



**PUBLIC MEETING MINUTES**

**(under Sections 17 and 21 of the Planning Act, R.S.O. 1990, to consider a proposed Official Plan Amendment)**

**Thursday, September 8, 2016 at 7:00 p.m.**

**Council Chambers**

**51 Zina Street, Orangeville**

**Council Members Present:**

Warden Laura Ryan (Mono)  
Councillor Jane Aultman (Amaranth)  
Councillor Ken Bennington (Shelburne) (arrived at 7:05 pm)  
Councillor Geoff Dunlop (Shelburne)  
Councillor Guy Gardhouse (East Garafraxa)  
Councillor Earl Hawkins (Mulmur)  
Councillor Don MacIver (Amaranth)  
Councillor Warren Maycock (Orangeville)  
Councillor Ken McGhee (Mono)  
Councillor Paul Mills (Mulmur)  
Councillor Steve Soloman (Grand Valley)  
Councillor Darren White (Melancthon)  
Councillor Jeremy Williams (Orangeville)

**Present:**

Sonya Pritchard, Chief Administrative Officer  
Pam Hillock, Clerk/Director of Corporate Services  
Alan Selby, Treasurer  
Mike Giles, Chief Building Official  
Keith Palmer, Director of Community Services  
Darrell Keenie, General Manager, DCMA  
Tom Reid, Chief, Paramedic Chief  
Michelle Dunne, Deputy Clerk

**Others Present:**

Chris Tyrell, MMM Group, Planning Consultant  
Randall Roth, MMM Group, Planning Consultant

Warden Ryan called to order the Statutory Public Meeting under Sections 17 and 21 of the Planning Act in connection with a proposed Amendment Number 1 to the County of Dufferin Official Plan at 7:00 pm. The purpose of this public meeting is to allow members of the public an opportunity to comment on the proposed amendment.

1. **APPROVAL OF AGENDA**

**Moved by Councillor McGhee, seconded by Councillor Mills**

**THAT the Agenda distributed for the Statutory Public Meeting for the County of Dufferin Official Plan Amendment No. 1 (Shelburne Growth Forecast Update), be approved.**

**-Carried-**

2. **DECLARATIONS OF INTEREST BY MEMBERS**

Members of Council are required to state any pecuniary interest in accordance with the Municipal Conflict of Interest Act.

3. **NOTICE OF PUBLIC MEETING**

Warden Ryan stated the purpose of the Draft Official Plan Amendment No. 1 is to amend the Dufferin County Official Plan to establish revised population forecasts and allocations and revised employment forecasts and allocations to the Town of Shelburne to the year 2031 and 2036, to address the findings and recommendations of the Town of Shelburne Municipal Comprehensive Review (Official Plan Amendments 34 and 36) and the Dufferin County Land Needs Update. This Amendment represents a general policy amendment to the Dufferin County Official Plan that applies to the Town of Shelburne.

Warden Ryan stated that if a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Dufferin before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Minister of Municipal Affairs to the Ontario Municipal Board.

Warden Ryan further stated that If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Dufferin before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Notice of the Public Meeting was published in the following newspapers on the following dates:

Dundalk Herald – Wednesday, August 17  
Shelburne Free Press – Thursday, August 18  
Orangeville Banner – Thursday, August 18  
Alliston Herald – Thursday, August 18  
Orangeville Citizen – Thursday, August 18

The draft Official Plan Amendment and Dufferin County Lands Needs Update were made available on the County's website on August 11, 2016.

One written comment was received on September 7, 2016 from Grey County. The Planning and Development staff have no concerns with the amendment.

#### **4. PRESENTATION AND CONSIDERATION OF REPORTS**

##### **4.1. Statutory Public Meeting Information Report – Draft County of Dufferin Official Plan Amendment No. 1 (Shelburne Growth Forecast Update)**

Mr. Chris Tyrell from MMM Group provided a presentation on the proposed official plan amendment. The purpose of the amendment to the Dufferin County Official Plan is to establish a revised population forecasts and allocation and revised employment forecasts and allocation to the Town of Shelburne to the year 2031 to 2036. The amendment will address the finding and recommendation of the Town of Shelburne Municipal Comprehensive Review (OPAs 34 and 36) and the Dufferin County Land Needs Update and represents a general policy amendment to the Dufferin County Official Plan that applies specifically to the Town of Shelburne.

Mr. Tyrell noted that the amendment would:

1. Allocate an additional 1,600 persons to Shelburne to 2031 and 2036:
  - Amend Population Forecasts and Allocations to Local Municipalities (Table 3.2a) to revise the Population Forecast to 2031 and 2036 for Shelburne from 8,400 to 10,000 persons, and amend the Future Reserved Allocation to 2031 and 2036 from 2,332 to 732 persons.
2. Allocate an additional 200 jobs to Shelburne to 2031 and 2036:
  - Amend Employment Forecasts and Allocations to Local Municipalities (Table 3.2b) to revise the Employment Forecast to 2031 and 2036 for Shelburne from 3,560 to 3,760 jobs; and the Future Reserved Allocation to 2031 and 2036 from 2,000 to 1,800.
3. Amend Section 3.5.1.2 to revise the Shelburne Urban Settlement Expansion policies to reflect these changes and contemplate a future settlement area expansion, subject to a future County Official Plan Amendment.

Mr. Tyrell noted the County Official Plan was approved by the Province in March 2015 to establish population and employment forecasts and allocations. At that time, the County was unable to allocate the full 2036 population and employment

forecasts due to a lack of confirmed municipal services, resulting in a future reserved allocation, to be allocated when servicing capacity had been confirmed. During the preparation of the County Official Plan, Shelburne had been undertaking servicing work in support of their Municipal Comprehensive Review. At that time, an additional 1,600 persons of the future reserved population was intended to be accommodated in Shelburne. The Town's Municipal Comprehensive Review and additional servicing investigations have since identified that it may accommodate 10,000 persons to 2031, without the need for the settlement area expansion.

The Shelburne Urban Settlement Area expansion and the accommodation of additional growth is being deferred pending confirmation of additional servicing capacity and the assimilative capacity study. A future County Official Plan Amendment would be required to contemplate additional growth and the settlement area expansion.

The County undertook the Dufferin County Land Needs Update to confirm the County's overall land needs and review implications of Shelburne's OPAs for selected employment land conversions. The Land Needs Update made the following recommendations:

- Shelburne has nearly reached its 2031 population forecast of 8,400 persons and exhausted its built boundary and greenfield residential land supplies.
- Proposed employment land conversions will provide sufficient land to accommodate an increase of 1,600 persons, and allow it to meet its minimum intensification and greenfield density targets.
- Allocate an additional 1,600 persons to 2031 (for a total of 10,000 persons).
- Allocate an additional 200 jobs to 2031 to maintain its employment ratio (for a total of 3,760 jobs).
- Confirms there is sufficient employment land in the Town and the County as a whole to meet projected needs to 2036, while not affecting the viability of the County's employment areas.

Mr. Tyrell provided next steps in this process. Dufferin County will receive public input on Draft Dufferin County Official Plan Amendment No. 1 (Shelburne Growth Forecast Update) and await comments from the Province. Once the Provincial comments are received, MMM Group will prepare a recommendation report and bring forward County Official Plan Amendment No.1 to County Council at a future Council meeting for consideration for adoption. The County Council decision on County Official Plan Amendment No.1 will then be forwarded to the Ministry of Municipal Affairs for approval. If the County Official Plan Amendment No.1 is approved by the Minister, County Council will consider approval of Town of Shelburne OPAs 34 and 36 at a future meeting of County Council.

## 5. COMMENTS/QUESTIONS

Warden Ryan asked if any members of Council had any questions.

Councillor Bennington asked if there would be a way to accelerate the process. Mr. Tyrell responded that the matter at this point is pending input from the Province. He reported that his team are in constant contact with Provincial staff.

Councillor MacIver asked if a meeting could be arranged with the with the Minister of Municipal Affairs to accelerate the process.

Warden Ryan asked if there are an comments or questions from the public. No members of the public made comment.

Warden Ryan asked those in attendance to sign the sign-in sheet. She advised that the personal information collected at this public meeting is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act and the Planning Act. The information collected will be used to complete the official plan amendment process and will form part of the public record. Questions about this collection should be addressed to the Clerk, Pam Hillock.

## 6. PRESENTATION AND CONSIDERATION OF REPORTS

### 6.1. Statutory Public Meeting Information Report – Draft County of Dufferin Official Plan Amendment No. 1 (Shelburne Growth Forecast Update)

A report from MMM Group Limited dated September 8, 2016 with respect to the proposed County of Dufferin Official Plan Amendment No. 1 (Shelburne Growth Forecast Update).

#### Moved by Councillor Williams, seconded by Councillor Bennington

**THAT the report entitled “Information Report to County Council - Statutory Public Meeting, Draft Dufferin County Official Plan Amendment No. 1 (Shelburne Growth Forecast Update)” be received;**

**AND THAT public input be received on the Draft Dufferin County Official Plan Amendment No. 1 (Shelburne Growth Forecast Update) at the statutory public meeting being held on September 8, 2016;**

**AND THAT a recommendation report be prepared on the Draft Dufferin County Official Plan Amendment No. 1 (Shelburne Growth Forecast Update) for future consideration.**

**-Carried-**

7. **ADJOURNMENT**

**Moved by Councillor Dunlop, seconded by Councillor White**

**THAT the meeting adjourn.**

**-Carried-**

The meeting adjourned at 7:20pm.

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Laura Ryan  
Warden

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Pam Hillock  
Clerk