



MEMO

TO: County of Dufferin

FROM: Matt Alexander, Project Manager, WSP

William Turman, Planner, WSP

SUBJECT: Applications for Minor Variance (A-12/21) –Southwest Corner of C Line and Alder Street, Town of Orangeville.

DATE: August 3, 2021

Recommendation

Based on our review, the proposal is consistent with the Urban Settlement Area designation and related policies of the Dufferin County Official Plan, subject to:

- Consultation with Credit Valley Conservation (CVC) related to the potential impacts to source water related to the property location within a source water protection area (Significant Groundwater Recharge Area and Water Quantity Area)

Summary

The purpose of the Minor Variance is to reduce the number of required parking spaces from 191 to 178, and to increase the maximum permitted coverage for all buildings and hard surfaced areas from 70% to 80% to facilitate construction of a commercial plaza.

The documents received by WSP on July 12th, 2021 includes:

- Committee of Adjustment Application for Minor Variance.
- Proposed Site Plan

Dufferin County Official Plan (2017)

The subject property is designated as Urban Settlement Area in the County Official Plan Schedule B – Community Settlement Structure and Land Use. The intent of the Urban Settlement Area designation is to function as the primary centre for growth, development, and urban activities. Per policy 3.3.1, local municipalities are encouraged to promote development within settlement areas that is compact, and mixed use, which efficiently uses land resources, infrastructure and public service facilities, and minimizes negative impacts to air quality and climate change.

Per Policy 3.3.2, Urban Settlement Areas accommodate a broad range of uses and focus of growth. The County Official Plan directs that the range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the policies of this Plan. The County Official Plan also directs urban settlement areas to provide a range of land uses and densities. Local municipalities are encouraged to identify and promote intensification, infill and redevelopment of designated and vacant and/or

underutilized sites, in the urban settlement areas, taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs. In addition, it encourages development patterns that minimize land consumption and reduce servicing costs, and discourages land use patterns which may cause environmental, heritage conservation or public health and safety concerns.

The subject property is also located within the Built Boundary Area. The County supports redevelopment within the existing built boundary/built-up area wherever feasible and appropriate.

Appendix 2 (Source Water Protection) indicates that the subject property is within a Significant Groundwater Recharge Area, and a Water Quantity Area. It is recommended that the applicant consult with Credit Valley Conservation (CVC).



Figure 1 Dufferin County Official Plan - Appendix 2, Source Water Protection

Recommendation

Based on our review, the proposal is consistent with the Urban Settlement Area designation and related policies of the Dufferin County Official Plan, provided that:

- Consultation with Credit Valley Conservation (CVC) related to the potential impacts to source water because the subject properties are located within a source water protection area (Significant Groundwater Recharge Area and Water Quantity Area)