



## **OFFICIAL PLAN STEERING COMMITTEE MINUTES Tuesday November 26, 2013**

The Committee met at 5:00 pm in the Sutton Room, 55 Zina Street, Orangeville

**Members Present:** Councillor Rhonda Campbell Moon  
Councillor Walter Kolodziechuk  
Councillor Ken McGhee  
Councillor John Oosterhof  
Councillor Allen Taylor  
Councillor Darren White (arrived at 6:15 p.m.)

**Staff Present:** Sonya Pritchard, Chief Administrative Officer  
Michelle Dunne, Deputy Clerk

**Others:** Tracey Atkinson, Project Manager  
Chris Tyrell, MMM Group, Planning Consultants  
Randall Roth, MMM Group, Planning Consultants

Declarations of Pecuniary Interests – None

### **PRESENTATION**

#### **1. OFFICIAL PLAN STEERING COMMITTEE – November 26, 2013 – ITEM #1 MMM Group**

Mr. Chris Tyrell, MMM Group made a presentation of background, issues and options for discussion for the Dufferin County Official Plan.

Mr. Tyrell gave an overview of the project purpose and noted that the province had amended a regulation under the Planning Act that requires the County to adopt an Official Plan. The County Official Plan will be a high level over-arching document that will give direction on planning matters that are of County significance without any intension to replace or duplicate the local municipalities planning efforts. Initial presentations and discussions were held with all local municipal Councils and Stakeholders Groups (18 community organizations that touch more than one local municipality) to lay out the work plan and gain an awareness of issues and concerns.

A schedule was presented, which will be accomplished in 3 phases. Phase 1 included the presentations to the local councils, which has now been completed. There are public open houses scheduled for January 2014. The committee

discussed the need to have a public meeting on a Saturday to allow weekend residents to attend. It was noted that there will be various ways other than public meeting for the public to participate. All materials are on the website, with lots of notice on upcoming meetings, should the public want to attend. The draft Background Issues and Options report will be presented at the February 2014 County Council meeting. Phase 2 will include a draft County official plan, by late March 2014, with it being presented to the local municipal councils throughout April and May 2014. Another public open house will be held in May 2014. The final phase will include the consultation report being presented to the local and county councils in June 2014. The final draft of the County Official Plan should be done by July 2014 with the statutory public meeting and council adoption of the official plan happening in August 2014.

Mr. Tyrell summarized the comments received during the consultation process. The comments received at the local municipal council meetings included questions on how to deal with planning approvals delegation regime required by the Planning Act, the administration structure at the County implement the County Official Plan and administration of planning approvals. Some municipalities expressed concern with County growth management strategy, projections, allocations, and achieving minimum intensification targets. All municipalities raised concerns over the governance framework at County Council, the weighted vote. It was noted that governance cannot be addressed through the Official Plan process, but will be taken into account when recommending how to administer the plan.

The comments received from the Stakeholders Group fell into four broad themes, balance between regional and local issues, importance of agriculture and environment, strategic vision for the County and coordination. The stakeholders noted there are benefits to the County having an Official Plan, but it needs to be balanced with local issues.

The Committee discussed managing growth. A chart on the Ministry approved population and employment projections for the County was presented. Based on the County's Growth Management Study (GMS), 2009 the Province allocated the population and employment forecast to 2031 and a set of density and intensification targets by local municipalities. This left an unallocated population of 4000 persons up to 2031. A list of secondary settlements have been identified, as provided by local municipal planning staff. The Province drives the definition of the settlement areas, and are consistent with how they apply it. If a settlement area was designated in a local Official Plan, then it will be identified in the County Plan.

The committee discussed how to address the growth issue in the County Plan. They discussed the need to be consistent with the growth plan forecasts to 2031, 2036 and 2041 and implement the Ministry approved allocations to 2031 and a minimum alternative density target and intensification target. They also discussed allocation of the unallocated population of 4000 persons to 2031 and allocation of growth beyond 2031 to provide for a 20 year planning horizon. The unallocated population resulted from the urban centres not having sufficient servicing. The

committee discussed three options for dealing with the growth forecasts in the County OP:

1. Maintain the 2031 planning horizon and do not allocate the unallocated population of 4000 persons;
2. Maintain the 2031 planning horizon and allocate the unallocated population of 4000 persons to the 3 primary settlements (subject to approved servicing feasibility); or
3. Establish a 20 year planning horizon (i.e. 2036) and allocate the unallocated population of 4000 persons to 2031 and an additional 1000 persons to 2036 (subject to approved servicing feasibility).

To avoid having to do an amendment to the plan almost immediately after it is passed, it was suggested going with option #3. Allocating at least a portion of the previously unallocated 4000 persons will ensure conformity for Grand Valley and Shelburne when they amend their local forecasts to accommodate desired additional growth. Allocating at least a portion of the amount has no effect on the other local municipalities. This would leave 1310 unallocated persons by 2031 which can be dealt with in subsequent 5 year reviews as servicing justification is achieved. The County Plan will include framework for future allocation of the unallocated population.

The consultants presented two options for consideration with respect to the intensification targets (Intensification targets are the portion of growth that must occur within a previously built up area – on concrete already in place not on greenfield):

1. Wait until the Province's review of the Growth Plan (2016) to consider alternative intensification targets; or
2. Request and provide justification to the Minister to support alternative intensification targets at this time.

It was recommended to go with Option #2, as there is reasonable justification that a 40% intensification target is too high. Suggesting that 40% of all growth in the County will occur as in-fill is not reasonable.

Mr. Tyrell noted that the County Plan should establish clear settlement hierarchy: primary settlements (Orangeville, Shelburne and Grand Valley) and secondary settlements (hamlets, villages etc). It was suggested that the Province will require the County to identify the urban boundaries (not just the municipal boundaries) in Orangeville, Grand Valley and Shelburne, so it is important to get those correct. The expansion of Grand Valley will need to be reflected. This map will be reviewed every 5 years and that is when expansion of settlement areas can be justified.

The committee discussed developing an appropriate set of land use policies to deal with the uses and activities in the countryside areas. It is expected that the County

Official Plan will carry forward the same rural/agriculture split that currently exists in the local municipalities.

The committee discussed planning administration and delegation. Currently the Province is the approval authority for local Official Plans, Official Plan Amendments and plans of subdivision with the exception of Orangeville and Mono which have delegated approvals from the Province. When the County Plan is approved, it is recommended that the County delegate subdivision approval by by-law. The County will only be able to exempt approval of a lower-tier Official Plan Amendment when the County is prescribed by regulation under the Planning Act. The County will need to make a formal request to the Minister for the Councils of the local municipalities to be granted exemption of approval for Official Plan Amendment. This will be a challenge as the Province supports County oversight and would only consider it under special circumstances. The County will need to show a framework on how this will take place, and show that delegation is part of the administration of planning for the County. Mr. Tyrell explained that they are drafting options that will include cooperation between the local municipalities and the County as an integral part of the County OP administration. There is only one municipality in all of Ontario in a two tier government that has delegated authority, so there is a need to establish justification or the Province will not approve it.

The committee requested that a meeting of all local municipal Councils be held prior to the public open houses in order to allow local Councils to have their questions answered and be able to answer any questions their residents may have. The CAO will report to the December County Council meeting on how that can be accomplished and the costs.

The committee discussed the next steps, as laid out in the schedule.

**Moved by Councillor Campbell Moon, seconded by Councillor Taylor**

**THAT the County Official Plan establish a 20-year planning horizon and allocate the unallocated population of 4,000 persons (to the extent possible) to 2031 and the additional 1,000 persons to 2036 (subject to approved servicing feasibility):**

**AND THAT the Official Plan include a framework for the future allocation of unallocated population;**

**AND THAT the County request and provide justification to the Minister of Municipal Affairs and Housing to support alternative intensification targets.**

**-Carried-**

2. OFFICIAL PLAN STEERING COMMITTEE – November 26, 2013 – ITEM #2  
Amaranth Correspondence

Correspondence from the Township of Amaranth dated November 7, 2013 and the Township of Mulmur, dated November 20, 2013, circulated on desk, with respect to the County of Dufferin Official Plan.

**Moved by Councillor Taylor, seconded by Councillor McGhee**

**THAT the correspondence from the Township of Amaranth dated November 7, 2013 and the Township of Mulmur, dated November 20, 2013, with respect to the County of Dufferin Official Plan, be received.**

**-Carried-**

## **ADJOURNMENT**

The meeting adjourned 7:30 p.m.

**NEXT MEETING:** To be determined  
55 Zina Street, Orangeville