



January 27, 2025

[DELIVERED VIA EMAIL]

Town of Orangeville

87 Broadway
Orangeville, ON, L9W 1K1

Attention: Larysa Russell
(lrussell@orangeville.ca)

**RE: Town of Orangeville - Official Plan Amendment No. 132
Review and Feedback**

We have received notification of the January 27, 2025 Council Agenda in which Official Plan Amendment 132 ("the OPA") will be brought to Council for adoption. In October 2024, we provided comments to Town staff regarding the previous draft OPA, which was circulated for comment on October 22, 2024. Having reviewed the Council agenda, staff report and proposed OPA, we would like to provide the Town with comments on the by-law for consideration prior to adoption.

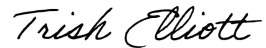
1. The previous draft OPA explicitly required pre-consultation before a planning application is submitted to the Town. As this is no longer permitted by the Planning Act, we are pleased to see that the proposed OPA had been amended to be in conformity with the Planning Act and instead "strongly encourages" pre-consultation. However, there are still policies within the OPA that allude to pre-consultation being required and should be revised. These include:
 - a. Policy I1.6: This policy should be removed as it speaks more to justification as to why pre-consultation is being encouraged (which is duplicative of earlier policies) and does not provide actual policy direction. Further, it's negative interpretation of proceeding without pre-consultation could be considered prejudicial against this approach which is not the intent of the Planning Act.
 - b. Policy I1.10: This policy speaks to the "satisfactory completion of all requested pre-application consultation" to ensure that Complete Application Requirement policies are met. This language is misleading to applicants that Complete Application Requirements cannot otherwise be met and needs to account for scenarios where pre-consultation has not occurred.

- c. Policy I2.2: This policy speaks to how the supporting information that is required to make a complete application "shall be determined through pre-application consultation". The OPA policies must account for a scenario where the supporting information can be determined and complete application achieved without pre-consultation.
 - d. Policy I2.9 and I2.10: When referring to the supporting information/required studies and plans for a planning application, these policies refer to these items being "determined through pre-application consultation". The OPA policies must account for a scenario where this information can be determined without pre-consultation.
- 2. Policy I2.4 should be amended to remove the "Homebuyers Information Plan" (I2.4.r) and "Record of Site Condition" (I2.4.ii). These items are more appropriately required at the end of the development process (e.g. through Conditions of Draft Plan Approval or Site Plan Conditions), not at the beginning of the development review process. At the planning application stage, the appropriate information from these documents can be evaluated through other materials (e.g. Planning Justification Report, Environmental Site Assessment, etc.) and requiring these materials at this early stage will only add time and cost to the development process to ensure that these documents are up-to-date and/or reflect changes made through the development review process.
- 3. When submitting a planning application, there are scenarios in which a professional consultant may not be necessary to prepare supporting information. This could include certain items like Phasing Plans, or could also depend on the simplicity of an application. For example, it could be quite onerous and costly for a homeowner to retain professionals to prepare submission materials on a very simple minor variance application, that they could reasonably complete themselves. Policy I2.5 should be amended so it begins "All required supporting information, unless otherwise directed by the Town, shall..." This will ensure that the Town is able to make this determination, while providing flexibility where appropriate.
- 4. One of the tenets of recent Provincial changes to planning legislation is to reduce barriers within the development review process and provide certainty to applicants for expected costs. Policy I2.6 permits the Town to have submitted materials peer reviewed at the expense of the applicant. To be fair and transparent to applicants about anticipated costs, OPA policies should explicitly require that the Town identify what items require a peer review and anticipated costs before any peer review is performed, so the applicant can decide how to proceed. It should not be the intent of the Town or development review process to provide applicants with invoices for surprising values that they may not be able to afford.
- 5. It is quite common and efficient to move through the development review process for a property with multiple applications at the same time. For example, changes in the layout of a Draft Plan of Subdivision could result in the size/shape/location of a school block changing and requiring a change to the zoning by-law. It is reasonable for these applications to be considered together so that all of the permissions regarding the development are considered and approved comprehensively. Policy I2.11 runs contrary to this approach and would require these applications to be filed and approved one at a time. This should be amended.

We understand that the OPA will be considered by Council on January 27 for adoption and request that the Town consider the above revisions when passing the associated by-law. Should you need any clarification on these comments, please contact me at 437-241-3952 or trish.elliott@greatgulf.com.

Regards,

NG Citrus Limited



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