



ALL COUNCIL JOINT WORKSHOP
Wednesday, September 7, 2016, 6:00 p.m.
Monora Park Pavilion
500 Monora Park Road, Mono

Council Members Present:
Township of Amaranth

Mayor Don MacIver
Deputy Mayor Jane Aultman
Councillor Heather Foster
Councillor Chris Gerritts
Councillor Gail Little

Township of East Garafraxa

Mayor Guy Gardhouse
Deputy Mayor John Stirk
Councillor Lenora Banfield
Councillor Tom Nevills
Councillor Frances Pinkney

Town of Grand Valley

Mayor Steve Soloman

Township of Melancthon

Mayor Darren White
Deputy Mayor Janice Elliott
Councillor Dave Besley
Councillor Wayne Hannon

Town of Mono

Mayor Laura Ryan
Deputy Mayor Ken McGhee
Councillor Ralph Manktelow
Councillor Sharon Martin
Councillor Fred Nix

Township of Mulmur

Mayor Paul Mills
Deputy Mayor Earl Hawkins
Councillor Janet Horner
Councillor Keith Lowry

Town of Orangeville

Mayor Jeremy Williams
Councillor Sylvia Bradley
Councillor Nick Garisto
Councillor Don Kidd
Councillor Scott Wilson

Town of Shelburne

Mayor Ken Bennington
Deputy Mayor Geoff Dunlop
Councillor Walter Benotto
Councillor Randy Chambers
Councillor Wade Mills

Staff Present:

Sonya Pritchard, Chief Administrative Officer, Dufferin County
Pam Hillock, Director of Corporate Services/Clerk, Dufferin County
Mike Giles, Chief Building Official, Dufferin County
Keith Palmer, Director of Community Services, Dufferin County
Darrell Keenie, General Manager, Dufferin County
Michelle Dunne, Deputy Clerk, Dufferin County
Denise Holmes, Chief Administrative Officer, Melancthon
Terry Horner, Chief Administrative Officer, Mulmur
Mark Early, Chief Administrative Officer, Mono
Nancy Tuckett, Director of Planning, Orangeville
Dave Trotman, Director of Planning, Mono

Others:

Guy Giorno, Fasken Martineau
Andrea Bourrie, MMM Group, Planning Consultants
Chris Tyrell, MMM Group, Planning Consultants
Randall Roth, MMM Group, Planning Consultants

Members of the public and the media were also in attendance.

Warden Ryan welcomed everyone to the all Council Joint Workshop .

Presentation – Municipal Ethics Update

Mr. Guy Giorno, Integrity Commissioner for the County of Dufferin and several area municipalities, provided information regarding the role of the integrity commissioner.

Presentation – Provincial Coordinated Land Use Planning Review

MMM Group, Planning Consultants facilitated and presented a summary of recommended comments on the Provincial Coordinated Land Use Planning Review. Councillor Janet Horner from the Township of Mulmur and representative on the Niagara Escarpment Commission, did a presentation on Niagara Escarpment Plan Review 2016. Sonya Pritchard and Don MacIver did a presentation on the Conservation Authorities Act Review.

During the facilitated discussion, members discussed the following proposed comments:

Proposed Comments – Growth Plan for the Greater Golden Horeshoe
Intensification Targets:

- The County is not supportive of increasing the overall minimum intensification target to 60% of all residential development occurring annually within the built-up area.
- Applying the same intensification target to all municipalities is not reflective of the individual character and challenges.
- Consideration should be provided for lower intensification targets for municipalities in the outer-ring.

Greenfield Density Targets:

- The County is not supportive of increasing the overall minimum designated greenfield density target to 80 residents and jobs combined per hectare.
- Consideration should be given to establishing a lower overall greenfield area density target for municipalities within the outer ring, while maintaining their ability to seek alternative minimum greenfield area density targets.
- Require further clarification as to how the minimum density target is to be measured, evaluated, or “phased in” (consider updating the built boundary).
- Clarification is required on the application of the revised targets to planning initiatives and development applications in process.

Employment Areas:

- Clarification is required as to whether the County Official Plan would be required to designate prime employment areas and employment areas, or whether they only need to be designated in the local official plans (employment areas not currently designated in the DCOP).
- Clarification of the definition of prime employment areas is required, as the proposed definition may inadvertently limit office uses within these areas. More flexibility should be considered.
- Consideration should be given to excluding all employment areas from the minimum greenfield area density targets.
- Implementation of employment area policies requires further consideration in view of ongoing planning initiatives.

Settlement Area Bounday Expansion/Excess Lands:

- The County is not supportive of proposed changes that would require the prohibition of development on excess lands (should be optional).
- Concern that de-designation of “excess lands” in one local municipality will impact growth opportunities in another local municipalities.
- Concern over legal implications of prohibiting development on lands with existing development permissions or entitlements.
- Not appropriately applied on a County-wide basis but may be better implemented within each individual municipality at a local municipal level.

Supporting Agriculture:

- Further details regarding the province’s identification and mapping of the agricultural system will be required to better understand what is trying to be achieved through this exercise as current mapping of the agricultural and rural areas is based on mapping already provided by the province.

- The County and local municipalities should have a proactive role in identifying the agricultural system and agricultural support network.

Natural Heritage:

- Further details regarding the province's identification and mapping of the natural heritage system will be required to better understand the extent of the province's natural heritage system.
- A provincial natural heritage system should be based on key features and areas of a provincial significance and defer to local municipalities, in consultation with conservation authorities to provide flexibility in mapping more detailed natural heritage systems at a County and local level.
- The delineation of any natural heritage system should be augmented by supporting policies which contemplate refinement and flexibility at the County and local level.
- The County and local municipalities should have a proactive role in identifying and mapping the natural heritage system.

Implementation:

- The County recommends that the Growth Plan should not come into force and effect until such time as the County's Official Plan conformity amendments are approved and in effect.
- Prior to the proposed Growth Plan and the County undertaking a MCR and conformity exercise, it is recommended that supporting work and methodology (i.e., growth forecast methodology, natural heritage system mapping, and agricultural system mapping) be completed by the province in consultation with municipalities to ensure a comprehensive planning framework is in place, prior to implementing the proposed Growth Plan.

Proposed Comments – Greenbelt Plan

Settlement Area Expansions:

- The County is supportive of proposed policy changes to allow upper and single tier municipalities to consider expansions to settlement area boundaries for settlements within the Greenbelt Plan, at the time of a MCR.
- Policies for expansion in Greenbelt are overly restrictive and greater flexibility should be provided (i.e., consider boundary adjustments for Hamlets and areas not serviced by municipal water and wastewater services).

Growing the Greenbelt:

- Recommend that the County and local municipalities potentially impacted by any proposed additions to the Greenbelt Plan be engaged directly by the Province for further consultation on any proposed expansions.

Proposed Comments- Niagara Escarpment Plan (NEP)

Land Use Designation Mapping Updates

- The restrictive nature of the Escarpment Natural Area and Escarpment Protection Area designation, may have a significant impact on future land uses within these designations.

- Local municipalities impacted by the revised land use designations are encouraged to review the implications on land uses within these areas and submit more detailed comments.
- County is not supportive of the proposed changes until further consultation has been undertaken, including more detailed mapping, to better understand the proposed changes.

Addition of Lands to NEP:

- County is not supportive of the proposed addition of lands until further consultation has been undertaken, including more detailed mapping, to better understand the proposed changes.
- Impacted municipalities are encouraged to submit more detailed comments to the Province regarding the implications on land uses and development.

All members of Councils were provided worksheets and asked to identify and confirm the key issues and impact that require comment from the County. A meeting of the local Planners to coordinate and finalize the comments has been scheduled for mid-September. The final comments will go to the October County Council meeting for endorsement and then will be submitted to the Ministry of Municipal Affairs by the deadline of October 31, 2016.

ADJOURNMENT

The meeting adjourned 8:30 p.m.