

**Infrastructure Services**

February 10, 2025

County of Dufferin  
Clerks  
30 Centre Street  
Orangeville, Ontario, L9W 2X1

By email: [clerk@dufferincounty.ca](mailto:clerk@dufferincounty.ca)

**Re: Notice of Adoption – Official Plan Amendment 132 & Official Plan Amendment 135**

**Notice of Adoption**

On January 27, 2025, Council passed By-law 2025-006 and By-law 2025-007 to adopt Amendment No. 132 and Amendment No. 135 to the Town of Orangeville Official Plan. Please find enclosed the Notice of Adoption for Official Plan Amendment 132 & Official Plan Amendment 135.

Under the provisions of Section 17(2) of the Planning Act, the County of Dufferin being the upper-tier municipality is the approval authority for Town of Orangeville Official Plan Amendments initiated under Section 26 of the Planning Act. As such, the Official Plan Amendments are being forwarded to the County of Dufferin, along with the prescribed information as required by Section 17(31) of the Planning Act.


**Prescribed Information Package – O. Reg. 543/06**

Under the provisions of O. Reg. 543/06 and Sections 17(15) and 17(31) of the Planning Act, the Town of Orangeville is required to provide the prescribed information, materials and records to the County of Dufferin in order to render a decision.

Please find enclosed a table which provides the requisite information, materials and records related to Official Plan Amendment 132 & Official Plan Amendment 135.

Should you have any questions, please do not hesitate to contact me at [rmartell@orangeville.ca](mailto:rmartell@orangeville.ca) or 519.941.0440 ext. 2223, or Brandon Ward at [bward@orangeville.ca](mailto:bward@orangeville.ca) or ext. 2249.

Yours truly,

  
Raylene Martell, Dipl. M.M.  
Town Clerk, Corporate Services  
Town of Orangeville

Encl. Notice of Adoption – Official Plan Amendment 132 & Official Plan Amendment 135  
Prescribed Information Package – O.Reg. 543/06

Cc: Brandon Ward, Manger of Planning, Town of Orangeville ([bward@orangeville.ca](mailto:bward@orangeville.ca))  
County of Dufferin, Planning and Development ([planner@dufferincounty.ca](mailto:planner@dufferincounty.ca))



## **NOTICE OF ADOPTION**

### **Official Plan Amendment 132 & Official Plan Amendment 135**

**TAKE NOTICE** that the Council of the Corporation of the Town of Orangeville passed **By-law 2025-006 and By-law 2025-007** to adopt Official Plan Amendments 132 and 135 respectively, to the Town of Orangeville Official Plan on January 27, 2025, pursuant to Section 17(22) of the Planning Act, R.S.O. 1990, as amended. This Notice of Adoption is issued pursuant to Section 17(23) of the Planning Act.

These Official Plan Amendments are subject to approval from the County of Dufferin.

#### **Purpose & Effect**

The purpose of the Official Plan Amendments is as follows:

- Official Plan Amendment 132 adds new policies for conducting pre-application consultation and declaring applications as complete submissions.
- Official Plan Amendment 135 adds policies and land use map schedules to implement the Source Protection Plan applicable to the Town, as established under the Clean Water Act, 2006.

#### **Subject Lands**

Official Plan Amendments 132 & 135 apply to the entirety of land within the Town of Orangeville. A Key Map is attached hereto.

#### **Material Available for Review**

Complete copies of the adopted Official Plan Amendments and supporting documentation are available for inspection on the Town of Orangeville website and in person at Town Hall (87 Broadway, Orangeville).

#### **Written and Oral Submissions**

Prior to the adoption of the Official Plan Amendments, a Statutory Public Meeting was held on April 19, 2021, in accordance with the Planning Act.

Staff Recommendation Report INS-2024-055 details how all written and oral submissions made regarding the Official Plan Amendments have been reviewed and duly considered.

## **Appeal Rights and Contact Information**

Under the provisions of Section 17(2) of the Planning Act, the County of Dufferin being the upper-tier municipality is the approval authority for Town of Orangeville Official Plan Amendments initiated under Section 26 of the Planning Act. As such, the Official Plan Amendments have been forwarded to the County of Dufferin, as required by Section 17(31) of the Planning Act.

Any person or public body will be entitled to receive notice of the decision of the approval authority with respect to the Official Plan Amendments, if a written request (including the person's or public body's address, fax number or email address) to be notified of the decision is made to the approval authority is made to:

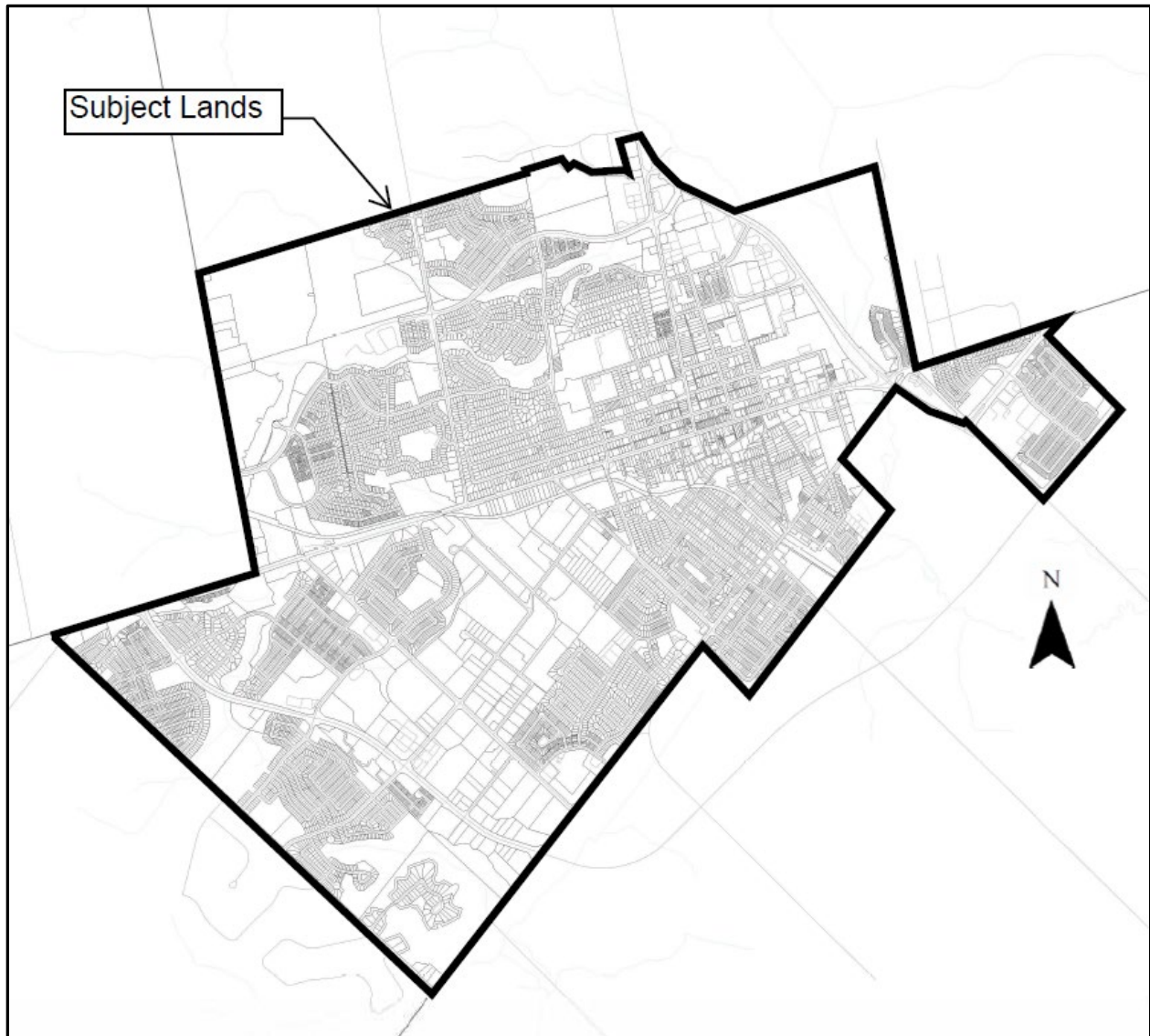
County of Dufferin  
Planning & Development  
30 Centre Street  
Orangeville, Ontario, L9W 2X1  
519-941-2816 ext. 2509  
[planner@dufferincounty.ca](mailto:planner@dufferincounty.ca)

Only individuals, corporations or public bodies may appeal a decision of the County regarding the Official Plan Amendment to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

Town of Orangeville  
Clerk's Division  
87 Broadway  
Orangeville, Ontario, L9W 1K1  
519-941-0440  
[clerkdept@orangeville.ca](mailto:clerkdept@orangeville.ca)

Notice dated at the Town of Orangeville this **3<sup>rd</sup> day of February, 2025.**

## KEY MAP



## Prescribed Information Package – OREG 543/06

Table 1: OREG 543/06 Section 2 – Planning Act Section 17(15)

*For the purposes of clauses 17 (15) (a) and (b) of the Act, the council shall ensure that the appropriate approval authority and the prescribed public bodies are given an opportunity to review the following information and material in the course of the preparation of a plan:*

1. <i>A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.</i>	The Official Plan Amendments apply to the entirety of land within the Town of Orangeville.
2. <i>If known, the approximate area of the subject land, in metric units.</i>	The total area of the Town of Orangeville is approximately 15 sq. km.
3. <i>Whether the proposed amendment changes, replaces or deletes a policy in the official plan.</i>	Official Plan Amendment 132 adds new policies to the Official Plan and replaces Section I11 of the Official Plan. The policy modifications as proposed are included in <a href="#">By-law 2025-006</a> .
4. <i>If the answer to paragraph 3 is yes, the policy to be changed, replaced or deleted.</i>	
5. <i>Whether the proposed amendment adds a policy to the official plan.</i>	Official Plan Amendment 135 adds new policies and schedules to the Official Plan. The policy modifications as proposed are included in <a href="#">By-law 2025-007</a> .
6. <i>The purpose of the proposed official plan amendment.</i>	<p>Official Plan Amendment 132 adds new policies for conducting pre-application consultation and declaring applications as complete submissions.</p> <p>Official Plan Amendment 135 adds policies and land use map schedules to implement the Source Protection Plan applicable to the Town, as established under the Clean Water Act, 2006.</p>
6.1 <i>In the case of a proposed amendment to a lower-tier municipality's official plan, an explanation of how the proposed amendment conforms with the upper-tier municipality's official plan.</i>	<p>Policy 8.7.1 of the County Official Plan supports pre-submission consultation for applications to the County and to local municipalities. The County OP states that potential applicants may be required to consult with the local municipality and the approval authority (where different from the municipality), in addition to the applicable conservation authority, where required, prior to submitting a formal application, in order to determine the information required to support the application. OPA 132 establishes the policy direction for administering pre-submission consultation in the Town of Orangeville and conforms to the related County Official Plan policy.</p> <p>Policy 5.4.2 of the County Official Plan supports the protection of surface groundwater across the County to ensure a clean water baseflow for creeks, streams, ponds and wetlands, and to ensure the protection of the quality and quantity of drinking water sources. OPA 135 implements the applicable Source Protection Plan, as established under the Clean Water Act, 2006, bringing the Town of Orangeville into conformity.</p>

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<p>7. <i>The current designation of the subject land in the official plan and the land uses that the designation authorizes.</i></p>	<p>The Official Plan Amendments apply to the entirety of land and all land use designations within the Town of Orangeville.</p>
<p>8. <i>Whether the proposed amendment changes or replaces a designation in the official plan.</i></p>	<p>The Official Plan Amendments do not make any changes to the land use designations within the Town of Orangeville.</p>
<p>9. <i>If the proposed amendment changes or replaces a designation in the official plan, the designation to be changed or replaced.</i></p>	
<p>10. <i>The land uses that the proposed amendment would authorize.</i></p>	
<p>11. <i>Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body, or other means.</i></p> <p>12. <i>Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.</i></p> <p>13. <i>If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed,</i>  i) <i>a servicing options report, and</i>  ii) <i>ii) a hydrogeological report.</i></p> <p>14. <i>Whether the subject land or land within 120 metres of it is the subject of an application under the Act for,</i>  i) <i>minor variance or a consent,</i>  ii) <i>an amendment to an official plan, a zoning by-law or a Minister's zoning order, or</i>  iii) <i>approval of a plan of subdivision or a site plan.</i></p> <p>15. <i>If the answer to paragraph 14 is yes, the following information about each application:</i>  i) <i>its file number,</i>  ii) <i>the name of the approval authority considering it,</i>  iii) <i>the land it affects,</i>  iv) <i>its purpose,</i>  v) <i>its status, and</i>  vi) <i>its effect on the proposed amendment.</i></p>	<p>Not applicable</p>
<p>16. <i>An explanation of how the proposed amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.</i></p>	<p>The Planning Act enables municipalities to establish a policy framework in their official plans that enables pre-submission consultation and prescribes complete application submission requirements. Bill 184 (Cutting Red Tape to Build More Homes, 2024) was issued to expedite development approvals for housing by removing perceived barriers, which includes</p>

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	<p>making pre-application consultation meetings “voluntary”, and repealing sections of the Planning Act that allowed municipalities to pass a by-law to make pre-consultation “mandatory”. OPA 132 “strongly encourages” pre-submission consultation and is consistent with provincial policy.</p> <p>The Clean Water Act, 2006 enabled the establishment of Source Protection Regions and Areas throughout the Province to address significant threats to municipal groundwater supplies (drinking water wells) and municipal surface water supplies (drinking water intakes) that may be occurring, or that might occur in the future in vulnerable areas around municipal water supplies. Municipalities are required to amend their Official Plans to conform to the applicable Source Protection Plan. OPA 135 implements the applicable Source Protection Plan, as established under the Clean Water Act, 2006 and is consistent with provincial policy.</p>
<p>17. <i>Whether the subject land is within an area of land designated under any provincial plan or plans.</i></p> <p>18. <i>If the answer to paragraph 17 is yes, an explanation of how the proposed amendment conforms or does not conflict with the provincial plan or plans.</i></p> <p>19. <i>The original or a certified copy of any other information and material that is required to be provided by the official plan of the municipality or planning board.</i></p>	<p>Not applicable</p>

## Prescribed Information Package – OREG 543/06

Table 2: OREG 543/06 Section 2 – Planning Act Section 17(31)

*A record compiled by the clerk of the municipality or secretary-treasurer of the planning board and forwarded to the approval authority under subsection 17 (31) of the Act shall include the following:*

1. A certified copy of the by-law adopting the proposed official plan or plan amendment.	<a href="#">Certified Copy – By-law 2025-006 Official Plan Amendment 132</a> <a href="#">Certified Copy – By-law 2025-007 Official Plan Amendment 135</a>
2. A certified copy of the proposed official plan or plan amendment.	
3. In the case of a proposed official plan, a statement as to whether it replaces an existing official plan.	Not applicable
4. The original or a copy of all written submissions and comments and the dates they were received.	<a href="#">Compiled Written Submissions and Comments</a>
5. An affidavit or sworn declaration in accordance with subsection 14 (1).	<a href="#">Affidavit of B. Ward with Exhibits</a>
6. An affidavit or sworn declaration in accordance with subsection 14 (2).	
7. A statement from an employee of the municipality or planning board as to whether the proposed official plan or plan amendment, i) is consistent with the policy statements issued under subsection 3 (1) of the Act, ii) conforms or does not conflict with any applicable provincial plan or plans, and iii) in the case of a lower-tier municipality's official plan or plan amendment, conforms with the upper-tier municipality's official plan.	
8. If a public meeting was held, a copy of the minutes.	<a href="#">April 19, 2021 – Public Open House – Meeting Minutes</a> <a href="#">October 4, 2021 – Public Meeting – Meeting Minutes</a>
9. A copy of any planning report considered by the council or planning board.	<a href="#">Staff Report INS-2024-055 - Town-initiated Official Plan Amendments 132 &amp; 135</a>
10. If applicable, the prescribed information and material under clauses 17 (15) (a) and (b) of the Act.	Provided as per Table 1: OREG 543/06 Section 2 – Planning Act Section 17(15) herein
11. If applicable, the original or a certified copy of, i) the supporting information and material under clauses 17 (15) (a) and (b) of the Act, ii) the prescribed information and material under subsection 22 (4) of the Act, and iii) any other information and material that is required to be provided by the official plan of the municipality or planning board.	i) Provided as per Table 1: OREG 543/06 Section 2 – Planning Act Section 17(15) herein ii) Provided as per Table 1: OREG 543/06 Section 2 – Planning Act Section 17(15) & Table 2: OREG 543/06 Section 2 – Planning Act Section 17(15) herein iii) Not applicable