



## **OFFICIAL PLAN STEERING COMMITTEE MINUTES Tuesday March 25, 2014**

The Committee met at 7:00 pm in the Sutton Room, 55 Zina Street, Orangeville

**Members Present:** Warden Bill Hill  
Councillor Ken McGhee  
Councillor John Oosterhof  
Councillor Laura Ryan  
Councillor Walter Kolodziechuk  
Councillor Allen Taylor  
Councillor Darren White

**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

The meeting was called to order at 7:00 pm

1. **OFFICIAL PLAN STEERING COMMITTEE – March 25, 2014 – ITEM #1**  
**County Official Plan Report #10 - Revised Meeting Schedule**

A report from the Chief Administrative Officer dated March 25, 2014 with respect to a revised meeting schedule for Stage 2 of the Official Plan project.

**Moved by Warden Hill, seconded by Councillor Kolodziechuk**

**THAT the report from the Chief Administrative Officer dated March 25, 2014, regarding, County Official Plan Report #10 – Revised Meeting Schedule for Stage 2 of Official Plan Project, be received;**

**AND THAT the revised meeting schedule be adopted:**

**March 25<sup>th</sup> – Steering Committee Meeting**  
**April 3<sup>rd</sup> – Circulation of Draft Official Plan**  
**April 7<sup>th</sup> – Technical Committee Meeting**  
**April 7<sup>th</sup> – Community Stakeholder Focus Groups**  
**April 7<sup>th</sup> to 28<sup>th</sup> - Review by Local Councils**

**April 10th - Report to County Council**  
**April 22nd - Steering Committee Meeting (if required)**  
**April 29th – Last day to submit comments in advance of Joint workshop**  
**May 1st – Joint Council Workshop (new)**  
**May 8th – Report to County Council**  
**May 21st – Public Open House – Shelburne (tentative)**  
**May 22nd – Public Open House – Orangeville (tentative)**  
**May 26th – Technical Committee Meeting**  
**May 27th – Steering Committee Meeting**

**-Carried-**

**2. OFFICIAL PLAN STEERING COMMITTEE – March 25, 2014 – ITEM #2**  
**MMM Group – Overview of Draft Dufferin County Official Plan**

Mr. Chris Tyrell, MMM Group presented an overview of the Draft Dufferin County Official Plan, March 2014. He noted that the project is in Phase 2 and is on schedule.

The Committee reviewed the seven sections of the plan and discussed the following key issues:

**Settlement Structure**

It is recommended that Orangeville, Shelburne and Grand Valley be identified as Urban Areas and the other identified 20 settlement areas as Community Settlement Areas. The committee discussed how the Community Settlement Areas would be represented in the plan, as a delineated area or a conceptual settlement area (represented by a dot).

There are many Official Plans that represent settlement areas conceptually, to have a specific delineated area is not a county interest. In discussions with local planners, some indicated they would prefer the settlement areas should be identified specifically, matching what is in the local Official Plan. The issue is if the area is delineated on the County Plan and the local municipal plan would like to change the area it would trigger two Official Plan amendments, one for the local plan and one for the County plan.

The committee had a consensus to direct the consultants to move ahead with conceptual settlement areas.

**Growth Allocation**

A copy of the growth allocation chart was projected for the Committee to review, as this will be embedded in the policy. The projections from Orangeville, Shelburne and Grand Valley are tied to their servicing capacity. Staff from those

municipalities were consulted to make sure it is based on reasonable servicing expansion. Every other community has been forecasted to grow. There is still unallocated growth and which will be allocated when full servicing is available. Shelburne is still doing their Municipal Comprehensive review.

Discussions with Orangeville regarding the unallocated population will continue as a review of the servicing capacity is anticipated. Only the number in the chart has been substantiated to this point.

### **Minimum Alternative Intensification Targets**

The Official Plan must establish minimum intensification targets for the 3 urban settlement areas. These numbers have been revised after speaking with the municipalities and is now at 37% instead of 40% for the County as a whole. The Alternative targets are being identified for Grand Valley and Shelburne areas, as it is projected that the opportunities for intensification will be exhausted prior to the end of the planning horizon in the Official Plan. For the higher targets to be achieved would undermine the character and composition of those communities. In discussion with the Province, it has been suggested that the a request for alternative numbers be delayed, as there will be a 10 year review of the Growth Plan in 2016 and the targets may be dealt with as provincial policy. There is no guarantee that a reduction in the intensification targets would occur at that time.

Consensus of the committee is to direct the consultants to seek a lower intensification targets.

### **Aggregate Resources**

In prior discussions it was suggested that the Plan would identify and establish policy around significant aggregate and mineral areas. The Committee discussed what the County's role in the context of reviewing aggregate extraction applications would be. Policy could be written that would give the County a role in any expanded pits and quarries of a certain size, as a means to take the burden off the local municipality and to better identify the overall County impact of a larger operations (i.e. truck traffic on County roads).

The Committee directed the consultants to have something in the County plan that refers to applications for pits and quarries over 250 acres and due to the impact on County roads, the committee discussed adding transportation policies.

### **Request for Delegated Local Municipal Official Plan Approval Authority**

It was noted that the discussions with the former Minister of Municipal Affairs and Housing was not favourable in the request for delegated local municipal official plan approval authority. A discussion on whether to accept the Ministers response

or continue to move ahead, with the members wishes for delegated authority with the possibility that the Minister could change his position.

The consensus of the Committee is for the plan to be written with all municipalities to have delegation of authority for Official Plan Amendments. The consultants were directed to continue to work with the Province on the issue.

## **County Administration Structure**

The Committee was presented four options for an Administration Structure

1. County planner
2. County planning department or contracting of services
3. Planning Committee of County Council (council level)
4. County Planners working group (staff level)

Most upper tier planning authorities have a County Planner. The CAO will report back on different options and financial commitments that are required.

The Committee consensus is to make the administration structure in such a way that routine planning matters be delegated to staff and major planning matters be referred to a Planning Committee, with one representative from each municipality with one vote each.

## **Questions and Answers**

The Committee discussed including a policy statement on the importation of fill. Staff were asked to contact the Niagara Escarpment Commission for a copy of theirs.

## **Next Steps**

- Internal Draft Official Plan for Comment (first week of April, 2014)
- Technical Committee Meeting (April 7, 2014)
- Stakeholder Focus Group Meeting (April 7, 2014)
- Stakeholder Committee Meeting (April 22, 2014 – if required)
- Joint Council's Workshop (May 1, 2014)
- Draft Official Plan (Public and Province circulation) (Mid-May, 2014)
- Public Open Houses (tentatively May 21 and 22, 2014)

## **ADJOURNMENT**

The meeting adjourned at 8:50 p.m.

**NEXT MEETING:** Tuesday, April 22, 2014  
55 Zina Street, Orangeville