



COMMUNITY DEVELOPMENT & TOURISM COMMITTEE AGENDA

Thursday, January 27, 2022 at 3:00 p.m.

By video conference – The meeting will be live streamed on YouTube at the following link: <https://www.youtube.com/channel/UCCx9vXkywflJr0LUVkKnYWQ>

Land Acknowledgement Statement

We would like to begin by respectfully acknowledging that Dufferin County resides within the traditional territory and ancestral lands of the Tionontati (Petun), Attawandaron (Neutral), Haudenosaunee (Six Nations), and Anishinaabe peoples.

We also acknowledge that various municipalities within the County of Dufferin reside within the treaty lands named under the Haldimand Deed of 1784 and two of the Williams Treaties of 1818: Treaty 18: the Nottawasaga Purchase, and Treaty 19: The Ajetance Treaty.

These traditional territories upon which we live and learn, are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.

Roll Call

Declarations of Pecuniary Interest by Members

PUBLIC QUESTION PERIOD

To submit your request to ask a question please contact us at info@dufferincounty.ca or 519-941-2816 x2500 prior to 4:30 p.m. on January 26, 2022.

PRESENTATIONS & DELEGATIONS

1. COMMUNITY DEVELOPMENT & TOURISM – January 27, 2022 – ITEM #1
Dufferin Federation of Agriculture

A delegation from Gord Grant and Bill McCutcheon from Dufferin Federation of Agriculture, to discuss the future of farmland and food.

2. COMMUNITY DEVELOPMENT & TOURISM – January 27, 2022 – ITEM #2
Orangeville Brampton Railway Line

A delegation from Neil Orford regarding the Orangeville Brampton railway line.

3. COMMUNITY DEVELOPMENT & TOURISM – January 27, 2022 – ITEM #3
Bousfields Inc. (Flato Developments)

A delegation from Katarzyna Sliwa, Dentons, Emma West, Mojgan Rasouli, and David Milano, Bousfields Inc., and Shakir Rehamatullah, Flato Developments, regarding the Municipal Comprehensive Review and the lands owned by Flato Development in the Town of Shelburne.

4. COMMUNITY DEVELOPMENT & TOURISM – January 27, 2022 – ITEM #4
Gladki Planning Associates

A delegation from Robert Walter-Joseph, Gladki Planning Associates, regarding the Municipal Comprehensive Review and the lands located at 133184 Sideroad 28-29, Town of Grand Valley.

5. COMMUNITY DEVELOPMENT & TOURISM – January 27, 2022 – ITEM #5
Municipal Comprehensive Review – Draft Land Need Analysis Report

A presentation from Gregory Bender, Manager, Municipal Planning, and Matt Alexander, Project Manager, WSP, to present the draft land need analysis report.

Recommendations:

THAT the Land Needs Analysis prepared by WSP be accepted:

AND THAT staff be directed to circulate the report to each of the local municipalities for review and comment;

AND THAT once completed, staff and WSP engage with stakeholders and the public.

REPORTS

6. COMMUNITY DEVELOPMENT & TOURISM – January 27, 2022 – ITEM #6
Municipal Comprehensive Review (MCR) Timelines

A report from the Director of Development & Tourism, dated January 27, 2022, to share anticipated timelines for the Dufferin County MCR.

Recommendation:

THAT the report from the Director of Development and Tourism, dated January 27, 2022, regarding the Municipal Comprehensive Review, be received.

7. COMMUNITY DEVELOPMENT & TOURISM – January 27, 2022 – ITEM #7
Shared Land Use Planning Services MOU

A report from the Director of Development & Tourism, dated January 27, 2022, to present a draft Memorandum of Understanding (MOU) for Shared Land Use Planning Services between the County and East Garafraxa.

Recommendations:

THAT the report from the Director of Development and Tourism, dated January 27, 2022, regarding Shared Land Use Planning Services MOU, be received;

AND THAT the Warden and the Clerk be authorized to execute the Memorandum of Understanding with East Garafraxa for a shared Land Use Planning Services.

8. COMMUNITY DEVELOPMENT & TOURISM – January 27, 2022 – ITEM #8
Economic Development Funding Issued in 2020

A report from the Director of Development and Tourism, dated January 27, 2022, to provide an overview of the four projects completed with the County's Economic Development Funding issued in 2020.

Recommendation:

THAT the report of the Director of Development and Tourism, dated January 27, 2022, with respect to the Economic Development Funding Issued in 2020,

be received.

CORRESPONDENCE

9. COMMUNITY DEVELOPMENT & TOURISM – January 27, 2022 – ITEM #9
Bousfields Inc. - Municipal Comprehensive Review (DiPoce Lands)

Correspondence from Bousfields Inc., dated January 20, 2022 regarding the Municipal Comprehensive Review and the lands owned by DiPoce Management in the Town of Shelburne.

Recommendation:

THAT the correspondence from Bousfields Inc., dated January 20, 2022 regarding the Municipal Comprehensive Review and the lands owned by DiPoce Management in the Town of Shelburne, be received.

10. COMMUNITY DEVELOPMENT & TOURISM – January 27, 2022 – ITEM #10
Township of Mulmur – Economic Development Fund

Correspondence from the Township of Mulmur, dated January 21, 2022, requesting the County maintain the Economic Development Fund in their budget.

Recommendation:

For consideration of the Committee.

BUDGET

11. COMMUNITY DEVELOPMENT & TOURISM – January 27, 2022 – ITEM #11
Draft 2022 Budget

Review and discussion of the Draft 2022 Operating and Capital Budget for Planning, Economic Development, Tourism (includes Museum of Dufferin), and Building Services.

The 2022 Draft Budget Package is available at the following link:

<https://www.dufferincounty.ca/sites/default/files/finance/2022%20Draft%20Budget.pdf>

Next Meeting

Thursday, February 24, 2022 at 3 p.m.

Video Conference



Farmland - a capital idea!

Cap•i•tal
.... a store or supply of useful assets or advantages
eg “*They wasted their political capital on an unpopular cause*”
Merriam-Webster

Dufferin’s Farmland Capital:

- ❑ 156,593 acres of total farm area (42.6% of Dufferin’s landscape)
- ❑ \$112 million in farm gate receipts for commodities (2019)
- ❑ Over \$1.6 billion in total farm capital (land, buildings, machinery...) in 2016

www.omafra.gov.on.ca/english/stats/county/



Farmland - Annual Production

✔ Value of Food Produced by Dufferin Farmers	\$ 112 M
✔ Value of Ecosystem Services/Natural Capital	<u>\$ 59 M</u>
Total Annual Value to Dufferin	<u>\$ 171 M</u>

- 32 businesses gross over \$1M in sales every year
- \$112 M in farm gate sales does not reflect multiplier effect
- Estimated multiplier for Ontario ag and food is 2.25 (2013)



Farmland – Do we really care?

Dufferin County

	2006	2016	% Change 2006 to 2016
Total farm area - Acres	190,607	156,593	-17.8
Land in crops	132,138	117,272	-11.3
Natural areas plus low intensity agriculture	49,734	31,828	-36.0

	total acres	acres /year	acres /day	Waterloo acres /day
Total area of farm lost	-34,014	-3,401	-9.3	-1.7
Cropland lost	-14,866	-1,487	-4.1	-1.2
Natural areas plus low intensity farmland lost	-17,906	-1,791	-4.9	-0.7

Source: CANSIM 004-202, Census of Agriculture, Statistics Canada



Farmland – “Intentional Protection”

- ☐ Ontario’s Provincial Policy Statement
- ☐ Municipal Official Plans
- ☐ Agricultural Areas are foodlands, not greenlands, not development-lands-in-waiting.
- ☐ Dufferin and Region of Waterloo compared. Why the big difference? Clearly demonstrated intent to protect farmland?



Farmland – Official Plan protections

- ❑ Municipal Official Plans restrict new residential severances in Prime Ag areas to avoid limiting future agricultural development





Farmland – Prime ag is more than 1,2,3

- ❑ Agriculture Areas - not just CLI Classes 1-3
 - Prime agricultural land, defined as specialty crop areas and/or areas with [Canada Land Inventory](#) (CLI) Classes 1 - 3 lands.
 - Other areas associated with prime agricultural land including CLI Classes 4 - 7 lands and additional areas with a local concentration of farms with characteristics of ongoing agriculture; and,
 - Agricultural areas with organic soil (not part of the CLI classification system).
 - Small pockets of existing non-agricultural uses may be found within prime agricultural areas.

www.omafra.gov.on.ca/english/landuse/prime-ag-areas



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Why?

12



Farmland – a capital idea!

For more information contact:

- ❑ Bill McCutcheon, DFA President
 - wmccutcheon2@gmail.com

- ❑ Gord Grant, OFA MSR
 - gord.grant@ofa.on.ca



Preserving the Viability of Rail in Dufferin County: Why should Dufferin County re-engage in rail transit?

Presentation to the Community Development
and Tourism Committee -

January 27, 2022

Neil Orford

Orangeville



"Short-line rail lines keep Ontario "Open for Business"

Dan Braniff (OBRAG Chair, 2019)

- ❖ OBRAG = 4 Industrial users of the OBRY in Orangeville + 2 more in Brampton
- 422 employees in Dufferin
- With a 2019 payroll in excess of \$25 million
- 80% of those employees live in Dufferin County
- OBRAG rail users spent \$2-4 million annually on services with Orangeville vendors & providers
- Spent \$750 000+/year on capital costs & maintenance
- Spent \$750 000+/year to GIO Holdings to operate rail service
- Paid Town of Orangeville \$196 000 in taxes (2019)
- Town of Orangeville paid \$342 000 in taxes to Brampton/Caledon Peel Region (2019) for the rail corridor

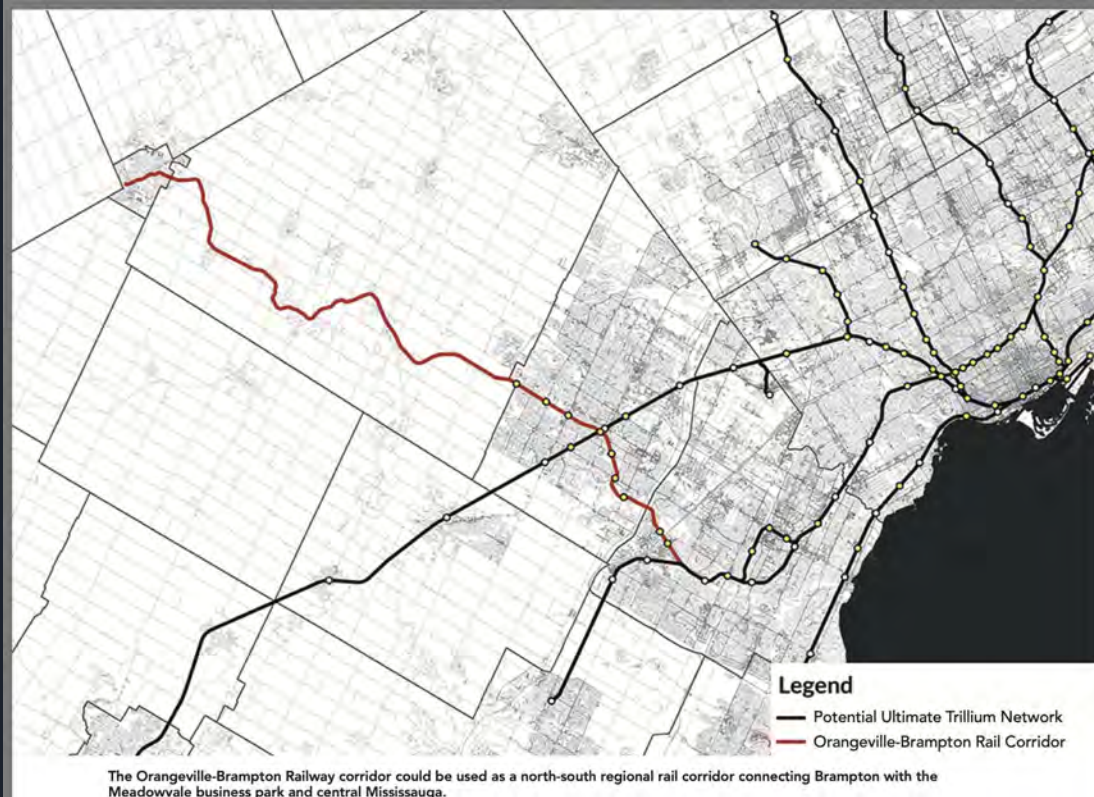
"Without a rail service, coming to Orangeville would be a non-starter for many sizeable companies"

Pete Reynolds, Manager, Clorox Company of Canada - Orangeville, 2019



OBRAG Chair Dan Braniff

The Orangeville-Brampton Railway Corridor



Source: TRBOT Report "Getting on the Right Track – Connecting Communities with Regional Rail" - March 2021

Some relevant history for OBRY

- In 2000, Orangeville purchases 55km line - Mississauga to Orangeville from the CPR for \$3.5 million \$750 000 of which came from Dufferin County / \$750 000 from Orangeville / \$2 million from the Province
- The ORDC was incorporated as a private company, with the Town being the sole shareholder
- OBRAG has been the shortline rail operator since since 2000 in a Tripartite Agreement
- In 2008, ORBY was sold conditionally to the Highland Railway Group for \$7 million, which assumed responsibility for all operations (including taxation) until the sale fell through in 2012 when Highlands withdrew their Mega-Quarry application
- In July 2014, the Tripartite Agreement to operate OBRY was extended until 2022
- In 2015 Orangeville loses a court bid to gain an exemption from paying taxes to Brampton, Caledon, Mississauga - and have \$1.6 million in taxes refunded
- In August 2019, Orangeville Council provided approval for the ORDC to 'sell or otherwise dispose' of all the rail assets
- OBRAG requested termination of the agreement with the ORDC in 2020, to be effective Dec 31st 2021 (9 months prior to its re-negotiation) after which rail operations ceased
- On Jan 10, 2022, the ORDC announces the sale of the Brampton Rail lands (5 acres off Queen St) to the City of Brampton for \$24.25 million



Sale of OBRY Brampton Rail Lands - \$25 Million



Understanding where we are with the future of rail in Dufferin

01

With the sale of the Brampton Rail Lands (and presumably the industrial corridor to the south of Brampton to Streetsville)

...OBRY as we have known it is dead

02

There is no point in revisiting historical debates...

It is a matter of 'where do we go from here'

There is no plan for the public to consider on the future of the OBRY line

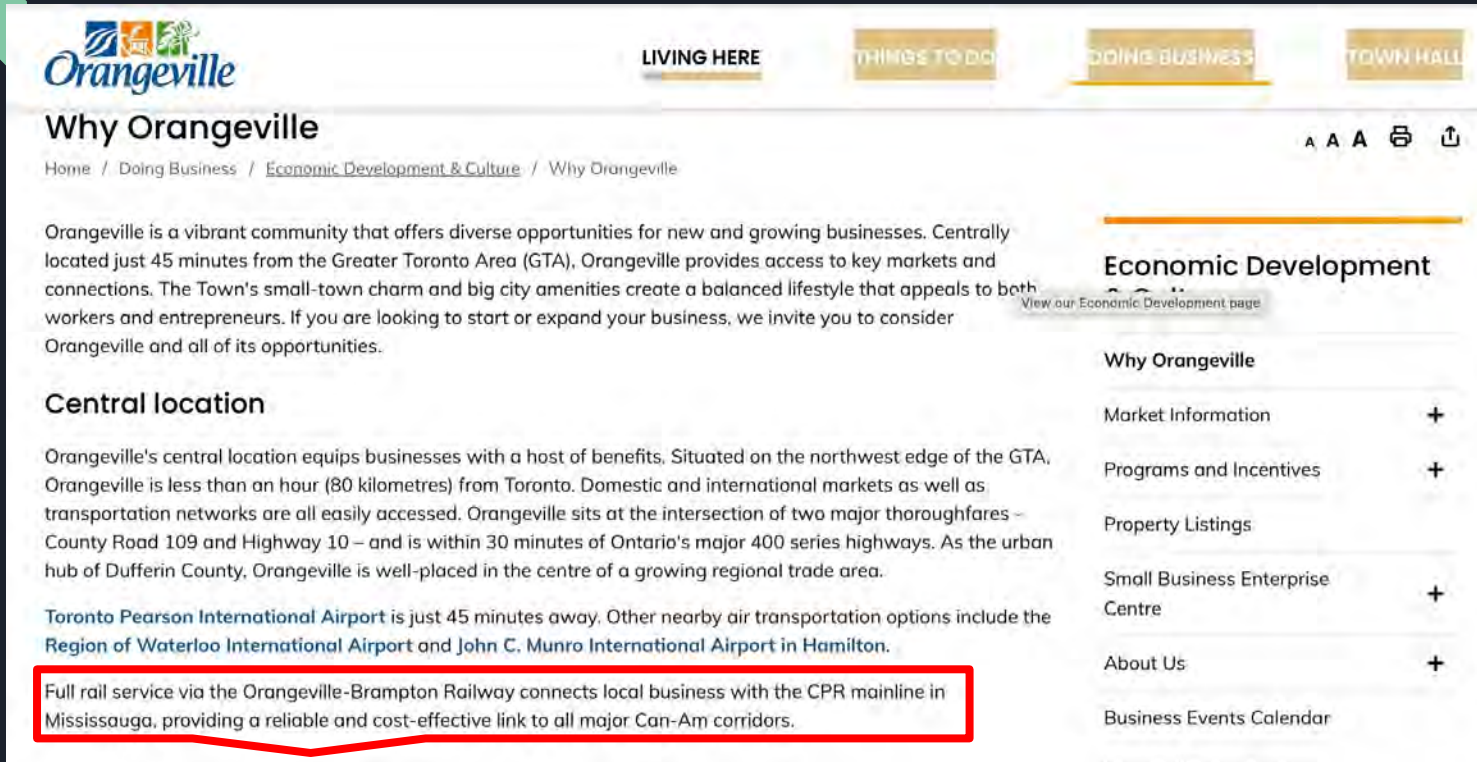
03

How is the County of Dufferin implicated from hereon?

Is there a role for the County to play in determining a 'rail plan future' for Dufferin?



The Town of Orangeville continues to advertise the economic value of OBRY on its website...



Orangeville

LIVING HERE **THINGS TO DO** **DOING BUSINESS** **TOWN HALL**

Why Orangeville

Home / Doing Business / Economic Development & Culture / Why Orangeville

Orangeville is a vibrant community that offers diverse opportunities for new and growing businesses. Centrally located just 45 minutes from the Greater Toronto Area (GTA), Orangeville provides access to key markets and connections. The Town's small-town charm and big city amenities create a balanced lifestyle that appeals to both workers and entrepreneurs. If you are looking to start or expand your business, we invite you to consider Orangeville and all of its opportunities.

Central location

Orangeville's central location equips businesses with a host of benefits. Situated on the northwest edge of the GTA, Orangeville is less than an hour (80 kilometres) from Toronto. Domestic and international markets as well as transportation networks are all easily accessed. Orangeville sits at the intersection of two major thoroughfares – County Road 109 and Highway 10 – and is within 30 minutes of Ontario's major 400 series highways. As the urban hub of Dufferin County, Orangeville is well-placed in the centre of a growing regional trade area.

Toronto Pearson International Airport is just 45 minutes away. Other nearby air transportation options include the **Region of Waterloo International Airport** and **John C. Munro International Airport in Hamilton**.


Full rail service via the Orangeville-Brampton Railway connects local business with the CPR mainline in Mississauga, providing a reliable and cost-effective link to all major Can-Am corridors.

Economic Development

[View our Economic Development page](#)

- Why Orangeville**
- Market Information +
- Programs and Incentives +
- Property Listings
- Small Business Enterprise Centre +
- About Us +
- Business Events Calendar

In the absence of a rail plan, Orangeville relies on 2018...



The Town-owned Orangeville Brampton Railway (OBRY) not only provides twice-weekly freight service that is critical to certain manufacturers, but also makes possible the Credit Valley Explorer scenic train that has become a major tourism draw. Steps that will ensure the longer-term viability of the Railway need to remain a preoccupation of the Town to ensure the continuity of this railway asset. *Orangeville Economic Development Strategic Plan – January 2018* (6)

1. **A major priority for the Town is** to sustain efforts to ensure the viability of the Orangeville Brampton Railway (OBRY), which is vital to several important manufacturers and provides the scenic route for the Credit Valley Explorer (CVE) excursion train. (8)
2. **In terms of overall priorities and phasing**, the most immediate economic development issues are the lack of industrial land and buildings and the gaps and high costs associated with high-speed broadband as these challenges limit the ability to attract new job-generating investment. Ensuring the viability of the Orangeville Brampton Railway is a priority but involves longer timelines and ongoing efforts. (16)
3. **Orangeville Brampton Railway (OBRY)**: The Town-owned Orangeville Brampton Railway is a vital lifeline for several Orangeville manufacturers in the Town's plastics cluster. (17)
4. Canvassing options, **both for freight and tourism**, that will enhance the viability and local economic impact of the OBRY **should continue to be an overriding preoccupation**, including possible sources of government support. Discussions with other municipalities that are involved with comparable short- line railway operations, such as the City of Guelph, may provide insights and learnings. (17)
5. **Orangeville, in company with the County and other municipalities**, should advocate for the incremental Federal and Ontario investment in public transit from Orangeville and Dufferin County that will provide frequent all-day two-way connections to Brampton and ultimately the Pearson Hub. **A heightened level of connectivity** will make Orangeville a more attractive base of operations for business (including for firms with national and international travel needs), and facilitate growth in tourism. Orangeville's geographic position changes positively if viewed as a location that can be easily reached from a multi- modal western GTA public transport hub. (18)

Forsaking Dufferin's rail future without a plan..

“Metrolinx has not formally studied providing GO Rail service to Orangeville.....Given a typical mode share for transit (at 10-15%), the benefits to existing bus passengers and new rail passengers would not outweigh the costs of upgrading the 55 km of the Orangeville-Brampton Railway to enable it to handle GO Rail trains, which at a conservative estimate would likely exceed \$400 million.” Michael Black - GO Transit, Dec 23, 2020 - correspondence with N. Orford

- Metrolinx comments are based on a very outdated 2016 TTS Travel Diary, which show fewer than 100 commute to Toronto 'across all modes' on any given day
- The figure of “\$400 million” is based on upgrading done to the Lakeshore “Go” Line in 2015, and not based on any engineering study ever conducted to meet the rehabilitation needs for the OBRY corridor
- “The C.D. Howe Institute, published an informative report in 2016 showing the extent of taxpayer subsidies for Canadian highways. Net of all user taxes and fees the public purse pays over 30% of the cost of construction and maintenance. A transition to electric vehicles will increase the required highway subsidy as gasoline tax revenues decline. Municipalities are heavily cost-burdened for roads that do not come under provincial jurisdiction.” Transport Action Ontario (TAO) report “Protecting the Orangeville-Brampton and Barrie-Collingwood rail corridors” -01 04 22
- “In November, 2021, Metrolinx announced a procurement milestone for the Design-Build-Operate-Maintain contract for the On-Corridor Works project in the GO Expansion Program. (due for completion in 2026).... Based on Metrolinx reports, the GO Expansion Program, not counting extensions, has an estimated capital cost of \$26.8B, of which \$15.7B was estimated for On-Corr work. As of December, 2021, costs incurred were about \$7.1B” TAO Report - GO Rail Expansion in the GTHA – The Path Forward - 01 06 22
- ...Frustratingly, this does not include any expansion plans before 2026 to the Outer-Ring of the GGH
- In March, 2021, the Toronto Region Board of Trade (TRBOT) published a report called 'Getting on the Right Track – Connecting Communities with Regional Rail'. It envisions using the current 450-km network of existing and legacy rail corridors to create a true regional rail system with 10-minute or better headways, akin to the Berlin S-Bahn or Paris RER. The vision is “anywhere-to-anywhere, anytime”. The network is branded the Trillium Network.
- “The TRBOT recommends network expansions on existing rail corridors – OBRY Streetsville to North Brampton and eventually Shelburne, CP Woodbridge to Bolton, CP Streetsville to Morningside and Seaton. Ottawa's O-Train is an excellent example of efficient, low-cost use of an existing rail corridor, and could be adapted to the OBRY.” - TAO Report - GO Rail Expansion in the GTHA – The



Others Do have plans...

POTENTIAL OPPORTUNITY

Orangeville Brampton Railway

The Orangeville-Brampton Railway is a rail corridor that links Orangeville with Brampton and the Milton Corridor in Mississauga. Today a freight-only route owned by the Town of Orangeville, the line is currently at risk of abandonment due to traffic losses. It is critical that this corridor be preserved, however: an extension of the regional rail network over the line could significantly increase connectivity within the 905 region, supporting transit-oriented growth and speeding travel. In the shorter term, it could be developed as part of an O-Train-style service connecting Mississauga and Brampton. In the longer term, it could function as a useful branch of a potential Trillium service on the Milton corridor.

TRBOT Report - Getting on the Right Track
– Connecting Communities with Regional Rail
- March 2021

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1. ORDC intentions and undertakings are private and not subject to public scrutiny - **why no public scrutiny?**
2. Toronto Region Board of Trade (among others) continue to advocate for the preservation of the rail corridor for future mixed use modal transport
3. **MTS -Municipal Transit Solutions** (of Newmarket) has already expressed interest in buying sections of the rail corridor for the construction of a private ULRT (Ultra Light Rail Transit) service
4. While Town of Orangeville has mused about development of the rail corridor as a '**Rail Trail**' or 'Rail-to-Trail' with no clear plan - the costs associated with transitioning 'rail' to a 'trail' are prohibitive.
5. **Region of Peel** has expressed interest buying the OBRV assets from the ORDC for such a trail (2022)
6. Despite its mandate, **Metrolinx** concentrates its expansion to the West of the GTA & shows little interest in Dufferin

...All of this has significant implications
for the County of Dufferin

“Why use yesterday’s thinking for a new dynamic future?”...

“Municipal Transit Solutions (of Newmarket) is in the early stages of asking Brampton & Mississauga for support to trial its technology. The company says it will finance itself on condition an agreement can be put in place to buy the (OBRY) route if its successful. Steve Ostrowski (President of MTS) imagines a short timeline and minimal capital costs to convert the Orangeville Brampton Railway into a pioneering demonstration of their new technology”

Isaac Callan, “The Pointer” (Brampton) 22 04 21



“Design it like the Ottawa O Train...and then make it a very simple north/south Peel Region line, supplementing, extending and paralleling the Hurontario LRT,” *Jonathan English*, the director of policy for transportation and infrastructure at the TRBOT (said).

Isaac Callan, “The Pointer” (Brampton) 22 04 21



Compared to the \$6 - 10 Billion of Provincial tax dollars being spent to build the new GTA West Highway (Hwy 413), the cost of building an innovative partnership to rehabilitate OBRY for transit & /or industrial use**is minimal**

What does the County of Dufferin say?

"The County supports the continuation of safe and efficient rail facilities and rail network within the County. Development adjacent to rail facilities will be carefully controlled to eliminate land use conflicts and ensure the safe and continued operation of the rail line."

Section 7.2.4 *DUFFERIN COUNTY OFFICIAL PLAN (MMAH Approved March 2015) | Office Consolidation July 2017*

Furthermore...It is the policy of the County that:

- a) Planning for uses in the vicinity of rail facilities will protect the long-term operation and economic role of the corridor.*
- b) The County will encourage economic development opportunities associated with the rail transportation system, and or future public transit opportunities.*
- c) Any proposed new residential or other sensitive use within 300 metres of an active railway right-of-way will be supported by noise and compatibility studies, completed to the satisfaction of the County and/or local municipality, in consultation with the appropriate railway company.*
- d) Any proposed new development within 75 metres of an active railway right-of-way will be supported by a vibration impact study, completed to the satisfaction of the County and/or local municipality, in consultation with the appropriate railway company.*
- e) For development adjacent to a railway right-of-way, appropriate safety measures such as setbacks, berms and security fences will be provided to the satisfaction of the County and/or local municipality in consultation with the appropriate railway company.*
- f) Proponents of development within 300 metres of an active railway right-of-way are encouraged to consult with the appropriate railway company prior to filing formal development applications.*
- g) The County supports the reuse of abandoned rail corridors for potential trail systems, in accordance with the policies of Section 7.2.3."*

Further implications where there is no rail plan....

According to current latest Hemson Data:

1. Population of Dufferin by 2050 approaches 100 000
2. Similar Data suggest Peel Region approaches population of 2.2 million
3. Dufferin County exceeded its population growth forecasts in 2020 by 9.4%
4. Which suggests a GGH Outer-Ring growth potential that demands *mindful planning for commuter transit* considering rail as a critical element of the ongoing TMP and MCR review process



Housing Stock Forecasts (based on population projections):

- Seem wildly unpredictable
- Yet the GTAH / GGH & Outer Ring of the GTA are sure to grow & require better transit solutions than reliance on the car using a 10/24/89/9/410 & Hwy 413 network

Which suggests that - *for the sake of conscientious municipal planning* - the existing rail corridor right-of-way needs to be protected and preserved for potential future transit needs

2016-21 Population and Housing Stock Forecasts made by Hemson in 2012 and 2021 respectively.

	2012 Forecast	2021 Forecast	Difference (Abs)	Difference (%)
Population Growth from International Sources - GTAH	479,620	607,000	127,380	26.6%
Population Growth from International Sources - Outer Ring	32,500	81,000	48,500	149.2%
Net Intraprovincial Migration - GGH	-157,520	-231,000	-73,480	46.6%
Net Intraprovincial Migration - Outer Ring	121,500	125,000	3,500	2.9%
Net Intraprovincial Migration - Rest of Ontario	36,020	106,000	69,980	194.3%
Net New Housing Stock - GTAH	389,000	362,000	-27,000	-6.9%

All data provided by Dr Mike Moffatt (UWO) - <https://mikepmoffatt.medium.com>

Suggestions for Re-engagement of the County

Since it is the Policy of the County that:

“The County will encourage economic development opportunities associated with the rail transportation system, and or future public transit opportunities;” (Sec 7.2.4 b)

I respectfully suggest the Council of the County of Dufferin take:

Immediate Steps:

- To resolve to request a seat on the ORDC Board to defend the interests of Dufferin County as stipulated in Section 7.2.4 of the DUFFERIN COUNTY OFFICIAL PLAN (MMAH Approved March 2015) | Office Consolidation July 2017
- To Press Orangeville Town Council to host Full Public Consultations held jointly with the County (as per the Orangeville Economic Development Strategy) **prior to** any further disposition of ORBY assets
- To Press Orangeville Council's ORDC **to make public** the 'official Plan' which articulates the 2022 vision for the rail corridor as it aligns with Brampton's Vision 2040

Medium to Long-Term Steps:

- To Press Metrolinx and Provincial Government (vis á vis our MPP) to conduct a comprehensive commuter service study including a needs assessment & engineering evaluation for options like light rail and EV bus rapid transit
- To Direct staff to investigate application to the [National Trade Corridor Fund \(NTCF\)](#) using the Brant/Elgin/Oxford & Middlesex County model, to provide that research funding for (a) commuter service options & (b) industrial or mixed modal options
- To prepare a written commitment to; (a) the future potential for rail transportation, and; (b) the protection of the OBRY 'right-of-way' as part of the Dufferin TMP (Phase Five) - Planning for Growth & Urban Expansion currently being developed as part of the 2022 MCR.

Final Thoughts

- ❖ The sale and disposition of the OBRV lands and rail corridor = the disposition of Orangeville (and arguably) Dufferin's most valuable asset
- ❖ The sale of the rail lands in Brampton has provided an important taxation windfall in an election year, which handsomely replenishes Orangeville's reserves and pays off 'the rail debt'
- ❖ ...taxpayers will rejoice at the 1.5% reduction in their tax levy next year, with the promise of more to follow once the lands in Alton and along Orangeville Townline are sold
- ❖ The Province of Ontario must be re-engaged (as they have been in other jurisdictions). With a sitting Minister of the Crown as our MPP, this should not be a heavy-lift for the County, in collaboration with Orangeville;
- ❖ **So...OBRV is dead** ...but a rail future for Dufferin (vis a vis Orangeville) need not be...with County leadership;
- ❖ Like our sister counties of **Brant, Oxford, Elgin & Middlesex**, Dufferin County Council can;;
 - Press for public & stakeholder consultations on a rail future similar to the multi-year input led by the **SCOR EDC**;
 - ❖ Issue a comprehensive statement articulating a vision for a **rail future** in your **Final TMP Summary** and Policy Directions Report, due by Q1 2023, modelled on the SCOR "**Future of Shortline Rail Initiative**"
 - ❖ Pursue multi lateral private-public partnership rail investment opportunities through **Transport Canada's National Trade Corridor Fund, the Rural Economic Development Program (RED)** or the **Safe Restart Program**

On Jan 6th 2022, the Tillsonburg-St.Thomas Shortline rail operation was reopened:

"The Future of Shortline Rail initiative began in November 2020 when GIO Rail, the Town of Tillsonburg, and SCOR EDC entered into a Letter of Intent to develop a business case for reinstating operations along the Cayuga Rail subdivision. Since then they have been engaging with stakeholders, including municipal councils, economic development officers, and businesses with the objective of reinstating sustainable and affordable rail service to benefit the region."

...all that is required is courage and vision.



FAQ's

1. Why am I presenting this at the Upper Tier and not Town of Orangeville?
2. How are lower tier municipalities impacted by the termination of OBRY?
3. What are the cost implications of abandoning a rail line and converting to a rail trail?
4. Why did I not reference the Tourism Strategy?
5. 'Cui Bono? - who stands to gain in all of this?



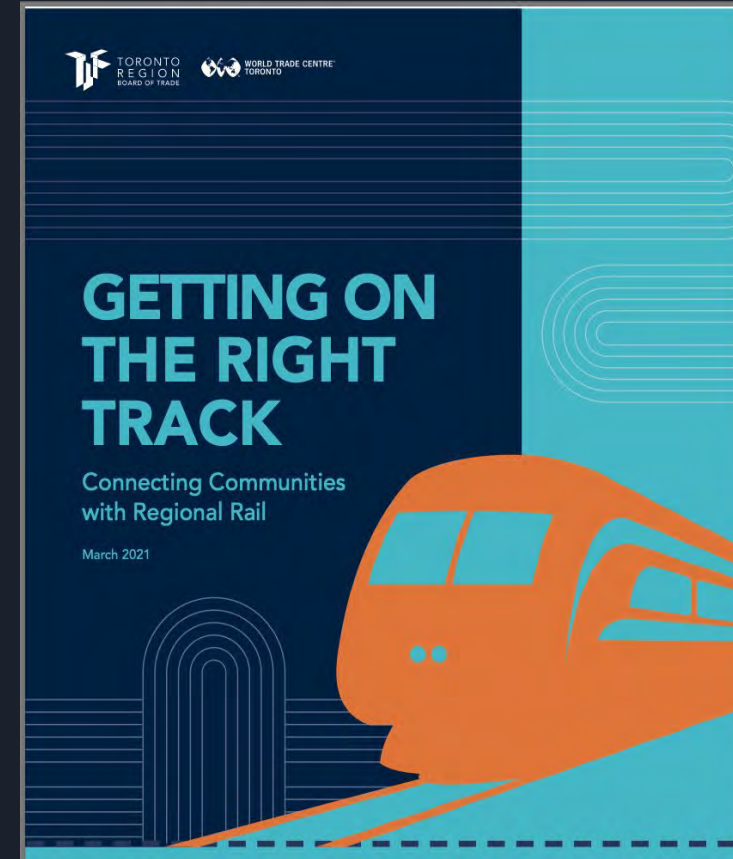
Relevant Research

Additional Current References:

- [Dufferin County Planning for Growth & Urban Expansion](#)
- [Official Plan and Provincial Land Use Planning Policies | Dufferin County](#)
- [Orangeville Economic Development Strategy Update January 2018](#)
- <https://www.orangeville.ca/en/town-hall/resources/Documents/2021%20Strategic%20Plan%20Progress%20Report-FINAL-21-08-10-web-acc.pdf>
- [Mike Moffatt](#)
- [Save the Orangeville-Brampton Railway\(OBRY\)! – Transport Action Ontario](#)
- [Ontario Pre-2022 Briefing Note – Short Line Rail](#)
- [Connecting Communities With Regional Rail?](#)
- <https://ontario.transportaction.ca/go-rail-expansion-in-the-gtha-the-path-for-ward/>
- [Part 2: Scrapping the GTA West Highway could open Peel to a world of possibilities | The Pointer](#)
- [The O-Train Model: Affordable Rail Transit for North America](#)
- [Historic Agreement Delivers up to \\$4 Billion to Support Municipalities and Transit | Dufferin County](#)
- [Forsaking Orangeville's transit future](#)
- [National Trade Corridors Fund](#)
- [Orangeville sells downtown Brampton rail lands for \\$24.25 million | The Star](#)
- [Scor EDC Appointee to SWO Transportation Plan](#)
- [GIO Rail reinstates St. Thomas to Tillsonburg industrial rail service](#)

Historic References:

- [Peaks and valleys of Dufferin's rail corridor](#)
- [Court dismisses Orangeville railway's bid to recover \\$1.6M in taxes from Peel neighbours | MyKawartha.com](#)
- [Melancthon quarry plan is no more](#)
- [Quarry backlash to hit Orangeville's pocketbook](#)
- [Industrial sector seek to end "misinformation" on rail line | Orangeville Citizen](#)



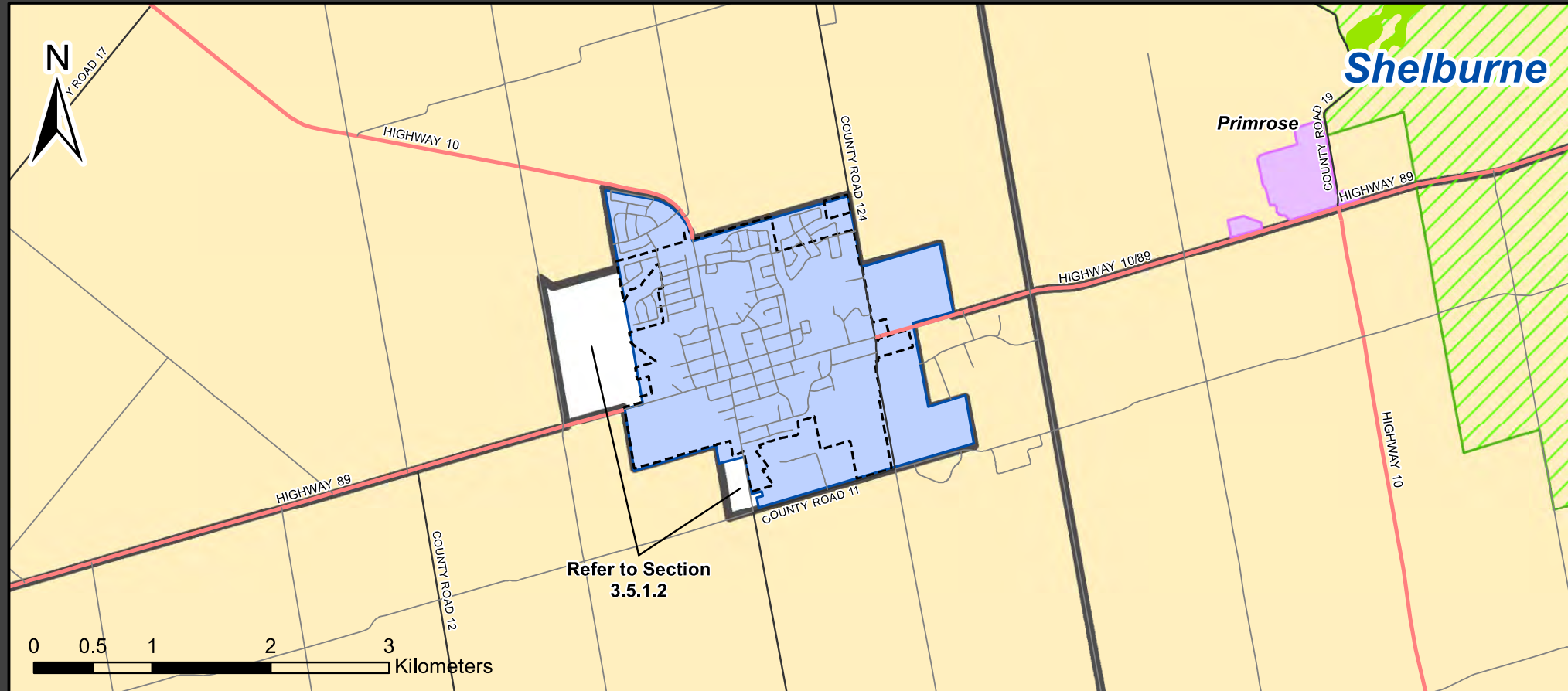
Municipal Comprehensive Review: Growth Management Strategy

Flato Developments

Dufferin County Community Development and
Tourism Committee Meeting

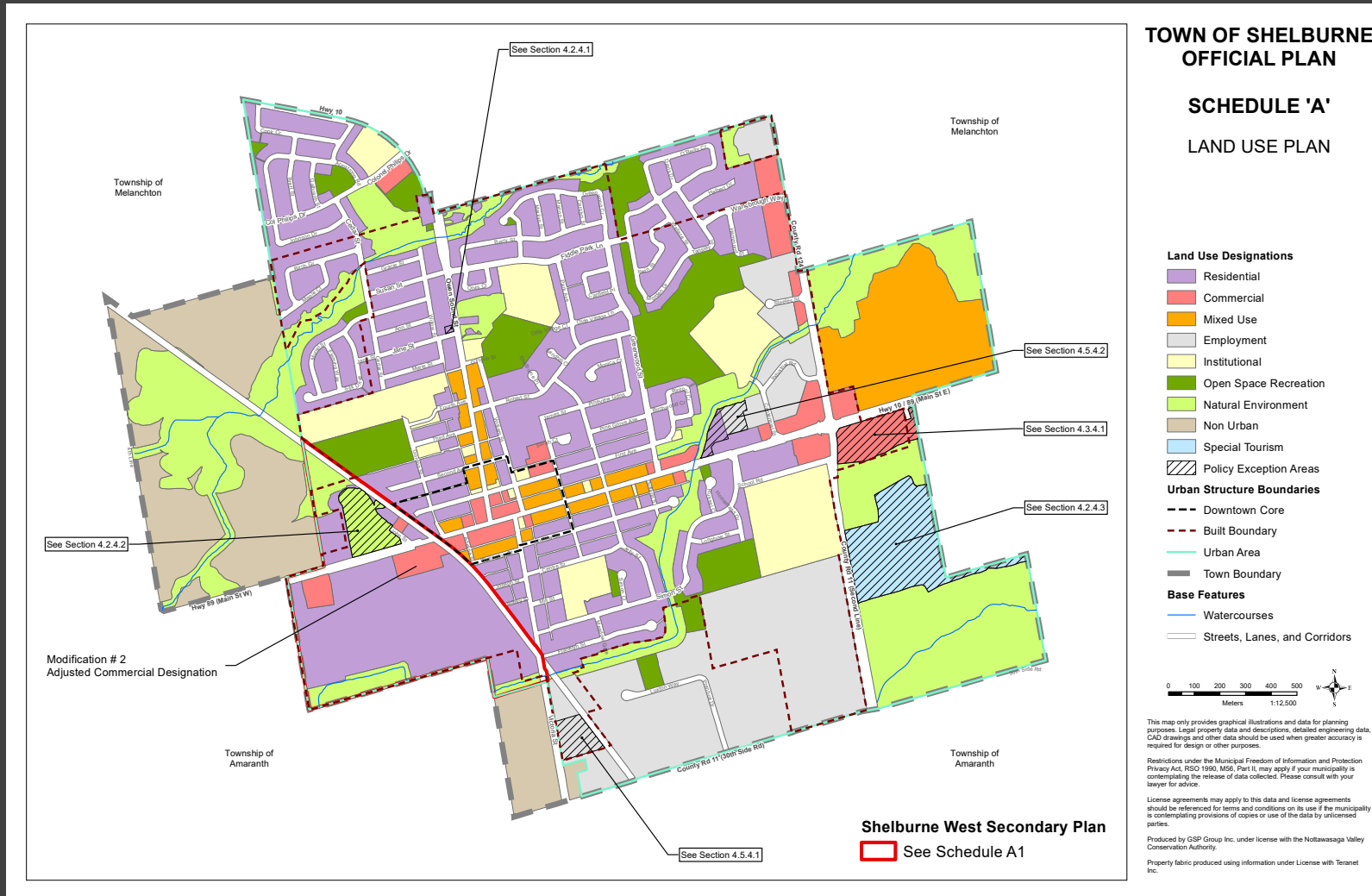
January 27, 2022

Shelburne Built Boundary

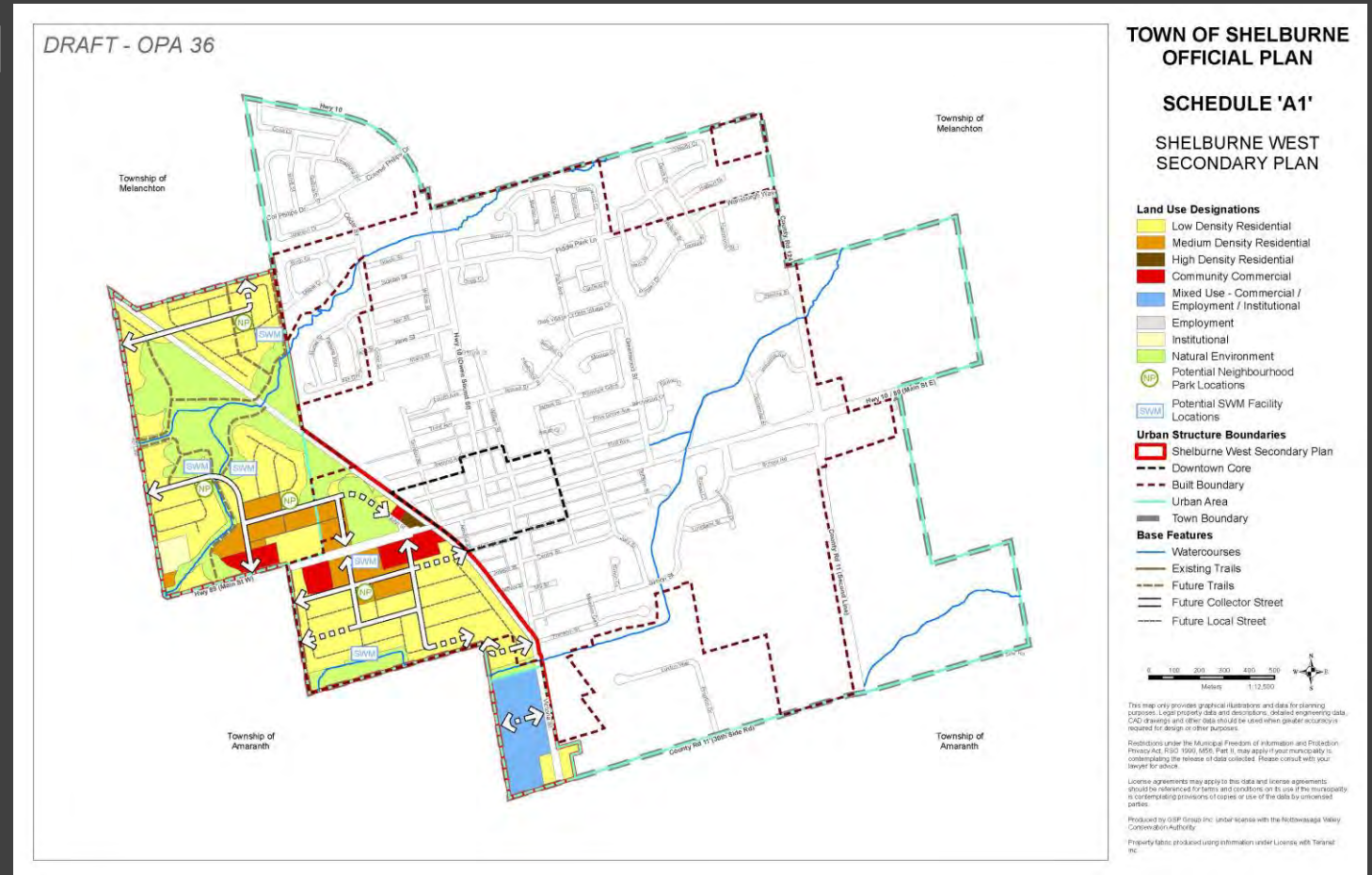


Dufferin County Official Plan:
Schedule B1 – Community Structure and Land Use

Shelburne Official Plan Land Use Plan



- OPA 34 and OPA 36 approval pending subject to confirmation of servicing (including a concept for development)
- Included in assumptions in Municipal Class EA's for water and wastewater with respect to future growth

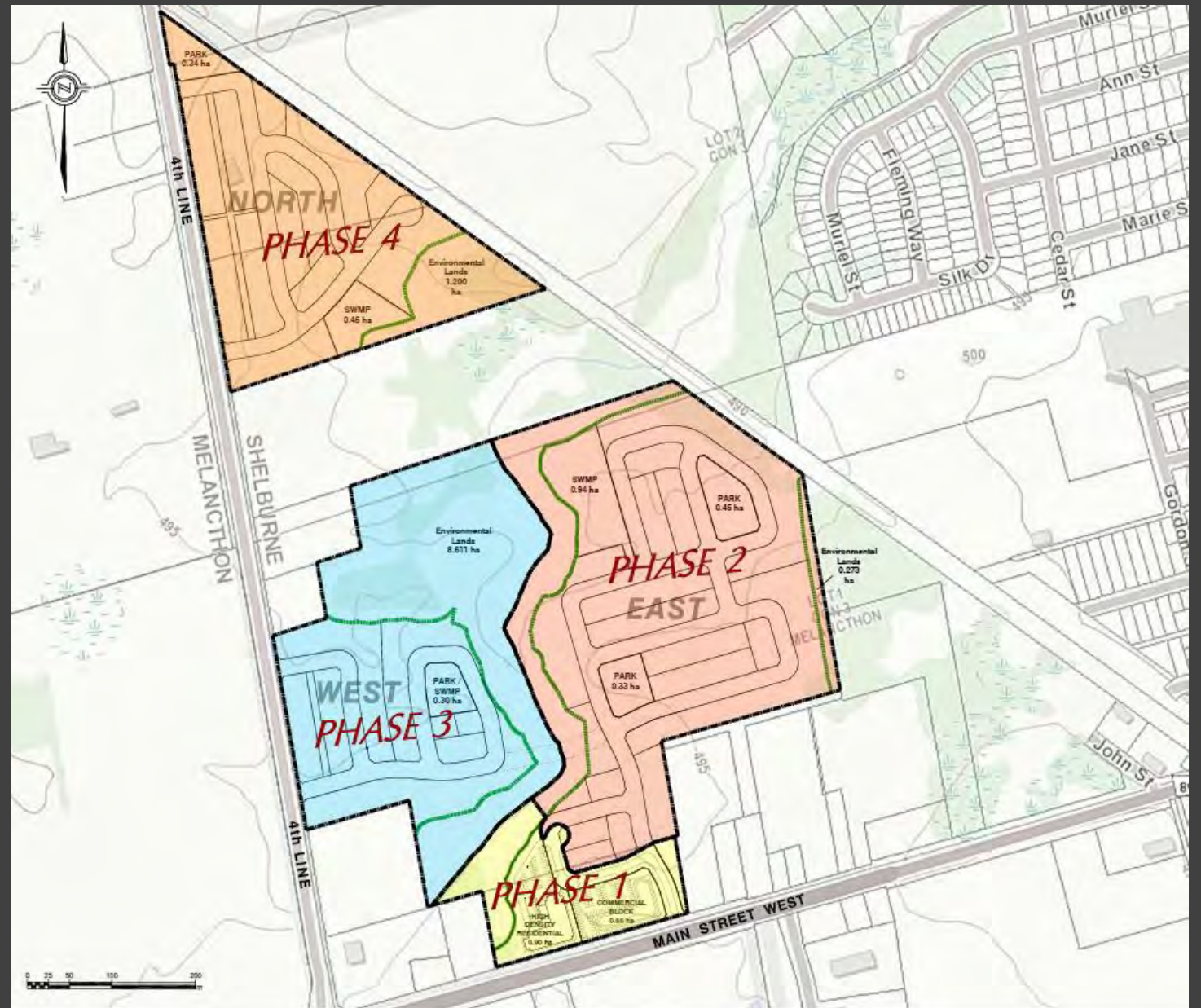


Flato's Lands in Shelburne

- 38.27 ha gross area



Conceptual Phasing Plan



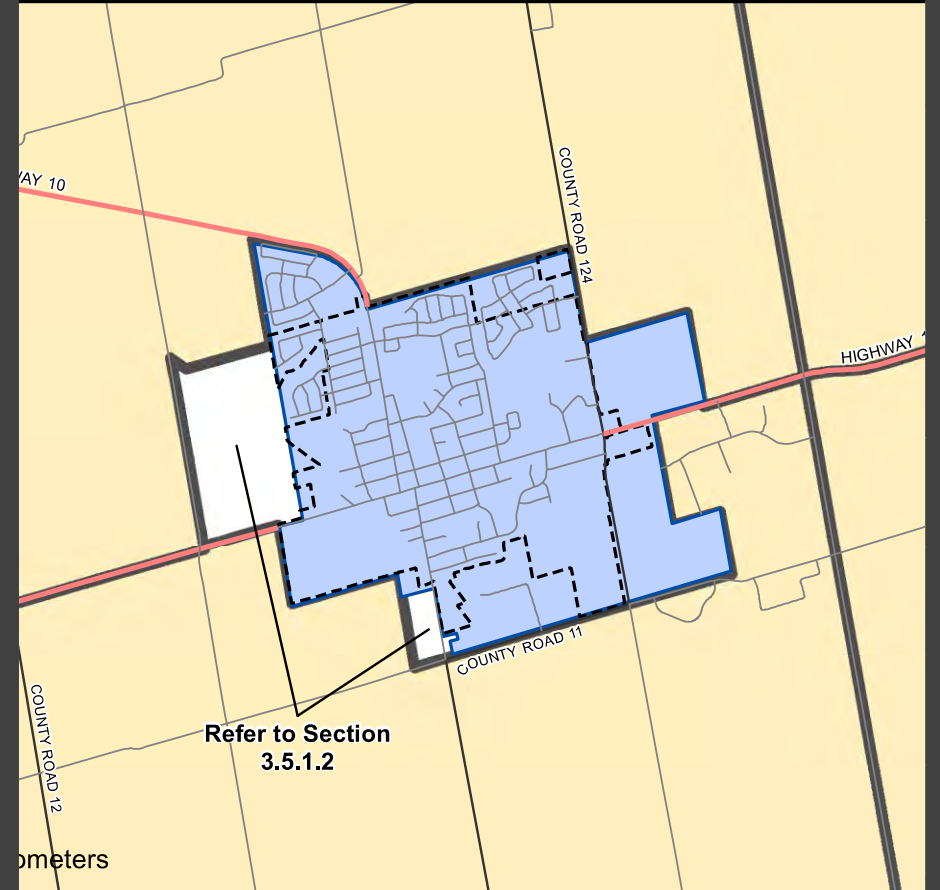
Flato's Phase 1 Proposal

- OPA, ZBA & Plan of Subdivision to permit:
 - 1,875 sq.m. of commercial plaza
 - 7,448 sq.m. senior's residence with 93 units
 - Public road with access from Main Street/Highway 89
- County OPA application submitted on March 23, 2021
- Town OPA, ZBA & Plan of Subdivision submitted on March 19, 2021
- Town Notice of complete application received on June 2, 2021



Conclusions

- Appropriate to include the lands in Shelburne West within the settlement area boundary
- The Town has already indicated an intention to bring additional lands into the settlement area and has plans to service the lands
- The use of Highway 89 should be considered in this evolving context of an urbanizing condition
- The proposal is consistent with and conforms to Provincial, County and Town policies and plans



gladki planning associates



133184 Sideroad 28-29

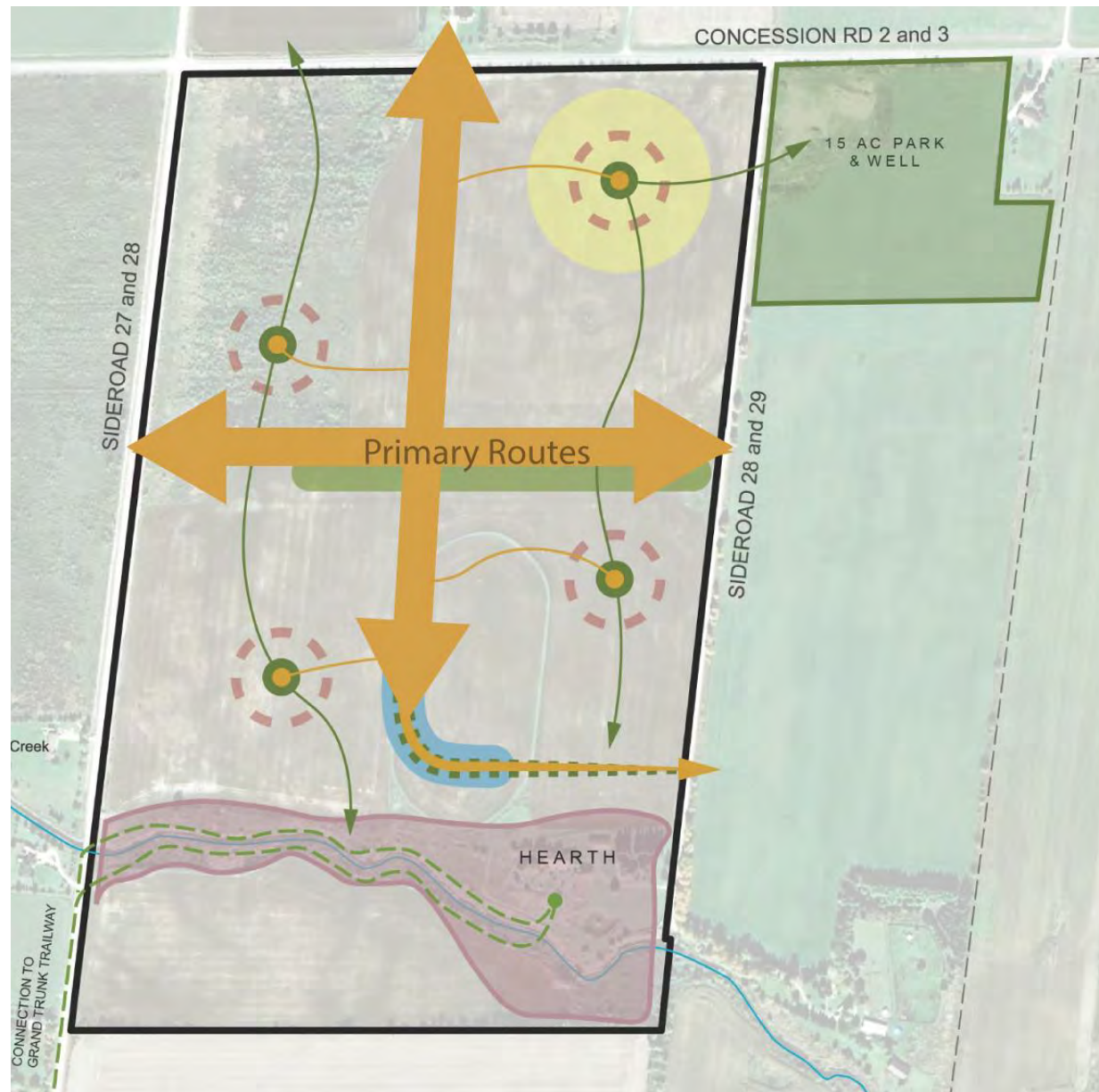
Town of Grand Valley












Project Overview Presentation
January 2022














Proposed Community Structure
















-  Site Boundary - **60.818 ha**
-  Neighbourhood Development Limit
-  Watercourse
-  Landscaped Connections
-  Primary Routes
-  Trailway
-  High Street
-  Nodes
-  Hedgerow
-  Seniors Priority Quadrant
-  Park



-  Site Boundary - **60.818 ha**
-  Neighbourhood Development Limit
-  Watercourse
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-  Primary Routes
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-  Site Boundary - **60.818 ha**
-  Neighbourhood Development Limit
-  Watercourse
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-  Primary Routes
-  Trailway
-  High Street
-  Nodes
-  Hedgerow
-  Seniors Priority Quadrant
-  Park



Residential street with sidewalk. Rear lanes remove pedestrian/driveway conflicts.



Central park and parkette space



Rear laneway



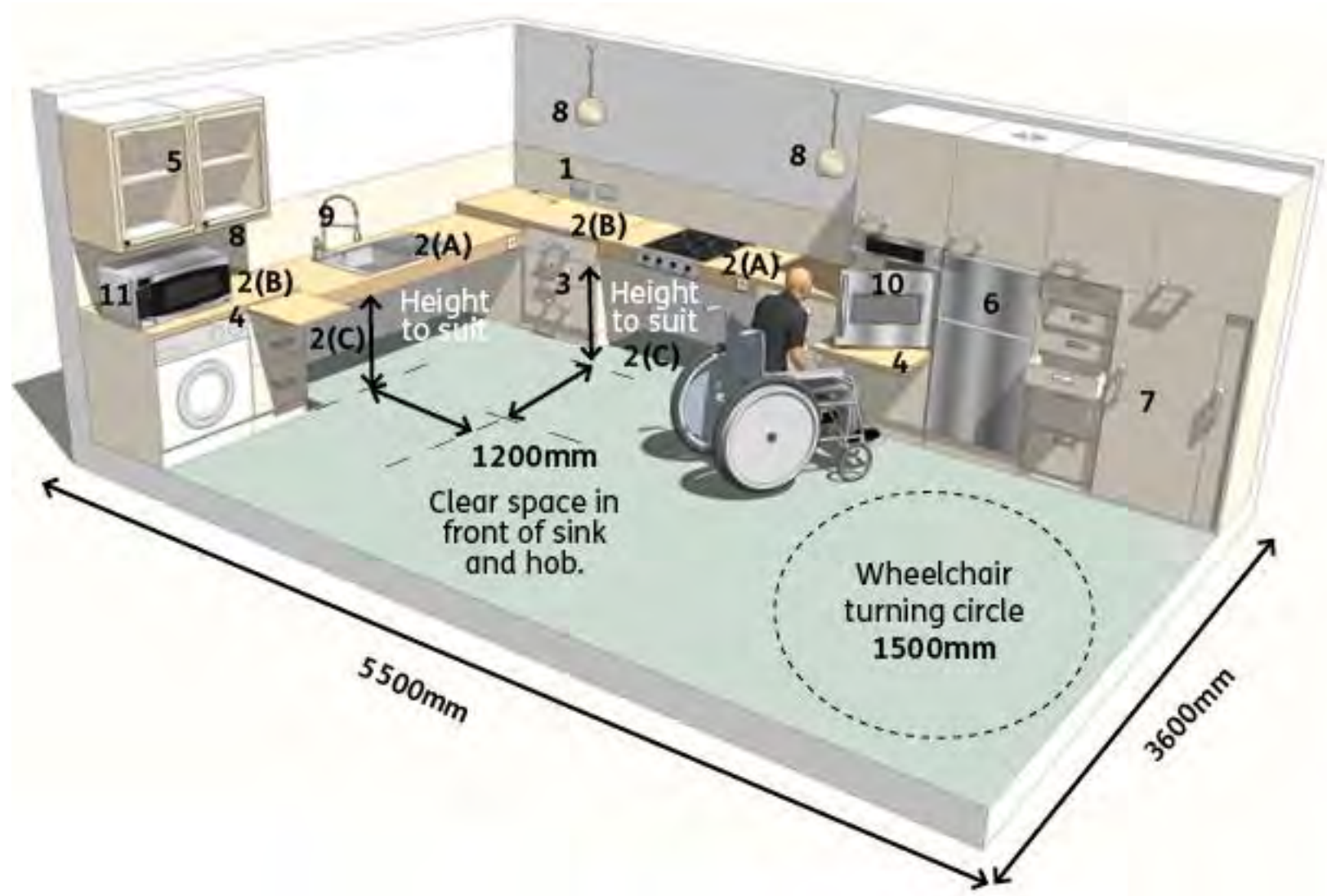
Laneway Housing

- Supportive of independent, multi-generational living
- Direct access via rear laneway
- Can include integral garage



Garden Suites

- Supportive of bungalow and barrier-free designs
- Can be developed without access to rear lane



Home2Fit



Supportive residential seniors facility



Communal amenities within community node area



Available gathering space within community node





Views of the Boyne Creek and existing structures within the Community Hearth Area



“High street” including row house, townhouse and low-rise multi-unit buildings connecting to Community Hearth





Outdoor spaces within Community Hearth



Inn, spa and wellness centre within Community Hearth



Existing farmhouse and out buildings within community hearth



View from existing barn towards the Boyne Creek



Outdoor event space associated with Inn and Spa



Community buildings



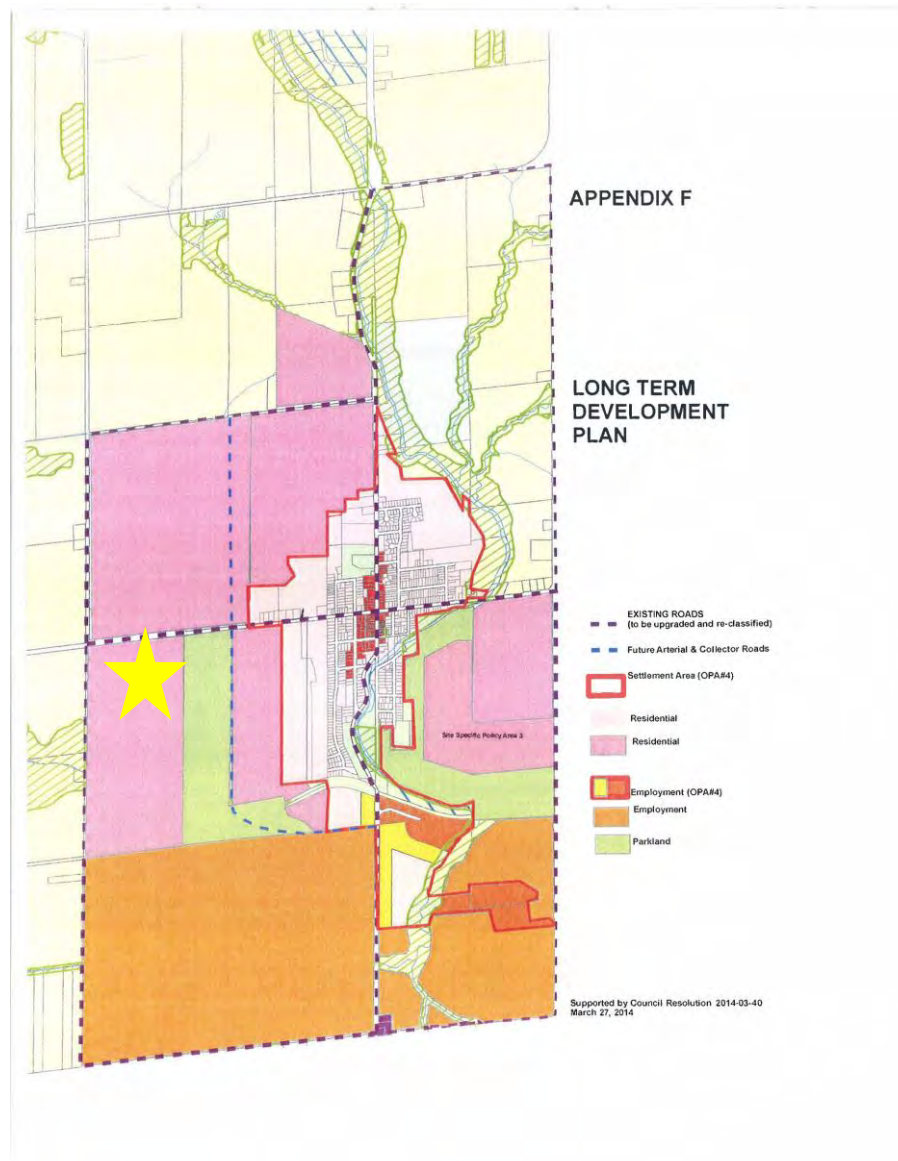
Trail area adjacent to the Boyne Creek and potential connection to Upper Grand Trail



Aligning with local goals and objectives

- Proposal aligns with County and Town Official Plan objectives:
 - A complete **healthy and sustainable community**
 - **Live, work and play** within Grand Valley
 - Supporting **active transportation** using AODA trails
 - Providing new services to **support seniors** in Grand Valley
 - **Promoting tourism** by developing the spa and wellness facility
 - Aligns with the **County's Tourism Strategy and Action Plan** by delivering **boutique hospitality uses** including spa and wellness centre along with **overnight accommodation** service.
 - Proposed **commercial amenities** will leverage site's proximity to GTA, surrounding natural landscape and programmed outdoor attractions.
- The plan delivers on the Grand Valley Strategic Plan including the construction of a **Seniors Building** and a **Marquee Event space and accommodation**







Robert Walter-Joseph

Senior Planner

gladki planning associates

rwalterj@gladkiplanning.com

416-362-7755

Dufferin County Clerk's Office
W. & M. Edelbrock Centre, 30 Centre Street,
Orangeville, ON
L9W 2X1

January 20, 2022

Dear Warden and Members of County Council:

Subject: Dufferin County Municipal Comprehensive Review (MCR)
Town Urban Boundary Expansion
133184 Sideroad 28-29, Town of Grand Valley (Roll #105800)

Gladki Planning Associates Inc. (GPA) was retained by United People Corporation, the owner of the property at 133184 Sideroad 28-29 in the Town of Grand Valley (Town), located west of the commercial downtown area, and southwest of the intersection of Sideroad 28 & 29 and Concession Road 2 & 3 (the 'subject lands'). As you are aware, GPA submitted a request to include the subject lands within the Settlement Boundary for the purposes of facilitating our client's proposed land use vision as part of the Dufferin County Municipal Comprehensive Review (County MCR). At its meeting on October 26, 2021, Town Council directed Planning Staff to update the Grand Valley Urban Expansion Map to include the subject lands. On November 11, 2021, Town Planning transmitted this map to Dufferin County and WSP, the County's Consultant, advising of the preferred urban expansion of the Town to 2051.

On November 17, 2021, GPA submitted correspondence to the County Community Development and Tourism Committee, which provided a community design concept and brief overview of the proposed land use vision on the subject lands. The letter herein submitted to the Committee provides further details regarding the development proposal including a fulsome description of the proposed community concept, overall land use and transportation framework, and outdoor recreational plan. As further detailed below, the proposed design concept and land use vision is based on strong neighbourhood development principles, aligns with County and Town policies and objectives and utilizes natural landscapes and trail systems to promote an active outdoor lifestyle within a multi-generational, mixed-use setting.

Description of the Subject Lands

The subject lands are bound by three (3) public roads with approximately 609 metres (1,998 feet) of frontage along Concession Road 2 & 3 to the north, approximately 940 metres (3,083 feet) of frontage along Sideroad 28 & 29 to the east, and approximately 1,019 metres (3,343 feet) of frontage along Sideroad 27 & 28 to the west. An existing access to the Upper Grand Trailway is located approximately 340 metres to the south, representing an approximate 4-minute walk from the subject lands to the existing trail network.

The Boyne Creek traverses our client's property, running east-west across the southern portion of the subject lands. While the property can primarily be characterized as flat, the northern portion of the subject lands slope gently towards Concession Road 2 & 3 to the north while the majority of the property slopes gently towards the Boyne Creek in the southern portion of the subject lands.

Proposed Community Concept

As illustrated in the attachment, our client's proposal for development on the subject lands consists of a new seniors' village community that would provide for a range of housing options within a variety of built forms complemented by community-supportive amenities including medical and care facilities, overnight accommodation (hotel or inn), community-gathering space for entertainment and events, parks, parkettes and open spaces within landscaped and natural settings, as well as pond and creek-side nature trails with connections to existing trail networks. The seniors-focused housing would provide a "Continuum of Care" model which allows seniors and their families to access a range of housing options which may best serve them in close proximity to services and amenities that will assist them to remain independent and supported as their needs change over time. These options for seniors will include independent living and supportive care facilities.

The seniors' village is supported by a multi-generational housing context where family members and relatives in different stages of life, can live close to one another and benefit from nurturing home environments and social connectedness, avoiding social isolation which may occur within traditional exclusive seniors' communities. The seniors' village will focus on and provide for the basic and social needs of the elderly, while at the same time accommodating lifestyles of all generations lending to the vibrancy of a community that is designed to prioritize social connection and outdoor activity.

While community identity will be rooted in the Grand River and the historic Downtown to the east, the sense of place and social fabric of the proposed neighbourhood will be strongly associated with the proposed amenity hub, parks, trails and picturesque natural landscapes set against the creek valley backdrop of the Boyne, situated in the southerly portion of our client's lands (referred to as "The Hearth" in the attached Land Use Concept). The proposed amenity hub will be comprised of a spa/wellness centre and rustic event space operating in conjunction with an inn that will provide overnight accommodations to visitors and patrons. The proposed commercial amenities will be enhanced by adjacent community parks, natural meadows and trail systems situated along the Boyne Creek valley which traverses the subject lands and provides connection to the Upper Grand Trailway.

The landowner, who has broad experience in real estate development across the GTA and surrounding areas, also operates the Old Mill Toronto Hotel and Spa (9 Old Mill Road, Toronto, spaoldmill.ca & oldmilltorontohotel.com) and is planning to operate the proposed spa and wellness centre, along with an overnight accommodation service.

Land Use Structure and Design

The development is generally structured around four residential quadrants over the central and northerly portions of the property and transition to an amenity node, park and naturalized lands (generally described as the "Community Hearth") located adjacent to the Boyne Creek and

meadowland features, situated towards the south of the subject property. The Hearth area is shown in Figure 1, and described in more detail below.



Figure 1: Aerial Site Photo - Community Hearth Area in South of Site

The residential quadrants are oriented along a north-south and east-west spine consisting of landscaped boulevards providing convenient pedestrian options and pleasant sight-lines through the community. Small-scale local streets will also provide for safe pedestrian routes for users of all ages. Laneways are proposed to remove potential pedestrian-vehicle interactions along local streets and provide intimate and desirable street frontages on local streets. The proposed laneway network is also designed to connect 'pocket parks' which are intended to function as outdoor pedestrian hubs in the heart of each residential quadrant. Please refer to Figure 2, below, for examples of pocket parks, including an admired 'Accessible Playground' example in Fergus, Ontario in the lower frame.



Figure 2: Examples of 'Pocket Parks' in the Heart of Neighbourhoods

Small Scale Residential Neighbourhoods

The residential component of the community is generally organized into four quadrants separated by a north-south or east-west boulevard. Each quadrant will provide an intimate and walkable residential community consisting of a range of housing options and oriented around a central community node and parkette.

Nodes are intended to provide a mix of housing options and advance the development of an integrated seniors-oriented community. These options include single detached dwellings which may accommodate multi-generational housing through a garden suite or coach-house accessible via the rear lane, barrier-free detached bungalows, live/work units and attached row house forms. In addition, the northeast quadrant would accommodate a multi-unit seniors' living building which can provide more supportive care.

The gridded street pattern of each quadrant is recognized as a seniors-friendly design as it provides a highly legible street network, aiding in wayfinding and providing convenient connections throughout the community. Easy and walkable connections to naturalized areas and

the wellness centre provide convenient destinations and support independent lifestyles in the community. Please refer to Figure 2 for examples of laneway and coach houses design precedents.



Figure 3: Examples of Laneways and Coach Houses

Community Hearth

Towards the south of the development and encompassing the Boyne Creek and its naturalized areas are community-oriented amenities. These amenities include a spa and wellness centre, small scale convenience retail, an inn for overnight accommodation, small scale convenience retail, rustic event spaces, and publicly accessible parks and landscaped areas adjacent to the Boyne Creek.

This area is publicly oriented and provides community-supportive amenities as well as a walkable destination for community members. The Community Hearth is the local focal point and integrates the development into the natural rural setting adjacent to the Creek. The Community Hearth will include a Spa and Wellness Centre which supports the continuum of care, providing for some local medical care within the community.

The Inn, to be located just north of the Creek and adjacent to Sideroad 28 and 29 will accommodate visitors in the Grand Valley community. It will provide needed capacity in the community for overnight accommodation, supporting planned marquee events hosted within the Town of Grand Valley.

The Community Hearth would be situated along an accessible AODA active transportation system, extending throughout the community. Residents will be able to freely traverse the community and access natural areas regardless of age or ability. A connection to the wider Dufferin County Trail system is also envisioned with a potential connection being made to the Upper Grand Trailway situated just south of the Subject Property. The Hearth will also function as a trailhead and a potential destination for hikers and birders traversing the Town of Grand

Valley, where hikers can rest on a café patio in a natural outdoor setting. Site photos of the future Community Park area, with pond feature, taken in the fall and spring, are shown in Figure 4, below.



Figure 4: Site Photos of Future Community Park area, and Pond Feature, in south Hearth area.

Above: Taken in the Spring, looking east towards new subdivision development.

Below: Taken in the Fall, looking south towards Creek Valley Landscape. Employment Opportunities and Supports

Commercial and commercial-institutional uses are proposed across the community area, including a multi-unit supportive seniors' facility within the northeast quadrant; in the southerly creek-side Hearth area, the amenity hub will accommodate a spa and wellness centre, small scale

convenience retail, an inn for overnight accommodation, rustic event spaces, and publicly accessible parks and landscaped areas adjacent to the Boyne Creek. These proposed uses will generate a need for workers specializing in seniors support services, health care and hospitality, and will create opportunities for future residents to work in close walking distance to their homes.



Figure 5: Medical Care Professionals and Personal Support Workers Assisting Seniors in an Outdoor Multi-Generational Setting

Furthermore, to provide for a multi-generational community that supports growing families, live-work units and remote work is contemplated as a core component of the proposed development. We recognize that the availability of broadband internet will be important to providing meaningful live-work and remote 'work-from-home' opportunities throughout Grand Valley and that these opportunities may be further enhanced by providing publicly accessible community buildings in the amenity area by the creek to the south, including working spaces available to residents.

Transportation Concept

The development is oriented along two central spines. A north-south boulevard provides a primary connection into the community from Concession Road 2-3, leading from the residential quadrants at the north of the property towards the amenity area to the south. This route is proposed as a landscaped boulevard with a convenient AODA sidewalk, curb cuts and tactile strips at intersections and it is intended to take on a main street character, supporting attached housing forms (row houses) and limited convenience commercial uses at the southern-most extent adjacent to the inn, spa and wellness centre.

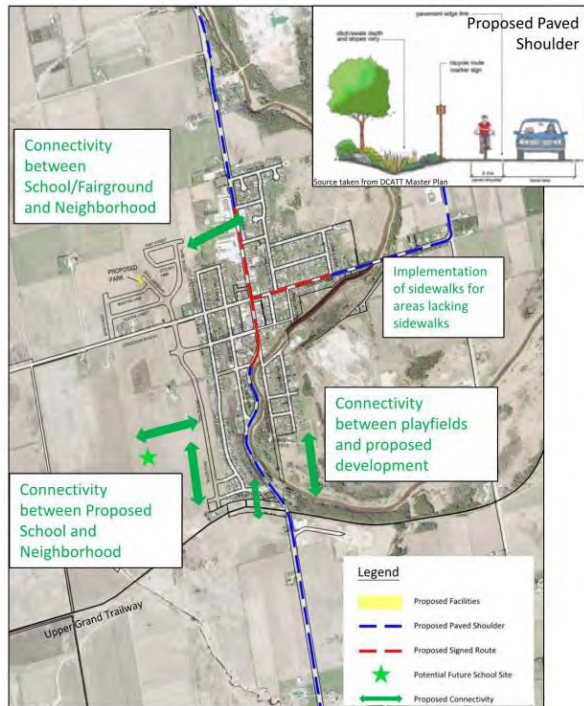


Figure 6: Proposed Town of Grand Valley Active Transportation System

An east-west boulevard provides a secondary connection between Sideroad 27 and 28 and Sideroad 28 and 29 and aligns with the proposed Town of Grand Valley Active Transportation System, demonstrated in Figure 6, left.

The residential component in the northerly portion of the site is generally divided into four neighbourhood quadrants, each centred around a parkette, and arranged according to north-south and east-west connections which include landscaped boulevards and rear laneways and pedestrian trailways.

Existing east-west trails along the Boyne Creek in the south portion of the site, which provide convenient connection to the Upper Grand Trailway, are proposed to be added to the Town-wide trails system. The creek-side trails will promote an active outdoor lifestyle for people in all stages of life, and provide nature appreciation and education opportunities. Figure 7 below provides a site photo of a creek-side trail in the south area of the subject property.



Figure 7: Site Photo - Existing Trail Along North side of Boyne Creek

Alignment with County & Town Objectives

The proposed development concept advances the goals and objectives expressed in the Dufferin County Official Plan (DCOP) and the Town of Grand Valley Official Plan (GVOP). The following goals and objectives are advanced in particular:

- Fostering the creation of a compact and efficient complete healthy and sustainable community which will advance the quality of life for all residents including a mix of unit typologies and densities, independent and assisted seniors' living as well as residential and limited commercial uses which are unique and supportive to the wider Grand Valley Community (DCOP: 1.1.5.a, 1.1.5.i, 1.1.5.k, 3.1.d; GVOP: 8.5.1.1.a, 8.5.1.1.c).
- Providing opportunities for residents to live, work and play within Grand Valley, by creating local employment opportunities within a mixed-use context (GVOP: 3.3 b).
- Promoting healthy lifestyles by supporting active transportation using AODA trails throughout the community and connecting to existing and planned active transportation and trail routes throughout the wider community of Grand Valley (DCOP: 1.1.5.n; GVOP: 7.10, 8.5.1.1.e).
- Creating an age-friendly community providing a range of housing options including barrier free and multi-generational arrangements and providing assisted housing for seniors who may have a physical or cognitive impairment. The community concept provides housing in proximity to supportive care and wellness facilities (DCOP: 3.7- preamble, 3.7.3-preamble, 3.7.3.e, 3.7.3.f, 3.7.3.h; GVOP: 5.3.2.a, 5.3.2.e).
- Providing new services to support and accommodate seniors in the Town of Grand Valley (GVOP: 3.3.a, 3.3.h)
- Recognizing the importance of tourism to the local economy through the development of local tourist amenity through the spa and wellness facility, supported by ancillary overnight accommodation services. The proposal also explores the potential for a rustic event space devoted to County and Town festivals and wedding parties. (DCOP: 3.6.3-preamble).

Seniors Building – Town of Grand Valley Strategic Plan & Dufferin County Age-Friendly Community Project

This proposed concept plan and direction towards the development of the 'continuum of care' concept expressed through this proposed land use vision emerges from the Dufferin County Age-Friendly Needs Assessment and Strategic Action Plan, and the Town's objective for the provision for seniors housing, as captured through the Town's strategic plan prepared by the Town of Grand Valley's Economic Development Committee. The client's team with expertise in hospitality and residential development identified the opportunity to develop an integrated community where seniors' lifestyles are supported by multi-generational housing arrangements, coach houses, garden suites, and independent barrier-free living in an amenity rich rural landscape with the option for supportive care with access to a wellness centre and health care treatment.

In looking to advance County and Town objectives including the Town's goal to facilitate the development of a seniors building, our client's team has developed a strategy for an integrated multi-generational community where seniors' lifestyles may be supported by independent living and supportive seniors housing, all with convenient access to wellness facilities and medical care.

Marquee Event Space – Town of Grand Valley Strategic Plan & Dufferin County Tourism Strategy and Action Plan 2021-2026

In further reflecting on local community objectives, the client identified the unique opportunity to advance considerations around planning for a marquee event space within the Town of Grand Valley. The Town of Grand Valley's Strategic Plan identifies an objective of developing a Tourism-Based Economy through building key social marquee events.

Given the proposed extent of community outdoor space, and a picturesque natural landscape along the Boyne Creek, the opportunity to explore the development of a marquee event space in the southern area of the subject lands deserves further consideration and discussion with the County and the Town.



Figure 8: Above: Stock Examples of Town Event Spaces.

Below: Site Photo: View from Existing Barn Looking into Old Corral Area and Meadowlands to the South.

Wellness Centre and Overnight Accommodations – Dufferin County Tourism Strategy & Action Plan 2021-2026

As noted above, the landowner operates the Old Mill Toronto Hotel and Spa (9 Old Mill Road, Toronto, spaoldmill.ca & oldmilltorontohotel.com) and is planning to operate the proposed spa and wellness centre, along with an overnight accommodation service. These tourism-supportive uses will benefit from the site's proximity to the GTA and the surrounding natural landscape along

the Boyne Creek, as well as the proposed outdoor attractions including the marquee event space, landscaped open space areas and trail system. In alignment with Dufferin County's Tourism Strategy & Action Plan 2021-2026, the proposed commercial amenities and outdoor recreational programming on the subject lands provide an opportunity for Dufferin County to diversify and support the local economy, while strengthening its tourism profile in a manner that leverages County assets and enhances community character.

Conclusion

This letter details a land use concept for the subject lands intended to provide for the orderly expansion of the settlement boundary and achievement of the goals and objectives of the County Official Plan, the Town of Grand Valley Official Plan and various County and Town Strategic Plans.

The design concept has been developed in careful consideration of the goals and objectives of the County of Dufferin and Town of Grand Valley. The concept is sensitive to the scale and character of the Town of Grand Valley and specifically seeks to complement the rural and natural setting of the lands.

The proposed development of the subject lands represents a unique opportunity to create a supportive seniors-oriented community which supports aging-in-place and provides housing along a continuum of care from independent living to supportive seniors housing all in proximity to local amenities and local healthcare services. The concept is developed to be supportive of active seniors' lifestyles promoting social connections, active transportation, walkable local amenities and multi-generational family living through garden suites, coach houses and barrier-free housing typologies. The development concept also advances the objective of promoting local tourism, from providing a new wellness centre and spa with capacity for overnight accommodation to allowing the Town to accommodate marquee events celebrating seasonal tourist events and family celebrations.

The westward expansion of the settlement boundary along Concession Road 2 and 3 is in keeping with the general objective described in the Town's long-term development plan, described in Appendix F to the Town Official Plan and facilitates the planned and orderly growth of the County.

Please acknowledge the receipt of this letter. We appreciate this opportunity to provide this submission and look forward to providing more information in a future presentation.

Thank you for your consideration.

Regards,



Robert Walter-Joseph RPP, MCIP
Senior Planner

Gladki Planning Associates
(416) 362-7755
rwalterj@gladkiplanning.com

- c. Mark Kluge, Town of Grand Valley
Cody Joudry, County of Dufferin
United People Corporation
Old Mill Toronto Hotel and Spa

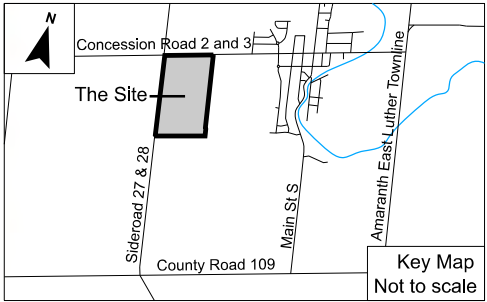
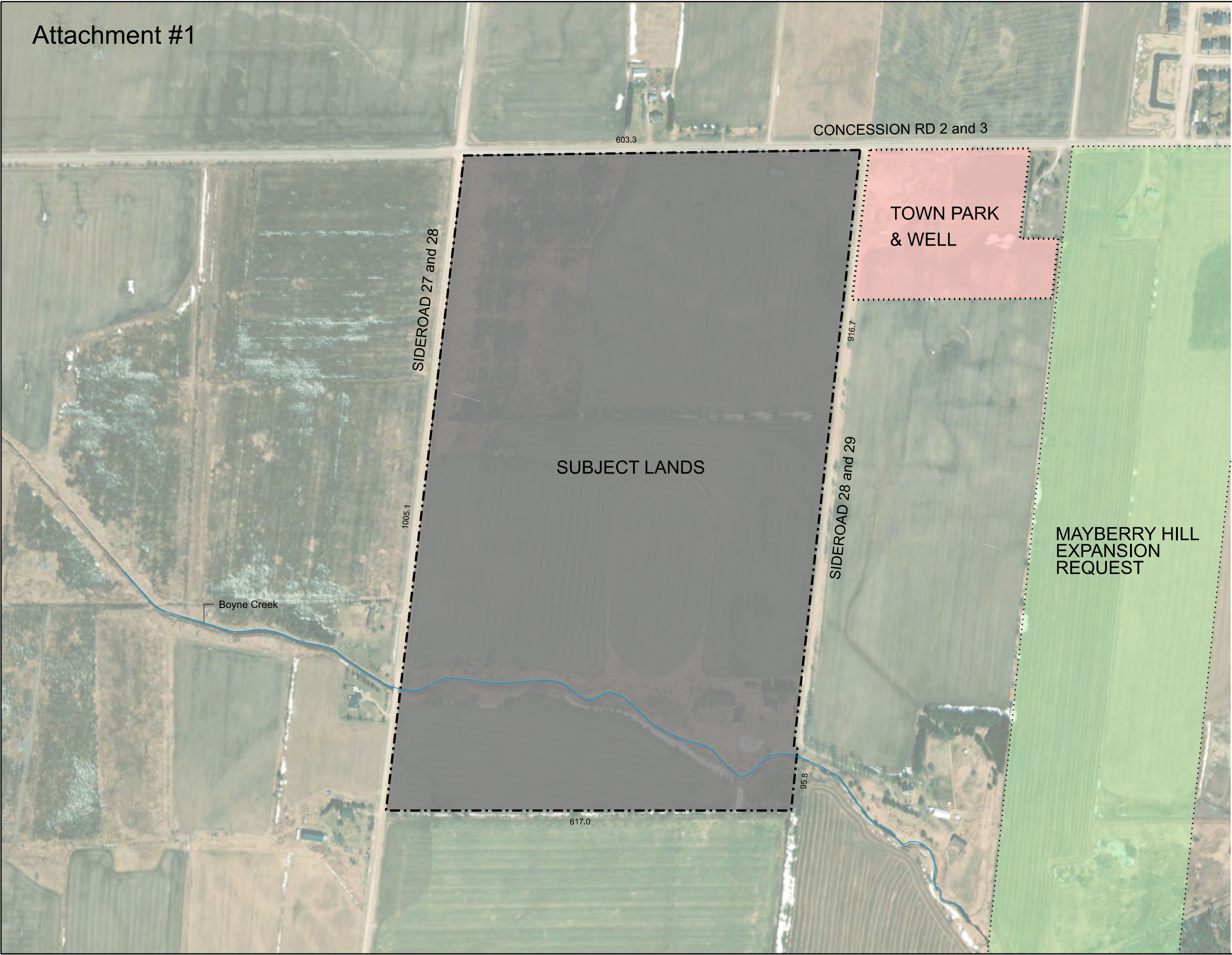
Attachments

Attachment #1: Air Photo of Subject Lands

Attachment #2: Community Design Concept, prepared by Weston Consulting

Attachment #3: Letter from Old Mill Toronto Hotel & Spa

Attachment #4: Gladki letter dated November 17, 2021



LEGEND

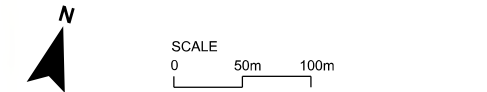
- Subject Lands
- Watercourse

- Notes:
- Property Boundary is approximate based on available mapping and subject to confirmation by survey.
 - Not based on engineering, floodplain or grading analysis.
 - Areas and dimensions are approximate and subject to confirmation by survey.
 - Air photo from First Base Solutions Inc., 2019 image.

DRAWN / REVISED	
17 NOV 2021	Revised
02 NOV 2021	First Draft

URBAN BOUNDARY EXPANSION REQUEST ON SUBJECT LANDS

133184 SIDEROAD 28-29
CITY OF GRAND VALLEY
DUFFERIN COUNTY



File Number: 10696
Date: 2021-11-17
Drawn By: CK
Planner: SM
CAD: 10696/concepts/C1_2021-11-17.dgn

Drawing
C2

Attachment #2

CONCESSION RD 2 and 3

15 AC PARK & WELL

SIDEROAD 27 and 28

SIDEROAD 28 and 29












Boyne Creek

HEARTH

CONNECTION TO GRAND TRUNK TRAILWAY

MAYBERRY HILL EXPANSION REQUEST



- | | | | |
|---|----------------------------------|---|---------------------------|
|  | Site Boundary - 60.818 ha |  | High Street |
|  | Neighbourhood Development Limit |  | Nodes |
|  | Watercourse |  | Hedgerow |
|  | Landscaped Connections |  | Seniors Priority Quadrant |
|  | Primary Routes |  | Park |
|  | Trailway | | |

Attachment #3



January 20, 2022

Dufferin County Clerk's Office
W. & M. Edelbrock Centre, 30 Centre Street,
Orangeville, ON L9W 2X1

**RE: United People Corporation's Proposal for 133184 Sideroad 28-29
Dufferin County Municipal Comprehensive Review – Town Urban Boundary Expansion**

Dear Warden and Members of County Council:

Thank-you for your consideration of this Proposal of United People Corporation. I am writing on behalf of the Old Mill Toronto Hotel & Spa to express our desire to establish and manage a wellness community and accommodation facility that will complement the greater land use vision. The aim is to create a thriving and vibrant mixed-use project that will add to Dufferin County's growth and ensure that we are building a sustainable community with all the required amenities.

To speak a little about our history, as you may be aware, the Old Mill Tea Garden and Restaurant was established in 1914 by Robert Home Smith in the Kingsway neighbourhood of Etobicoke. Over the years, different uses were added to the facility such as the conference and wedding halls. In 2001 the Hotel & Spa were created on the ruins of the 19th Century Kingsmill.

The current principal of United People Corporation, Frank De Luca, owns the Hotel & Spa, and has been running it as a family business. Our Spa and Hotel is considered the premier wellness facility in Etobicoke.

It is our belief that we can create a project that will support a wellness-oriented community in Grand Valley. Having been connected to this town for the past 35 years, we believe that Grand Valley is poised for the right kind of growth and expansion to attract people with a desire to age in place, while maintaining a vibrant lifestyle. This proposal for development along the Boyne Creek, with its connection to the town's trail system, and picturesque landscape is the right kind of community project to make this happen.

Yours truly,

A blue ink signature of Adam De Luca, written in a cursive style.

Adam De Luca
President

OLD MILL TORONTO HOTEL & SPA
9 Old Mill Road Etobicoke, Ontario M4V 2B1 . T 416.232.3703
spaoldmill.ca oldmilltorontohotel.com

Dufferin County Clerk's Office
W. & M. Edelbrock Centre, 30 Centre Street,
Orangeville, ON
L9W 2X1

November 17, 2021

Dear Warden and Members of County Council:

Subject: Dufferin County Municipal Comprehensive Review (MCR)
Town Urban Boundary Expansion
133184 Sideroad 28-29, Town of Grand Valley (Roll #105800)

Gladki Planning Associates Inc. (GPA) was retained by United People Corporation, the owner of the property at 133184 Sideroad 28-29 in the Town of Grand Valley (Town), located west of the commercial downtown area, and southwest of the intersection of Sideroad 28 & 29 and Concession Road 2 & 3 (the 'subject lands'). GPA submitted a request to include the subject lands within the Settlement Boundary for the purposes of facilitating our client's proposed land use vision. Our request was acknowledged in the Land Owner Urban Boundary Expansion Requests Map, prepared by the Town, and issued to Dufferin County in January 2021 to facilitate the Municipal Comprehensive Review (County MCR).

We submitted materials in support of the proposed community concept to the Town on November 1, 2021 and provided a presentation and deputation to Town Council on November 9, 2021 further detailing the proposed land use vision. At this meeting, Town Council directed staff to provide a preferred urban boundary expansion map with the subject lands included within the expanded settlement boundary as part of the County MCR and conformity exercise.

We are pleased to present the enclosed community design package prepared by the urban design team at Weston Consulting, in consultation with both GPA and our client which illustrates the land use vision presented to Town Council including the community concept, overall land use and transportation framework, and outdoor recreational plan.

The proposed development concept for the subject lands is oriented around the development of a senior's village set within a supportive multi-generational community advancing the concept of providing for a 'continuum of care' model which allows seniors and their families to access a range of housing options which may best serve them in close proximity to services and amenities that will assist them to remain independent and supported as their needs change over time.

The development is generally structured around four residential quadrants over the central and northerly portions of the property and transition to an amenity node, park and naturalized lands (generally described as the "Community 'Hearth'") located adjacent to the Boyne Creek and meadowland features, situated towards the south of the subject lands. The proposed community includes a seniors care facility, a variety of housing

options including detached housing, laneway and garden suites, access to supportive services and an active transportation system consisting of walkways and accessible trails with connections to the Upper Grand Trail system all set within the rural landscape.

The design concept has been developed in careful consideration of the goals and objectives of the Town of Grand Valley and the County of Dufferin. The concept is sensitive to the scale and character of the Town of Grand Valley and specifically seeks to complement the rural and natural setting of the lands, while providing opportunities for people to live, work and play within their own local community.

The proposed development of the subject lands represents a unique opportunity to create a community which supports aging-in-place and provides housing along a continuum of care from independent living to supportive seniors housing all in proximity to local amenities and local healthcare services. The concept is developed to be supportive of active seniors' lifestyles promoting social connections, active transportation, walkable local amenities and multi-generational family living through garden suites, coach houses and barrier-free housing typologies. The development concept also advances the objective of promoting local tourism, from providing a new wellness centre and spa with capacity for overnight accommodation to allowing the Town to accommodate marquee events celebrating seasonal tourist events and family celebrations.

The subject lands are well situated for future development and the expansion of the settlement boundary under the current County MCR. As demonstrated in Attachment 3 to this letter, this request is consistent with Appendix F – Long Term Development Plan - to the Town Official Plan as the subject lands are included in a planned residential area. In addition, the Town of Grand Valley has advanced the development a large new public park and municipal well site (Town Park and Well #5) adjacent to the east boundary of the subject lands to support residential areas within the current settlement boundary. The westward expansion of the Grand Valley settlement boundary including the Town Park and Well #5 together with the subject lands represent a logical and orderly expansion of the settlement boundary at this time.

We will continue to monitor the MCR and request to be kept informed as this process advances. Thank you for the opportunity to provide this submission for your consideration. Please contact me with any questions regarding our proposal.

Regards,

Gladki Planning Associates

A handwritten signature in black ink, appearing to read 'RWJ', with a long horizontal flourish extending to the right.

Robert Walter-Joseph RPP, MCIP
Senior Planner

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- c. Mark Kluge, Town of Grand Valley
United People Corporation
Old Mill Toronto Hotel and Spa

Attachments

1. Community Design Concept, prepared by Weston Consulting
2. Diagram C2, Urban Boundary Expansion Request of Subject Lands, prepared by Weston Consulting
3. Extract of Appendix 'F' showing Subject Lands, Town Park & Well Site and Mayberry Hill Expansion Request – Long Term Development Plan, Town of Grand Valley Official Plan

Dufferin County Municipal Comprehensive Review

DRAFT LAND NEEDS ANALYSIS REPORT

January 21, 2022





DUFFERIN COUNTY MUNICIPAL COMPREHENSIVE REVIEW

DRAFT LAND NEEDS ANALYSIS REPORT

DUFFERIN COUNTY

PROJECT NO.: 19M-01335-00
JANUARY 21, 2022

WSP CANADA INC.
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1.3 LIST OF ACRONYMS

GGH – Greater Golden Horseshoe
GTA – Greater Toronto Area



MCR – municipal comprehensive review

MDS – Minimum Distance Separation

OP – official plan

OPA – official plan amendment

PPS– Provincial Policy Statement, 2020

1 INTRODUCTION

This report provides a summary of the land needs analysis undertaken in support of the Dufferin County Municipal Comprehensive Review (MCR) for the purposes of conforming to the 2020 consolidated Growth Plan for the Greater Golden Horseshoe (Growth Plan).

The Planning Act requires all upper-tier municipalities to adopt an Official Plan. The Dufferin County Official Plan was adopted in 2015. New Official Plans are required to be reviewed and updated within ten years of adoption, however the release of an updated Growth Plan in 2017 include a requirement for upper-tier municipalities to update their Official Plans to conform by July 2, 2022.

The 2020 consolidated Growth Plan for the Greater Golden Horseshoe (the Growth Plan) provided new population and employment forecasts for single- and upper-tier municipalities within the Growth Plan area, including Dufferin County. The purpose of the land needs analysis is to allocate the forecasted population and employment growth to each of the lower tier municipalities within Dufferin County and determine whether there is a need to expand any settlement areas. This process also includes confirming appropriate intensification and density targets as mandated by the Growth Plan.

There are eight local municipalities in Dufferin County: Township of Amaranth; Township of East Garafraxa; Township of Melancthon; Township of Mulmur; Town of Mono; Town of Shelburne; Town of Grand Valley; Town of Orangeville. Shelburne, Grand Valley and Orangeville are the only municipalities that have urban settlement areas with full municipal services. The urban settlement areas are comprised of delineated built-up area and designated greenfield area under the Growth Plan. Grand Valley and the remaining municipalities have community settlement areas with partial services, or no municipal services, and are primarily rural/agricultural in nature. The community settlement areas are considered rural settlements under the Growth Plan. Figure 1 - Map of Dufferin County, Local Municipalities and Settlement Areas shows a map of Dufferin County including the boundaries of each municipality and each settlement area.

The Land Needs Analysis includes a brief overview of the growth management policies intended to be implemented through the MCR, and the population and employment forecasts for Dufferin County. The proposed allocations of the forecast growth to each local municipality are summarized, along with the land needs calculated for each settlement area. This report concludes with the proposed land areas and policy recommendations required to accommodate forecasted growth.

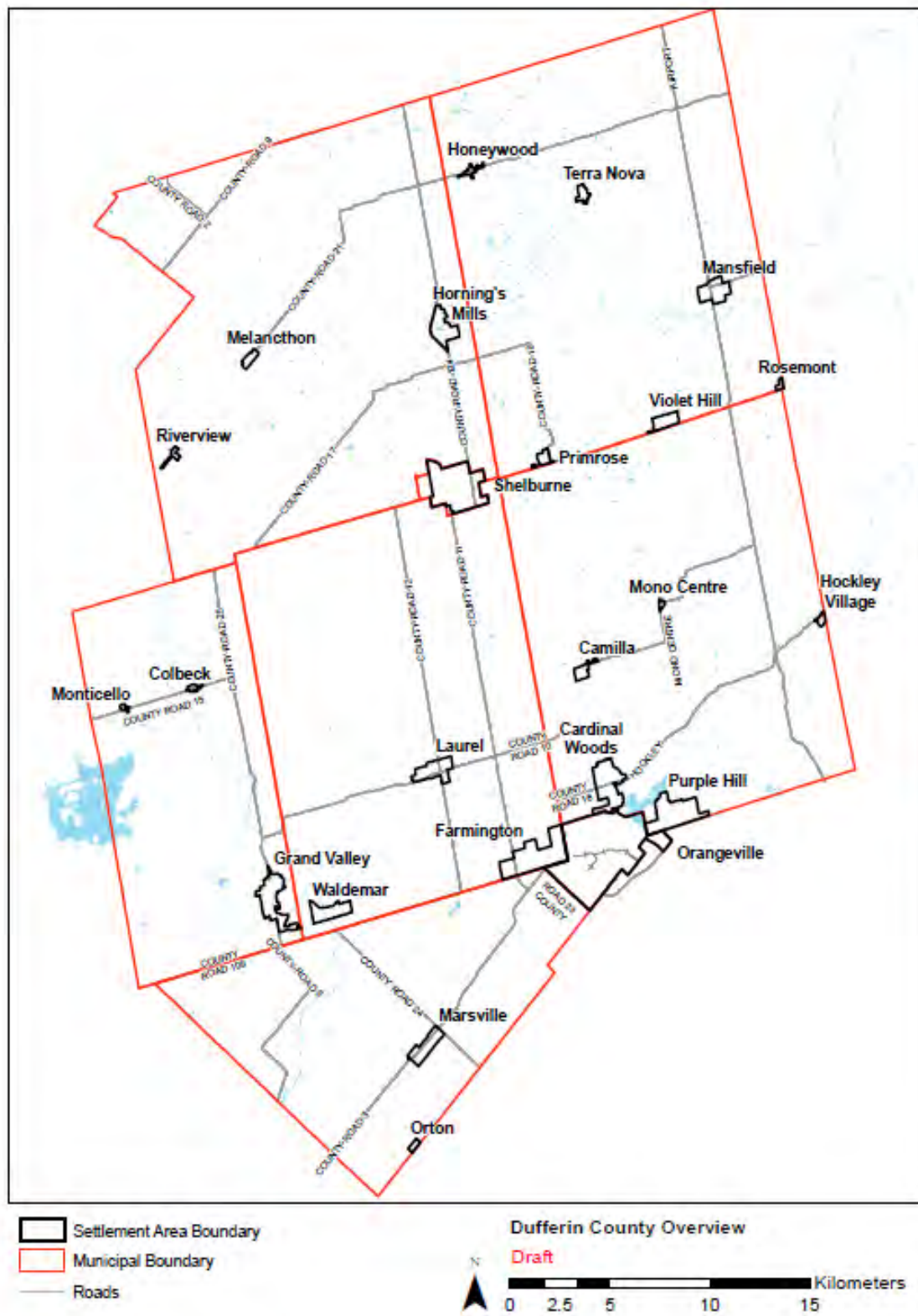


Figure 1 - Map of Dufferin County, Local Municipalities and Settlement Areas

2 POLICY FRAMEWORK

The Dufferin County MCR is required to follow the applicable requirements of the Planning Act and policies of the Provincial Policy Statement and the Growth Plan. These address both land use planning policy, and the process for determining land needs for residential and employment uses.

2.1 PLANNING ACT

The *Planning Act*, R.S.O. 1990, Chapter P.13 is the statute that guides all land-use planning decisions in the Province of Ontario through a hierarchal framework that extends to upper-, lower- and single-tier municipalities. The Planning Act authorizes the tools municipalities can use to guide and direct land-use and development within their jurisdictions.

Section 16 of the *Act* outlines the required contents of a municipal official plan, which include:

- goals and objectives for economic growth and the built and natural environment within the municipality, and establishing policies for land use to meet those goals;
- policies to provide adequate affordable housing within the municipality;
- outlining the measures and methods for changing the use of land within the municipality, such as official plan amendments (OPAs), zoning by-law amendments (ZBAs), site plans and plans of subdivision.

The *Planning Act* also directs that municipal planning decisions (which includes the creation or modification of OPs) implement provincial policy and priorities in the following ways:

- by **having regard to** various matters of provincial interest, including protection of ecological systems and agricultural resources, the orderly development of communities, and adequate provision of housing and employment opportunities;
- by **being consistent** with the PPS or other policy statements issued by the province;
- by **conforming** to provincial plans, including the Growth Plan for the Greater Golden Horseshoe, The Greenbelt Plan and others.

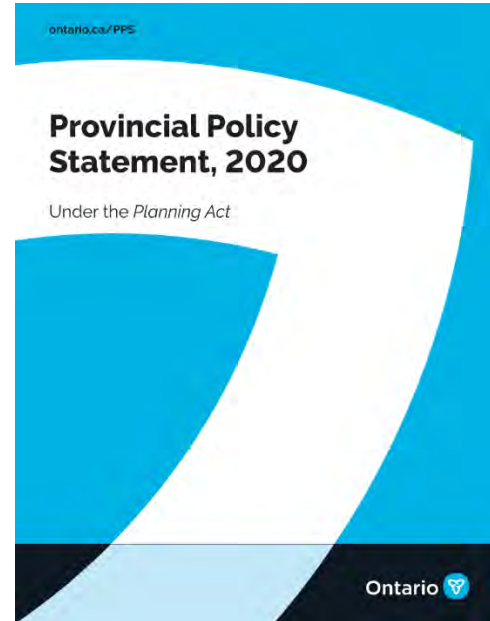
The nature of land use planning in Ontario means that through the statutory requirements of the *Planning Act*, a common line can be drawn from the broad policy priorities of the province at the top of the planning hierarchy down through the PPS and provincial plans, then municipal official plans, all the way down to decisions on specific plots of land.

2.2 PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement, 2020 (PPS, 2020) was released by the Province on February 28, 2020 and came into effect on May 1, 2020, replacing the previous PPS, 2014. The PPS is issued under the authority of Section 3 of the Planning Act and provides direction on key Provincial interests related to land use planning and development in Ontario. The County's Official Plan and subsequent land use planning decisions are required to be "consistent with" the PPS. The PPS provides policy direction related to three key themes:

- Building Strong Healthy Communities (Section 1.0), to promote efficient land use and development patterns; promote strong, liveable, healthy, and resilient communities; and ensure appropriate opportunities for employment and residential development.
- Wise Use and Management of Resources (Section 2.0), to protect natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.
- Protecting Public Health and Safety (Section 3.0), to reduce the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

The current County Official Plan was written to be consistent with the PPS, 2014. The PPS, 2020 retains many of the policies of the PPS, 2014 with some minor changes to language to improve clarity or to emphasize government priorities. The key policies changes found in the PPS, 2020 include:



- The addition of market demand as a consideration for the expansion of Settlement Areas.
- Policy to allow municipalities to adjustment to settlement areas outside of a Municipal Comprehensive Review process, subject to certain criteria.
- The addition of new language around market-based and affordable housing options.
- An increase of the planning horizon from 20 to 25 years and requirement for a 15-year, rather than 10-year, supply of residential land.
- An expansion of the Land Use Compatibility policies to emphasize protection of employment uses from sensitive land uses.

The PPS provides detailed policies related to two key land use planning principles:

- **Settlement area boundary expansions:** Section 1.1.3.8 of the PPS, 2020 states that the expansion of a settlement area boundary to accommodate projected population growth may only take place if there is no option to accommodate the growth through intensification or redevelopment, and that infrastructure and public services which are existing or planned to serve the expanded settlement area are viable and will not place an undue burden on the finances of the municipality, the health and safety of its residents, or the natural environment.
 - Additional restrictions are placed on the proposed expansion of a settlement boundary into **prime agricultural areas**. It must be demonstrated that the lands to be included in the settlement area do not comprise specialty crop areas, and that all options to expand in areas that are not prime agriculture or are lower priority agricultural lands (e.g. expanding into Class 4 or 5 lands under the Canada Land Inventory, instead of Class 1, 2 or 3 lands). New lands added to settlement areas must also comply with the provincial Minimum Distance Separation (MDS) formulae.
- **Employment area conversions:** Section 1.3.2.4 of the PPS, 2020 states that conversion of lands within employment areas to a non-employment use may only occur at the time of a comprehensive review, and only if the new land use meets demonstrated need (e.g. new

residential lands to meet growth projections) and the lands in question are not required for employment over the long-term.

The requirements related to comprehensive review under the PPS, 2020 help to ensure that development within municipalities in Ontario proceeds in an orderly manner, and that agricultural and employment lands are protected as much as possible while allowing for the accommodation of growth. The additional overlay of provincial plans to this policy framework helps protect natural heritage (Greenbelt Plan, 2017, Niagara Escarpment Plan, 2017, and the Oak Ridges Moraine Conservation Plan, 2017), and from urban sprawl through the Growth Plan for the Greater Golden Horseshoe, 2020, which is described below.

2.3 A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

The Province released the first Growth Plan for the Greater Golden Horseshoe in 2006, and has updated it several times since, with the most recent being A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (the Growth Plan).

The Growth Plan contains population and employment forecasts for the 2051 planning horizon, which are required to be implemented into the official plans of all upper- and single-tier municipalities within the Growth Plan area. Upper-tier official plans must also include direction for the allocation of their growth forecasts across the local municipalities within the upper-tier.

The policies of the Growth Plan direct growth to existing built-up areas to the extent possible before the expansion of Settlement Areas should be contemplated. These policies are to be implemented through the Dufferin County Official Plan during the **municipal comprehensive review**.

The following key policies of the Growth Plan can only be implemented through a comprehensive review (with some exceptions):

- **Managing Growth Forecasts:** Section 2.2 of the Growth Plan for The Greater Golden Horseshoe, 2020 states all upper-tier municipalities will, at a minimum, through a municipal comprehensive review, apply the population and employment forecasts in Schedule 3 of the Growth Plan or such higher forecasts as are established by the applicable upper-tier municipality through its municipal comprehensive review for planning and managing growth to the horizon of this Plan. Forecasted growth will be allocated to the local municipalities through the municipal comprehensive review based on policies of the Growth Plan.
- **Settlement Area Expansions:** Section 2.2.8 of the Growth Plan for The Greater Golden Horseshoe, 2020 states a settlement area boundary expansion may occur through a municipal comprehensive review where it has been demonstrated that an expansion is required to accommodate the forecasted growth to the based on the minimum intensification and density targets in the Growth Plan. The municipal comprehensive review will determine the most appropriate location for the any settlement area expansion based on the comprehensive



application of all of the policies in the Growth Plan (Settlement Area adjustments and expansions may also be considered outside of a comprehensive review, subject to certain conditions).

- **Natural Heritage System Refinement:** Section 4.2.2.5 of the Growth Plan for The Greater Golden Horseshoe, 2020 states upper- and single-tier municipalities may refine provincial mapping of the Natural Heritage System for the Growth Plan at the time of initial implementation in their official plans. After the Natural Heritage System for the Growth Plan has been implemented in official plans, further refinements may only occur through a municipal comprehensive review.
- **Agricultural System Refinement:** Section 4.2.6.9 of the Growth Plan for The Greater Golden Horseshoe, 2020, upper-tier municipalities may refine provincial mapping of the agricultural land base at the time of initial implementation in their official plans, based on implementation procedures issued by the Province. After provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review.
- **Employment Lands Conversion:** Section 2.2.5.9 of the Growth Plan for the Greater Golden Horseshoe, 2020 states the conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that there is a need for conversion, the lands are not required over the horizon of the Growth Plan for the employment purposes, the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of the Growth Plan, the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in the Growth Plan, as well as the other policies of the Plan, and there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.



Figure 2.1: Map of Growth Plan Area (Province of Ontario)

To address these important elements of the Growth Plan, it was necessary for the MCR to consider how the County's Settlement Areas, Community Areas, Lands outside settlement areas, Housing trends and Employment areas all interact with each other and influence growth and development patterns.

2.3.1 SETTLEMENT AREAS

Section 2.2 of the Growth Plan, 2020 contains policies regarding **settlement areas**, which the Growth Plan defines as:

- a) "built up areas where development is concentrated, and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the settlement area may be no larger than the area where development is concentrated."

Section 2.2.1 of the Growth Plan directs that growth in a municipality be directed to settlement areas which have a delineated built boundary, existing municipal services, and are capable of supporting **complete communities** (areas or neighbourhoods where people of all ages have convenient access to a range of housing and transportation, jobs, stores and public services). Growth in settlement areas that are rural in nature and/or do not have municipal services, and/or are located within the Greenbelt Plan area, is to be limited. Settlement areas should be planned with regard to infrastructure and public services needs and optimizing their use.

The policies of the current County OP regarding settlement areas are generally in conformity with the Growth Plan, 2020. Section 3.1(a) and (b) of the County OP set the objective of creating "complete, healthy, and vibrant communities", and direct that the majority of development in the County be directed to three settlement areas within the Towns of Orangeville, Grand Valley, and Shelburne. Section 3.3.3 of the County OP also notes that some growth may be accommodated in community (i.e. rural) settlement areas through infill and development of vacant land, recognizing that some community settlement areas may not have the required services. Section 4.3.2(g) encourages local municipalities to "promote development within settlement that is compact, mixed use, and supports transit and active transportation, with a broad range of housing types, services and amenities available for all residents", which could support the creation of complete communities in the County.

2.3.1.1 Delineation of built-up areas

Section 2.2.2 of the Growth Plan, 2020 contains policies regarding growth in the **delineated built-up area** of a settlement area, which contains the lands contained within the **built boundary** (see **Figure 2.2**) of the settlement that have been identified by the Minister of Municipal Affairs and Housing as the target for **intensification**. Intensification can occur through redevelopment (including brownfield sites), development of vacant or under-utilized lots in already-developed areas, infill development (e.g. through severances), or expansion/conversion of existing buildings. While Section 2.2.2.1(a) of the Growth Plan defines a minimum intensification target for several municipalities (50% of all annual residential development to occur within the delineated built-up area), Dufferin County, through Section 2.2.2.1(b), is directed to establish an intensification target through its MCR which maintains or improves upon the intensification target contained in its existing plan.

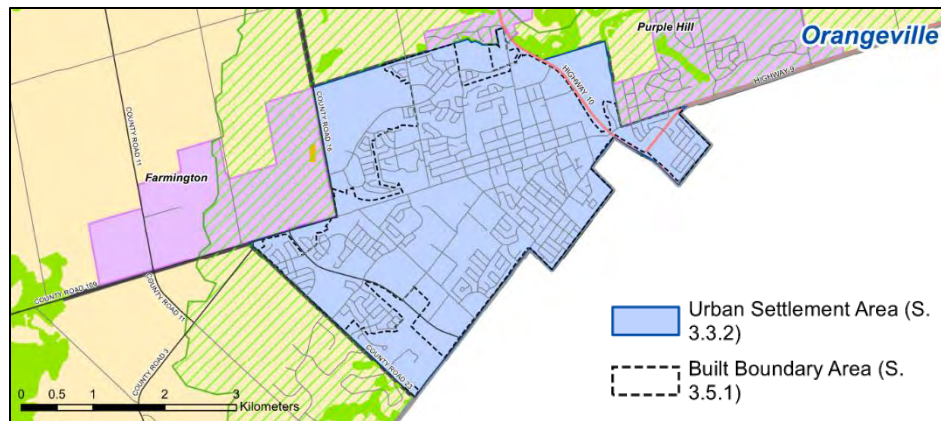


Figure 2.2: Map showing the Orangeville settlement area and delineated built-up area.

Section 3.4.2 of the existing County OP directs that the County will meet the following targets for percentage of annual new residential development occurring the delineated built-up areas of its three settlement areas:

- Grand Valley: 12%
- Orangeville: 50%
- Shelburne: 38%
- All of Dufferin County: 40% of annual new residential development to occur within the delineated built-up areas.

2.3.1.2 Strategic Growth Areas

Section 2.2.1 of the Growth Plan, 2020 contains policies regarding **strategic growth areas**. Strategic growth areas include urban growth centres, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas. Within the settlement area, growth is intended to focus in strategic growth areas.

All municipalities are required to develop a strategy to achieve the minimum intensification target and intensification throughout **delineated built-up areas**, which will identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas. Dufferin County has not identified Strategic Growth Areas, however when the local municipalities update their Official Plans for conformity with the updated County OP, it may be advisable for them to identify Strategic Growth Areas to help achieve intensification targets.

2.3.1.3 Identification of Excess lands

Section 2.2.1 of the Growth Plan, 2020 contains policies regarding the identification of excess lands. Excess lands represent vacant, unbuilt but developable lands within settlement areas but outside of delineated built-up areas that have been designated in an official plan for development but are in excess of what is needed to accommodate forecasted growth to the horizon of the Growth Plan.

Through the land needs assessment, it was determined there are no excess lands within Dufferin County based on the hierarchy of settlement areas established in accordance with the Growth Plan.

2.3.1.4 Settlement boundary expansion

Section 2.2.8 of the Growth Plan, 2020 contains policies regarding **settlement area boundary expansions**. Settlement areas represent urban areas and rural settlements within municipalities that are built up areas where development is concentrated, and which have a mix of land uses and lands which have been designated in an official plan for development in accordance with the policies of the Plan. As per Section 2.2.1, settlement areas are to be the focus of growth. Section 2.2.8 of the Plan requires settlement area boundaries to be delineated in official plans. A settlement area boundary expansion may only occur through a municipal comprehensive review where requirements of the Plan has been demonstrated as follows:

- based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this Plan are not available through intensification and in the designated greenfield area
- the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption; and
- the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan.

Where the need for a settlement area boundary expansion has been justified in accordance with the above criteria, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified.

2.3.2 RURAL AREAS

Section 2.2.9 of the Growth Plan, 2020 contains policies regarding **rural areas**. Rural areas represent lands which are located outside settlement areas and which are outside prime agricultural areas, as well as rural settlements. Development is to be limited to the following:

- a) the management or use of resources;
- b) resource-based recreational uses; and
- c) other rural land uses that are not appropriate in settlement areas provided they:
 - i. are compatible with the rural landscape and surrounding local land uses;
 - ii. will be sustained by rural service levels; and
 - iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.

Significant growth and development is not intended to be directed to rural areas or rural settlements.

2.3.3 EMPLOYMENT AREAS

Under Section 2.2.5 of the Growth Plan, 2020 upper-tier municipalities, in consultation with local municipalities, will designate all employment areas in official plans and protect them for appropriate

employment uses over the long-term. As per Schedule 3 of the Plan, Dufferin County is expected to accommodate 39,000 jobs by 2051. Municipalities are to make more efficient use of existing employment areas and vacant and underutilized employment lands by increasing employment densities.

The conversion of lands within employment areas to non-employment uses may be permitted only through a **municipal comprehensive review** subject to certain criteria set out in Section 2.2.5.9 of the Growth Plan. The Employment Lands Needs Assessment undertaken as part of the MCR establishes a benchmark by which conversion requests may be evaluated. Conversions may only be permitted where it has been demonstrated that:

- there is a need for the conversion
- the lands are not required over the horizon of this Plan for the employment purposes for which they are designated
- the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan
- the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of the Growth Plan;
- and there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

2.3.4 HOUSING

Section 2.2.6 of the Growth Plan, 2020 contains policies regarding housing. Upper-tier municipalities are required to support housing choice options through the achievement of the minimum intensification and density targets of the Growth Plan. Municipalities are to maintain land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.

To achieve complete communities, municipalities are to plan to accommodate forecasted growth to the horizon of the Plan, plan to achieve the minimum intensification and density targets, considering the range and mix of housing options and densities of the existing housing stock, and plan to diversify their overall housing stock across the municipality.

2.3.5 SCHEDULE 3 FORECASTS

Under Section 5.2.4 of the Growth Plan, “all upper-and single-tier municipalities will, at a minimum, through a municipal comprehensive review, apply the forecasts in Schedule 3 or higher forecasts as are established through the municipal comprehensive review for planning and managing growth to the horizon of this Plan.”

Schedule 3 identifies population and employment forecasts to the year 2051. Dufferin County is forecast to have a total of 95,000 residents, and 39,000 jobs.

3 POPULATION AND EMPLOYMENT

ALLOCATIONS TO 2051

The Growth Plan mandates the County Official Plan to accommodate a total of 95,000 people and 39,000 jobs by 2051 (Schedule 3 of the Growth Plan). This is achieved by allocating population and employment growth to each of the local municipalities to inform a land needs analysis. The land needs analysis is the method used to determine whether the allocated growth can be accommodated within the existing settlement areas and, if not, if an expansion is necessary. Where expansion would not be possible, a strategic approach is needed to determine the resulting intensification that may be required until such time that additional lands may be identified.

The projected population and employment growth between 2021 and 2051 cannot simply be allocated equally between each of the local municipalities or on sole basis of historical trends. Section 2.2.1 of the Growth Plan requires the County to allocate projected growth to each local municipality on the basis of the following criteria:

- The vast majority of growth will be directed to settlement areas with a delineated built boundary, existing or planned water and wastewater system and ability to support complete communities; and
- Growth is to be limited in settlement areas that are rural, not serviced by municipal water or wastewater systems or are in the Greenbelt Area.

Given these criteria, it is noted that the Town of Grand Valley, Town of Orangeville and Town of Shelburne include delineated built-up areas / designated greenfield areas and full municipal water and sewer services. The remaining local municipalities within Dufferin County are primarily rural in nature with smaller “community settlement areas” on partial services, or private-individual services only. In addition to the settlement area type criteria, the following additional factors were accounted for in allocating growth to the local municipalities:

- Late 2021 population estimates derived from 2020 Post-censal Estimates and baseline modelling undertaken by MetroEconomics which considered municipal development and building permit activity and property assessment data; and,
- The size of the existing population and recent residential development trends in the Rural Settlements.

With respect to the three municipalities with urban settlement areas, the GMS allocations further recognize that:

- Orangeville is substantially the largest population and economic centre in Dufferin County and, in the absence of physical land and servicing constraints, would attract the vast majority of growth. Due to long term servicing and land supply concerns, however, a greater proportion of growth is being allocated to Shelburne and Grand Valley.
- Orangeville planning and engineering staff have estimated that servicing improvements can reasonably address a population allocation of approximately 38,636 by 2051. However, Orangeville’s settlement area boundary has reached its limit and is coincident

with its corporate municipal boundary and, therefore, does not have additional land available for expansion.

- Local staff in Shelburne, the second largest population and economic centre in Dufferin County, have estimated that a population of approximately 15,000 can be accommodated beyond 2031 and that Shelburne can reasonably address servicing issues necessary to accommodate the GMS allocation of 18,328 by 2051. The GMS allocation also recognizes the Shelburne West Expansion Area and acknowledges that it represents the last logical Settlement Area expansion opportunity within the corporate municipal boundary.
- Grand Valley is the third municipality within Dufferin County with full municipal services within its settlement area. Planning staff have indicated that servicing issues can be reasonably addressed to accommodate a population of approximately 9,437 by 2051. There also remains the potential for settlement area expansion within the existing corporate municipal boundary.

With respect to the remaining local municipalities which include rural, unserviced or partially serviced Settlement Areas, the GMS allocation primarily represents development meant to round out these existing settlement areas. For these municipalities, the GMS initially assumed that each would grow by approximately 15% over its 2021 population. This was then adjusted to reflect two factors: recent trends regarding residential development activity outside of the rural settlements; and the remaining residential land supply in each rural settlement.

Accounting for these parameters and inputs, MetroEconomics worked with WSP to generate the 2051 population and employment allocation figures shown in Table 3.1 Proposed 2051 Population and Employment Allocations. Employment growth was allocated on the basis of MetroEconomics' proprietary projection model adjusted for population allocation.

Table 3.1 Proposed 2051 Population and Employment Allocations

Municipality	Population			Employment		
	2021 (estimate)	2051	Growth 2021- 2051	2021 (estimate)	2051	Growth 2021-2051
Amaranth	4,459	5,112	653	1,337	1,738	401
East Garafraxa	2,839	3,961	1,122	657	995	338
Grand Valley	3,831	9,437	5,606	846	2,318	1,472
Melancthon	3,344	3,783	439	641	807	166
Mono	10,189	11,404	1,215	2,962	3,898	936
Mulmur	3,814	4,439	625	905	1,268	363
Orangeville	30,891	38,636	7,745	14,556	21,499	6,943
Shelburne	9,516	18,328	8,812	3,097	6,477	3,380
Dufferin County Total (rounded)	68,783	95,000	26,217	25,000	39,000	14,000

The resulting allocation directs approximately 84.5% of population growth to the municipalities of Grand Valley, Orangeville and Shelburne between 2021 and 2051, leaving 15.5% to be accommodated in the rural local municipalities. It was noted that more population growth was able to be allocated to East Garafraxa than the 15% initial baseline applied to the rural municipalities as more remaining residential land supply was confirmed within its existing Settlement Area boundaries than found in previous studies.

4 LAND NEEDS ANALYSIS

Land needs analysis applies the population and employment allocations to an estimate of the remaining land supply within each local municipality to determine whether and to what magnitude settlement area expansion(s) could be necessary. This analysis addresses both residential and employment-related settlement area land needs. The analysis also accounts for the County's minimum intensification and density targets.

4.1 RESIDENTIAL ANALYSIS

The first step in determining residential land needs for each local municipality is to project residential dwelling growth within Settlement Areas. Growth estimates for the number of new dwellings within each local municipality were generated by MetroEconomics on the basis of the growth allocations with input regarding the estimated number of existing and planned dwelling units from WSP. The components were estimated based on a high-level review of building permits and a comparison of property assessment snapshots over time.

These estimates were further broken down into two categories: Within Settlement Areas (including Rural Settlements); and Outside Settlement Areas (rural areas excluding rural settlements), on the basis of Growth Plan policy direction and recent historical trends. The Growth Plan requires the vast majority of growth to be directed to Settlement Areas.

The results of this process are summarized in Table 4.1 2021 to 2051 Forecast Dwelling Growth (Dwelling Units) for each municipality as a whole as well as broken out into growth in dwellings in Urban Settlement Areas (i.e. Designated Greenfield Areas and Built-up Areas) and in Community Settlement Area (i.e. Rural Settlements).

Table 4.1 2021 to 2051 Forecast Dwelling Growth (Dwelling Units)

	Municipality-wide	Within Settlement Areas	Outside Settlement Areas
Amaranth	251	0	251
East Garafraxa	453	324	129
Grand Valley	2,016	1,948	68
Melancthon	60	0	60
Mono	509	427	82
Mulmur	252	212	40
Orangeville	4,177	4,177	0
Shelburne	3,054	3,054	0
Dufferin County Total	10,772	10,142	630

This process results in the vast majority (94%) of dwelling growth projected to occur within Settlement Areas leaving approximately 6% of development associated with rural uses to the rural area.

The estimation of residential land needs differs depending on whether a municipality's settlement areas are urban settlement areas (i.e. with a delineated built-up area and/or designated greenfield area) or

community settlement area (i.e. Rural Settlements). The GMS addresses each of these categories separately in the following subsections.

4.1.1 URBAN SETTLEMENT AREAS

Dufferin County's Urban Settlement areas consist of a portion of the Town of Grand Valley, the entirety of the Town of Orangeville and the majority of the Town of Shelburne. The Urban Settlement Areas themselves are further divided into Delineated Built-up Area and Designated Greenfield Area under the Growth Plan. Residential development within the Delineated Built-up area is subject to the County's minimum intensification target under the Growth Plan. Non-industrial development within the Designated Greenfield Area is subject to the County's minimum greenfield density target under the Growth Plan.

4.1.1.1 Delineated Built-up Area

Delineated Built-up Areas are intended to receive the greatest share of growth and are subject to a minimum intensification target. Achieving increased intensification increases the theoretical capacity of the area to accommodate growth.

For Dufferin County, the Growth Plan mandates a minimum intensification target of 40%, meaning that 40% of all new dwellings in each local municipality are to occur within the delineated built-up area. More specifically, the DCOP currently requires Grand Valley to achieve a target of 12%, Orangeville of 50% and Shelburne of 38%. For context, the GMS estimates that approximately 18% of the remaining dwelling growth capacity in Grand Valley, 52% in Orangeville and 44% of Shelburne is located in their respective delineated built-up areas. However, as a result of updates to the Growth Plan since 2006, these rates are no longer sufficient to achieve the 40% County-wide intensification target.

A conceptual scenario which considers the current size and growth potential of each Town and that would meet the 40% County-wide intensification target would increase the minimum targets for Grand Valley, Orangeville and Shelburne to 18%, 60% and 48%, respectively. The GMS applied these percentage assumptions to Municipality-wide dwelling estimates shown in Table 4.1 2021 to 2051 Forecast Dwelling Growth (Dwelling Units) to estimate the dwelling demand shown in Table 4.2 2021 to 2051 Built-up Area Dwelling Capacity Shortage. This table also shows the estimated dwelling capacity remaining in each delineated built-up area and the resulting shortfall in dwelling unit capacity relative to growth. This dwelling shortfall is converted into a corresponding land need in Land Needs Conclusions & Recommendations .

Table 4.2 2021 to 2051 Built-up Area Dwelling Capacity Shortage

	Estimated Residential Demand within Built-up Areas	Estimated Dwelling Capacity within Built-up Areas	Potential Dwelling Capacity Shortage
Grand Valley	363	183	180
Orangeville	2,506	1,263	1,243
Shelburne	1,466	513	953
Dufferin County	4,335	1,959	2,376

This analysis has identified a potential shortage of residential land capacity in each of the built-up areas under the proposed growth scenario. To meet the County-wide intensification target the local municipalities will be required to allow for greater intensification within the existing built-up areas.

4.1.1.2 Designated Greenfield Area

After directing sufficient Settlement Area growth to meet the intensification target, the balance of the Settlement Area growth is to be accommodated in the designated greenfield areas. However, non-industrial (i.e. residential, commercial and institutional) development in the Designated Greenfield area is subject to a minimum density target which is defined in terms of a minimum number of people and jobs per hectare. This is important as achieving increased greenfield density increases the theoretical capacity of the area to accommodate growth.

The first step in assessing the residential capacity shortage in the designated greenfield area is to identify the shortage in terms of number of dwellings. This shortage is then converted into an equivalent number of residents and finally to a land need in Section 4.1.1.2.

The greenfield area dwelling shortage is shown in Table 4.3 2021 to 2051 Designated Greenfield Area Dwelling Supply Shortage. This estimated greenfield area demand in this table is calculated the by subtracting the delineated built-up area dwelling growth (Table 4.2 2021 to 2051 Built-up Area Dwelling Capacity Shortage) from the overall Settlement Area dwelling growth (Table 4.1 2021 to 2051 Forecast Dwelling Growth (Dwelling Units)). The table also shows the estimated capacity remaining within those greenfield areas, and the resulting hypothetical capacity shortage.

Table 4.3 2021 to 2051 Designated Greenfield Area Dwelling Supply Shortage (in dwelling units)

	Estimated Dwelling Demand in Designated Greenfield Area	Estimated Dwelling Capacity Remaining	Potential Dwelling Capacity Shortage
Grand Valley	1,585	834	888
Orangeville	1,671	1,153	518
Shelburne	1,588	398	1,190
Dufferin County Total	4,844	2,385	2,459

This analysis indicates a substantial potential dwelling capacity shortage in all three municipalities with Designated Greenfield Areas. Also note that the estimated dwelling capacity remaining added to the potential dwelling capacity shortage figures for Grand Valley do not add up to the estimated dwelling demand column. This is because the estimated dwelling demand column is based on a market-based projection that uses census inputs on low, medium and high-density dwelling counts, which are a lagging input. The estimated dwelling capacity remaining column however reflects the sum of all dwelling units remaining regardless of dwelling type at the time the GMS was undertaken. The table has therefore been adjusted to account for the absorption of medium and high-density units that have already been proposed and/or approved for development in Grand Valley.

To convert the dwelling capacity shortage to residents, the dwelling shortage was multiplied using new-build dwelling person per unit assumptions derived from recent Development Charges studies. The number of residents associated with the dwelling shortage was then multiplied by the current DCOP greenfield density targets for Grand Valley, Orangeville and Shelburne to generate a residential land need. The results of this process are as shown in Table 4.4 Greenfield Residential Land Needs Projection. This

process is intended to provide a baseline for the local municipalities to consider during implementation. It is expected that the local municipalities will determine their dwelling mix assumptions while maintaining or improving upon their existing dwelling mix. It is also recognized that the land needs would need to be refined to account for greenfield land area exclusions permitted by the Growth Plan as well as commercial and institutional employment considerations during implementation.

Table 4.4 Greenfield Residential Land Needs Projection

	Estimated Exhaustion Of Existing Greenfield Residential Supply (year)	Number of Residents Associated With Supply Shortage	Recommended Greenfield Density Assumption (People & Jobs per Ha)¹	Residential Land Need (Residents divided by density equals Gross Hectares)
Grand Valley	2036	2,474	44	56.2 + env constraints
Orangeville	2041	1,163	46	25.3 + env constraints
Shelburne	2028	3,437	41	83.82 + env constraints

Table 4.4 Greenfield Residential Land Needs Projection shows that Grand Valley will require an additional 56.2 gross hectares of land to be added to the settlement area to accommodate forecast residential demand. Orangeville would require 25.3 gross hectare at historic densities, however since the settlement area extends to the municipal boundary, the Town will instead need to increase densities to accommodate forecast residential growth. Shelburne will require 83.83 gross hectares, but may be able to reduce that number through greater levels of intensification than has historically been seen in the Town.

4.1.2 COMMUNITY SETTLEMENT AREAS (RURAL SETTLEMENTS)

Residential settlement area land needs for municipalities with Community Settlement Areas are calculated by comparing their Settlement Area dwelling projection in Table 5.2 against their remaining estimated dwelling capacity. Any resulting shortfall in capacity is then converted to a land need.

The analysis in Table 5.2 indicates that East Garafraxa, Mono and Mulmur are projected to have Settlement Area growth whereas growth in Amaranth and Melancthon is anticipated to be largely rural in nature and would be accommodated in their rural areas. On this basis, Table 4.5 2021 to 2051 Rural Settlements Dwelling Supply Shortage, below, provides the estimated residential demand, dwelling capacity and additional capacity required for East Garafraxa, Mono and Mulmur.

Table 4.5 2021 to 2051 Rural Settlements Dwelling Supply Shortage

	Estimated Residential Demand in Rural Settlements to 2051	Estimated Dwelling Capacity	Potential Dwelling Capacity Shortage (dwelling units)	Potential Dwelling Capacity Exhaustion
East Garafraxa	324	275	49	2046
Mono	427	81	346	2026

¹ Dufferin County Official Plan Section 3.4.3

Mulmur	212	121	91	2038
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Through the residential analysis undertaken, East Garafraxa, Mono and Mulmur were identified as potentially having insufficient capacity within their Rural Settlements to accommodate the forecast residential demand to the year 2051, with Mono potentially exhausting its dwelling capacity before 2031.

The potential dwelling capacity shortfall is then converted to a land needs by multiplying the shortfall by a hectare per dwelling unit assumption. Past Dufferin County Growth Management Studies had identified 2.5 dwelling units per gross hectare as an appropriate settlement area dwelling density for the Rural Settlements in East Garafraxa and Mulmur (private individual services only) and 5 dwelling units per gross hectare in Mono (partial servicing).

On this basis, East Garafraxa may need 20 gross hectares of additional residential land, Mono may require 69 gross hectares and Mulmur may require 36 hectares to accommodate growth to 2051. This land need may be reduced through infill and intensification, however this would be limited by the ability to provide servicing.

Input from the local municipalities indicates that each of these municipalities have sufficient land and servicing capacity to accommodate growth to 2031. This provides enough time to complete the work necessary to justify expansion of their rural settlements.

4.2 EMPLOYMENT ANALYSIS

Further work was undertaken on the employment allocation to forecast Fixed Place of Work, No Fixed Place of Work and Work-From-Home components. Land needs associated with the work-from-home component are already accounted for in the Residential Analysis and no fixed place of work employment does not require land to be allocated through the planning process. Table 4.6 Employment Analysis below shows the result of the employment analysis.

Table 4.6 Employment Analysis

	Employment Allocation 2021-2051 (Jobs)	No Fixed Place of Work (Jobs)	Work From Home (Jobs)	Jobs that Require Non-residential Land 2021-2051
Amaranth	401	78	97	226
East Garafraxa	338	66	68	205
Grand Valley	1,472	286	223	963
Melancthon	166	32	57	77
Mono	936	182	235	519
Mulmur	363	70	110	182
Orangeville	6,943	1,349	342	5,252
Shelburne	3,380	657	287	2,437
Dufferin County Total	14,000	2,720	1,419	9,861

It is then necessary to process the resulting forecast of job growth with a land need to identify the number of jobs that should be accommodated in the Community Area (i.e. commercial and institutional jobs) and the number of jobs that should be accommodated in the Employment Area (i.e. industrial jobs).

To do this, employment forecasts based on the North American Industry Classification System (NAICS) sector definitions were grouped into Community Area and Employment Area categories as shown in Table 4.7 NAICS as Grouped into Community Area and Employment Area Categories.

Each job projection component was assigned to Community Area designations and Employment Area designations. In Grand Valley, Orangeville and Shelburne, it was assumed that at least 80% of Community Area (Commercial / Institutional) jobs will locate in Community Areas and 100% of Employment Area jobs will locate in Employment Areas. For Orangeville and Shelburne these assumptions were further refined to direct 5% and 20% of Commercial jobs to community areas and employment areas, respectively.

Table 4.7 NAICS as Grouped into Community Area and Employment Area Categories

Employment Classification	Category
Utilities	Employment Area (Industrial)
Construction	Employment Area (Industrial)
Manufacturing	Employment Area (Industrial)
Wholesale trade	Employment Area (Industrial)
Retail trade	Community Area (Commercial / Institutional)
Transportation, warehousing	Employment Area (Industrial)
Information & cultural industries	Community Area (Commercial / Institutional)
Finance & insurance	Community Area (Commercial / Institutional)
Professional, scientific & technical services	Community Area (Commercial / Institutional)
Other business services	Community Area (Commercial / Institutional)
Educational services	Community Area (Commercial / Institutional)
Health care & social assistance	Community Area (Commercial / Institutional)
Arts, entertainment & recreation	Community Area (Commercial / Institutional)
Accommodation & food services	Community Area (Commercial / Institutional)
Other services	Community Area (Commercial / Institutional)
Public administration	Community Area (Commercial / Institutional)

For the municipalities with Rural Settlements, it was assumed that 100% of employment area jobs would locate in the Employment Areas. No provision was made to direct Employment Area growth to the Rural Employment Areas, though it is recognized that Dry Industrial uses are permitted on lands already so designated.

4.2.1 INDUSTRIAL LAND NEED & DENSITY TARGETS

Industrial land needs were calculated by subtracting commercial and institutional land needs from the overall "Jobs that require non-residential land" from Table 4.6 Employment Analysis. Discussion of commercial and institutional land needs is provided in the next section. It is assumed that the short-term

land supply (lands with applications on them) would be developed at employment densities closer to recent trends while long-term supply (vacant and underutilized lands) would be developed at policy-based density targets identified by urbanMetrics.

Summary results for Grand Valley, Orangeville and Shelburne are provided in Table 4.8 Urban Industrial Land Need Projection. Existing industrial employment densities were estimated to be approximately 15 jobs per net hectare in Grand Valley, 17 in Orangeville and 13 in Shelburne. urbanMetrics has identified 21 jobs per net ha as an appropriate policy-based density targets for all three municipalities going forward.

Table 4.8 Urban Industrial Land Need Projection

	Industrial Projection number of jobs)	Industrial Supply (number of jobs)	Theoretical Industrial Land Supply Shortage / Surplus
Grand Valley	219	229 jobs (10.9 net ha)	Surplus 10 Jobs (0.6 net ha)
Orangeville	569	1,009 (51.6 net ha)	Surplus 440 Jobs (21 net ha)
Shelburne	492	709 38 net ha	Surplus 217 (10.3 net ha)

This analysis indicates that Grand Valley, Orangeville and Shelburne should have sufficient industrial land supply to accommodate the proposed employment allocations. Based on the size of the forecast surpluses, it is not recommended to consider any conversions in Grand Valley or Shelburne. Orangeville has a modest surplus of industrial lands, and therefore may consider proposals for conversion, subject to applicable policies. The industrial land supply in all three municipalities should be monitored on an ongoing basis as larger land users could drastically impact the available supply.

Summary results for the remaining municipalities are provided below. Existing industrial employment densities were estimated to vary between 5 and 17 jobs per hectare. urbanMetrics identified 17 jobs per net hectare as an appropriate policy-based target for all these municipalities going forward, as shown in Table 4.9 Rural Industrial Land Need Projection.

Table 4.9 Rural Industrial Land Need Projection

	Employment Demand Projection (jobs)	Industrial Supply	Theoretical Industrial Land Supply Shortage
Amaranth	121	2,349 jobs (161.8 net ha)	Surplus 2,228 jobs (131.1 net ha)
East Garafraxa	50	301 jobs (32.0 net ha)	Surplus 251 Jobs (14.8 net ha)
Melancthon	23	124 jobs (7.3 net ha)	Surplus 101 jobs (5.9 net ha)
Mono	109	657 jobs (39.3 net ha)	Surplus 548 Jobs (32.2 net ha)
Mulmur	41	415 jobs (24.4 net ha)	Surplus 375 Jobs (22.1 net ha)

All the municipalities with Rural Settlements were identified to have sufficient industrial land supply at an assumed policy-based employment density target of 17 jobs per net ha on the long-term land supply.

4.2.2 COMMERCIAL & INSTITUTIONAL PROJECTIONS

A high-level analysis of commercial and institutional land needs for Grand Valley, Orangeville and Shelburne was assessed by comparing the community-area job growth projection with the remaining land supply. It was assumed that the short-term land supply (lands with applications on them) would be developed at employment densities closer to recent trends while long-term supply (vacant and underutilized lands) would be developed at policy-based goals. Existing commercial and institutional densities were estimated to average approximately 40 jobs per net ha in Grand Valley, 49 in Orangeville and 26 in Shelburne, as shown in Table 4.10 Commercial and Institutional Projections. urbanMetrics identified an appropriate policy-based goal going forward of 50 jobs per net hectare.

Table 4.10 Commercial and Institutional Projections

	On Commercial / Institutional Lands	Commercial / Institutional Supply	Theoretical Commercial / Institutional Supply Shortage
Grand Valley	744	533 jobs (13.1 net ha)	Shortage 211 Jobs (4.2 net ha)
Orangeville	4,682	1,299 jobs (26.1 net ha)	Shortage 3,383 Jobs (67.7 net ha)
Shelburne	1,945	1,560 jobs (41.7 net ha)	Shortage 385 Jobs (70.7 net ha)

This high-level analysis indicates there is potentially a shortage of purpose-designated lands in Grand Valley, and substantial shortages in Orangeville and Shelburne. Grand Valley and Shelburne should identify the extent to which they can increase employment densities on their existing purpose-designated lands and ensure that any residential settlement area expansions consider both local needs and broader Town-wide commercial institutional needs. Orangeville may also wish to initiate a Commercial and Institutional needs study to confirm the extent of its commercial and institutional needs.

Existing commercial and institutional employment densities in the Rural Settlements are very low. No additional purpose-designated lands are anticipated to be required to accommodate the employment allocation.

4.3 DESIGNATED GREENFIELD AREA DENSITY TARGET

This section provides an integrated analysis of residential and commercial / institutional employment factors with respect to appropriate minimum designated greenfield area density targets for Grand Valley, Orangeville and Shelburne. The analysis is primarily based on:

- Comparison to the estimated residential density that the current greenfield areas have been planned to achieve.

- The fact that Orangeville’s settlement areas have already reached its corporate municipal limit.
- The fact that Shelburne West expansion area represents the final expansion area remaining in Shelburne’s corporate boundary.

The existing County-wide minimum density target of 40 people and jobs per gross hectare (exclusive of mapped environmental constraints noted in the 2006 Growth Plan) is measured as an average across all Designated Greenfield Areas of the County by the end of the Forecast period. Note that lands permitted to be excluded from the calculation of this target were updated in the current Growth Plan.

The current targets for Grand Valley, Orangeville and Shelburne are 44, 46 and 41 people and jobs per gross hectare, respectively (exclusive of mapped environmental constraints noted in the 2006 Growth Plan).

Grand Valley

Grand Valley’s existing greenfield area is approximately 125 hectares in size. After accounting for permitted exclusions, Grand Valley’s greenfield area is on trajectory to achieve approximately 28.3 residents per hectare by 2051. If existing trends persist, work-from-home and community-area commercial and institutional employment would raise the overall density to 35.2 people and jobs per hectare by 2051. This is lower than the current minimum target of 44 people and jobs per hectare.

Any settlement area expansion should ensure a minimum density target for the expansion of 44 people and jobs is achieved. Opportunities should also continue to be investigated to encourage increased density on remaining undeveloped lands and intensification on already developed lands in the existing designated greenfield areas.

Orangeville

Orangeville’s existing greenfield areas make up approximately 153 hectares. After accounting for permitted exclusions, Orangeville’s greenfield area is on trajectory to achieve approximately 37 residents per hectare by 2051. If existing trends persist, work-from-home and community-area commercial and institutional employment would raise the overall density to 50 people and jobs per hectare by 2051. This is substantially higher than the minimum target of 46 people and jobs per hectare.

The existing 46 person and job target should be retained until further clarity can be realized regarding the County and Town’s options for addressing the Town’s land need. Opportunities should continue to be investigated to increase densities in the Town in general.

Shelburne

Shelburne’s existing greenfield areas make up approximately 88 hectares. After accounting for permitted exclusions, Shelburne’s greenfield area is on trajectory to achieve approximately 41 residents per hectare by 2051. If existing trends persist, work-from-home and community-area commercial and institutional employment would raise the overall density to 57 people and jobs per hectare by 2051. This is substantially higher than the minimum target of 41 people and jobs per hectare.

The existing 41 person and job per hectare target should be retained until the capacity of the Shelburne West expansion option can be identified. Opportunities should continue to be investigated to increase densities in the Town in general.

County-Wide

On a County-wide basis, the existing greenfield areas make up approximately 366 hectares. After accounting for permitted exclusions, the greenfield area is on trajectory to achieve approximately 35

residents per hectare by 2051. If existing trends persist, work-from-home and community-area commercial and institutional employment would raise the overall density to 46.6 people and jobs per hectare by 2051. This is substantially higher than the minimum target of 40 people and jobs per hectare.

The existing 40 person and jobs per hectare target should be retained until land needs options for Orangeville and Shelburne can be addressed.

5 LAND NEEDS CONCLUSIONS & RECOMMENDATIONS

The land needs analysis described in the preceding sections of this report has provided the basis for the following conclusions and recommendations. The population and employment allocations for each local municipality, intensification and density targets required to accommodate the allocated growth and recommended land area required for settlement area expansions will inform the remaining steps in the Municipal Comprehensive Review.

5.1 ALLOCATIONS

Population and employment growth has been directed to the urban settlement areas, to the maximum extent possible, based on servicing potential for Grand Valley, Orangeville, and Shelburne with residential growth allocated to Rural Settlements based on the remaining settlement area land supply remaining within them. The remaining growth has been divided equitably between the local municipalities based on the size of their current population and development activity trends.

The land needs assessment confirms that there is insufficient land supply in the existing Settlement Areas of Grand Valley, Orangeville and Shelburne to accommodate the allocated growth at historic density levels.

5.2 DELINEATED BUILT-UP AREAS & INTENSIFICATION TARGET

The 40% minimum intensification rate for the County as a whole will be maintained. The local municipalities will be required to undertake intensification strategies to identify how they will accommodate their allocated population and employment growth in a manner that will achieve this target.

5.3 GREENFIELD RESIDENTIAL LAND NEEDS & GREENFIELD DENSITY TARGETS

Grand Valley, Orangeville and Shelburne each were identified to have substantial greenfield residential land needs. The settlement areas of Grand Valley and Shelburne should be expanded, where as Orangeville should consider permitting greater densities to accommodate forecast growth.

The 40 persons and jobs per hectare minimum Greenfield Density target for the County will be maintained as will the current municipality-specific targets of 46 for Orangeville and 41 for Shelburne. Any Settlement Area Expansion for Grand Valley will achieve a minimum of 44 people and jobs.

5.4 COMMERCIAL & INSTITUTIONAL PROJECTIONS

Orangeville may have a substantial shortage that should be investigated. Grand Valley and Shelburne should consider Town-wide Commercial and Institutional land needs in addition to localized needs as they undertake their expansion work.

5.5 INDUSTRIAL LAND NEEDS & EMPLOYMENT DENSITY TARGETS

No additional industrial lands are needed at present time. Orangeville may consider opportunities for site-specific conversions totalling up to 21 net hectares subject to conversion criteria and ensuring that their remaining long-term employment lands will achieve 21 jobs per net hectare on average. Any conversions will need to be factors into expansion considerations to ensure that the minimum greenfield density targets continue to be achieved.

Grand Valley and Shelburne should continue to monitor their employment land supplies and ensure that their employment supply can achieve 21 jobs per net hectare on average.

5.6 CONCLUSION BY MUNICIPALITY

5.6.1 *AMARANTH*

The Township of Amaranth is primarily rural, without a serviced settlement area or employment areas. The land needs analysis has determined there are sufficient lands available to accommodate future population and employment growth allocated to the Township.

5.6.2 *EAST GARAFRAXA*

East Garafraxa may exhaust its residential Settlement Area land supply by 2046 and may be short by up to 49 dwelling units relative to demand by 2051. Assuming a residential density of 2.5 dwelling units per net hectare, East Garafraxa may require Settlement Area expansions sufficient to provide 20 hectares of residential growth area. There is sufficient industrial employment area land supply in East Garafraxa to accommodate projected needs.

5.6.3 *GRAND VALLEY*

Based on its current trajectory, Grand Valley may exhaust its greenfield land supply by 2036, leaving a gap of residential land supply to house approximately 2,474 post censal residents by 2051. A Settlement Area expansion is recommended to accommodate the residential supply gap in addition to continued efforts to intensify development within the existing greenfield area.

The residential greenfield expansion should be planned to achieve a minimum of 44 residents per hectare, which would require approximately 56 hectares plus any applicable greenfield density target net outs.

It is not recommended to consider converting the small 2.9 ha hypothetical surplus of employment area supply in Grand Valley owing to its small size. However, this supply needs to be carefully monitored to ensure the Town continues to maintain a sufficient supply to 2051.

The Town has noted to the County their interest in identifying a strategic future employment area reserve. Further County investigations would be required should any portion of such a reserve be brought into the settlement area.

5.6.4 ORANGEVILLE

Orangeville may exhaust its greenfield residential land supply by 2041. There would be a gap of residential land supply to house of approximately 1,163 post censal residents by 2051.

Orangeville may exhaust its community area (commercial / institutional) employment land supply by 2030, requiring up to 65 hectares of additional supply by 2051. Based on the analysis in Section 4.2.1, there may also be an industrial employment area supply surplus of up to approximately 21 net hectares.

Limited employment area conversions and options for potential settlement area expansion should be investigated in a phased manner to mitigate this gap. It is recognized that the Orangeville Settlement Area already encompasses that Town's entire corporate boundary.

The greenfield area expansion, inclusive of any applicable employment land conversions, should be planned to achieve a minimum of 50 residents per hectare which would require approximately 25 hectares plus any applicable greenfield density target net outs.

If additional greenfield area cannot be brought online through expansion or conversion, the existing greenfield area would exceed 57 people and jobs per hectare before accounting for additional community area and work from home employment associated with the increased population.

5.6.5 SHELburne

It is anticipated that Shelburne will exhaust its greenfield residential land supply by 2028, resulting in a greenfield residential supply gap necessary to house approximately 3,437 post censal residents by 2051.

It is recommended that Settlement Area Expansion as well as employment land conversions be investigated in a phased manner to accommodate this greenfield gap while continued efforts are undertaken to intensify development within the existing greenfield area.

There may be a surplus of up to 10.3 net hectares of industrial employment land in Shelburne. Appropriate conversions, subject to DCOP conversion policies, may be identified to assist in minimizing the magnitude of the settlement area expansion necessary. However, this supply needs to be carefully monitored to ensure the Town continues to maintain a sufficient supply to 2051.

The greenfield area expansion, inclusive of any applicable employment land conversions, should be planned to achieve a minimum of 50 residents per hectare which would require approximately 84 hectares plus any applicable greenfield density target net outs.

The Shelburne West Expansion Area represents approximately 86 gross hectares of land of which approximately 23 hectares overlap features that are permitted to be excluded from the calculation of the minimum designated greenfield density target (i.e. mapped natural heritage constraints, cemeteries and railway corridors). Approximately 63 hectares of the expansion area are therefore subject to the minimum designated greenfield density target.

Accommodating the entire greenfield residential population gap in the Shelburne West Expansion area could result in a density of up to 68.5 residents per P2G hectare, which is substantially higher than the residential density anticipated in the existing greenfield area. Work from home could add another 103 jobs and any additional community area jobs in the expansion area would raise the people and jobs density even further.

5.6.6 MELANCTHON

The Township of Melancthon is primarily rural, without a serviced settlement area or employment areas. The land needs analysis has determined there are sufficient lands available to accommodate future population and employment growth allocated to the Township.

5.6.7 MONO

Mono may exhaust its Settlement Area land supply by 2026 and may be short by up to 346 dwelling units relative to demand by 2051. Assuming a typical communal servicing based residential density of 5 dwelling units per net hectare, Mono may require Settlement Area expansions sufficient to provide 69 hectares of residential growth area. There is sufficient industrial employment area land supply in Mono to accommodate projected needs.

5.6.8 MULMUR

Mulmur may exhaust its Settlement Area land supply by 2038 and may be short by up to 91 dwelling units relative to demand by 2051. Assuming a residential density of 2.5 dwelling units per net hectare, Mulmur may require Settlement Area expansions sufficient to provide 36 hectares of residential growth area. There is sufficient industrial employment area land supply in Mulmur to accommodate projected needs.



REPORT TO COMMITTEE

To: Chair Horner and Members of the Community Development & Tourism Committee

From: Cody Joudry, Director of Development & Tourism

Meeting Date: January 27, 2022

Subject: **Municipal Comprehensive Review (MCR) Timelines**

In Support of Strategic Plan Priorities and Objectives: *(choose all that all apply)*

Service Efficiency & Value – determine the right services for the right price

Purpose

The purpose of this report is to share anticipated timelines for the Dufferin County MCR.

Background & Discussion

Work on the MCR project has been underway for some time. As the project nears completion it is important to provide the Committee, Council, and the public at large anticipated timelines to support engagement and transparency. The following are those key dates and deliverables:

January 27 – Community Development and Tourism Committee presentation of draft Land Needs Analysis Report

February 2 – Deadline to submit revised Land Needs Analysis Report for County Council agenda

February 10 – County Council meeting to adopt recommendation of Committee

End of February/March – Finalize Land Needs Analysis Report and remainder of Conformity Report for circulation

March/April – Prepare draft Conformity Amendment for Circulation and Public Consultation.

April/May – Public consultation period (Statutory Open House and Public Meeting)

May/June – Revise Amendment based on feedback from Province, Stakeholders and the Public

June – Present Amendment to Council for Adoption

Financial, Staffing, Legal, or IT Considerations

None at this time.

Recommendation

THAT the report from the Director of Development and Tourism, dated January 27, 2022, regarding the Municipal Comprehensive Review, be received.

Respectfully Submitted By:

Cody Joudry

Director of Development & Tourism



REPORT TO COMMITTEE

To: Chair Horner and Members of the Community Development & Tourism Committee

From: Cody Joudry, Director of Development & Tourism

Meeting Date: January 27, 2022

Subject: **Shared Land Use Planning Services MOU**

In Support of Strategic Plan Priorities and Objectives:

Service Efficiency & Value – determine the right services for the right price

Purpose

The purpose of this report is to present a draft Memorandum of Understanding (MOU) for Shared Land Use Planning Services between the County and East Garafraxa.

Background & Discussion

In 2021 the County of Dufferin and East Garafraxa agreed to share a Professional Planner. The intent was for the Planner to do County work 60% of the time and East Garafraxa work 40% of the time.

The draft MOU lays out a framework for East Garafraxa to reimburse the County for staffing costs, which includes benefits plus 10% for administration. These rates would be revisited each November for the proceeding year to ensure they are reflective of the actual costs incurred by the County.

In addition, the MOU also lays out the possibility of sharing other planning services, such as a Planning Coordinator in the future. The MOU can be used as a template if other Local Municipalities and County Council wish to enter into a similar agreement.

Financial, Staffing, Legal, or IT Considerations

The County of Dufferin would recoup 40% of its Professional Planner staffing costs (including benefits) plus a 10% administration fee per year. The 2022 rates would be \$69.30 per hour with an estimated revenue of \$44,000 this fiscal year.

Recommendations

THAT the report from the Director of Development and Tourism, dated January 27, 2022, regarding Shared Land Use Planning Services MOU, be received;

AND THAT the Warden and the Clerk be authorized to execute the Memorandum of Understanding with East Garafraxa for a shared Land Use Planning Services.

Attachments: Draft Shared Land Use Planning Services Memorandum of Understanding

Respectfully Submitted By:

Cody Joudry
Director of Development & Tourism

SHARED LAND USE PLANNING SERVICES

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made the _____ day of _____ 2022

BETWEEN: **Corporation of the County of Dufferin (“County of Dufferin”)** of
W. & M. Edelbrock Centre, 30 Centre Street, Orangeville, L9W 2X1;

AND **Township of East Garafraxa (“East Garafraxa”)** of 065371
Dufferin County Road 3, Unit 2, East Garafraxa, L9W 7J8;

collectively known as the (“**Municipal Partners**”)

BACKGROUND

- A. Each of the Municipal Partners are local government authorities, with the Corporation of the County of Dufferin established under *An Act respecting the County of Dufferin, 1994* and the Township of East Garafraxa established under the *Municipal Act, 2001*.
- B. Each of the Municipal Partners is responsible for land use planning matters as established by the Province of Ontario.
- C. The Municipal Partners have taken actions to share land use planning staff.

D. **AND THE MUNICIPAL PARTNERS AGREE:**

1. **Definitions & Interpretation**

1.1 **Definitions**

- 1.1.1 **“Rate”** means the hourly rate paid by the Recipient Municipality to Host Municipality, for providing land use planning services based on a cost recovery model;
- 1.1.2 **“Billing Period”** means the quarterly periods of each financial year;
- 1.1.3 **“Host Municipality”** means **County of Dufferin**;
- 1.1.4 **“Recipient Municipality”** means **Township of East Garafraxa**;
- 1.1.5 **“Memorandum”** means this Memorandum of Understanding;

1.2 **Interpretation**

1.2.1 The Background set out above forms part of this Memorandum and the Municipal Partners agree that the Background is true and accurate.

1.2.2 Unless the contrary intention appears:

1.2.2.1 Words noting the singular shall include the plural and vice versa.

1.2.2.2 Reference to any Act, statute or regulation shall include any amendment currently enforce at the relevant time and any Act of the Legislature, statute or regulation enacted or passed in substitution therefore.

1.2.2.3 Headings are for convenience of reference only and do not affect the interpretation or construction of this Memorandum.

1.2.2.4 A requirement in this Memorandum for liaison and consultation is a requirement for full and frank discussion and includes a requirement where necessary and appropriate, for full disclosure of relevant information and material.

2. **Term**

2.1 This Memorandum shall commence on **[insert date, TBD]** and continue in perpetuity until either Municipal Partner withdraws with 6 months' written notice to the other.

3. **Negotiate In Good Faith**

The Municipal Partners agree that they will cooperate with each other and at all times act in good faith and with the joint objective of successfully and expeditiously concluding and carrying out all of the arrangements and agreements contemplated in this Memorandum.

4. **The Municipal Partners Obligations**

The Municipal Partners agree that each of them shall have the following obligations in respect of **Shared Land Use Planning Services**;

4.1 **Host Municipality**

On behalf of the Municipal Partners, the Host Municipality agrees to;

4.1.1 **Land Use Planning Services**

4.1.1.1 Provide an in-house Professional Planner to the Recipient Municipality for 2 days per week (totalling 14 hours), except when conflicting with, but not limited to: personal leave, professional development, emergency matters, and organizational obligations (e.g. department-wide retreat, staff committee, etc);

4.1.1.2 Upon availability, provide an in-house Planning Coordinator to the Recipient Municipality at the Recipient Municipality's request;

4.1.1.3 Be responsible for all aspects of staff management;

4.1.2 **Finances**

4.1.2.1 Invoice the Recipient Municipality each billing period for actual services provided, based on hourly rates as outlined in Schedule A;

4.1.2.2 Maintain insurance related to the provision of services as outlined in this Memorandum and to indemnify the Recipient Municipality;

4.1.3 **Administration**

4.1.3.1 Maintain a log of dates and times and summary of when services were provided to the Recipient Municipality;

4.2 **Recipient Municipality**

The Recipient Municipality agrees to:

4.2.1 **Assign Work**

4.2.1.1 Assign relevant work on a weekly basis to the Professional Planner, specific to East Garafraxa, and within the scope of services offered as outlined in Schedule B, at a quantity that is reasonable to accomplish within 2 days per week;

4.2.1.2 With the written consent of the Host Municipality, assign relevant work to the Planning Coordinator, specific to East Garafraxa, and within the scope of services offered as outlined in Schedule B;

4.2.1.3 Provide to the Host Municipality in writing the contact information for the appointed staff person that will be responsible to assign work to the Professional Planner and Planning Coordinator;

4.2.1.4 Provide guidance, direction, and clarification to the Professional Planner and Planning Coordinator on work that has been assigned to them;

4.2.2 **Finances**

4.2.2.1 Pay invoices provided by the Host Municipality with 30 days of their issuance;

- 4.2.2.2 Maintain insurance related to the provision of services as outlined in this Memorandum and to indemnify the Host Municipality;

4.2.3 **Administration**

- 4.2.3.1 Provide Professional Planner and Planning Coordinator access to files, email systems, and other tools requires to perform their duties;
- 4.2.3.2 Maintain records and communications as it relates to services provided by the Professional Planner and Planning Coordinator (e.g. records of inquiries, official correspondence, draft planning documents);

4.3 **Withdrawal**

- 4.3.1 If a Member Municipality of this Memorandum wishes to no longer participate, that Council may upon giving six (6) months written notice (the “Notice Period”) to the other Municipal Partners withdraw from this Memorandum, thereby dissolving it;
- 4.3.2 Notwithstanding withdrawing from Shared Land Use Planning Services, that Municipal Partner shall still be liable for services provided and responsibilities surviving the Memorandum as outlined in Schedule B;

5. **No Partnership**

This Memorandum does not create or evidence of a partnership between the Municipal Partners.

6. **Acknowledgement**

The Municipal Partners acknowledge and agree that each of the Municipal Partners may in its own right (a) provide services or (b) engage others for their services, however any costs incurred shall be borne solely by the respective Municipal Partner.

7. **Disputes Between Municipal Partners**

- 7.1 The Municipal Partners agree to work together in good faith to resolve any matter requiring their direction or resolution.
- 7.2 Where the Municipal Partners are unable to resolve a matter within twenty-one (21) days of the matter being presented to them, the matter will be referred to arbitration.
- 7.3 Notwithstanding Clause 8.2 the Municipal Partners agree to be bound by the decision of the appointed arbitrator (except in relation to any decision relating to the acquisition or disposal of any real property) and will endeavour to work together in good faith in the implementation of that decision.

- 7.4 The costs (if an) of arbitration shall be borne equally by the Municipal Partners involved in the arbitration.

EXECUTED as a Memorandum of Understanding

THE COMMON SEAL of **THE**)
CORPORATION OF THE)
COUNTY OF DUFFERIN was)
 hereunto affixed in accordance with its)
 Constitution and by the authority of its
 directors:

.....
 Warden

.....
 Clerk

THE COMMON SEAL of the)
TOWNSHIP OF EAST)
GARAFRAXA was hereunto affixed)
 in accordance with its Constitution and)
 by the authority of its directors:

.....
 Mayor

.....
 Clerk

Schedule A – Rates

The rate for a Professional Planner is \$69.30 per hour for 2022.

The rate for a Planning Coordinator is \$63.80 per hour for 2022.

Future years' rates will be calculated in November for the following year, and based on an estimated average cost per hour for staff for during that fiscal year.

Schedule B – Responsibilities Surviving this Memorandum

The following are responsibilities that will survive this Memorandum:

- Municipal Partners must maintain insurance, records, and other appropriate measures to mitigate financial and legal liability arising from providing or receiving land use planning services through this Memorandum.
- The Recipient Municipality will compensate the Host Municipality for expenses incurred, including but not limited to staff time, as a result of being required to participate in Ontario Land Tribunal, legal proceedings, or arbitration arising from work performed by Host Municipal staff on behalf of the Recipient Municipality through this Memorandum.

Schedule C – List of Shared Land Use Planning Services

Professional Planners will provide the following services:

Planning Applications

- Respond to general day-to-day general land use planning enquiries;
- Review all planning applications with regard to the purpose of the proposed development and confirming the site location using the GIS portal;
- Verify proposed developments are in compliance with applicable planning legislation by referencing East Garafraxa's Official Plan, Provincial Plans, Provincial Policy Statement, and other plans that may be applicable;
- Review East Garafraxa building permit applications for compliance with Zoning By-law and other applicable law as required;
- Ensure planning applications are processed in accordance with the Planning Act, meeting all applicable timelines;
- As required, prepare and present planning reports and recommendations to Public meetings, Council, and Committee;
- Attend pre-consultation meetings, as required;
- Maintain planning files in conjunction with the Records Manager for applications, notices, reports and related documents/records;

Maintain Official Plan and Update Policies

- Collaborate with the Recipient Municipality's Chief Administrative Officer (or designate), and other internal and external stakeholders in maintaining the official plan;
- Monitor changes to provincial policy and propose required updates to Official Plan policies as required;
- Monitor the impact and effectiveness of Official Plan policies and recommend updates if necessary;
- Work with Planning consultants on major Official Plan updates and Municipal Comprehensive review;

Internal / External Relationships

- Proactively engage and foster collaborative relationships with Council, community stakeholders and project partners to leverage land use planning controls and processes that will positively benefit East Garafraxa and the County;
- Act as a representative for the County and/or East Garafraxa at meetings with Ministry of Municipal Affairs & Housing (MMAH), Ontario Ministry of Agriculture, Food & Rural Affairs (OMAFRA), etc.;
- Act as an expert witness at Ontario Land Tribunal hearings.

Planning Coordinator will provide the following services:

Distribution of Information

- Serve as the key point of contact on all planning matters and ensure that data and information is updated and distributed in a timely and effective manner
- Distribute planning applications to staff in East Garafraxa as well as other agencies (as required) to request comments
- Ensure all Planning related fees are collected at the appropriate point during the application process
- Maintain frequent contact and communication with various stakeholders to facilitate planning processes and projects
- Maintain records associated with circulation of applications and comments.

Review of Planning Applications

- Review all planning applications with regard to the purpose of the proposed development and confirming the site location using GIS portal
- Assist the designated Professional Planner to verify proposed developments are in compliance with applicable planning legislation, by referencing the County's Official Plan, East Garafraxa's Official Plan, Provincial Plans, and the Provincial Policy Statement
- Provide input and draft comments for review as required

Administrative Support

- Attend pre-consultation meetings, as required, and prepare minutes as assigned
- Maintain planning files in conjunction with the Records Manager for applications, notices, reports and related documents/records



REPORT TO COMMITTEE

To: Chair Janet Horner and Members of Committee

From: Cody Joudry, Director of Development and Tourism

Meeting Date: January 27, 2022

Subject: **Economic Development Funding Issued in 2020**

Objectives:

Economic Vitality: Promote an environment for economic growth and development.

Purpose

This report will provide an overview of the four projects completed with the County's Economic Development Funding issued in 2020.

Background & Discussion

In May of 2019, County Council adopted a new program to be administered by the Economic Development function called the Economic Development Fund (CC 2019-05-09 Dufferin County Economic Development Fund). The fund was established as part of the County's Economic Development Strategy (2017) and the program purpose was to "build capacity and assist in realizing common objectives" throughout the County (Section D.1.4).

In March 2020, County Council approved the support of four local projects through the use of the Economic Development Fund (CC 2020-02-13 Economic Development Fund). The approved projects were as follows:

Grand Valley - Grand Valley's "Life in the Valley is Grand" application expands on the County's tourism efforts by partnering with the Grand Valley Business Improvement Area to become "tourism ready" by identifying tourism assets in Grand Valley, as well

as building capacity with local tourism operators. This application links closely with the County's Economic Development Strategic Plan in the efforts to grow and expand tourism, while working with other community organizations to make the most of the funding.

Mulmur - The "Mulmur Cycling" project proposes to drive economic growth through the promotion of tourism and recreation assets in Mulmur. This approach is supported in both the Mulmur and Dufferin County Economic Development Strategic Plans. The Mulmur project includes partnering with volunteer groups in an effort to catalogue and map a series of cycling routes suitable for road, gravel and mountain biking. Partnerships, both within and among municipalities, are generally supported under the terms of the County's ED Fund program. Additionally, by working with Mulmur tourism assets to become tourism ready, the community benefits as the County works to complete a tourism strategy for Dufferin.

Orangeville - The Town of Orangeville is requesting funds to complete a tourism gap/opportunity analysis and implement a resulting action plan, in collaboration with the County. The process will include consultations with the public and many community partners. The County and Town of Orangeville are working together to develop an action plan for tourism jointly to provide consistency, to avoid costly overlap, and to maximize the effectiveness of funds expended on tourism services provided.

Shelburne - The application for "Rail Trail Implementation Plan" focuses on the Town strengthening its 'tourism ready' status by improving existing trails within Shelburne, developing an accessible trail along the former CP Rail corridor through town, and working to ensure connectivity of trails in Shelburne as well with neighbouring trail networks, like the Mulmur trail network. With tourism at the forefront of the County Economic Development function for 2020, this application is timely in connecting with County initiatives, and looks beyond Shelburne's borders to create regional assets.

Each of the above projects received \$30,000 for a total expenditure of \$120,000 derived from the 2019 and 2020 Economic Development budget. The funds were to be spent by December 31, 2020, however the deadline was extended to June 30, 2021 after the onset of the Covid-19 pandemic.

The County has received Final Reports from all four municipalities (Appendix A). Highlights from the Final Reports have been provided below for each of the four participating municipalities.

Grand Valley:

- Nominated for a Community Impact Award at the Orangeville Arts and Culture Awards 2021
- Created poster campaign and full line of marketing collateral including digital flip catalogue
- Grew Facebook audience to 1,190 followers with 30,000 views on video and established monetized Facebook, Google, Instagram and Twitter
- Grew Business Directory from 55 to 132 listings
- 100 Local Farms "Food that's good for you is good for your community" campaign: Video: 6,950 views, and 95 shares, Photos: 2200 views
- Mapped assets and created a community profile
- Installed a series of promotional signs
- Created photo and video inventory
- Updated and enhanced the Townships website

*Note – all data as of August 2021

Mulmur:

- Cycling infrastructure purchased and to be installed in the following locations within Mulmur:

Location	Cycling Stand	Fix-It Station	Bench	Sign
Dufferin County Forest Main Tract	x	x		x
Pine River Fishing Reserve	x		x	x
Kilgorie Mailboxes			x	x
Municipal Office	x	x	x	x
Honeywood Park	x	x	x	x
Thomson Trail Park	2		4	x
Mansfield Community Park	2			x

Orangeville:

- Completion of the Orangeville Tourism Strategy and Action Plan (2021- 2026) in partnership with Bannikin Travel and Tourism Ltd.
 - o Phase 1: Market and industry analysis

- Phase 2: Community and Stakeholder Engagement
 - Phase 3: Plan Development
- The final Strategy and Action plan was adopted by Orangeville Council on January 11, 2021

Shelburne:

- Working towards building upon and engaging in active development of the Town's trails
- Actions taken to enhance the Simone St. Trail:
 - Curb cutting
 - Topographic survey
 - Material Purchase
 - Park Benches
 - Bike Racks
 - Repair Posts
 - Bike Repair Stations

Financial, Staffing, Legal, or IT Considerations

None at this time.

Recommendation

THAT the report of the Director of Development and Tourism, dated January 27, 2022, with respect to the Economic Development Funding Issued in 2020, be received.

Respectfully Submitted By:

Cody Joudry
Director Development & Tourism

Attachments:
Economic Development Fund Project Values
EDC Final Report Mulmur
EDC Final Report Orangeville

EDC Final Report Shelburne
EDC Final Report Grand Valley

Dufferin County Economic Development Fund

Municipality	Project	Municipal Contribution	County Contribution	Total Project Value
Grand Valley	Valley Alive	22,116.62	\$30,000	52,116.62
Mulmur	Cycling Project	\$2,920.04	\$30,000	32,920.04
Orangeville	Tourism Strategy	\$13,944.35	\$30,000	43,944.35
Shelburne	Simon St. Trail updates	\$527.27	\$30,000	30,527.27
	Total	39,508.28	\$120,000	159,508.28



758070 2nd Line E
Mulmur, Ontario
L9V 0G8

Local **(705) 466-3341**
Toll Free from 519 only **(866) 472-0417**
Fax **(705) 466-2922**

January 13, 2022

Dufferin County Economic Development Fund Reporting

The EDC received the Dufferin County Economic Development Implementation Fund grant in February 2020 the amount of \$30,000 to be used towards the development of a cycling strategy to promote recreation and tourism in Mulmur through cycling and increase spending at area businesses.

In 2020 the EDC issued an RFP and awarded the design and development of a cycling materials and signage to Christian Beausoleil.

Consultation with cyclists, user groups, municipal staff and the Economic Development Committee led to the recommendation that cycling stations be installed in areas where cycling is most prominent for residents, children and visitors, as well as where the municipality is focusing its "Share the Road" efforts. Consideration of impartiality, liability and maintenance was also given when identifying locations on governmental and private lands. The following locations were selected to receive the following infrastructure:

Dufferin Forest (Main Tract)

- Cycling Stand
- Fix-it Station
- Signage

Pine River Fishing Reserve

- Cycling Stand
- Bench
- Signage

Kilgorie Mailboxes

- Bench
- Signage

Municipal Office

- Cycling Stands
- Benches
- Fix-it Station

- Signage
- Honeywood Park
- Cycling Stand
 - Bench
 - Fix-it Station
 - Signage
- Thomson Trail Park
- Cycling Stands (2)
 - Benches (4)
 - Signage
- Mansfield Community Park
- Cycling Stands (2)
 - Signage

Next Steps

Due to time constraints and weather, cycling station infrastructure and signage will be installed in Spring 2022.

Economic Impact

Where possible, the Township secured the services of local vendors to support their initiatives including Cycling Elements in Orangeville and Dunwood Signs & Textiles in Dundalk.

Strategic Plan Implementation

Council's Strategic Plan (2020-2024) commits the Township to sustainable growth while protecting the environment, scenic beauty, natural resources and agriculture and rural and community character of the Township. The four strategic paths identified in the plan include:

1. Growing a Prosperous Mulmur: Responsibly managing the fiscal resources of Mulmur and providing opportunities for success.
2. Growing a Connected Mulmur: Communication with and social connectivity within the Mulmur community.
3. Growing a Supportive Mulmur: Providing local services to support the needs of Mulmur residents and businesses.
4. Growing a Sustainable Mulmur: Being Proactive in Sustainable Initiatives to ensure the long term well being of Mulmur (includes Resources/Financial/People).

Within each path, goals are identified and supported by action items. Goal Four of Growing a Sustainable Mulmur is to promote and preserve Mulmur's natural attractions to residents through:

- Promotion of the Bruce Trail
- Supporting cycling and equestrian activities in the Dufferin Forest, trails and roads
- Encouraging the development of the Pine River Fishing area

The development of cycling infrastructure throughout the Township has supported Council's strategic plan and has accomplished Goal Four of Growing a Sustainable Mulmur. A copy of the 2020-2024 Strategic Plan can be found as Schedule A.

Budget Overview

Ledger detail and supporting invoices can be found as Schedule B.

REVENUE	
Dufferin County Grant	\$ 30,000.00
Township of Mulmur	\$ 2,920.04
TOTAL REVENUE	\$ 32,920.04

EXPENSES	
Christian Beausoleil	\$ 8,522.40
Barco Products	\$ 9,843.92
Dunwood Signs & Textiles	\$ 6,667.32
Cycling Elements	\$ 7,886.40
TOTAL EXPENSES	\$ 32,920.04

Materials

Signage design and cycling infrastructure can be found as Schedule C.

Sincerely,

Roseann Knechtel

Roseann Knechtel, Deputy Clerk/Planner Coordinator
Township of Mulmur



STRATEGIC PLAN (2020-2024)

This Plan draws from *Mulmur's Thriving Future*, the first Mulmur Strategic Plan of 2013-2018, the *Mulmur Community Economic Development Strategic Plan* of 2016, and the *Imagine Mulmur in 3D* document of 2019.

This Plan identifies four priority paths, each having an array of subsets, and collectively are intended to provide both focus and guidance for Mulmur Council.

To enhance the community impact of these goals, and build on the Mayor's direction for participative leadership, it is recommended that members of Council will assume a championship role for one of the priority paths.

VISION STATEMENT

The Township is committed to sustainable growth while protecting the environment, scenic beauty, natural resources and agriculture and rural and community character of the Township. The Township wishes to be a highly desirable, safe, prosperous, beautiful and natural community to live, work, learn and play.

FOUR STRATEGIC PATHS

*Responsibly
managing the
fiscal resources
of Mulmur and
providing
opportunities
for success*

*Providing local
services to
support the
needs of
Mulmur
residents and
businesses*

*Being Proactive
in Sustainable
Initiatives to
ensure the long
term well being
of Mulmur
(includes
Resources/Finan
cial/People)*

*Communication
with and social
connectivity
within the
Mulmur
community*

Prosperous

Connected

Supportive

Sustainable

Growing a Prosperous Mulmur

Responsibly managing the fiscal resources of Mulmur and providing opportunities for success

- **Retain, enhance and attract businesses**

Action 1 – Help existing small businesses grow through awareness, red tape reduction, education
Action 2 – Actively engage with county, provincial and federal agencies to obtain resources to support local initiatives
Action 3 – Produce “Investing/Locating in Mulmur” promotional materials
Action 4 – Develop Mulmur Business Directory and focus on Mulmur businesses
Action 5 – Develop and Implement a Broadband Strategy so that Businesses have access to high quality internet services.

- **Pursue responsible growth in residential and employment areas**

Action 1 – Promote local employment opportunities and awareness
Action 2 – Update On-Farm Diversification and Home Industry regulations in the Township's Official Plan
Action 3 – Encourage residential development in Mansfield and other Hamlets
Action 4 – Implement Aging in Place policies in the Township's Official Plan

- **Identify, research and plan for future fiscal pressures**

Action 1 – Implement recommended service efficiencies from County efficiency study
Action 2 – Explore and identify financial opportunities for investment and income generation
Action 3 – Ensure Asset Management Plans renew infrastructure as projected
Action 4 – Track grant opportunities and increase grant writing capacity

Growing a Connected Mulmur

Communication with and social connectivity within the Mulmur community

- **Inform and engage the community through a variety of communication tools and channels**

Action 1 – Develop and implement a communication strategy for the Township
Action 2 – Identify and articulate Mulmur's key messages on a regular basis using effective channels
Action 3 – Invest in communication resources, technology and tools
Action 4 – Create "Go Local Package" for distribution to residents and newcomers

- **Support community events to bring residents together**

Action 1 – Provide a variety of events in Mulmur to enhance inclusiveness
Action 2 – Publicize all events in Mulmur through available channels
Action 3 – Pursue new opportunities identified in Recreation Efficiency Study
Action 4 – Build a calendar of community/tourism events and link with high traffic community calendars in the region
Action 5- Encourage the use of local businesses for community events and services

- **Actively seek better cellular and internet connectivity for residents and businesses**

Action 1 – Develop a Broadband Strategy and Seek Partnerships to build better connectivity and infrastructure.

Growing a Supportive Mulmur

Providing local services to support the needs of Mulmur residents and businesses

- **Develop future plans for services and amenities in Mulmur.**

Action 1 – Identify lower tier and upper tier responsibilities and service gaps
Action 2 – Determine key needs for community and medical services within Mulmur
Action 3 – Streamline approvals for services by amending permitted uses where needed and expediting site plan approval process
Action 4 – Encourage Enbridge Gas to support Mansfield extension

- **Facilitate education and training for Mulmur residents and entrepreneurs/businesses**

Action 1 – With input from organizations such as Dufferin Board of Trade, identify and support employment programs and opportunities for Mulmur residents and youth
Action 2 – Recognize Youth Leadership efforts through awards at Primrose Elementary and Centre Dufferin Secondary School.
Action 3 – Conduct sector round tables to support ongoing adaptive management

- **Identify and develop new leaders through civil engagement**

Action 1 – Identify and support succession in administrative team, community committees, boards and ad-hoc groups
Action 2 – Encourage Mulmur residents to become involved in the decision making at Mulmur Township through participation in committees and ad-hoc groups.

- **Celebrate success of residents including students, volunteers, Mulmur team members and business achievements**

Action 1 – Recognize grand openings of new businesses
Action 2 – Recognize individuals and groups leading community change and/or improvements in Mulmur
Action 3 – Recognize leadership at Council meetings and/or Town Hall meetings
Action 4 – Investigate a nomination portal for residents to identify changemakers and outstanding citizenship.
Action 5 – Develop an employee recognition program

Growing a Sustainable Mulmur

Being Proactive in Sustainable Initiatives to ensure the long term well being of Mulmur (includes Resources/Financial/People)

- **Protect rural character**

Action 1 – Update policy and definition for “rural character”

Action 2 – Review changes to the Provincial Policy Statement to determine viewshed protection

Action 3 – Implement rural character through zoning

- **Be proactive in the sustainable use of non-renewable resources**

Action 1 – Adopt and implement recommendations from the Green Energy Plan

Action 2 – Determine protection gaps in revised Nottawasaga Valley Conservation Authority mandate

Action 3 – Monitor provincial decisions and implement single use plastics policy

Action 4– Protect agricultural land and water and forest resources

- **Explore opportunities to improve the protection of water and air quality, waste management and adaptations to climate change and extreme weather events**

Action 1 – Audit municipal activities with a focus on reducing energy consumption and environmental footprint

Action 2 – Partner with the citizens, organizations and other levels of government to promote grants and activities to mitigate contributions to and effects of climate change

Action 3 – Investigate waste management solutions that support enhanced environmental protection.

- **Promote and preserve Mulmur's natural attractions to residents**

Action 1 – Post Bruce Trail “Loops of Mulmur” Map developed by Community Events Committee on Mulmur website

Action 2 – Support Cycling and Equestrian Activities in Dufferin Forest, on trails and on Mulmur roads

Action 3- Encourage development of the Pine River Fishing Area through the “Friends of Pine River” volunteers

General Ledger

Ledger Detail for Fiscal Year Ending DEC 31,2021 - Posting Date: 01/01/2021 To 12/31/2021

Pd.	Date	Trace #	Source Description	Ref	Debits	Credits	Balance
Account: 02-2500-0001			PARK-CAPITAL PROJECTS				
					Beginning Balance		0.00
05	05/14/2021	037065	PURCH SIMCOE FENCE COMPANY, 1974	BATTERS CAGE Pd. By Chq: 000559	10,550.46	0.00	10,550.46
Period 05 Total					10,550.46	0.00	
					Period Net		10,550.46
11	11/29/2021	038178	GLJL CYCLE STATIONS	038004	9,843.92	0.00	20,394.38
Period 11 Total					9,843.92	0.00	
					Period Net		9,843.92
12	12/20/2021	038093	PURCH BEAUSOLEIL CHRISTIAN J., JM211214	CYCLING STATION SIGN Pd. By Chq: 021873	7,464.10	0.00	27,858.48
12	12/20/2021	038093	PURCH DUNWOOD SIGNS AND TEXTILES IN, 6565	CYCLING SIGNAGE Pd. By Chq: 021875	6,667.32	0.00	34,525.80
12	12/20/2021	038093	PURCH CYCLING ELEMENTS, 17278	CYCLING STANDS, PUMP Pd. By Chq: 021880	7,886.40	0.00	42,412.20
12	12/23/2021	038111	PURCH BLUEWATER FIRE & SECURITY, 04- 17475	CCTV SYSTEM AT NDCC Pd. By Chq: 021879	3,860.00	0.00	46,272.20
Period 12 Total					25,877.82	0.00	
					Period Net		25,877.82
					YTD Account Total		46,272.20
					Annual Budget		10,550.00
Report Summary							
					Balance Forward:		0.00
Total Debits/Credits:					46,272.20	0.00	
					Report Net:		46,272.20

General Ledger

Ledger Detail for Fiscal Year Ending DEC 31,2020 - Posting Date: 2020-01-01 To 2020-12-31

Pd.	Date	Trace #	Source Description	Ref	Debits	Credits	Balance
Account: 01-1501-7348			PLANNING-ECONOMIC DEVELOPMENT				
					Beginning Balance	0.00	
03	2020-03-11	034994	PURCH DUFFERIN BOARD OF TRADE, 3698	DREAM DUFFERIN SPONS Pd. By Chq: 021435	2,500.00	0.00	2,500.00
				Period 03 Total	2,500.00	0.00	
					Period Net		2,500.00
10	2020-10-09	035955	PURCH MANSFIELD OUTDOOR CENTRE, 548 -368	MOUNTAIN BIKE EDC GR Pd. By Chq: 021604	500.00	0.00	3,000.00
				Period 10 Total	500.00	0.00	
					Period Net		500.00
12	2020-12-22	036350	PURCH BEAUSOLEIL CHRISTIAN J., JM201213	EDC TRAIL MAP Pd. By Chq: 021663	1,058.30	0.00	4,058.30
12	2020-12-31	036421	MISCSA BIKE GRANT REFUNDED		0.00	-500.00	3,558.30
				Period 12 Total	1,058.30	-500.00	
					Period Net		558.30
					YTD Account Total		3,558.30
					Annual Budget		45,000.00
Report Summary							
					Balance Forward:		0.00
				Total Debits/Credits:	4,058.30	-500.00	
					Report Net:		3,558.30



Invoice

For: Jeanette McFarlane

Project(s): Mulmur Cycle Map

Date: December 13, 2020

Invoice Number: JM201213

Notes:

Job Description:

Map research & initial build:

16.0 hours

Information:
A total of 16.0 hours at \$65/hr.

Sub-Total:

CAD \$1,040⁰⁰

Expenses:

HST (13%):

CAD \$135²⁰

EDC trail map

Total: CAD \$1,175²⁰

TOWNSHIP OF MULMUR	
DATE	12/22/20
APPROVED BY	
CHEQUE #	21663
VENDOR #	758
ACCOUNT #	01-1501-7348

Terms: Payment is due upon receiving invoice. Interest is charged monthly at 10% on the total outstanding balance. All services and/or products subject to the terms and conditions shown on the contract.

GST#: 719303885RT0001

Make all cheques payable to: Christian J. Beausoleil.



Invoice

For: Roseann Knechtel

Project(s): Mulmur Cycling Stations signage, Pillar creative

Date: December 14, 2021

Invoice Number: JM211214

Notes:

Job Description:

Mulmur Cycling Stations signage, Pillar creative

Information:

Sub-Total:

CAD \$7,335⁰⁰

HST (13%):

CAD \$953⁵⁵

Expenses:

Total: CAD \$8,288⁵⁵

Terms: Payment is due upon receiving invoice. Interest is charged monthly at 10% on the total outstanding balance. All services and/or products subject to the terms and conditions shown on the contract.

GST#: 719303885RT0001

Make all cheques payable to: Christian J. Beausoleil.



Barco Products Canada
PO Box 57712, STN A
Toronto, ON M5W 5M5
1 (866) 538-5848
info@barcoproducts.ca

Invoice

Account Number - 279738

Invoice # SOCAN9281

9/21/2021

Bill To

John Mwillmetts
Township of Mulmur
758070 2nd Line East
Mulmur ON L9V 0G8
(705) 466-3341

Ship To

John Mwillmetts
Township of Mulmur
758070 2nd Line East
Mulmur ON L9V 0G8

Payment Method	Terms	PO #
	Net 15	John Willmetts

Item	Quantity	Rate	Amount
05CL1692-BK Park-It Bike Racks/ 5-Bike Rack/ Inground Mount/ Black	8	\$298.85	\$2,390.80
02CL2924 Cassidy Backless Classic Bench	9	\$768.86	\$6,919.74

Canada Business Numbers	Subtotal	\$9,310.54
847917119RT001	Tax (%)	\$1,257.58
847917119RM002	Shipping	\$363.12
	Total	\$10,931.24

Cycling Elements

Work Order

11/26/2021 4:50 pm

#17278

Customer:

Roseann Knechtel

Township of Mulmur
705-466-3341 ext. 223 (Work)
rknechtel@mulmur.ca

Work Order Item:

Public Repair Stands

Status: Custom Order

Warranty: No

Started: 11/26/2021 4:36 pm

Due on: 11/26/2021 4:36 pm

Employee: Jeff Lemon

Item/Labor	#	Price
DELUXE PUBLIC WORK STAND,BLACK,PC	3	\$4050.00
PUMP,HS OUTDOOR W/GAUGE,RPR MOUNT	3	\$2850.00
Shipping Charge	1	\$850.00
Shipping Quoted at time of order, subject to changes beyond our control		
	Labor	\$0.00
	Parts	\$7750.00
	Tax	\$1007.50
	Total	\$8757.50

Notes:

Repair stand \$1350 each
Pump \$950 each
Shipping - \$850
Sub total \$7750
Tax \$1007. 50
Total \$8757.50



Please let the shop know that you would like the following work completed.

X _____
Roseann Knechtel

Dunwood Signs and Textiles Inc.

99 Proton Street N, PO Box 252
Dundalk ON, N0C 1B0

Invoice

Date	Invoice #
2021-12-10	6565

Invoice To
Mulmur Melancthon Township

Ship To

P.O. No.	Terms	Rep	Ship	Via	F.O.B.	Project
			2021-12-10			

Quantity	Item	Description	Price Each	Amount
7	ACP panel sign	Alupanel signage system. "cereal" box set up 24"x48" x 72" tall using 3mm substrate. Panels fully printed with overlaminate. 3mm substrate will require being mounted to rigid frame for support. Due to the width of the unit, each panel will be mounted seperately (4 panels)	936.00	6,552.00

Sales Tax Summary

HST (ON)@13.0%	851.76
Total Tax	851.76

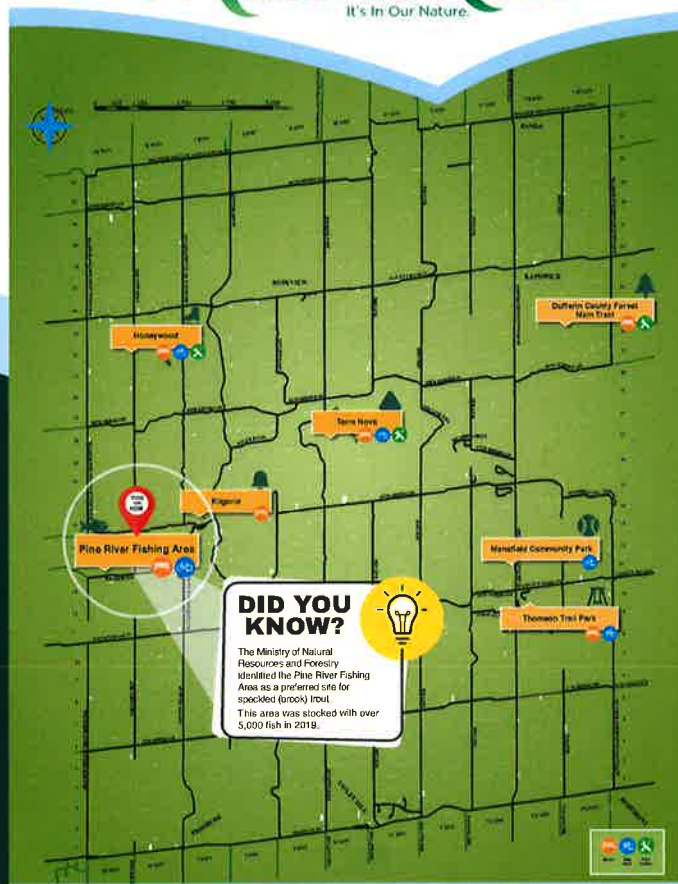
	Total	\$7,403.76
--	--------------	------------

GST/HST No. 801781022



BICYCLES

BICYCLES



- WELCOME TO - PINE RIVER FISHING AREA

TRAIL ETIQUETTE

-  Share the road
-  Show courtesy to all trail users
-  Stay on the trail
-  Stay to the right, pass on the left
-  Pedestrians have right of way
-  Do not litter



BICYCLISTS: How to share the road safely

1. Stop at all stop signs
2. When riding 2 abreast please leave the left half of the lane clear to allow drivers to see the road ahead for safer passing
3. Group riders should ride in tight predictable and small formations that make it easier for vehicles to pass
4. Wear highly visible clothing and/or strong lights to be seen early



MOTORISTS: How to pass cyclists

1. Pass only when the oncoming lane is clear
2. Be patient, 2 abreast cycling is legal
3. The law requires a minimum of 1 m space between a cyclist and the car when passing therefore all passes require a lane change. Never pass a cyclist within the same lane.
4. Bicyclists have the same rights to use the road as cars

ENJOY
YOUR RIDE!

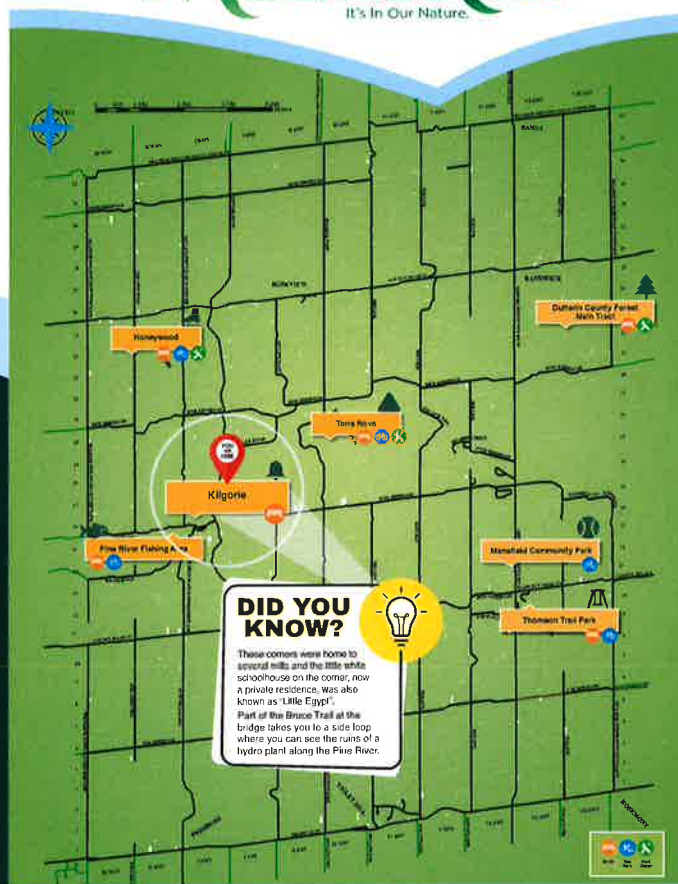


mulmur.ca



BICYCLES

BICYCLES



DID YOU KNOW?

These corners were home to several mills and the little white schoolhouse on the corner, now a private residence, was also known as "Little Egypt". Part of the Bruce Trail at the bridge takes you to a side loop where you can see the ruins of a hydro plant along the Pine River.

- WELCOME TO - KILGORIE

TRAIL ETIQUETTE



Share the road



Show courtesy to all trail users



Stay on the trail



Stay to the right, pass on the left



Pedestrians have right of way



Do not litter

ENJOY
YOUR RIDE!



mulmur.ca



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BICYCLES

BICYCLES



DID YOU KNOW?

The name Terra Nova means New Earth. Early settlers named this area south of the municipal office Nova Earth. The elevation here is 294 m/965 ft, but as you climb 2nd Line East, the elevation is 443 m/1,453 ft, almost the same level as the Skyscraper, one of the highest observation platforms in the world – the CN TOWER at 447m/1,465 ft.



- WELCOME TO - TERRA NOVA

TRAIL ETIQUETTE



Share the road



Show courtesy to all trail users



Stay on the trail



Stay to the right, pass on the left



Pedestrians have right of way



Do not litter

ENJOY
YOUR RIDE!



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BICYCLES

BICYCLES



DID YOU KNOW?

Honeywood was once called Hazeewood. One of the founders called it Hazeewood after his wife Haze, but then soon discovered another town had already used that name...so he changed it to Honeywood because he always called her Honey.

- WELCOME TO - HONEYWOOD

TRAIL ETIQUETTE



Share the road



Show courtesy to all trail users



Stay on the trail



Stay to the right, pass on the left



Pedestrians have right of way



Do not litter



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ENJOY
YOUR RIDE!



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BICYCLES

BICYCLES



- WELCOME TO - THOMSON TRAIL PARK



TRAIL ETIQUETTE



Share the road



Show courtesy to all trail users



Stay on the trail



Stay to the right, pass on the left



Pedestrians have right of way



Do not litter

ENJOY
YOUR RIDE!



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BICYCLISTS:

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MOTORISTS:

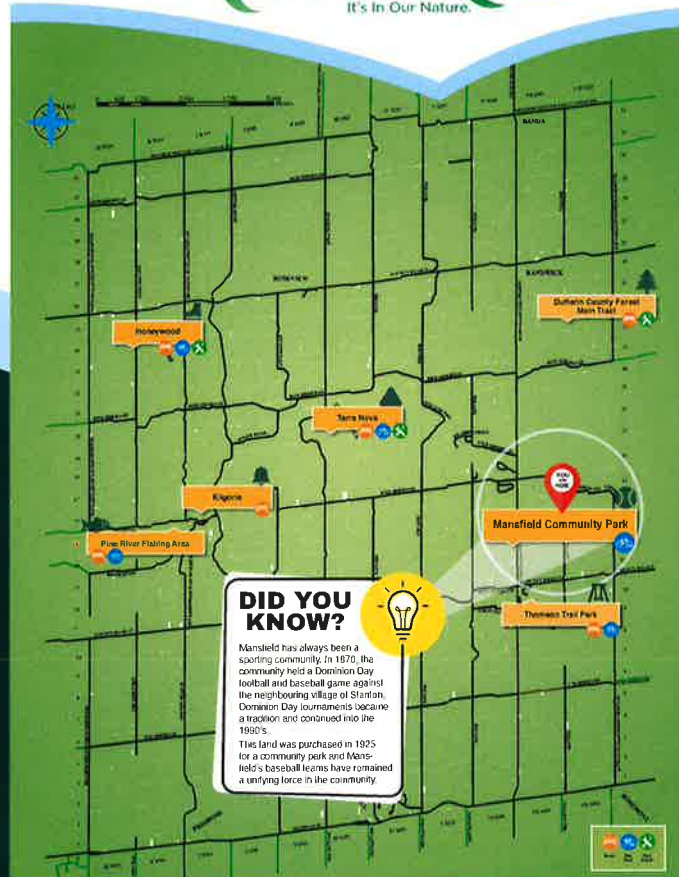
How to pass cyclists

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BICYCLES

BICYCLES



- WELCOME TO - MANSFIELD COMMUNITY PARK

TRAIL ETIQUETTE



Share the road



Show courtesy to all trail users



Stay on the trail



Stay to the right, pass on the left



Pedestrians have right of way



Do not litter



BICYCLISTS: How to share the road safely

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ENJOY
YOUR RIDE!



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BICYCLES

BICYCLES



DID YOU KNOW?

The Main Tract is just one of the fourteen tracts of the Dufferin County Forest. It hosts a wide variety of recreational users, including hikers, bikers, snowmobilers, cross-country skiers, and horseback riders.

- WELCOME TO - DUFFERIN COUNTY FOREST MAIN TRACT

TRAIL ETIQUETTE



Share the road



Show courtesy to all trail users



Stay on the trail



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Pedestrians have right of way



Do not litter



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MOTORISTS:

How to pass cyclists

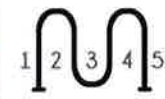
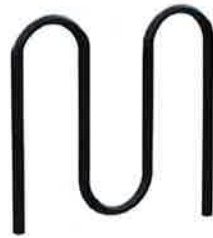
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ENJOY
YOUR RIDE!



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*Please note: Some color or style options have long lead times



Best Seller

Ships Assembled

Optional Accessories

RP-038

\$0.00

Qty

- 0 +

ADD TO CART

Covers for Surface Mount Park-It Bike Racks/ Set of 2

RP-038 (2)

\$30.85

Save 14% (36)

Qty

- 0 +

ADD TO CART

Surface Mount Hardware Kit (8)

RP-038 (8)

\$22.85

Qty

- 0 +

ADD TO CART

Description Specifications Documents Q&A Reviews

Description

It's time to buy at these prices!

- Capacity: 5, 7, 9, 11
- Security:
- Terrific, affordable bike parking solution
- Bike rack is available in a variety of bike capacity options
- Popular, strong, convenient and affordable
- Powder-coated steel in Black Onyx
- 1-7/8" OD 11-gauge round steel tubing



★ REVIEWS



Optional Accessories

Cassidy Bench Bronze Plaques

PQ-03



As low as \$151,80

[PERSONALIZE](#)

Please click Personalize to configure your product

[Description](#) [Specifications](#) [Documents](#) [Q&A](#) [Reviews](#)

Specifications

SKU	02CL2924
Model Name	Backless Classic Bench
Material	Steel
Mount Type	Portable/Surface Mount
Seat Dimensions	72" l x 19"w x 18" h
Length	72"
Width	19"
Height	18"
Weight	120.000000

Description

Enhance outdoor spaces with elegant 6' seating

- Simple yet upscale bench enhances courtyards, parks, downtown areas and outdoor spaces
- Coordinates with best selling Cassidy Collection of tables and receptacles
- Precisely rolled slats offer maximum seating comfort
- Rust-resistant, stunning Black powder-coated finish
- Premium-quality, built-to-last steel construction
- Classic flare legs
- Easy assembly with included stainless steel hardware
- Pre-drilled for surface mounting



(/)

PRODUCTS ▾

RESOURCES ▾

TECH & DESIGN DOCUMENTS ▾

INTERNATIONAL ▾

ABOUT US ▾



TO GET A QUOTE OR PLACE A CUSTOM ORDER PLEASE

CONTACT US (/CONTACT/CUSTOMER-SUPPORT)

Home (/) > Bike Repair Stations (/catalog/bike-repair-stations) > Deluxe Public Work Stand (/catalog/deluxe-public-work-stand)



Deluxe Public Work Stand

\$999.99

This Deluxe Public Work Stand is a fully equipped bicycle repair station featuring tools securely attached to retractable cables to prevent tangling. It is a fitting addition to any park, trail, city corner, or apartment complex allowing cyclists an easy, accessible means to keep their bikes rolling.

i Temporarily Extended Lead Times on this item. 10-12 weeks

Deluxe Public Work Stand (Powder Coat) - Red - \$999.99

▼ SUGGESTED ACCESSORIES



+\$724.99 for Outdoor Public Bike Pump (With Gauge, Stainless, Repair Stand Mount)



+\$169.99 for Wheel Chock (DPWS Mount Only, Powder Coat) - Red



+\$169.99 for Wheel Chock (DPWS Mount Only, Powder Coat) - Black

**ADD TO CART (/CART?ID=4231)**

SKU: 26347RED

MADE IN THE USA

Product Features

[26347C] Contact for custom colors: Minimum order quantity 10

- Tools securely attach by retractable braided stainless steel cables
- Large surface area for custom branding/signage; optional Saris branding as shown is available by request
- Designed to directly interface with Saris Outdoor Public Bike Pump with Gauge (sold separately)
- Impact and UV resistant front plate won't show wear and tear from pedal strikes

For more information, visit our [Documents & Design Library \(/page/technical-documents#dpws\)](/page/technical-documents#dpws)



+ SPECIFICATIONS

Dufferin County Economic Development Fund

Final Report

Project Title: Orangeville Tourism Strategy and Action Plan (2021-2026)

Project Lead: Ruth Phillips, Manager, Economic Development and Culture

Outcomes:

Despite the onset of a global pandemic in early 2020, the development of a new tourism strategy for Orangeville moved forward. Following a competitive Request for Proposals process, the firm Bannikin Travel and Tourism Ltd. was selected to complete the Tourism Strategy.

The project consisted of three phases. First, market and industry analyses were completed which included the review of relevant reports and background information, an analysis of current demand generators and comparative communities, and an assessment of the strengths, weaknesses, opportunities, and threats related to the Town as a visitor destination.

The second phase of the project included community and stakeholder engagement to gauge public, business and stakeholder impressions of the Town's tourism environment and to explore future opportunities. One-to-one interviews were conducted with 41 local tourism stakeholders and Town representatives, a public information session was delivered with approximately 40 attendees, a stakeholder workshop was delivered, a stakeholder survey was completed, and two site visits were conducted by the consultant.

The final phase of the project was the development of the plan. Throughout the process, the Business and Economic Development Advisory Committee (BEDAC) was engaged and key community stakeholders were provided with opportunities for input.

The [Town of Orangeville Tourism Strategy and Action Plan \(2021-2026\)](#) provides a summary of the analysis completed, examines the impacts of the Covid-19 pandemic, and identifies key themes and strategic priorities to guide the Town's tourism and cultural development over the next several years. An action plan with more than 70 key recommendations, timelines for completion and budgetary considerations is included, providing staff with a clear and realistic work plan for the upcoming five years.

Orangeville Council adopted the Strategy on January 11, 2021.

Some highlights of the full report are summarized below.

Vision

"To support community pride and engagement, economic success and local collaboration through sustainable tourism development, with creativity, inclusion and entrepreneurship at the core of all activities".

Target Markets

With consideration to the demographics of Orangeville's visiting population, along with the Town's reputation for theatre and the arts, cuisine, attractive architecture, and natural resources, opportunities to establish and grow key consumer markets were identified. Socially

conscious travellers comprised of upscale, middle and older aged couples and families, diverse and equity-seeking groups, and young families were identified as representing significant opportunities for the Town's tourism development. Profiles for these target markets, particularly with respect to day-trippers and weekend visitors were created and defined for use in directing marketing efforts.

Foundational Tourism Drivers

The assets and characteristics inherent to Orangeville's tourism development to date provided a base for further development of tourism drivers, activities and promotional efforts. Key drivers to build and expand upon were identified within the plan and included public and performing arts, trails and outdoor experiences, the historic downtown and architecture, culinary offerings, and festivals and events. Actions identified within the plan have been designed to build and expand on these key tourism drivers and when implemented, will help to cement the Town's vision and reputation for unique public and performing art experiences, diverse outdoor activities, and culinary offerings.

Cross promotion of Orangeville tourism assets, as well as assets in neighbouring municipalities will broaden Orangeville's sale-ability and collaboration with Dufferin County on tourism development projects and investment as deemed appropriate will help to maximize the impact of future initiatives.

Strategic Priorities

Four strategic priority areas emerged through completion of the plan - Administration and Operations, Branding and Promotions, Tourism Assets and Experience Development, and Infrastructure and Investments. Actions identified for implementation are categorized within the plan according to these strategic priorities and with key markets and foundational drivers front of mind.

Next Steps/Implementation in 2021

A full roster of tourism and cultural activities and initiatives are undertaken by the Orangeville EDC office throughout the year. Key recommendations for immediate implementation in 2021, supported by a detailed action plan, include but are not limited to:

Administration and operations – Creation of a full-time Tourism & Culture position dedicated to the implementation of the Tourism Strategy and ongoing initiatives related to the Municipal Cultural Plan. This position will be responsible for product development, marketing, brand implementation, and facilitation of collaborative efforts with stakeholders, businesses and relevant organizations required to elevate tourism in Orangeville, support the recovery of this hard-hit sector, and promote Orangeville as a destination of choice. The capacity of the EDC office to move quickly and thoroughly to implement the plan is directly impacted by the amount of resources that can be dedicated to these efforts. The addition of a full-time position has been added to the 2021 operating budget for Council consideration.

Branding and promotions – Work is required to effectively promote the Town of Orangeville as a destination of choice – particularly in highlighting the Town's artistic and cultural offerings. The creation of an Orangeville tourism brand will reflect the Town's unique competitive identity and assets and guide expectations of what travellers will see, do, and experience when visiting.

This is achieved through the engagement of a brand development and design agency that will be tasked with creating key messages and visual assets to be used to influence audience perceptions. Key deliverables will include a tourism-focused tagline, marketing and ad templates, communication materials and related design recommendations that complement and build on the Town's existing corporate branding. Branding unifies messaging to attract targeted visitors and new investment to the Town while also promoting civic pride by residents. Funding of \$20,000 for completion of this project has been included in the 2021 Capital budget. Costs for completion of the branding exercise could be reduced should the County of Dufferin offer funding under the Economic Development Fund in 2021.

Tourism assets and experience development – Creating new and enhancing existing products and assets will attract high-spending visitors to the community and simulate economic activity within it. Priority areas for 2021 will include the continued upkeep and expansion of public art pieces and the creation and expansion of tourism itineraries. Development of an annual Activities and Event plan will also be undertaken as pandemic restrictions enable and may include delivery of arts and culinary-based workshops to appeal to both day and weekend visitors.

Infrastructure and investment – Initial tasks required to elevate the visitor experience and targeted for completion in 2021 will include way-finding sign improvements and removal of the community event signage. The expansion of business hours for retailers in the downtown core to include select evenings and Sundays during peak visitor times will be pursued, should pandemic restrictions allow. Collaborating with the BIA to create activities and initiatives will increase visitor traffic in the downtown core and encourage expanded/adjusted retail business hours. Costs associated with tasks related to these improvements would be addressed within the EDC existing operating budget.

Other:

Project partners: County of Dufferin (funding partner)
Orangeville BIA (stakeholder rep/strategy reviewer)
Theatre Orangeville (stakeholder rep/strategy reviewer)
Central Counties Tourism Association (Stakeholder rep/data)
Blues and Jazz Festival Board (stakeholder rep)
Tourism operator representative(s)/businesses (misc. public input)

Media Coverage:

Orangeville Banner - <https://www.orangeville.com/news-story/10309631--a-burgeoning-tourism-destination-5-year-strategy-could-see-orangeville-tourism-thrive/>

Orangeville Citizen - <http://citizen.on.ca/?p=20373>

Town of Orangeville social media postings to various sites - <https://www.orangeville.ca/en/news/new-tourism-strategy-and-action-plan-adopted-by-town-of-orangeville.aspx>

Sample testimonials:

The Tourism Strategy from what I have seen looks exciting and when implemented will have a huge positive impact on our downtown businesses and community as a whole. I believe the OBIA can be a big asset in helping execute this. Great job! (T Brett, BIA Area business owner)

I have had the opportunity to do an initial review of The Town of Orangeville Tourism Strategy & Action Plan 2021 - 2026. Let me commend you and your team for a very informative and thorough report. Hopefully this will help shape and define the Town's Tourism planning and actions going forward. (P Ross, Blues & Jazz Festival Stakeholder)

Budget:

Funding Sources:

County of Dufferin	\$30,000
Town of Orangeville	\$15,000
Town of Orangeville In-kind	\$10,000
Total Budget	\$55,000

Expenses:

Bannikin Travel and Tourism Ltd.	\$43,034.31
Printing	\$150.00
Total Cash	\$43,184.31
Total HST (with rebate factored in)	\$760.04
Total Cash	\$43,944.35
In kind*	\$9000.00
Total Project Cost	\$52, 944.35

(*In-kind contributions from Town of Orangeville included staff resources required for all project management, communications, print and social media outreach for public/stakeholder engagement and general promotion of the initiative. Due to the pandemic, in-kind contributions for facility rentals for meetings and related refreshments were eliminated and all public outreach was conducted virtually).

Verification:

The undersigned verifies that the information provided in this report is correct and complete

Ruth Phillips,
Manager, Economic Development and Culture
Town of Orangeville

Dufferin County Economic Development Fund

FINAL REPORT

CAROL MAITLAND | ECONOMIC DEVELOPMENT OFFICER
TOWN OF SHELBURNE

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Final Reporting Dufferin County Economic Development Fund

Introduction

The goal of the Dufferin County economic development fund was to assist the Town of Shelburne to build upon and engage in active development of the Town's trails and apply the groundwork created by previous and current plans (i.e., [The Town of Shelburne CIP 2021](#), Town of Shelburne [Active Transportation Plan Study](#) - April 16, 2008; Town of Shelburne [Parks Master Plan, 2009](#) (under review); Town of Shelburne [Official Plan](#), 2017).

Goals

- Improve Accessibility of The Trails
- Remove Barriers to Use of The Trails for All
- Create A Livable Walkable Town
- Improve Town Amenities
- Align outcomes with the Community Improvement Plan
- Shovels in the ground

Project Outcomes

The outcomes align with [Council's strategic priorities and goals](#)

- Sustainable
- Engaged
- Livable

A key focus of the Community Improvement Plan was to help support efforts by the Town and local businesses / investors to revitalize and intensify community improvement areas as mixed-use community hubs. This is an opportunity to promote positive change as Shelburne's growth shifts towards intensification and redevelopment to meet the diverse needs of a growing population. Working towards the development

of a complete community, one of the Community Improvement Plans key achievements was to support walkability through improved pedestrian and multi-modal infrastructure.

The funding provided by Dufferin County was used to remove barriers such as elevated curbs and narrow pathways. Trails that were problematic were reviewed and corrections made to ensure accessibility (curbs cut, trails resurfaced and widened). Furniture such as benches, bike racks and bike repair stations, added to trails throughout the Town, to encourage and improve the user experience – see mapping Appendix A - C

The funding initiated real time changes creating a more connected and livable community. The changes achieved via the funding will allow users of all ages and abilities to access the trails. Additional benefit realized is Pride of Place through the beautification of the trails with the addition of furniture, and increased accessibility.

Budget

Description	Quantity	Cost per items	Shipping	Net	HST	Total	Plus 1.76%
Milligans - Curb Cutting				600.00	78.00	\$ 678.00	\$ 610.56
SMC Geomatics – Topographic Survey				2200.00	286.00	\$ 2,486.00	\$ 2,238.72
Demman Excavating Inc – Actual Material						\$ -	\$ 1,939.40
Canaan Park Benches	12	1020.00	522.00	12762.00	1659.06	\$ 14,421.06	\$ 12,986.61
Greenspoke Bike Racks	7	427.39	72.50	3064.23	398.35	\$ 3,462.58	\$ 3,118.16
Greenspoke <u>Repair Posts</u>	2	1913.85	72.50	3900.20	507.03	\$ 4,407.23	\$ 3,968.84
Mazeworld – Bike Repair Stations	2	2700.00	460.00	5567.00	723.71	\$ 6,290.71	\$ 5,664.98
Total	23.00	\$ 6,061.24	\$ 1,127.00	\$ 28,093.43	\$ 3,652.15	\$ 31,745.58	\$ 30,527.27

Appendix A - Benches



Appendix B – Bike Racks



PLEASE NOTE: This document is for visualization purposes only. It may not be used beyond its intended function or redistributed in any format. For more information, please contact the Town of Shelburne Municipal Office located at 203 Main Street East in Shelburne, Ontario. **BUSINESS HOURS:** Monday to Friday, 8:30 AM to 4:30 PM **TELEPHONE:** 519-925-2000 **FAX:** 519-925-6134

2020-040-01 11-01-2021

Appendix C – Bike Repair Stations



OVERVIEW REPORT

COUNTY ECONOMIC DEVELOPMENT FUND

JAN.01 – AUG.20 2021



A. Fenech

Presented By:
Tony Fenech | Economic Development Coordinator



A nice place to visit - a nicer place to live!

HIGHLIGHTS



- DIGITAL AND MOBILE SIGNAGE
- BUSINESS DIRECTORY
- TOWN NEWSLETTER
- COMMUNICATION BOARDS
- VIDEO PROMOS
- BYLAW BROCHURES
- TEMPLATE DESIGNS
- CONTENT CREATION FOR SOCIALS
- CREATED GOOGLE MY BUSINESS PAGE /INSTA /FACEBOOK
- PHOTOGRAPHY
- VIDEOGRAPHY
- LOGO DESIGNS
- DIGITAL INTROS
- WEB DESIGN COMPLETE WITH LINKS/ GRAPHICS/ CODING /VIDEO
- RESEARCH AND DEVELOPMENT TRAIL MAPPING AND TOWN HISTORY
- NETWORKED WITH DUFFERIN COUNTY TO LIAISON NEW BUSINESS
- REPORTS/ METRICS / ANALYSIS
- VOLUNTEERSHIP *JOINED TO STRENGTHEN COMMUNITY*
 - TIMBITS SOCCER / LIONS CLUB INTERNATIONAL / AGRICULTURAL SOCIETY / RIVERBEND ARTISTS /DUFFERIN TOURISM ADVISORY BOARD
- CONTRIBUTED TO THE EDC ACTION PLAN 2022
- PAINTING A MURAL ON THE BROOKLYN BRIDGE TO REFLECT *NATURE'S PLAYGROUND*
- ATTENDED ALL AVAILABLE EVENTS TO COVER STORIES
- ATTENDED COUNCIL MEETINGS TO FURTHER UNDERSTAND COMMUNAL RELATIONS
- NETWORKED TO MEDIA BANNER /CITIZEN /MYFM /IN THE HILLS INDUFFEIN/SNAPD
- DONATED A PLAQUE ON BEHALF OF GRAND VALLEY TO HEADWATERS HOSPITAL
- PRODUCED THE GRAND RIVER SERIES OF PHOTOS
- FLEW DRONE TO CAPTURE FOOTAGE FOR MEDIA AND DEVELOPMENT
- PRODUCED VIDEOS TO PROMOTE ASSETS AVAILABLE BY VALLEY ALIVE
- BY REQUEST LABELED EMS VEHICLES WITH VALLEY ALIVE STICKERS
- CREATED A TIP OF THE HAT CAMPAIGN TO RECOGNIZE COMMUNITY LEADERSHIP
- USED VALLEY ALIVE FB COMMUNICATION TOOL TO RETURN LOST DOG TO OWNER
- CHAMPIONED HATE HAS NO HOME HERE SIGNAGE CAMPAIGN
- PROMOTED EAST LUTHER HISTORICAL SOCIETY DVDS
- SOURCED AND GAINED PERMISSIONS CREATED BANK FOR PHOTOGRAPHY

NOMINATED 2021

COMMUNITY IMPACT AWARD



Thank you for submitting a nomination for the 2021 Arts & Culture Awards.

A A A

Menu

Home / Things to Do / Arts and Culture / Valley Alive is consistently connecting residents to local businesses and services, thus promoting the economic development of our town, as well as bringing people together as a community. Valley Alive heavily supports and promotes our beautiful town by creating local events such as the snowman building contest (which really lifted our spirits during lockdown), as well as promoting existing events and culture such as the art installations throughout town, library programs, local businesses, the natural landscape, etc. All in all, the work he is doing is inspiring and is doing a fantastic job of showcasing our beautiful town, its culture, and all it has to offer.

<https://www.facebook.com/valleyalivetownofgrandvalley.ca/>



TARYN LLYOD
GRAND VALLEY RESIDENT

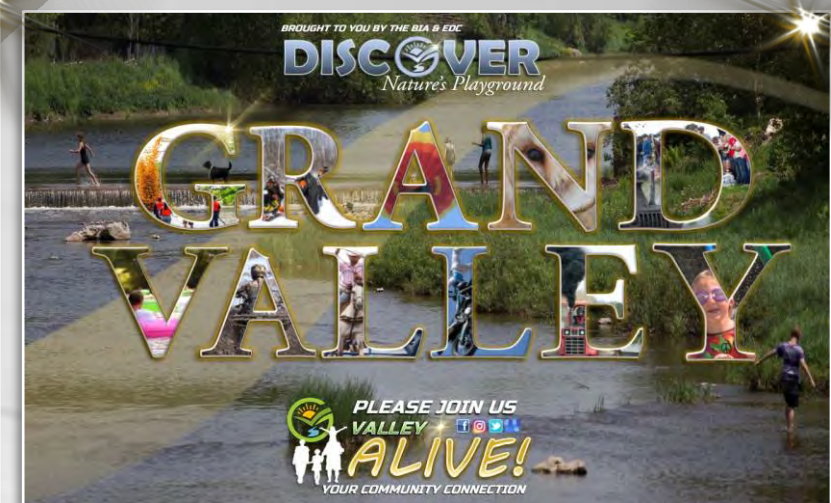
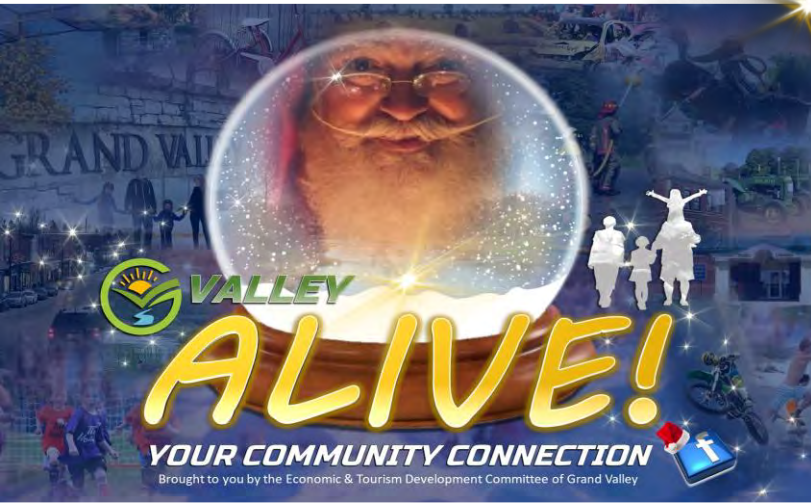


Orangeville
Arts & Culture
2021
AWARDS

SOCIAL MEDIA ROLE ANNOUNCEMENT
433 LIKES **380** COMMENTS OF SUPPORT

BRANDING

CREATED POSTER CAMPAIGN
VISITED ALL VENDORS QUARTERLY
TO TOUCH BASE AND OFFER SUPPORT



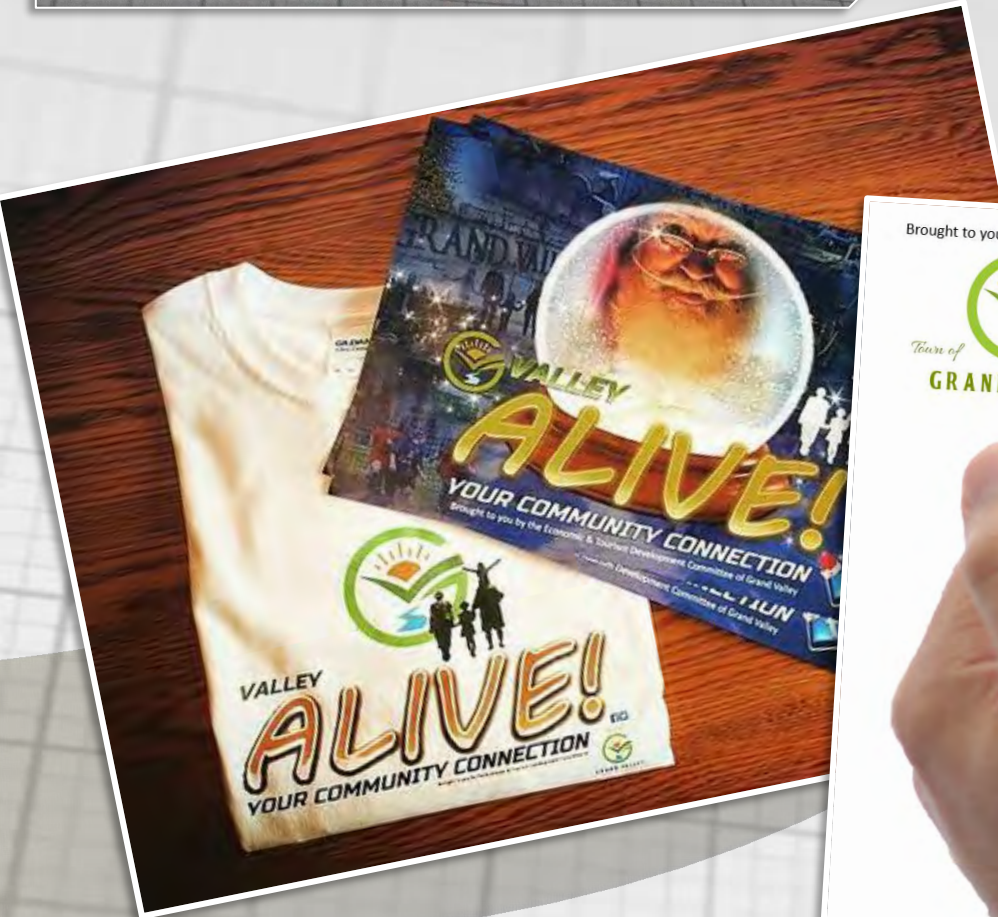
BRANDING

CREATED FULL LINE OF MARKETING MATERIALS
FOR BIA /EDC COMPLETE WITH LOGO



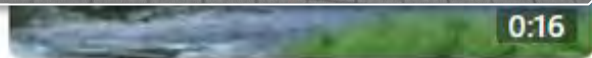
BRANDING

CREATED BRAND LOGO / T SHIRTS / STICKERS
DIGITAL FLIP CATALOGUE / DIGITAL INTRO



SOCIALS

GREW FACEBOOK AUDIENCE
TO 1,190 FOLLOWERS



0:16

OSPREY DIVES INTO GRAND TO GET LUNCH!

2 days ago · 518 Views



39



1:06

👂 BE SEEN BE HEARD! 🗣️ Do you have a small business or intend on opening...

a week ago · 2K Views



66



0:16

Enjoy 30 secs of the magic of the Brooklyn Bridge

2 weeks ago · 258 Views



18



0:12

HATE HAS NO HOME IN GRAND VALLEY

3 weeks ago · 367 Views



29



2:07

A brief peak into the early settlers of our Town

3 weeks ago · 320 Views



20



0:10

🚫 FIRST PITCH OF THE SEASON!

4 weeks ago · 312 Views



20



VIDEOS
Over 30,000
Views



SOCIALS

ESTABLISHED MONETIZED
FB/ GOOGLE/ INSTA /TWITTER

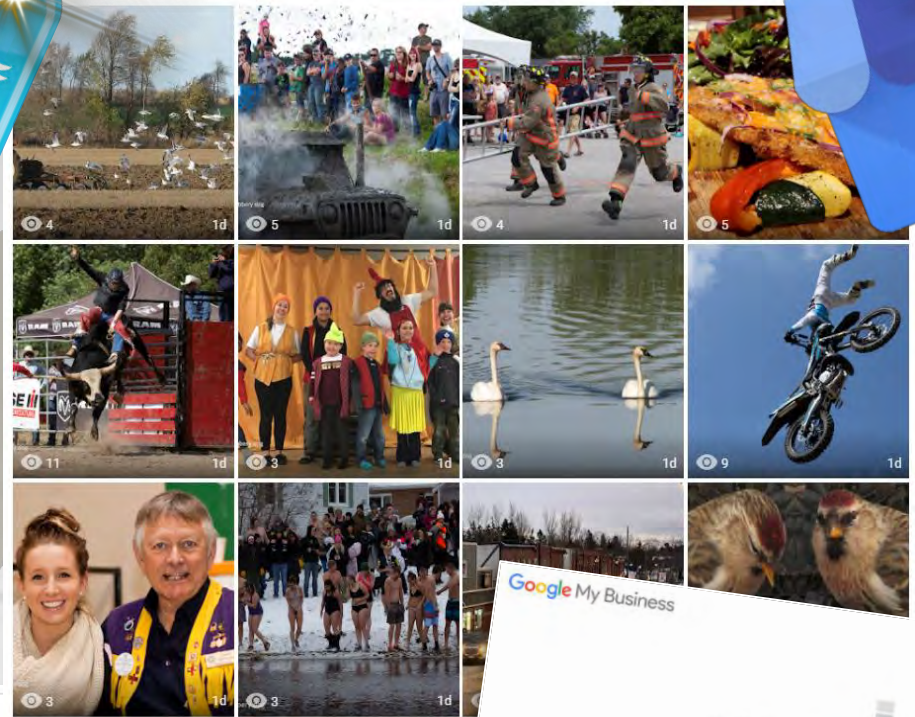
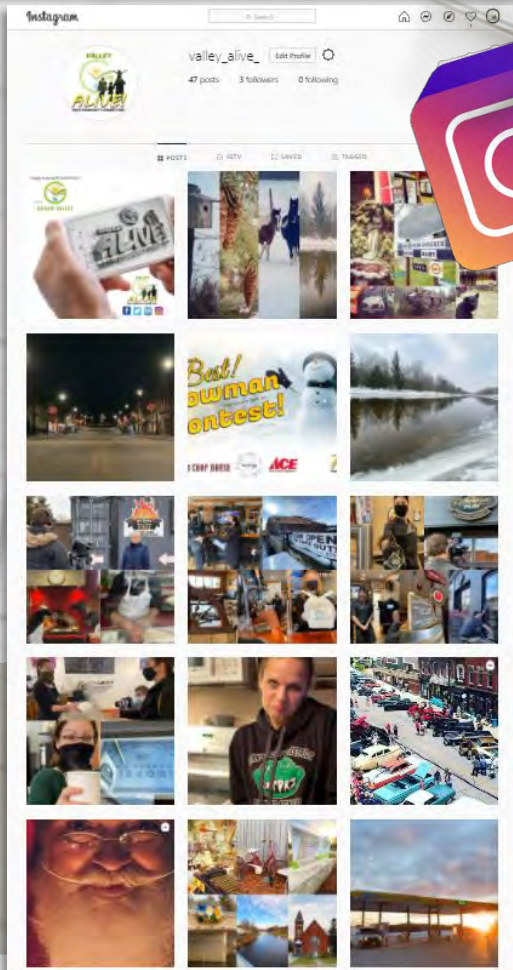
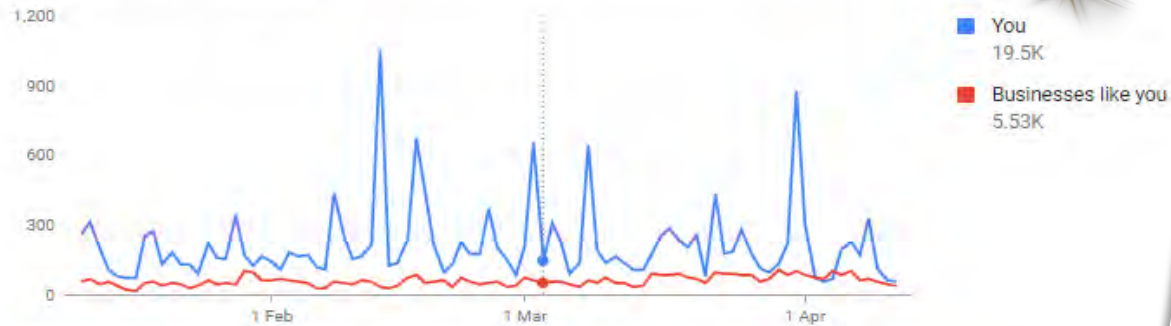


Photo views

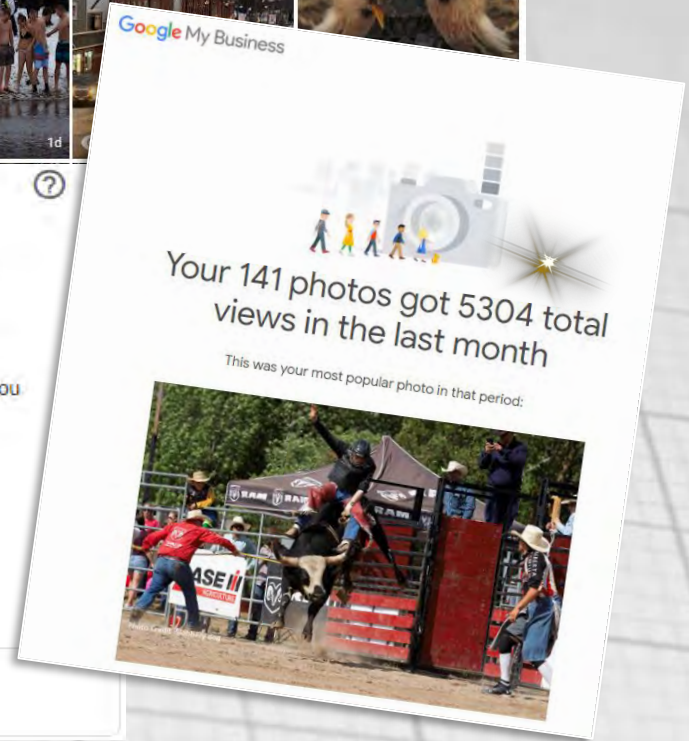
The number of times your business's photos have been viewed, compared to photos from other businesses

All photos

1 quarter

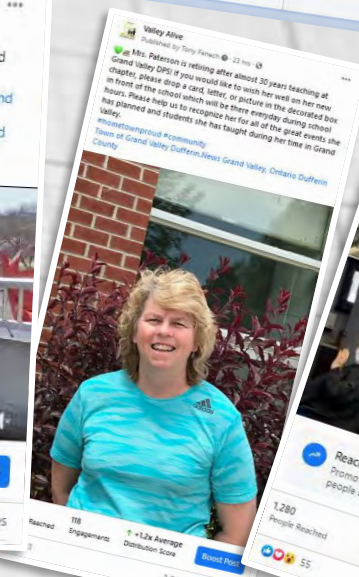
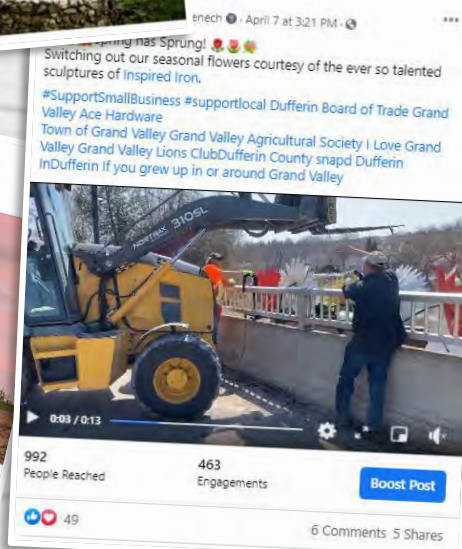
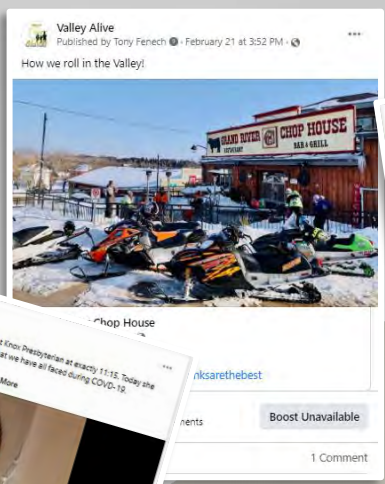


Your photos receive 254% more views than similar businesses. [Post more to stay ahead](#)



SOCIALS

CONTENT CREATION
REFLECTIVE OF EDC ACTION PLAN



MEDIA

RADIO/ DIGITAL/ PRINT

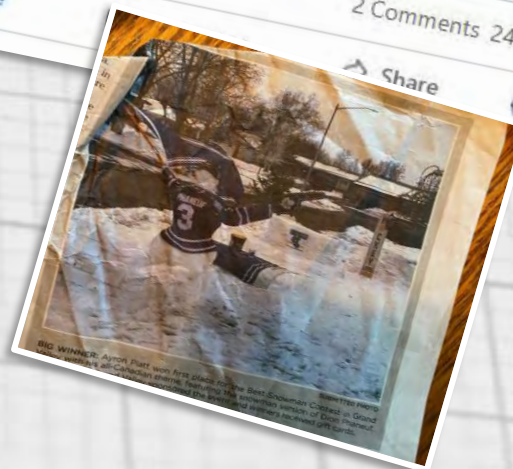


ORANGEVILLE.COM
Valley Alive to showcase Grand Valley restaurants in short films

115

Like

2 Comments 24 Shares



snap Dufferin
30 mins ·




Valley Alive
January 29 at 3:07 PM ·
EATING IN GRAND VALLEY WITH 100 LOCAL FARMS!
FOOD THAT'S GOOD FOR YOU. 🍌🥗🥕🥔🥑
IS GOOD FOR YOUR COMMUNITY!
Thank You The Art of Storytelling for capturing
the Magic of Restaurants in GRAND VALLEY!
Brought to you by the B.I.A and EDC of Grand Valley.

MEDIA


FEATURED IN MAGAZINES
NEWSPAPERS/RADIO CAMPAIGNS



www.townofgrandvalley.ca







GRAND VALLEY
DISCOVER
Nature's Playground
shop dine explore



Brought to you by Valley Alive
YOUR COMMUNITY CONNECTION presented
by the BIA and EDC of the Town of Grand Valley

Follow US



GRAND VALLEY



www.townofgrandvalley.ca

GRAND VALLEY
DISCOVER
Nature's Playground
shop dine explore



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GRAND VALLEY

BUSINESS DIRECTORY

WORKED WITH BUSINESSES EDUCATED THEM ON OUR TOWN'S SERVICES

BROUGHT DIRECTORY UP FROM **55** LISTINGS TO **132**



Artisans

Accommodation

Automotive Services

Beauty, Health and Wellness

Camps and Campgrounds

Contractors

Daycare

Educational Services

Excavating and Trucking

Farm Services and Supplies

Finance

Food and Dining

Distilleries and Breweries

Funeral Homes

Garden Centers

Insurance

Landscaping

Property Management

Real Estate

Retail Services

Veterinarian

Distilleries and Breweries

The Wrinkly Bear

Grand Valley, ON

www.wrinklybearbrewing.ca

Grand Valley Brewery

173488 Dufferin Rd. County Rd. East

1-877-635-9321

www.grandvalleybrewery.com

FEATURE YOUR BUSINESS FOR FREE ON OUR TOWN'S WEBSITE BUSINESS DIRECTORY

www.townofgrandvalley.ca

The Town of Grand Valley's Economic Development
Committee Welcomes you Please submit your

- ✓ Business Name
- ✓ Address
- ✓ Website or socials
- ✓ Phone number

Please Inbox your submissions here on Valley Alive's
Facebook Page

Please note listings are for Grand Valley and surrounding areas



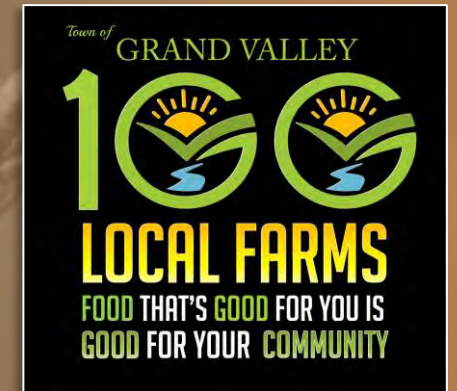
GRANTS

PARTICIPATED WITH OTHERS
IN DUFFERIN ON BEHALF OF GRAND VALLEY



Guelph Innovation Grant
Restaurants, Grand Valley Ontario

Town of
GRAND VALLEY
100
LOCAL FARMS





6,950 VIEWS
ORGANIC & COUNTING



EATING IN GRAND VALLEY 100
LOCAL FARMS
18 weeks ago • 6.4K Views



PHOTOS
2200 VIEWS



comment • 550 views



SHARED
95 TIMES



Dufferin Farm Tour
February 6 at 3:48 PM · 🌱
Local goodness.

Dufferin County Lifestyle
January 31 at 8:27 AM · 🌱

Sandra Brianceau
January 30 at 9:12 AM · 🌱
What a great local video!

Pat Kalapaca
February 19 at 11:44 AM · 🌱

Silverdale Motors
February 1 at 8:20 AM · 🌱

Paty Hardy
January 29 at 8:10 PM · 🌱
So proud ❤️❤️❤️❤️❤️

Orangeville - Community Events & Information
January 30 at 4:29 AM · 🌱

Headwaters Food & Farming Alliance
January 30 at 5:11 PM · 🌱
Count the local farms in your backyard or pantry. You may be surprised!
What a beautiful video from Valley Alive.

Sandra Brianceau • Fergus/Elora Community News
January 30 at 9:14 AM · 🌱
With all the amazing restaurants in Fergus and Elora I think a video like this could really help them right now. (Or is there one I've missed?)

Healthy Cravings Holistic Kitchen
January 31 at 11:56 AM · 🌱

Liz Van Gerven • The Grand Valley Collective
February 5 at 8:31 AM · 🌱

Mill Creek Pub & Restaurant Grand Valley
February 10 at 1:10 PM · 🌱
Local Restaurants in Grand Valley at your service!
It's amazing to work with such an awesome community of innovative and hard working families! This video really shows the hard work and dedication our local businesses put towards building our lil community every day!
Thank you for everyone involved with spotlighting Grand Valley in such a positive way! AND BIG THANK YOU to everyone for the continued SUPPORT of all our local businesses. Our residents are the Heart Beat of our community. Let's look forward to our lockdown getting lifted and being able to share a pint or glass of wine TOGETHER!
Cheers Everyone!

The Perked Pierogi
January 29 at 4:38 PM · 🌱
So happy to be a part of this wonderful community! Supporting local is so important right now. Let's keep our restaurants thriving so we can continue to serve you when our doors can be fully opened again! A heartfelt thank you to everyone who continues to eat local and keep our economy strong! ❤️

Beegs Wood Oven Pizza
January 29 at 5:48 PM · 🌱
We're proud to be a part of the Grand Valley community! Support local businesses!

Town of Grand Valley
January 29 at 4:30 PM · 🌱
Buy local.



Beegs Wood Fried Pizzas

- 6 employees
- 3 suppliers

"It was great, definitely drove traffic our way. Lots of great comments and feedback from the video."

*Gary Biegel
Owner*



Mill Creek Pub

- 5 employees
- 5 suppliers
- Aided local LCBO
- Butcher shop
- Pleased with campaign,

enjoyed making it.

"Felt increase in take out orders. Enjoyed interview in the Banner."

*Donnie Beattie
Owner*



The Perked Pierogi

- 2 employees
- Rents kitchen biweekly to
- "Baked in the Valley"

➤ Aided local LCBO

- Butcher shop
- "It was all so very well done, we had great feedback and saw an increase in traffic."

*Meghan Lama
Owner*



GRAND RIVER CHOPHOUSE

- 20 employees
- 5 suppliers
- Feels video

Boosted numbers

"Very happy with the project."

*Kim Layton
Owner*



Landman Gardens

- 6 employees
- 10 local suppliers coffee, soaps, honey etc.

"Appreciate being included."

*Rebecca Landman
Owner*



PRINT

DESIGNED TEMPLATES FOR TOWN'S QUARTERLY NEWSLETTER



VALLEY ALIVE!

YOUR COMMUNITY CONNECTION

Edition #2 June 2021

Follow Us   



MESSAGE FROM THE MAYOR

Brought to you by the BIA and EDC of The Town of Grand Valley

We're almost there... we have proven to be a strong, compassionate, and resilient community who have come together during this pandemic. I encourage everyone that is able to get vaccinated to do so as soon as possible. Stay strong, stay safe!

HOMETOWN PROUD



Wrinkly Bear Brewing Company

DID YOU KNOW....

During prohibition, Grand Valley was the last township in all of Ontario to go dry and was known for being the 'wildest' town and having the best whiskey in the County. Today we are still home to brewing companies that produce drinks as unique as Grand Valley itself. The original School House now house the Wrinkly Bear Brewing Company and maintains it's historic charm.

Bike Month

Scavenger Hunt

June 1-30, 2021

Join the hunt for your chance to win!
joinindufferin.com/bikemonth



Brian Cook Retirement



Through your 35 years as Arena Manager, your talents and efforts have helped in the Town's success. Together, we take pride in your accomplishments and your commitment to the Community. Happy Retirement!

Watershed Conditions Statement

The Grand River Conservation Authority has put out an updated Watershed Conditions Statement, reminding us to STAY OFF the river as ice conditions change regularly.

FOODS THAT WILL HELP OUR WILFRIENDS DURING COLD WEATHER

- Shredded oats
- Cornmeal or polenta
- Rolled oats or instant
- Rolled oats or instant
- Rolled oats or instant
- Rolled oats or instant
- Rolled oats or instant
- Rolled oats or instant
- Rolled oats or instant
- Rolled oats or instant

RESTAURANT SPOTLIGHT

BEES

Proud to be using local ingredients from @randvibravigneto fired pizzas! Check out our specialty crust. Also (519)928-9786

VALLEY ALIVE!

YOUR COMMUNITY CONNECTION

Follow Us   

Pat Kalapaca HOMETOWN HERO



Pat Kalapaca has been a lifelong resident and contributor to the community. She spent the majority of her 33 years teaching children right here at the public school in Grand Valley. She helped to bring the drinking water system to the municipality during her time as Councillor (1987-1989). Reeve (1989-1994) and Warden (1994). She has lived in the same house on Bickley Street for 67 years and now has 3 grandchildren. Her passion for volunteering is most evident through her involvement since 1998, with the Grand Valley Agricultural Society. Additionally, she has traveled 5 times over the years with Sauti Moja "One Voice", which is a charity she has assisted to help build and maintain two schools in Africa. Proud to have her as one of our Home Town Heroes!

Other News

The Government of Canada and the Province of Ontario announced they will be providing joint funding for improvements to our Community Centre to help meet our recreational needs. This means a new ice surface and additional change rooms will be added.

Grand Valley Summer Day Camp is BACK!!!

The Community Centre will be offering summer camp again. For information and to register visit them on Facebook.

Fire Safety Tips

Recreational Burning now permitted with a permit. It is your responsibility to read and understand the By-law.

MAKING CONNECTIONS RIDE

Join to participate in this community wide event!

JUNE 20-26

For more information, please visit: yhc.ca/gv-ride

Watershed Conditions Statement

The Grand River Conservation Authority has put out an updated Watershed Conditions Statement, reminding us to STAY OFF the river as ice conditions change regularly.

R & D

INDIGENOUS HERITAGE/ TRAILS
CENSUS/ MAPPING

Explore

Plan

History

Canada

Ontario

East Luther-Grand Valley

Upper Grand Trailway

More Trails

View Trail Details

Upper Grand Trailway

easy

★★★★★ (13)

East Luther-Grand Valley, Ontario

Photos (15)

Directions

More

Upper Grand Trailway is a 9.5 kilometer out and back trail located near East Luther-Grand Valley, Ontario, Canada that features beautiful wild flower! [Show more](#)

Length

9.5 km

Elevation gain

220 m

Route type

Out & back

Kid friendly

Hiking

Nature trips

The map displays the Upper Grand Trailway as a red line winding through a landscape. Key locations marked include Grand Valley and Walder. The trail is shown in the context of local roads like County Rd 109 and County Rd 100. A 3D elevation profile is visible at the bottom of the map view.

Valley Alive!
YOUR COMMUNITY CONNECTION

GROWTH RATE FOR GRAND VALLEY ONTARIO CANADA

Counting

Year	Population
2010	2842
2012	2726
2014	2956
2016	3201
2018	3502
2020	3502

2016 Statistics Canada Data Summary
Population: 2,956 people
Population change since 2011: +8.4 %
Total private dwellings: 1,145
Average age of population: 39.2
Population density per square kilometer: 18.7
Land area: 158.23 km squared
*New Development 3 Phase Build not included

Welcome

On behalf of the Town of Grand Valley
Welcome you to our Community!

GRAND VALLEY
5 Main St. N. Grand Valley, Ontario Canada L9W 5G4
Telephone: 1-519-928-5652
www.townofgrandvalley.ca

- 1 GV Fire Hall
- 2 Upper Grand Trail
- 3 Heneved Prairie Area
- 4 Heneved Park Baseball Diamond/Cemetery
- 5 Elizabeth Taylor Pavilion
- 6 GV Splash Pad
- 7 Lions Baseball Diamond
- 8 Brooklyn Bridge
- 9 Lesson Sliding Hill
- 10 The Door Youth Centre
- 11 Mill St. Hill
- 12 Oak & Drop River St
- 13 GV Public Library
- 14 Town Hall
- 15 Live Cream Shoppe
- 16 GV Car Wash
- 17 Public Works/EMS
- 18 Medical Building
- 19 Stuyler Park
- 20 GV Lazy Tubing Launch
- 21 GV Campgrounds
- 22 The Old School House
- 23 Community Centre
- 24 GV Public School
- 25 Water Tower

The Haudenosaunee (Six Nations) Reservation: "The One Who Speaks"

The Haudenosaunee or "people of the longhouse" were a confederacy of six nations: the Seneca, Cayuga, Onondaga, Iroquois, Oneida, and Mohawk. The Haudenosaunee people traditionally lived in longhouses, but the longhouse was also a symbol of their political organization.

The Haudenosaunee Trail (the section of the Haudenosaunee Trail known as the Haudenosaunee Trail) is a trail that runs through the heart of the Haudenosaunee territory. It is a trail that is rich in history and culture. The trail is a trail that is a testament to the resilience and strength of the Haudenosaunee people. The trail is a trail that is a source of pride and honor for the Haudenosaunee people. The trail is a trail that is a symbol of the Haudenosaunee people's commitment to their traditions and values. The trail is a trail that is a source of inspiration and hope for the Haudenosaunee people. The trail is a trail that is a source of strength and courage for the Haudenosaunee people. The trail is a trail that is a source of wisdom and knowledge for the Haudenosaunee people. The trail is a trail that is a source of love and compassion for the Haudenosaunee people. The trail is a trail that is a source of peace and harmony for the Haudenosaunee people. The trail is a trail that is a source of unity and solidarity for the Haudenosaunee people. The trail is a trail that is a source of hope and dreams for the Haudenosaunee people. The trail is a trail that is a source of life and vitality for the Haudenosaunee people. The trail is a trail that is a source of joy and happiness for the Haudenosaunee people. The trail is a trail that is a source of love and compassion for the Haudenosaunee people. The trail is a trail that is a source of peace and harmony for the Haudenosaunee people. The trail is a trail that is a source of unity and solidarity for the Haudenosaunee people. The trail is a trail that is a source of hope and dreams for the Haudenosaunee people. The trail is a trail that is a source of life and vitality for the Haudenosaunee people. The trail is a trail that is a source of joy and happiness for the Haudenosaunee people.

SIGNAGE

DOUBLE SIDED MOBILE HWY. 9 / DIGITAL DISPLAY
CLOVER FARM INFORMATION BOARD



Valley Alive
Published by Tony Fenech • July 21 at 2:59 PM •
Thank You Carol Lee Huthbert for your contributions towards spreading positivity in our community. Thank You to Shop with Purpose Market for making them for us and to Brear Warren for managing the project.
#hatehasnohomehere #community #love
#SupportLocal #ThinkLocal #ThinkDufferin #Ontario #Dufferin #Orangeville #Shelburne #GrandValley #Mulmur #Mono #EastGrafton #Melancton #Amaranth... See More



361 People Reached 96 Engagements
Boost Post



Valley the lovely owners of Clover Farm are with exposure right on Main St. If interested

#cometownpride #shoplocal #community ... See More



530 People Reached 50 Engagements 1.1x Average Distribution Score
Boost Post

1 Comment 4 Shares

TOOK OR SOURCED COPYRIGHT CREATED A CATALOGUE

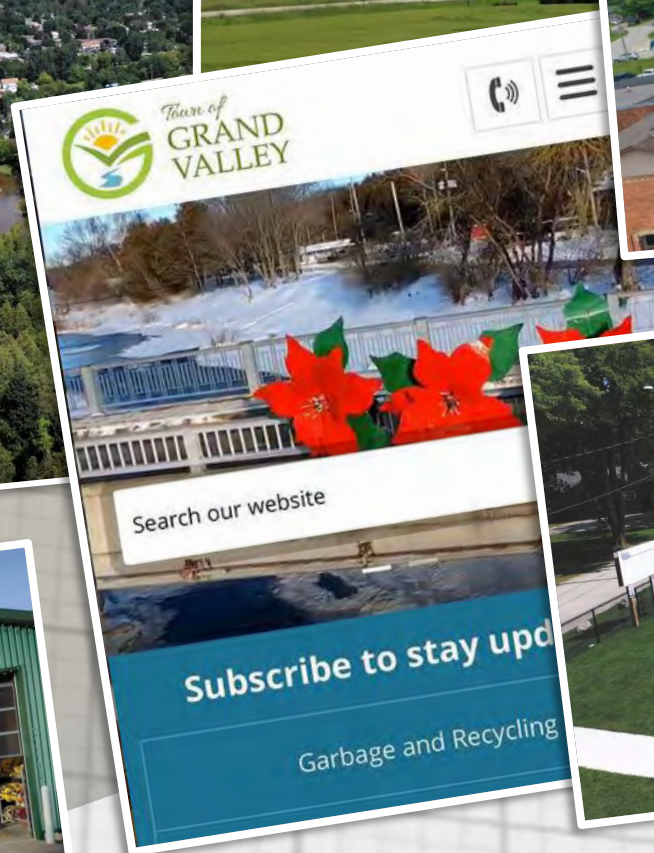
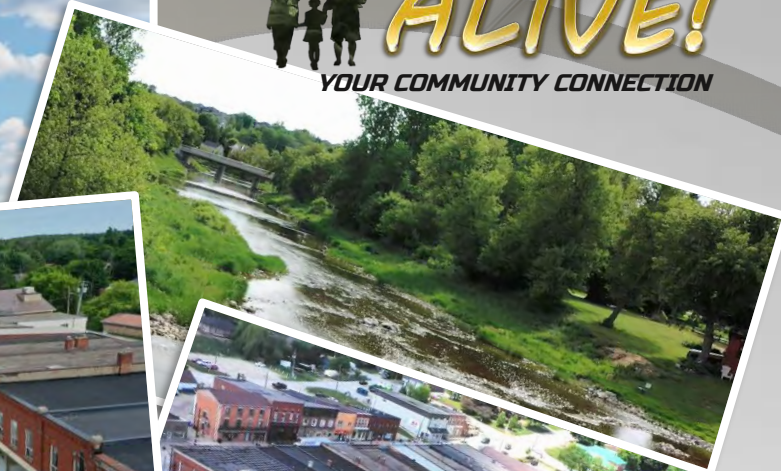


32,000 PLUS VIEWS



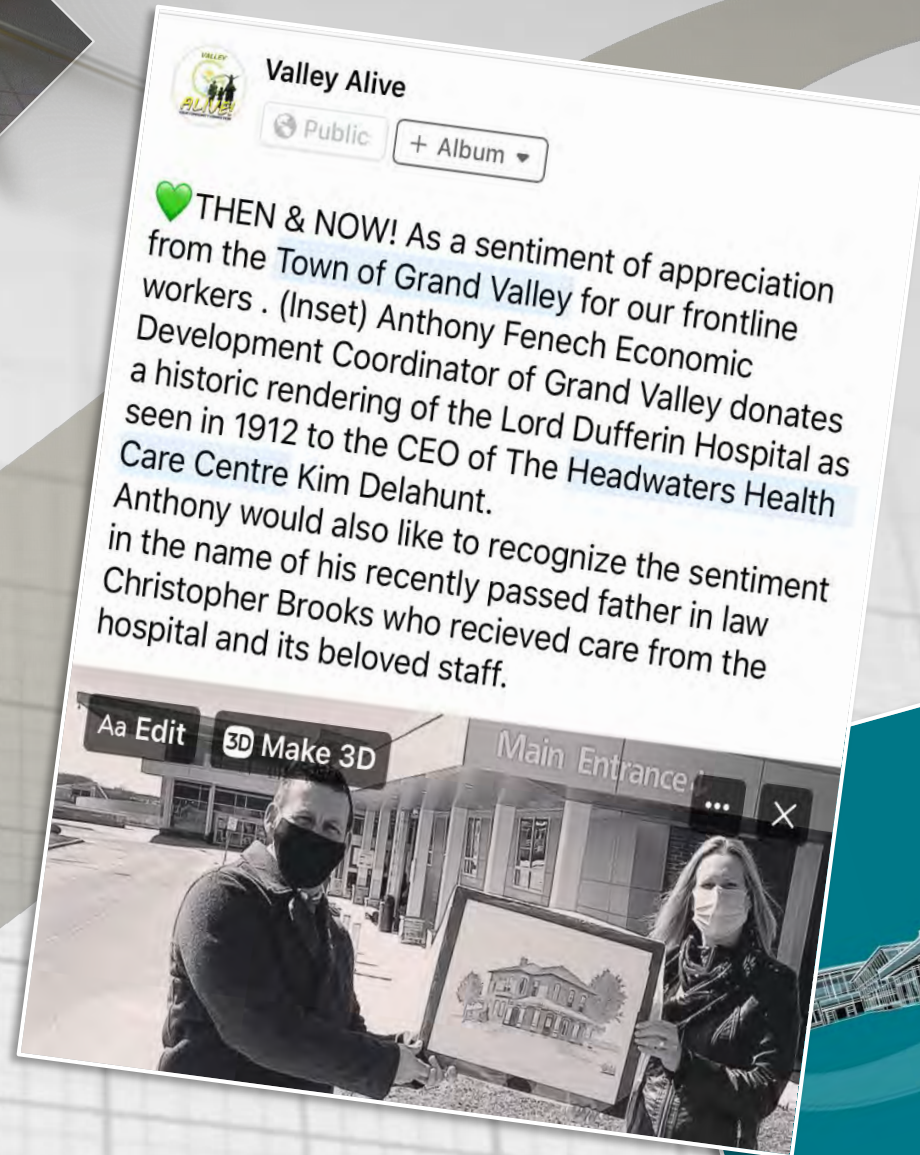
DRONE

CREATED INVENTORY OF PHOTOS
AND VIDEOS FOR REFERENCE



NETWORKING

MET WITH DIGNITAIRES FOR GRAND OPENING
DONATED DESIGNS TO LOCAL HOSPITAL



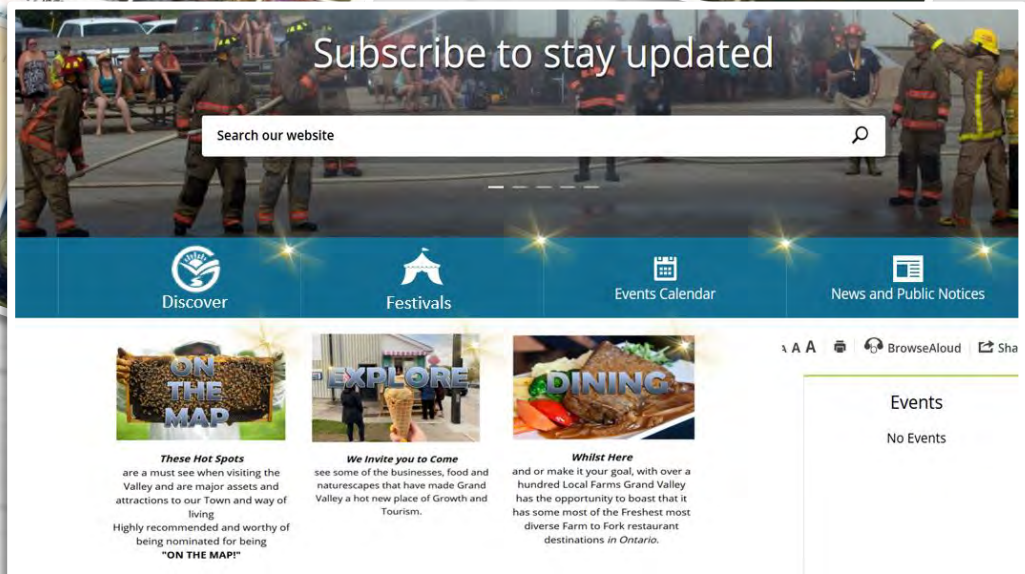
VIRTUAL WALKING TOUR

PROMOTED THE EAST LUTHER HISTORICAL SOCIETY'S DOWNTOWN GRAND VALLEY WALKING TOUR



WEBSITE

CONTRIBUTED CONTENT/ PHOTOS
VIDEO/ LINKS/ CODING/ DESIGN



WEBSITE

CONTRIBUTED CONTENT/ PHOTOS
VIDEO/ LINKS/ CODING /DESIGN

ood Bank



Services Directory

Dufferin Coalition for Kids (DCK) has created a local services directory called **My Dufferin**. It includes a list of organizations offering services to families in Orangeville, Shelburne, Grand Valley and surrounding areas.

DCK is a committee made up of community members who represent organizations providing services to children and youth within the County of Dufferin. DCK exists to advocate, plan and promote recommendations to Federal, Provincial and municipal bodies that help to achieve our vision of children and youth in Dufferin County. They support children, youth and their families from pre-birth covering the spectrum of health, education, social supports, and children and youth services.



Photo Contest
Systems in Grand Valley
Transportation and Getting



Downtown Grand Valley is the heart of our town. It is a wonderful place to take a leisurely stroll and visit the many merchants who add to the vibrancy of our town. We are especially known for our restaurants. With over 100 Local Farms, Grand Valley boasts some of the freshest home cooking in Ontario. Food that is grown with our own families in mind. Our farms are our heritage and our future.

We have several eccentric retail shops that showcase our local artisans. Grand Valley is a "Breathe of Fresh Air" if you are looking to slow down, go for a walk and take a load off. Our quaint little village is waiting for you. Be sure to Visit our **Business Directory** page to see the list of businesses and merchants located on in our community.



CLICK HERE FOR >
Tripadvisor
FEATURE



Grand Valley was settled in 1805 when the George Joseph family built a log house and barn on the southwest corner of Main and Amaranth Streets. Later they built a big house on the southwest corner of Main and Amaranth Streets. In 1809 a Municipal Council was created. The first schoolhouse built, and the first Post Office was established nearby. By 1860 the village had grown to fifteen residents and new buildings and in 1870 the first store had opened.

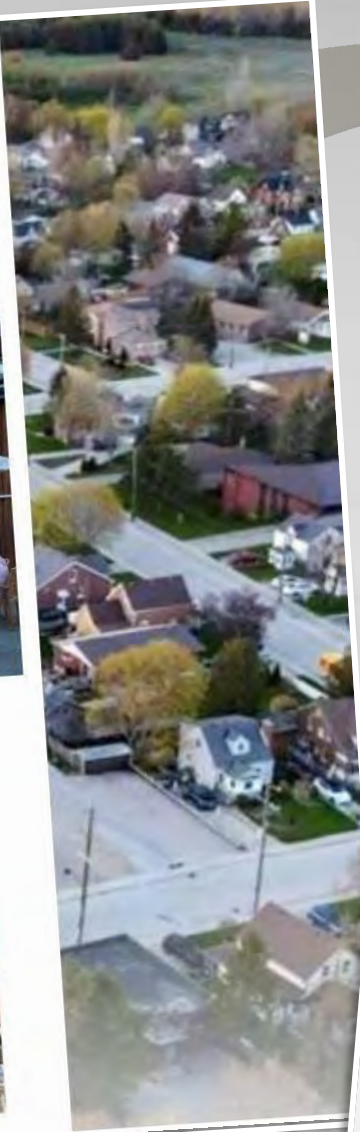
The first area of Grand Valley was known as East Lutter in Dufferin County (formed in 1881), which was incorporated in 1881 as a Municipal Council. Some of the early settlers had to work at least 10 miles to reach the village and Lutter. The first gravel road was constructed in 1874.

The rural area (consists of an area of approximately 38,000 acres of wooded farming with wildlife such as deer, bear, wolves, moose, rabbits and porcupines which served as food for the new settlers. The business activities of the village developed almost exclusively upon the surrounding farms until 1887 when railroad access meant goods could be shipped or sold elsewhere.

The hamlet was originally called Lutter Village before the name was changed to Grand Valley in 1886. It was part of Wellington County until 1881, then became part of the newly formed Dufferin County. The village centre of the East Lutter Township. It was not until almost a century later in 1990 that East Lutter Township and the Village of Grand Valley amalgamated to become one municipality. This new municipality was known as the Township of East Lutter Grand Valley. In 2012 the name was changed once again, and the entire municipality became the Town of Grand Valley.



To learn more about the history of Grand Valley and surrounding area (How History, 1970's are available at \$10 each and produced by our History of Society. For more info please call 544-544 or email at multidisciplin@grv.org.



Downtown Signs and Facade Improvement Grant

A grant for signage and facade improvements is available as a result of a generous donation by Thompson's Homes. To apply for this grant, please complete the **Signage and Facade Grant Application Form**.

A map with pins of notable sites and sources within our Town.



Downtown Parking

Free parking can be found downtown along both sides of Main Street. Parking lots are located off Amaranth Street, West of the West Bank Lane, behind the downtown buildings, 160 Street (behind the Royal Bank and the church) and off Amaranth Street East (at the grocery store and the library). The West Bank Lane parking lot is also equipped with an Electric Vehicle charging station.

P FREE VISITOR PARKING



VOLUNTEERSHIP

JOINED LIONS CLUB/ AGRICULTURAL SOCIETY
RIVERBEND ARTISTS /DUFFERIN TOURISM ADVISORY/ MURAL
DONATED DESIGNS TO CONTRIBUTE WITH FUNDRAISING EFFORTS



Valley Alive
Published by Tony Fenech - August 11 at 5:37 PM -
We were super happy to take part in the Life InDufferin Tourism Project!
Dufferin County Town of Grand Valley.



InDufferin
August 11 at 2:39 PM - Instagram -
Day 2 of our photo tour of Dufferin County with the Virtual Storyteller @TristanBarrocks brought us to Greenwood Park in Shelburne!
Feeling the excitement yet?





BOUSFIELDS INC.

January 20, 2022

Project No. 2196

Community Development and Tourism Committee
Dufferin County
30 Centre Street
Orangeville, ON L9W 2X5

Dear Members of Committee,

**Re: *Dufferin County Official Plan - Municipal Comprehensive Review
Growth Management Strategy
DiPoce lands – West Shelburne Area***

Bousfields Inc. is the planning consultant for DiPoce Management Ltd. with respect to their property on the west side of the Town of Shelburne. The site is approximately 17.5 hectares in size and is located at the western terminus of Maple Court, generally east of 4th Line, north of the Trans Canada rail trail and south of Shelburne/Melancthon town boundary (see attached Location Map).

On behalf of our client, we have been monitoring the County's *Municipal Comprehensive Review* (MCR) process to update the County Official Plan as well as the Town's ongoing planning process with respect to growth.

On October 14, 2021, Bousfields made a delegation to County Council on the Municipal Comprehensive Review regarding our client's lands and submitted a letter detailing the lands in the context of the MCR (letter originally submitted to the County on September 1, 2021). At the same Council meeting, the County's consultant responsible for the Official Plan Review gave a presentation regarding the Land Needs Assessment (LNA) Update. One of the key findings of the LNA update was that additional residential lands are needed throughout the County, including 84 hectares in the Town of Shelburne. It was further recommended in the LNA update the Town of Shelburne should initiate settlement area expansion.

With respect to where growth should occur in the County, the west side of the Town of Shelburne should be considered as a new area for growth. Allocating growth to the West Shelburne Area through the expansion of the settlement boundary is appropriate and is consistent with provincial planning policies. It would also provide a logical extension of existing infrastructure in the area.

Further, this area was already considered by the Town as an area for growth through the Shelburne West Secondary Plan and the pending Official Plan Amendment No. 36 (expansion of the Shelburne Settlement Area, Shelburne West Secondary Plan), subject to confirmation of servicing capacity (see attached). The Town has been

completing a Municipal Class Environmental Assessment for water and wastewater upgrades that are planned to accommodate future growth in all parts of the Town, including these lands on the west side.

It is our opinion that allocating growth through the expansion of the Town of Shelburne settlement area in the Shelburne West area is appropriate and is consistent with the 2020 PPS and Growth Plan policies. As such, we request the County include the expansion of Shelburne's settlement area boundary on the west side of the Town as an area for growth in the County, through the *municipal comprehensive review* process.

We will continue to monitor the MCR process and request to be kept informed as the process continues. If you have any questions or would like to discuss this matter, please do not hesitate to contact myself or David Milano of our office.

Yours very truly,

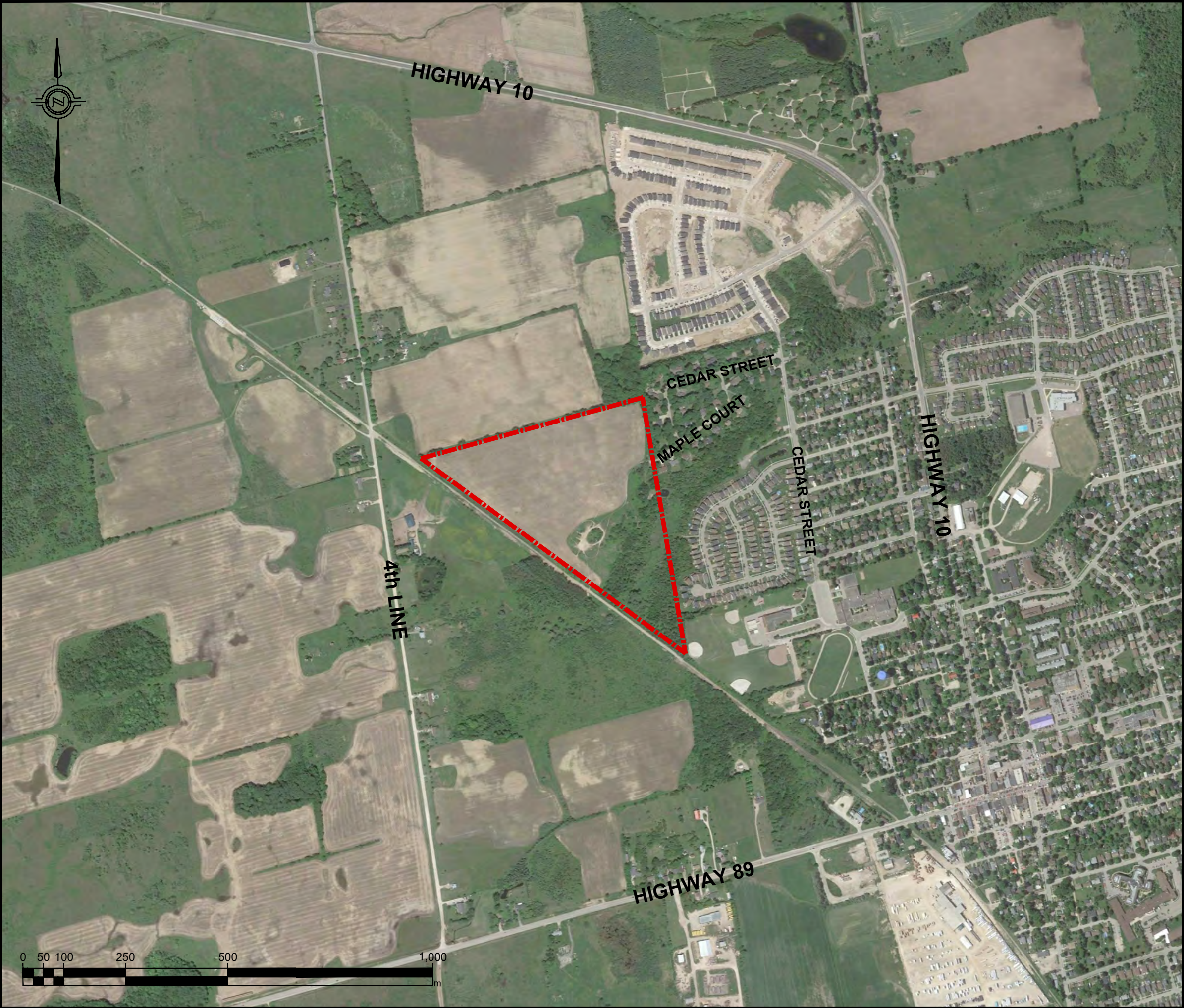
Bousfields Inc.



Emma West

cc: *Jim Moss, Director, Development and Operations, Town of Shelburne*
DiPoce Management Ltd.

Attachments: Location Map
Shelburne OPA 36 Schedule A1



DiPoce Lands

Town of Shelburne, Dufferin County

AERIAL LOCATION MAP

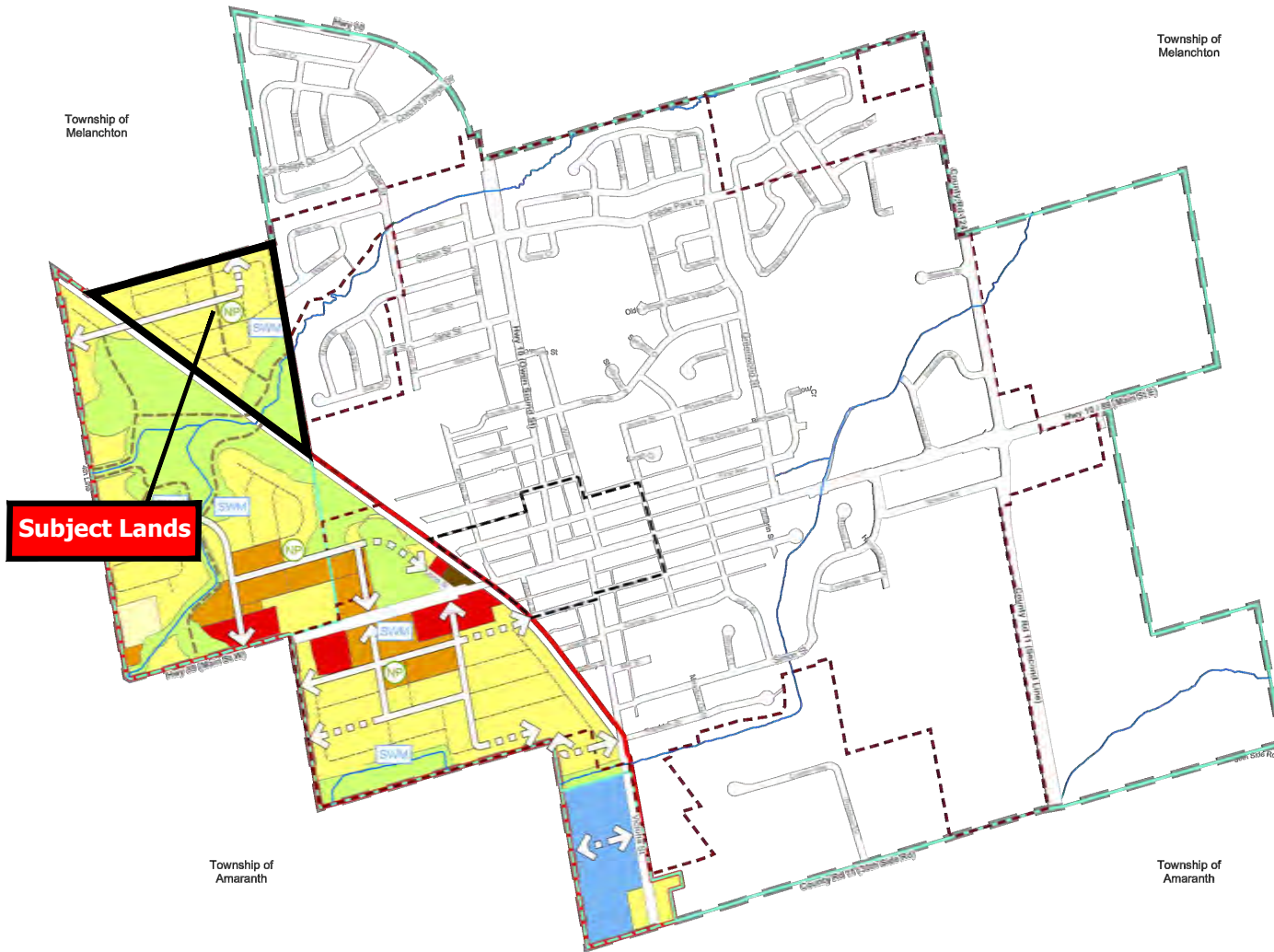
 Subject Lands = 17.6 ha

DRAFT - OPA 36

TOWN OF SHELBURNE OFFICIAL PLAN

SCHEDULE 'A1'

SHELBURNE WEST SECONDARY PLAN



Land Use Designations

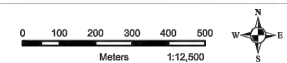
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Community Commercial
- Mixed Use - Commercial / Employment / Institutional
- Employment
- Institutional
- Natural Environment
- Potential Neighbourhood Park Locations
- Potential SWM Facility Locations

Urban Structure Boundaries

- Shelburne West Secondary Plan
- Downtown Core
- Built Boundary
- Urban Area
- Town Boundary

Base Features

- Watercourses
- Existing Trails
- Future Trails
- Future Collector Street
- Future Local Street



This map only provides graphical illustrations and data for planning purposes. Legal property data and descriptions, detailed engineering data, CAD drawings and other data should be used when greater accuracy is required for design or other purposes.

Restrictions under the Municipal Freedom of Information and Protection Privacy Act, RSO 1990, M56, Part II, may apply if your municipality is contemplating the release of data collected. Please consult with your lawyer for advice.

License agreements may apply to this data and license agreements should be referenced for terms and conditions on its use if the municipality is contemplating provisions of copies or use of the data by unlicensed parties.

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Mulmur, Ontario
L9V 0G8

Local **(705) 466-3341**
Toll Free from 519 only **(866) 472-0417**
Fax **(705) 466-2922**

January 21, 2021

Dufferin County Council
c/o Cody Joudry
W. & M. Edelbrock Centre
30 Centre Street
Orangeville, ON L9W 2X1

Dufferin County Economic Development Fund

In 2017, the County's Economic Development Strategic Plan identified the creation of a County Economic Development Fund to support initiatives in economic development within the eight lower tier municipalities, making grants available annually to support projects and initiatives that align with the County's overall economic development efforts.

In 2020, The Township of Mulmur was granted \$30,000 in support of the development of cycling infrastructure to support recreational tourism throughout the Township.

We would like to extend our sincere thanks for the support received, both financially and collaboratively. The funding received from the County of Dufferin through the Economic Development Fund, removed barriers and allowed our Committee and the Township of Mulmur, to develop and accomplish initiatives that supported priorities identified in the Township's Strategic Plan as well as support greater County-wide initiatives.

It is for this reason, that we respectfully request the County of Dufferin reconsider maintaining the Economic Development Fund in their budget. The County's platform for economic development has always been founded on the premise that the success of one, benefits the whole. Locally-oriented initiatives by municipalities – individually and collectively – can strengthen the overall County economic development efforts.

We acknowledge and appreciate the staff time and effort involved in the management and administration of the funding. Through this funding we feel that the Township of Mulmur and County of Dufferin were collectively able to move economic development forward.

Sincerely,

Angela McMonagle

Angela McMonagle, Chair
Economic Development Committee
Township of Mulmur