pecuniary Interest

None.

4. Singing of National Anthem

5. Land Acknowledgement

The Mayor acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. The Mayor also recognized that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

6. Community Recognition

6.1 Senior of the Year Award Presentation

Mayor Post announced the Orangeville Senior of the Year Award Recipient Ken Jack. Councillor Macintosh provided an overview of the vast amount of voluntarism that Mr. Jack has contributed to over the years.

Council recessed at 7:06 pm and reconvened at 7:12 pm.

7. Announcements by Chair

Mayor Post advised the gallery and viewing audience with respect to the public nature of Council Meetings and that it is webcast. Mayor Post also provided instructions with respect to muting and unmuting during the meeting.

Deputy Mayor Taylor assumed the role of Chair for the public meeting portion of the meeting.

8. Statutory Public Meeting - 54-56 and 60 Third Street, INS-2025-031

Deputy Mayor Taylor outlined the procedure to be followed during the Statutory Public Meeting pertaining to OPZ-2025-02.

8.1 Presentation - Angela Mariani, Wellings of Orangeville Inc.

Angela Mariani provided an overview of the 4-story building with 76 units and an additional 100 townhouse units.

Resident Tony Bellissimo, Third Street, Orangeville, noted traffic related concerns. Ms. Mariani advised that a traffic study has been prepared.

Resident Matthew Smith, McCarthy Street, Orangeville, recommended sidewalks be planned for the east side of Third Street and suggested widening sidewalks on the South side of Fourth Ave. Mr. Smith also requested an additional bus stop on the South Side of Fourth. General Manager Kocialek responded, noting the changes with respect to width standards for sidewalks, and that staff would work with the developer during the review process and further that the discussion would also consider the potential for a roundabout in the area.

Resident Lisa Maggiore, of Third Street, Orangeville, expressed support for housing development and noted traffic related concerns, then further asked about the potential for affordable housing. General Manager Kocialek advised consideration of traffic would be addressed through the development process. Ms. Mariani noted that all units are all rental units, and that Wellings of Orangeville aims to price units at least 20% lower than their competitors.

Resident Ajua Sodiya of Third Street, Orangeville, received clarification from Ms. Mariani that while there can be no discrimination the design and amenities of the development are geared to appeal to the 55+ community.

Resident Rick Ugolini, of Cedar Drive, Orangeville, expressed concern that one parking space per unit would not be enough for the development. Planner Mair clarified that the standards of the zoning by-law and noted that the developer could allocate the spaces per unit at their own discretion.

Mr. Ugolini asked what the prices of the units would be. Ms. Mariani advised she didn't have the prices at this time.

Councillor Stevens expressed support of the development's concept and inquired about visitor parking and additional accessible parking spots. Ms. Mariani advised that Wellings is a part of Rick Hansen community, which is a resource that considers barriers and supports enhanced accessible design standards. Ms. Mariani further advised visitor parking will be included.

Councillor Andrews expressed support for the possibility of this development in terms of addressing the need for rental housing and asked if the rental units were unique for this project. Ms. Mariani provided a brief history of similar developments.

Councillor Prendergast inquired about the potential loss in tax revenue for the existing commercial tax rate versus the proposed multi-residential rate. Planner Mair noted the site is currently vacant and that any development would increase tax revenue, and further advised staff could look more closely at the tax revenue numbers during the review and consider it for inclusion in the justification for the land use.

Councillor Prendergast echoed residents' concerns relating to traffic in terms of the current and future amenities in the area. General Manager Kocialek affirmed the various elements that would be considered during the design phase.

Councillor Prendergast expressed support for the community garden that was included in the plan.

Councillor Stevens received clarification from Ms. Mariani that the development would typically be completed in three phases.

Mayor Post expressed support for the thought and development of the community that is considered in this project. Mayor Post suggested the possibility for six stories instead of four— if the congestion and traffic concerns can be addressed.

Mayor Post inquired if there would be an opportunity to opt out of meal plans in order to reduce the rent. Ms. Mariani advised that the suggestion would be considered, while highlighting the intention of the meal plan was to support the culture of the community and socialization.

Deputy Mayor Taylor Thanked the company for choosing to invest in Orangeville and offered support for the concept in the location that was chosen, while echoing support of Mayor Post's suggestion for a higher building.

8.2 54-56 and 60 Third Street, Public Meeting Information Report, OPZ-2025-02, PM-2025-008

Moved by Councillor Andrews
Seconded by Councillor Prendergast

That Council receive report PM-2025-008, 54-56 and 60 Third Street Public Meeting Information Report, OPZ-2025-02, for information.

Carried

9. Statutory Public Meeting - Edgewood Valley Phase 2B, Redline Revision to Plan of Subdivision and ZBL

Deputy Mayor Taylor outlined the procedure to be followed during the Statutory Public Meeting pertaining to RZ-2025-01.

9.1 Presentation - Edgewood Valley, Trish Elliott, NG CitrusLtd

Trish Elliott, NG Citrus Ltd., provided an update on the progress of the application, including details on the redline revisions.

Resident Rick Ugolini, of Cedar Drive, Orangeville, received confirmation from Ms. Elliott that the completion of Hansen Boulevard would be a required component of the development.

Councillor Andrews commented on the topography and design in relation to water run-off. Ms. Elliott confirmed the units are not yet designed and that their civil engineers would be considering water balance and run-off.

Councillor Andrews noted his support for the consideration of diversity of housing, parkettes, and the connection to the trail system.

Councillor Prendergast noted her appreciation for the consideration of access to Lower Monora Creek in the plans and further commented that the connectivity to the Creek will create a cohesive community.

Councillor Stevens expressed his appreciation for the different options available for purchasers.

9.2 Edgewood Valley Phase 2B Plan of Subdivision, Redline Revisions and Zoning By-law Amendment, Public Meeting Information Report, RZ-2025-01, PM-2025-007

Moved by Councillor Stevens

Seconded by Councillor Macintosh

That Council receive report PM-2025-007, Edgewood Valley Phase 2B Plan of Subdivision, Redline Revisions and Zoning By-law Amendment, Public Meeting Information Report, RZ-2025-01, for information.

Carried

10. Public Meeting - Clean Yards By-law

Deputy Mayor Taylor outlined the procedure to be followed during the Non-Statutory Public Meeting pertaining to the Clean Yards By-law.

10.1 Presentation - James Bramley, Licensing and By-law Enforcement Supervisor

James Bramley presented an overview on the implementation of the proposed Clean Yard's By-law which included timelines, and scope of the by-law.

Deputy Mayor Taylor invited questions or comments from members of the public.

Resident Matthew Smith, McCarthy Street submitted comments recommending consideration of pollinator friendly practices concerning the height of grass and natural debris.

Resident Rick Ugolini, of Cedar Drive, Orangeville, requested clarification relating to fines and penalties for animal excrement not being disposed of. Supervisor James Bramley confirmed the by-law includes animal excrement and feces under the definition of refuse.

Resident Robert Armstrong, of Mill Street, expressed concerns about standing water on a specific property. Deputy Mayor Taylor responded that the purpose of the meeting was not to address individual properties.

Councillor Prendergast provided comments and suggestions based on the clean yard by-laws of municipal comparators, relating to the height of grass, "No Mow May" exemptions, front yard vegetable gardens, and other alternatives to artificial turf. Supervisor Bramley clarified the provisions in the proposed clean yards by-law were taken from the existing property standards by-law, to expedite certain processes. He advised staff could review and take Councillor Prendergast's comments into consideration.

Councillor Macintosh asked if this by-law would address dumpster bins in driveways. Supervisor Bramley noted it hadn't been considered in this by-law and that the bins are not defined as refuse. He suggested considering timelines for long term usage of storage of dumpsters in the future.

Councillor Macintosh received clarification from Supervisor Bramley that the Town has a prosecutor on retainer for the prosecutions of violations.

Deputy Mayor Taylor inquired about the policy when a person is not compliant with Dufferin County's garbage collection policy. Supervisor Bramley clarified that the by-law is written to support compliance with Dufferin County's Waste By-law.

Deputy Mayor Taylor inquired about compliance with derelict vehicles, noting the challenges with enforcement. Supervisor Bramley provided a definition of derelict vehicle and confirmed under existing by-laws derelict vehicles are not permitted on properties.

Councillor Stevens received clarification from Supervisor Bramley that enforcement with the exception of parking, enforcement is complaint-based noting challenges associated with pro-active based enforcement. He further noted that responses to infractions start with education and then moves to enforcement.

10.2 Proposed Clean Yards By-law, PM-2025-005

Moved by Councillor Macintosh

Seconded by Councillor Stevens

That Council receive report PM-2025-005, Proposed Clean Yards By-law, for information.

Carried

10.3 C-Cox - Correspondence re: Clean Yards Bylaw

11. Public Meeting - Administrative Penalties

Deputy Mayor Taylor outlined the procedure to be followed during the Non-Statutory Public Meeting pertaining to the Administrative Penalties System.

11.1 Presentation - James Bramley, Licensing and By-law Enforcement Supervisor

Supervisor Bramley presented an overview of the Administrative Penalty System (APS) By-law program including the timeline, scope and benefits of the program in comparison to use of the Provincial Offenses Act framework for laying non-criminal charges.

Councillor Andrews inquired about repetitious penalties from repeat offenders and inquired about the process for escalation. Supervisor Bramley noted the APS cannot be punitive in nature. With respect to analysis of municipal comparators, some municipalities have escalating fines. The APS is a relatively new system where escalating fines for repeat offenders have not been tested in court in terms of potentially being considered punitive in nature. He noted that the way the proposed APS by-law is structured is to have, as a starting point, a single fee. The

potential for escalating fees is a possibility, by incorporating administrative fees rather than increased fines.

Councillor Stevens asked how much the APS system would cost, and if there would be additional costs. Supervisor Bramley explained that the additional cost of hiring a hearing officer would be covered through the additional revenue received through the APS program.

Councillor Stevens asked if the Automated Speed Enforcement program can use the same staff and process, if it were to be implemented. Supervisor Bramley clarified it would be a different process that will be brought forward at a later date.

Councillor Macintosh received verification that the Burn By-law could be added in the future.

Councilor Prendergast asked for clarification regarding the potential for a \$350 fine for the clean yard's infraction based on the wording of the by-law, or the potential for this by-law to be used in ongoing neighbor disputes. Supervisor Bramley clarified that non-parking infractions would focus on education before penalty.

Deputy Mayor Taylor expressed concerns with the cost prohibitive fees that have been associated with appeals in other municipalities that go through a hearing officer. Supervisor Bramley advised that the proposed structure of the APS program does not currently have the additional administrative cost of a hearing fee.

11.2 Proposed Administrative Penalty System By-law, PM-2025-006

Moved by Councillor Andrews

Seconded by Councillor Prendergast

That Council receive report PM-2025-006, Proposed Administrative Penalty System By-law, for information.

Carried

Mayor Post resumed the role of Chair.

12. By-Laws

Moved by Councillor Stevens

Seconded by Deputy Mayor Taylor

That the confirming by-law for the June 23, 2025 Council Public meeting be read three times and finally passed.

Carried

13. Adjournment

Moved by Councillor Macintosh

Seconded by Councillor Prendergast

That the meeting be adjourned at 9:16 pm.

Carried

Todd Taylor, Deputy Mayor

Tracy Macdonald, Deputy Clerk