



**PUBLIC MEETING AGENDA**

**(In accordance with Section (26) of the Planning Act to receive input regarding the Municipal Comprehensive Review, which is a review of the County of Dufferin Official Plan.)**

**Thursday, March 12, 2020 at 7:00 pm  
Town of Orangeville Council Chambers  
87 Broadway, Orangeville**

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**1. APPROVAL OF AGENDA**

*THAT the Agenda distributed for the Statutory Public Meeting for the County of Dufferin Municipal Comprehensive Review, be approved.*

**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**

A copy of the Notice of Public meeting under Section 26 of the Planning Act, R.S.O. 1990, to receive input regarding the Municipal Comprehensive Review.

**4. PRESENTATION AND CONSIDERATION OF REPORTS**

**4.1. WSP – Municipal Comprehensive Review**

A presentation from Gregory Bender, Manager Municipal Planning, WSP with respect to the Dufferin County Municipal Comprehensive Review.

**5. COMMENTS/QUESTIONS**

**5.1. Registered delegate – Dorothy Pedersen, Orangeville**

Members of the Public are invited to provide comments or ask questions regarding the Municipal Comprehensive Review.

The following written comments provided to date have been circulated with the agenda:

- Grey County
- Charles Hooker, East Garafraxa
- Pat Barker

**6. ADJOURNMENT**

*THAT the meeting adjourn.*



**NOTICE OF A PUBLIC MEETING  
DUFFERIN COUNTY OFFICIAL PLAN REVIEW/  
MUNICIPAL COMPREHENSIVE REVIEW**

PURSUANT TO SECTION 26(3) AND (4) OF THE *PLANNING ACT*, R.S.O. 1990 (AS AMENDED) TAKE NOTICE THAT A PUBLIC MEETING WILL BE HELD BY DUFFERIN COUNTY.

**WHEN:** March 12<sup>th</sup>, 2020  
**WHERE:** Town of Orangeville Council Chambers, 87 Broadway, Orangeville  
**TIME:** 7:00pm

***A location map is not provided with this notice, as the Official Plan Review/Municipal Comprehensive Review applies to all lands within the corporation limits of the Dufferin County.***

**Purpose**

The Dufferin County Official Plan is a statement of goals, objectives and policies intended to guide future land use, physical development, and growth within the boundaries of the County. The primary purpose of the County's Municipal Comprehensive Review is to update the Official Plan to ensure conformity with Provincial policies, have regard to matters of Provincial interest, and to address the changing demographics, employment and needs of the County.

Ontario's *Planning Act* requires that County Council shall hold a special meeting of Council to discuss the revisions to the Official Plan that may be required under the Municipal Comprehensive Review.

**Tell Us What You Think**

The public is invited to attend this statutory public meeting to provide input into the Official Plan Review/Municipal Comprehensive Review process. We would like your input to identify issues to be considered in the Municipal Comprehensive Review process, which will help build a vision for the Official Plan, but also help develop solutions to issues.

**Written Submissions**

If you are unable to attend this meeting, but would like your comments and/or concerns received by members of Council, then please submit your comments in writing to: c/o the Clerk, Pam Hillock, 55 Zina Street, Orangeville, ON L9W 1E5, or email: [phillock@dufferincounty.ca](mailto:phillock@dufferincounty.ca), and provide your name and mailing address.

**Additional Information**

For further information on the Official Plan Review/Municipal Comprehensive Review, please contact:

Pam Hillock  
Clerk  
Dufferin County  
55 Zina Street  
Orangeville, ON L9W 1E5  
Phone: (519) 941-2816 ext. 2503  
[phillock@dufferincounty.ca](mailto:phillock@dufferincounty.ca)

You may also choose to visit the project website at [joinindufferin.com](http://joinindufferin.com) for updates, resources or to make a request to be added to the project mailing list.

The County Website also has further information in regards to this project:  
<https://www.dufferincounty.ca/index.php/services/planning-development#my-community-rediscovered->

DATED THIS 13th day of January, 2020



# Dufferin County Municipal Comprehensive Review Section 26 Special Meeting of Council



March 12, 2020



1. Purpose of This Meeting
2. Project Purpose
3. Project Work Program
4. Overview of Key Matters to Review
5. Progress to date
6. Next Steps

# Purpose of this Meeting

- The purpose of this Special Meeting of Council is to discuss potential revisions that may be required to the County Official Plan and provide an opportunity for the public to offer comments to Council regarding any issues or matters that should be considered in the Municipal Comprehensive Review
- Pursuant to Section 26(3)(b) of the Planning Act, before making revisions to the County Official Plan, the County is required to hold a Special Meeting of Council, open to the public, to discuss potential revisions to the Official Plan

- Dufferin County is expected to grow to approximately **85,000** people and **32,000** jobs by 2041 according to 2016 Census data.
  - an increase of **23,265 people** and **7,646 jobs**
- To plan and accommodate for growth, Dufferin County is reviewing its Official Plan through a process called a Municipal Comprehensive Review (MCR) to implement the policies of the new Growth Plan

- The Current Official Plan came into effect in 2015 (Planning Act generally requires a consideration to review/update every 5 years)
- The Official Plan is required to be updated to conform with the 2019 Growth Plan by 2022
- This update will reflect updated legislation and planning policies, including:
  - Recent amendments to the Planning Act
  - Provincial Policy Statement, 2020
  - Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan
  - Source Protection Plans
  - other plans, strategies and initiatives



## Phase 1: Background and Context (Winter 2019 – Spring 2020)

- Establish Stakeholder Advisory Committee (SAC): **Now Accepting Applications!**
- Public Open House held on March 3, 2020
- Public Meeting & Special Meeting of Council (Section 26) on March 12<sup>th</sup>, 2020
- Background Report

## Phase 2: Assessment (2020)

- Natural Heritage System
- Agricultural System
- Public Open House
- Public Outreach Booths

## Phase 3: Delineation (2020)

- Land Needs Assessment

## Phase 4: Application (2020 - 2021)

- Discussion Paper
- Frameworks for: Infrastructure, Urban Structure, Community Sustainability, Climate Change Resiliency
- Transportation Master Plan (TMP)
- Presentation to Council

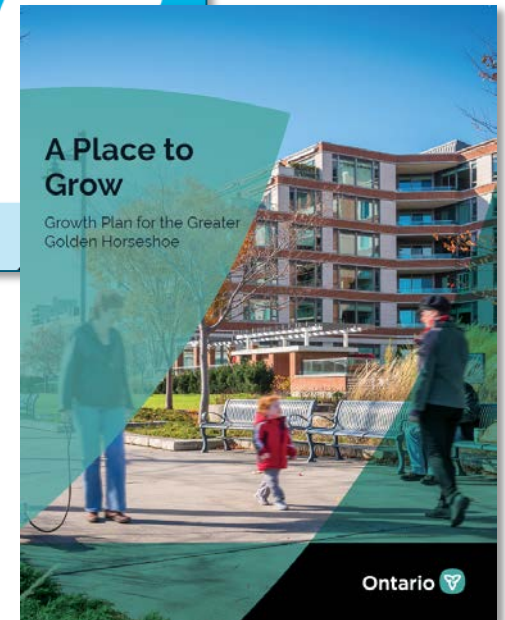
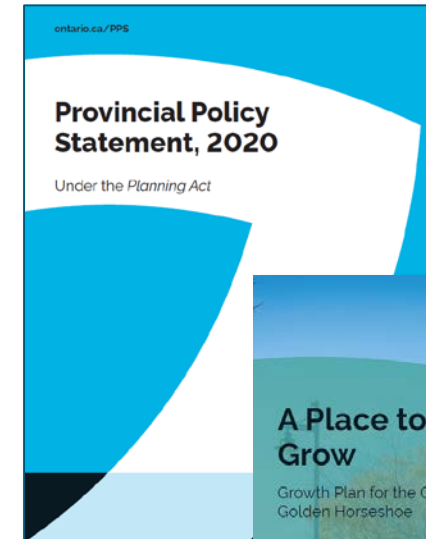
## Phase 5: Policy Update (2021 - 2022)

- Official Plan Amendment (OPA) to update the County Official Plan
- Statutory Public Open House
- Statutory Public Meeting
- Council Adoption and Provincial Circulation

# Overview of Key Materials to Review

## Policy and Land Use Framework

- Updated Legislation and Planning Framework
  - Provincial Policy Statement, 2020 (PPS, 2020)
  - A Place to Grow (Growth Plan, 2019)
- Natural Heritage
  - Implement Provincial Plans and Source Protection Plans
- Review land use policies



## Growth Management

- Growth Projections
  - Updated Growth Plan population and employment forecasts (anticipated in Summer, 2020)
  - Local municipal settlement area boundaries
- Residential Intensification
  - The Growth Plan directs Dufferin County to establish the minimum percentage of all residential development occurring annually that will be within the delineated built-up area
  - Servicing constraints need to be reviewed and considered
- Employment Area Density Targets

# Overview of Key Materials to Review

## Natural Heritage System (NHS)

- Implement Provincial Natural Heritage System mapping with refinements only permitted through the MCR
  - Consult with local municipalities on candidate areas for refinement

## Agricultural System

- Implement Provincial Agricultural System mapping with refinements only permitted through the MCR
  - Consult with local municipalities on candidate areas for refinement
- Update policies to reflect Provincial direction

## Infrastructure

- Plan for sufficient infrastructure capacity in strategic growth areas

## Transportation Master Plan

- To be prepared to satisfy the County MCR requirements under the Growth Plan, 2019
  - Follows a separate, but parallel process

## Public Consultation

- Join In Dufferin webpage
- Call for Stakeholder Committee members
- Open House & Visioning Workshop – March 3

## Background Review

- Existing traffic counts collected
- Natural Heritage System mapping under review
- Most local municipal servicing capacity data received



- Phase 1 continues
  - Policy Framework Report
  - Background Report
- Phase 2 begins
  - Land Supply Analysis
  - Draft Natural Heritage System Strategy
  - Stakeholder Workshop
  - Council Presentation



**QUESTIONS ?**





# What is an Official Plan?

Provincial Legislation

→ *Planning Act, R.S.O. 1990, c.P.13*

Provincial Policy & Plans

- 
- Provincial Policy Statement, 2014
  - Growth Plan for the Greater Golden Horseshoe, 2019
  - Greenbelt Plan, 2017
  - Oak Ridges Moraine Conservation Plan, 2017
  - Niagara Escarpment Plan, 2017

**County Official Plan**

Local Official Plan(s)

Zoning By-law

→ Implements the Official Plan

Development Review

→ Examples: Official Plan Amendment, Plan of Subdivision, Site Plan, Minor Variance Applications

# Key Questions Answered in the Official Plan

- Where will future residents **live**?
- What types of housing will be **built**?
- Where will people **work**?
- How will people **move** around the County?
- How will we **protect** agricultural areas and natural features?



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

February 27<sup>th</sup>, 2020

Pam Hillock, Clerk  
Dufferin County  
55 Zina Street  
Orangeville, ON, L9W 1E5  
\*Sent via E-mail

**RE: Dufferin County Official Plan Review/Municipal Comprehensive Review  
Dufferin County**

Dear Ms. Hillock,

This correspondence is in response to the above noted zoning by-law amendment. We have had an opportunity to review the proposed application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The Dufferin County Official Plan is a statement of goals, objectives and policies intended to guide future land use, physical development, and growth within the boundaries of the County. The primary purpose of the County's Municipal Comprehensive Review is to update the Official Plan to ensure conformity with Provincial policies, have regard to matters of Provincial interest, and to address the changing demographics, employment and needs of the County.

Ontario's Planning Act requires that County Council shall hold a special meeting of Council to discuss the revisions to the Official Plan that may be required under the Municipal Comprehensive Review.

Grey County Planning staff have no concerns at this time and can provide more detailed comments once draft policies have been developed as part of the Municipal Comprehensive Review.

If you wish to discuss this matter further, please contact me.

Yours truly,

Hiba Hussain

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February 27<sup>th</sup>, 2020

Planner  
(519) 372-0219 ext. 1233  
[hiba.hussain@grey.ca](mailto:hiba.hussain@grey.ca)  
[www.grey.ca](http://www.grey.ca)

**From:** Charles Hooker  
**To:** Jenny Li  
**Cc:** ggardhouse@eastgarafraxa.ca; East Garafraxa  
**Subject:** Official Plan  
**Date:** Wednesday, January 29, 2020 6:43:51 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Sir:

An insert in my tax notice asked for comment on the next Official Plan.

First, I realize that the province decreed that only one Official Plan would be accepted from all Dufferin County; so the former eight separate municipal plans are no longer acceptable at Queen's Park. I can understand why.

However, I sincerely hope that the county plan will only draw together the right municipal plans under one cover, as it is the municipalities that know best what is wanted in their jurisdictions - specially as Dufferin County consists of three towns and five rural townships. There must be major differences between urban and rural plans because urban and rural regions are vastly different, and the municipal plans cater to that difference.

Secondly, former Premier McGuinty decreed that Dufferin County would increase its population from 51,000 to 80,000 by 2031 while job numbers would rise to 17,000. I have seen little increase in employment opportunities - and some stores and industries have closed - so I wonder how those jobs will be created by the Ontario government. (Will they move a ministry here?) I also wonder how much land will be dedicated to industrial jobs.

In the past, Orangeville has three times sought additional land from its neighbouring municipalities (Mono, East Garafraxa and Amaranth) for industry, and then converted it to residential use followed by more pleas for land. But Orangeville's population is limited by water and sewage limits. East Garafraxa and Amaranth, at least, are essentially agricultural communities - as was established during a planning meeting about 1997 or 1998. Most of the landowners said they liked East Garafraxa the way it is during that town meeting; I certainly do. Unless a major shift in township opinion is expressed, I suggest that the county plan reflect that wish. But consult the East Garafraxa council for a more official opinion.

I trust that the county plan will exclude any more wind turbines. They greatly affect neighbours especially because the neighbours must accept the noise without compensation. They probably affect the hosts, too.

Do not impose any more bylaws or other restrictions on rural residents, who know better than anyone else how best to sustain their properties.

East Garafraxa is a beautiful and prosperous township. I would appreciate being kept informed of the Official Plan development as it happens, and will endeavour to attend the meeting.

Charles Hooker 431068 19th Line, East Garafraxa, Ontario L9W 7E4

**From:** Pat Barker  
**To:** Jenny Li  
**Subject:** Re: Dufferin County Official Plan Review-My Community Rediscovered Project Update  
**Date:** Wednesday, February 19, 2020 9:28:43 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hi Jenny,

I would like to attend, but unfortunately I will be providing daycare for my baby granddaughter that evening. If I find out last minute that I can come, can I fill in the form and attend anyway?

If I can't come, can you tell me if the official plan will include opportunities for more women's retail clothing stores in Orangeville? Does the plan even cover retail shopping? I'm concerned about the fact that we lost four ladies' retail stores that were in Orangeville Mall. I would like to see those stores come back to Orangeville, in other locations, if they're interested in returning. We also lost Coles, Hallmark and Bentley. We need more variety in town. There are several empty retail venues available in different parts of the town.

I would also like to see more concentration put on shopping in town. We don't need to be just a bedroom community. We are the largest town in the area, and therefore should be an island unto itself, with a fully rounded retail environment that includes clothing, housewares, and a variety of goods that we don't have access to now, unless we drive an hour south or east, to shop in larger towns/cities.

Is there any interest for the official plan to include retail promotion? Attracting more retail to town provides many things. The stores are employers, so local townspeople find more work opportunities here. More people come in from out-of-town to buy goods here, which is good for the town. More retailers make Orangeville a more self-sustaining environment, where we can shop, and not take our dollars elsewhere.

If this is not currently being considered, I would very much like to see it added to the agenda and seriously looked at.

Thanks,

Pat