

COUNCIL ADDENDUM

Thursday, August 18, 2022 at 2:00 p.m.
Video Conference

5. PROCLAMATIONS, DELEGATIONS AND PRESENTATIONS

5.2. Roxborough Developments Ltd.

Not Listed on
the Agenda

A delegation from Lee English, representing Roxborough Developments Ltd., with respect to Item #7.2 – Land Needs Analysis & Official Plan Amendment.

7. PRESENTATION AND CONSIDERATIONS OF REPORTS

7.2. Director of Development & Tourism's Report – Land Needs Analysis (LNA) and Official Plan Amendment (OPA)

Updated
Attachment to
Report – Draft
Official Plan
Amendment

A report from the Director of Development and Tourism, dated August 18, 2022, to outline the Land Needs Analysis, which is the first phase of the Municipal Comprehensive Review.

AMENDMENT NO. XX

TO THE

DUFFERIN COUNTY

OFFICIAL PLAN

Location: This Official Plan Amendment applies to the entire corporate limits of the County of Dufferin.

Date: July XX, 2022

Approval Authority: Ontario Ministry of Municipal Affairs and Housing

AMENDMENT NO. XX

To the Dufferin County Official Plan

The attached, constituting **Amendment No. XX** to the Dufferin County Official Plan, as authorized by the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13, was adopted by Council of Dufferin County by **By-law 20XX-XX** on the **XXth day of MONTH, YEAR** in accordance with the Planning Act, R.S.O. 1990, c.P.13.

DRAFT

AMENDMENT NO. XX

To the Dufferin County Official Plan

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the text which constitutes Amendment No. XX

DRAFT

AMENDMENT NO. XX

To the Dufferin County Official Plan

PART A - THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose and effect of the Official Plan Amendment is to update the policies and land use schedules of the Official Plan to conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and implement the County's Land Needs Assessment completed as part of the Dufferin County Municipal Comprehensive Review.

2.0 LOCATION

The Amendment applies to the entire corporate limits of Dufferin County.

3.0 BASIS OF THE AMENDMENT

The County of Dufferin 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 included 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 The County of Dufferin and the conformity deadline of July 2, 2022 was retained.

The County undertook a comprehensive review to update population and employment growth allocation for each lower-tier municipality in the County and prepared a Land Needs Assessment to determine whether any expansion to settlement areas would be required to accommodate growth.

PART B - THE AMENDMENT

4.0 DETAILS OF THE AMENDMENT

The document known as the Dufferin County Official Plan hereby amended:

- 1) By deleting all instances of "The Growth Plan for the Greater Golden Horseshoe" and replacing them with "A Place to Grow: Growth plan for the Greater Golden Horseshoe".
- 2) In Section 3.2.1., by deleting "81,000 persons and 31,000 jobs to 2036" and replacing it with "95,000 residents and 39,000 jobs to the year 2051."
- 3) In Section 3.2.1, by deleting the county population and employment projections table and

replacing it with the following table:

County Population Distribution

Distribution of Population and Employment for the Greater Golden Horseshoe to 2051		
	Population	Employment
	2051	2051
County of Dufferin	95,000	39,000

* Note: Data is from Schedule 3 of a Place to Grow, Distribution of Population and Employment for the Greater Golden Horseshoe to 2051.

- 4) In Section 3.2.2., by deleting table 3.2a and 3.2b, respectively, and replacing them with the tables below:

Population by Municipality (2021 estimate and forecasted allocations to 2051))

Municipality	Population (Nearest 100)		
	2021 Estimate	2051 Allocated	2021-2051 Growth
Amaranth	4,500	8,300	3,800
East Garafraxa	2,900	3,900	1,000
Grand Valley	4,000	10,900	6,900
Melancthon	3,200	4,300	1,100
Mono	9,700	9,600	-100
Mulmur	3,700	4,500	800
Orangeville	31,000	38,500	7,400
Shelburne	9,400	15,100	5,700

Number of Job by Municipality (2021 estimate and forecasted allocations to 2051)

Municipality	Employment (Nearest 100)		
	2021 Estimate	2051 Allocated	2021-2051 Growth
Amaranth	1,300	2,500	1,200
East Garafraxa	700	10,000	300
Grand Valley	900	2,700	1,800
Melancthon	600	900	200
Mono	2,800	3,300	500
Mulmur	900	1,200	400
Orangeville	14,700	21,700	7,100
Shelburne	3,100	5,700	2,600

- 5) By deleting Section 3.2.2.c) in its entirety.
- 6) In Section 3.2.2(d), by deleting all instances of “the reserved” from the paragraph.
- 7) In Section 3.2.2. by inserting the following as policy 3.2.2.e) and the table below:

“To help achieve an appropriate mix of land uses, contributing to complete communities and employment needs, local municipalities should plan to accommodate Commercial, Institutional or Mixed-Use land uses equivalent to the land areas provided in the table below by 2051:”

Forecast Community Employment (Commercial, Institutional or Mixed-use lands) Land Needs by Municipality, to 2051.

	Net Hectares (surplus)	Gross Hectares (surplus)
Amaranth	8.4	10.5
East Garafraxa	2.6	3.2
Grand Valley	14.9	18.7
Melancthon	2.0	2.4
Mono	(4.8)	(6.0)
Mulmur	1.5	1.9
Orangeville	59.8	74.7
Shelburne	(1.9)	(2.4)

8) In Section 3.3.2 by deleting paragraph (e) and replacing it with the following:

“Local municipalities shall plan to achieve the minimum intensification targets identified in Table 3.4, by permitting infill and redevelopment of vacant and/or underutilized sites within the delineating built up areas in accordance with the intensification policies in Section 3.4.”

9) In Section 3.4.2., by deleting table 3.4 and replacing it with the table below.

Minimum Intensification Targets

Municipality	Minimum Intensification Target (%)
Dufferin County (overall)	40
Grand Valley	40
Orangeville	60
Shelburne	48

10) In Section 3.4.2., by deleting paragraph (a) and replacing it with the following:

“The County will encourage intensification within the existing built built-up areas to achieve provincially-mandated minimum intensification targets. Local municipalities will achieve the minimum intensification targets as identified in Table 3.4.”

11) In Section 3.4.3., delete table 3.5 and replace with the table below.

Greenfield Residential Land Needs Projection

Municipality	Population Capacity Estimate	Minimum Resident & Work From Home Jobs Per Hectare Assumption	Estimated Residential Land Need (Hectares)
Grand Valley	1,680	44	38 + mapped environmental constraints
Orangeville	954	46	21 + mapped environmental constraints

Shelbourne	2,429	41	59 + mapped environmental constraints
Total	5,063	43	118 + mapped environmental constraints

12) In Section 3.4.3 by adding the following to the end of paragraph (b):

“To meet the minimum Designated Greenfield Density targets, the Towns of Grand Valley, Orangeville and Shelburne should plan to accommodate the following numbers of people and jobs within their greenfield areas by 2051:

- i. Grand Valley – At least 1,038 people and jobs to achieve a density target of 46 people and jobs per hectare.
- i. Orangeville – Approximately 7,038 people and jobs to achieve a density target of 46 people and jobs per hectare
- ii. Shelburne – Approximately 3,608 people and jobs to achieve a density target of 41 people and jobs per hectare.