



DUFFERIN COUNTY COUNCIL MINUTES – STATUTORY MEETING

Thursday, March 12, 2020 at 7:00 p.m.

Town of Orangeville Council Chambers

87 Broadway, Orangeville

Council Members Present:

Warden Darren White (Melancthon)
Councillor Steve Anderson (Shelburne)
Councillor Sandy Brown (Orangeville)
Councillor John Creelman (Mono)
Councillor Bob Currie (Amaranth)
Councillor Guy Gardhouse (East Garafraxa)
Councillor Earl Hawkins (Mulmur)
Councillor Janet Horner (Mulmur)
Councillor Andy Macintosh (Orangeville)
Councillor Wade Mills (Shelburne)
Councillor Laura Ryan (Mono)
Councillor Steve Soloman (Grand Valley)
Councillor Philip Rentsch (Grand Valley)

Alternate Council Members Present:

Councillor Gail Little (Amaranth)

Council Members Absent:

Councillor Chris Gerrits (Amaranth)

Staff Present:

Sonya Pritchard, Chief Administrative Officer
Pam Hillock, Clerk/Director of Corporate Services
Alan Selby, Treasurer
Anna McGregor, Director of Community Services
Scott Burns, Director of Public Works
Brenda Wagner, Administrator of Dufferin Oaks
Tom Reid, Chief, Paramedic Service
Cheri French, Director of Human Resources
Darrell Keenie, Director of Planning, Economic Development & Culture
Michelle Dunne, Deputy Clerk

Warden White called the meeting to order at 7:00 p.m.

1. **APPROVAL OF THE AGENDA**

Moved by Councillor Creelman, seconded by Councillor Mills

THAT the Agenda and any Addendum distributed for the March 12, 2020 Statutory meeting of Council, be approved.

-Carried-

2. **DECLARATION 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.

Public Notice was given by the following means:

- Copy made available to the local municipalities
- A copy available on our website
- Join In Dufferin Community Engagement platform
- Ads placed in the following newspapers on the following dates:
 - Alliston Herald on January 13, 2020 and January 20, 2020
 - Creemore Echo on January 13, 2020 and January 20, 2020
 - Dundalk Herald on January 13, 2020 and January 20, 2020
 - Orangeville Banner on January 13, 2020 and January 20, 2020
 - Shelburne Free Press on January 13, 2020 and January 20, 2020
 - Wellington Advertiser on January 13, 2020 and January 20, 2020
- Social media posts on:
 - February 27, 2020
 - March 5, 2020

4. **WSP – MUNICIPAL COMPREHENSIVE REVIEW**

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

Mr. Bender advised the purpose of the Statutory meeting is to fulfil the requirements of Section 26 of the Planning Act and to kick off the review of the

Official Plan and Municipal Comprehensive Review for the Dufferin County Official Plan.

The purpose is to discuss potential revisions that may be required in the County of Dufferin 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. This meeting is an opportunity for members of Council to provide any input that should be considered throughout the process and allow for members of the Public and Stakeholders to provide their input as well.

Dufferin County is expected to grow to approximately 85,000 people and 32,000 jobs by 2041 according to 2016 census data, which is an increase of 23,265 people and 7,646 jobs. In order to manage that, it is important to review the Official Plan through a process called a Municipal Comprehensive Review (MCR). This will allow understanding of how the County is going to grow, how it should grow and how that growth can be accommodated to ensure Provincial policy is met.

The current Dufferin County Official Plan came into effect in 2015. The Planning Act requires a consideration of an update or review every five years, which means the County is in line with the update notwithstanding all the other Provincial plans and policy statements that have changed since the Official Plan came into effect. Some examples are certain amendments to the Planning Act through various pieces of legislation and Provincial Policy statements in 2020, all of which need to be considered as part of this process. The Provincial Policy Statement will come into effect on May 1, 2020. Certain changes to the Growth Plan in 2019, the Greenbelt Plan as well as changes to various other pieces of legislation need to be considered. As well Source Protection Plans from the Conservation Authority also need to be undertaken as part of this process and any other plans and local strategies that have been prepared should be considered.

Currently, we are fairly early on in Phase One of the Municipal Comprehensive Review process. There was a Public Open House on March 3, 2020 to get feedback that should be reviewed as part of the Municipal Comprehensive Review. Mr. Bender noted they are currently looking for participants to sit on the Stakeholder Advisory Committee. Applications are available and the deadline to accept applications has been extended. The Stakeholder Advisory Group will

provide feedback and be used as a litmus test before the Public is consulted and look to engage with other Stakeholders. Once input and feedback have been received, a background report will be prepared. The background report will summarize all the different changes that have been brought out in various Provincial plans and legislation to understand how that might impact the County's Official Plan.

As part of Phase Two, more detailed studies will be reviewed. The background report will be used to help guide the additional background work whether it's the Natural Heritage system, an agricultural system study, as well as any other issues that come up through the process that need to be studied further. There will be another Open House as well as outreach booths to obtain feedback. Feedback is needed to ensure the document is locally focused. WSP will work with County staff to deliver information to as many people as possible.

In Phase Three, WSP will complete the Land Needs Assessment. This will review Schedule 3 of the Growth Plan to help understand how much growth will be happening within the County of Dufferin, how that will be applied to each of the local municipalities over the next term of the Official Plan.

In Phase Four, WSP will compile a discussion paper that will summarize all work to date, provide policy direction and will outline the changes in the Official Plan. Various frameworks for infrastructure will be reviewed including the road infrastructure and urban land use structure in the local municipalities. It will also review community sustainability and climate change resiliency. A Transportation Master Plan will also be completed as a side study but also as part of the Official Plan. Once all these documents are compiled, WSP will present to Council prior to writing the amendment to the Official Plan.

The Official Plan Amendment written in Phase Five will occur between 2021-2022. It will include a Statutory Open House and a Statutory Public Meeting. Following these, there will be a presentation to Council to consider adoption of the amendment before it is forwarded to the Province for consideration.

Mr. Bender noted a lot of framework policies for the Official Plan have been updated since the current Official Plan was put in place. These include the Provincial Plan Policy Statement (2020), the Growth Plan (2019), Provincial Plans and Source Protection Plans as well as land use policies.

As part of the growth projection planning, WSP must complete an updated Growth Plan population and employment forecast as well as local municipal

settlement area boundaries. 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 in consultation with local municipalities. Servicing constraints need to be reviewed and considered as well. Employment area density targets will also be review on a County wide basis as well as in each of the municipalities.

Since the current Official Plan came into effect, there has been two significant changes with respect to Natural Heritage System and Agricultural Systems. WSP will implement the Provincial Natural Heritage System and the Agricultural Systems mapping with refinements only permitted through the Municipal Comprehensive Review. WSP will be collaborating with the local municipalities on candidate areas for refinement for both systems.

WSP will be working with staff to plan for sufficient infrastructure capacity in strategic growth areas.

The Transportation Master Plan will meet the requirements under the Municipal Comprehensive Review under the Growth Plan 2019 as well as meet the Environmental Assessment requirements. The Transportation Master Plan will follow a separate but parallel process to the Municipal Comprehensive Review.

Public consultation will take place in many forms, including but not limited to, the Join In Dufferin social engagement platform, a Stakeholder Committee and an Open House and Visioning Workshop that took place on March 3, 2020.

WSP has completed some background review including collecting existing traffic counts as part of the Transportation Master Plan. The Natural Heritage System mapping is under review, as well they have received most local municipal servicing capacity data.

Currently, WSP is completing Phase One, completing the Policy Framework report as well as the background report. Phase Two is beginning, looking at land supply analysis, drafting a Natural Heritage Systems Strategy, holding a Stakeholder Workshop and a presentation to Council.

Mr. Bender assured Councillor Currie this is an ongoing process that will fulfill legislated requirements. Mr. Bender welcomed Councillor Currie's feedback for consideration.

Councillor Brown enquired as to what is meant by employment density targets. Mr. Bender advised as part of the Provincial legislated requirements have employment density targets per municipality on an annual basis must be identified. For example, this could specify a number of people or jobs per hectare to ensure a certain density. The intent through this process is to ensure one area isn't saturated with a particular employment use.

5. **COMMENT/QUESTION PERIOD**

Dorothy Pedersen, Orangeville resident, was unable to attend.

Warden White welcomed any members of the public to step forward to present their comments.

Charles Hooker, an East Garafraxa resident, addressed Council. Mr. Hooker would like the plan to appreciate there is a difference between urban and rural living in Dufferin County. Secondly, he would not like regulations arising from the plan that affect rural residents but not urban residents. Finally, Mr. Hooker would like to assured that other organizations, such as Conservation Authorities, are only playing an advisory role and do not have ultimate power in regards to changes.

Mark Tijssen, an Amaranth Councillor and resident, would like the Official Plan to be well structured and seamless to use. Mr. Tijssen referenced other Counties in Ontario that have developed a primary plan and a secondary plan for the lower tier municipalities. He hopes we can develop a seamless document for the user, being an upper tier document with reference to a lower tier document with no redundancies.

Kat Sliwa spoke, a lawyer from Dentons Law Firm and a representative for Flato Developments. Ms. Sliwa noted her client's land use planner, Ben Abbott of Bousfields Inc., is also in attendance. She noted Flato Developments owns 38 hectares located in Shelburne that are intended for future development and are outside settlement area boundary. They are requesting the West side of the Town of Shelburne should be expanded for growth. Flato has been working with the Town of Shelburne with respect to expanding the settlement area which is within the urban boundary. Flato would like to develop a mixed use development focused on seniors housing with retail and neighborhood uses. The proposal is a mixture of low, medium and high density residential and commercial use along Main Street along with natural uses, including parks and a water management pond. Their plans are consistent with Provincial Policy Statement (2014 & 2020) and conforms with Growth Plan for the Greater Golden Horseshoe, the Dufferin

County Official Plan and Town of Shelburne Official Plan. They believe it is a logical expansion area of the Town's existing settlement area. Recently, the Province released a new Provincial Policy Statement that will be in force soon and the policies have been strengthened to incentivize increasing housing supply and jobs. The policies state that municipalities must plan for longer term of housing supply, being a period of up to 25 years, and allocating municipal growth for a period of up to 15 years. In their opinion, allocating growth through the Town of Shelburne's settlement area in Shelburne West area is appropriate and consistent with Provincial Policy and supports Provincial priorities. Flat Developments would like the County of Dufferin consider the Municipal Comprehensive Review.

Cameron Sellers, a planner from Innovative Planning Solutions, attending on behalf of their client Cortel Group. The Cortel Group owns significant land south of the Grand Valley settlement area through to County Road 109. As of last week, the Cortel Group has prepared and submitted a comprehensive concept plan for the these lands, along with a request to consider expansion of Grand Valley's settlement area through the County's Municipal Comprehensive Review process. The expansion would include a multitude of uses including schools, parks, commercial amenities, institutional uses, low and medium density housing and a major gateway at the intersection of County Road 25 and County Road 109. The expansion would facilitate needed seniors housing as well as affordable housing while also introducing significant employment lands that have direct access to County Road 109. The expansion would be about building a thriving complete community within Grand Valley.

John Apreda, an Amaranth resident, spoke to the County's water resources and inquired if they would be reviewed in the Official Plan. He does not believe there is a limitation to the taking of water from our County which could impact future growth. From what he has read, there is a minimum limit to what can be taken but not a maximum limit. He is hoping it is possible to address this in the Official Plan to prevent excessive water taking. Warden White noted a review of the Official Plan does take into account water resources, uses of water and what is being done with water in the municipality.

Warden White noted the following written comments provided to date have been circulated with the agenda:

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

Additional comments that were circulated on desk were also reviewed:

- Wayne Nicholson, Melancthon resident
- Zelinka Priamo Ltd

6. **ADJOURNMENT**

Moved by Councillor Horner, seconded by Councillor Brown

THAT the meeting adjourn.

-Carried-

The meeting adjourned at 7:34 p.m.

Darren White, Warden

Pam Hillock, Clerk