



DUFFERIN COUNTY COUNCIL MINUTES – STATUTORY MEETING

Thursday, April 13, 2023 at 6:00 p.m.

W & M Edelbrock Centre, Dufferin Room, 30 Centre Street, Orangeville ON

Council Members Present:

Warden Wade Mills (Shelburne)
Councillor John Creelman (Mono)
Councillor Guy Gardhouse (East Garafraxa)
Councillor Chris Gerrits (Amaranth)
Councillor Shane Hall (Shelburne)
Councillor Earl Hawkins (Mulmur)
Councillor Janet Horner (Mulmur)
Councillor Gail Little (Amaranth)
Councillor James McLean (Melancthon)
Councillor Fred Nix (Mono)
Councillor Lisa Post (Orangeville)
Councillor Philip Rentsch (Grand Valley)
Councillor Steve Soloman (Grand Valley)
Councillor Todd Taylor (Orangeville)
Councillor Darren White (Melancthon)

Council Members Absent:

Councillor Shane Hall (Shelburne)
Councillor Steve Soloman (Grand Valley)(prior notice)

Staff Present:

Sonya Pritchard, Chief Administrative Officer
Michelle Dunne, Clerk
Rebecca Whelan, Deputy Clerk
Aimee Raves, Manager of Corporate Finance, Treasurer
Scott Burns, Director of Public Works/County Engineer
Cody Joudry, Director of Development & Tourism
Rohan Thompson, Director of People & Equity
Anna McGregor, Director of Community Services
Brenda Wagner, Administrator of Dufferin Oaks
Silva Yousif, Senior Planner

Warden Mills called the meeting to order at 6:01 p.m.

Warden Mills announced that the meeting is being live streamed and publicly broadcast.

The recording of this meeting will also be available on our website in the future.

1. **LAND ACKNOWLEDGEMENT STATEMENT**

Warden Mills shared the Land Acknowledgement Statement.

2. **ROLL CALL**

The Clerk verbally took a roll call of the Councillors in attendance.

3. **APPROVAL OF THE AGENDA**

Moved by Councillor White, seconded by Councillor Post

THAT the Agenda distributed for the Statutory Public Meeting for the County of Dufferin Municipal Comprehensive Review for April 13, 2023, be approved.

-Carried-

4. **DECLARATION OF INTEREST BY MEMBERS**

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

5. **NOTICE OF PUBLIC MEETING**

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

Public Notice was given by the following means:

- A copy was made available to the local municipalities
- Dufferin County's website
- Join In Dufferin Community Engagement platform.
- Ads were placed in the following newspapers on the following dates:
 - Alliston Herald on March 23, 2022
 - Creemore Echo on March 24, 2023
 - Dundalk Herald on March 22, 2023
 - Orangeville Banner on March 23, 2023
 - Orangeville Citizen on March 23, 2023

- Shelburne Free Press on March 23, 2023
- Wellington Advertiser on March 23, 2023

PRESENTATION AND CONSIDERATIONS OF REPORTS

6. WSP – Municipal Comprehensive Review

Cody Joudry, Director of Planning and Development, noted the Municipal Comprehensive Review (MCR) is broken into three phases. The first phase is allocation or growth management, which is broadly how much the County anticipated to grow by and how that is roughly allocated to each municipality, how many jobs will be generated and how much, if any, land is required to expand in terms of municipal settlement boundaries. Several meetings have been held in relation to the first phase, and Council approved a draft of Phase One to submit to the Province for review. Phase Two of the MCR will cover mapping and Phase Three is about policy.

Matt Alexander, Practice Lead and Project Manager, WSP, presented with respect to the Dufferin County Municipal Comprehensive Review. The purpose of this Statutory meeting is to present the proposed first phase Growth Management Official Plan Amendment being put forward for consideration as a result of the County's Municipal Comprehensive Review under Section 26 of the Planning Act.

The work plan for the MCR has evolved since its beginning in 2019, partially because of legislation changes and policies introduced by the Province and other delays beyond control. A draft Growth Plan Confirmatory Report has been prepared, as well as a Land Needs Assessment.

The purpose and effect of the proposed 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 Great Golden Horseshoe (2020), and to implement the County's Land Needs Assessment completed as part of the Dufferin County Municipal Comprehensive Review.

A Public Information Centre related to this Official Plan Amendment (OPA) was held on July 26, 2022. WSP received formal comments from 16 individuals in regard to this specific phase of the MCR, along with many other general comments that will be addressed in further phases. The OPA was drafted based on the population and employment growth allocations with modifications based on the feedback received. Council's request to provide a greater allocation of employment to the Town of Grand Valley was also implemented. The revised

draft was presented to County Council on August 18, 2022, and forwarded to the Province for review and comment as the approval authority. Formal comments have not been received from the Province but the Province has forwarded support for the proposed amendment.

General housekeeping updates are included, such as references to the planning horizon of 2051, and the title of the 2020 Growth Plan.

In Section 3.2.1, the number of people and jobs, as well the planning horizons, have been replaced with the forecast of 100,600 residents and 40,900 jobs to the year 2051.

The County Population table, which shows the County population and employment numbers to 2051, was updated. Also updated were the population allocation table per municipality (2021 estimate and forecasted allocations to 2051) and the number of jobs by municipality (2021 estimate and forecasted allocations to 2051) table. As part of updating these tables, WSP collaborated with Dufferin County and the lower tier municipalities to prepare the previously noted tables based on the latest census. Natural population increases and decreases, as well as migration within the County and within the region, were taken into consideration. Matt Alexander noted the copy of these two tables circulated with the agenda package contained errors in the "2021-2051 Growth" column, but they have been corrected for this presentation.

The minimum intensification targets for each of the Urban Settlement Areas within the County were also updated as the Growth Plan for the Greater Golden Horseshoe mandates that the 40% of all new development in the County must be located within the delineated built-up areas found in the Towns of Grand Valley, Orangeville and Shelburne. A detailed exercise took place to determine the appropriate numbers and what could be accommodated by each Town. The numbers for Grand Valley show of all the growth expected to occur by 2051 with 40% to be directed or aimed to be accommodated within the existing built-up area; 60% for Orangeville within the built-up area; and 48% for Shelburne. These numbers considered along with the population forecasts, should work out to a total 40% of all growth in the County being directed into the delineated built-up areas.

In Section 3.4.3., the following was added 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:

- Grand Valley – at least 5,600 people and jobs to achieve a density target of 32 people and jobs per hectare.
- Orangeville - at least 7,038 people and jobs to achieve a density target of 46 people and jobs per hectare.
- Shelburne – at least 3,608 people and jobs to achieve a density target of 41 people and jobs per hectare.”

Greenfield areas are parts of the municipality that are within the municipality’s settlement areas but outside the delineated built-up area. The decision to increase the settlement area boundary for Grand Valley means the target of 5,600 people will be too low to achieve the density target within the larger area that was decided on.

The amendment also included a number of other updates including the Forecast for Community Employment Uses (Commercial, Institutional or Mixed-Use land needs) to 2051, which adds into the justification for settlement area boundary expansions. Also updated was the Greenfield Residential Land Needs Projections for each municipality.

Following this Public meeting, Council may adopt the proposed OPA. The adopted Amendment would then be forwarded to the Province for a decision. The Province can approve as is, modify it, or refuse it and send it back. The Province’s decision is final.

As part of Phase Two, a draft Amendment to update the mapping in the Schedules of the Official Plan has been forwarded to the Province for review and comment. The new mapping includes expanded Settlement Areas. It also updates the natural heritage mapping, agriculture lands and general land use designations.

Phase Three will include general policy updates. The Official Plan has a number of land use policies which direct growth and development throughout the County. A review and update of those will be undertaken this spring and summer.

7. **COMMENTS/QUESTIONS**

Warden Mills noted written comments were circulated with the regular Council agenda for April 13, 2023 with the report titled Dufferin County Official Plan Amendment No. 02. Additional comments were circulated on desk from Enbridge.

Councillor Horner noted given the Province released new policies with less density and land use on April 6, 2023, will Dufferin County continue with that in mind or as planned? Matt Alexander, WSP, noted the proposed policies that were released are open for public comment until June 6th. The approach to implementation that was released at the same time stated that any revised or new policies wouldn't come into effect until the fall at the earliest. It states that Official Plan updates and Municipal Comprehensive Reviews that area already underway, should continue to use the 2051 population and employment forecasts of the Growth Plan. Given the nature of those changes and the state of this project as is, WSP's recommendation is to continue forward with the work already undertaken. By the time Council reviews Phase Three (general policies update) for adoption, the outcome of the proposed changes to the Provincial Planning Statement will be known and some of the changes could be addressed in the Phase 3 update. For the purposes of this Amendment, since the proposed policies are in a draft state, it would not be beneficial to delay.

Councillor White noted that the table showing the number of jobs by municipality (2021 estimate and forecasted allocations to 2051) had incorrect figures in the growth column for three municipalities. Matt Alexander noted those were caught just prior to the meeting and were corrected for the presentation. Those tables have been corrected in the Amendment document.

Councillor Creelman noted there has been a lot of work that has come into the MCR. When you read what the Province has been posted to the Environmental Registry, Councillor Creelman is concerned that the effort put in thus far may be wasted.

Councillor Nix is also worried about the Province's announcement on April 6th. If Council continues and works towards the density targets decided upon, then the draft policies proposed would be meaningless essentially. He is curious to know how many other municipalities are in the same position as Dufferin County. WSP is not aware of how many municipalities may be impacted but noted the Province released decisions on April 18th on two upper tier Official Plans and one single tier Official Plan without reference to the draft policies that were just released. Matt Alexander also noted that if the completed MCR was adopted today and submitted to the Province for approval, the Province would be required to make a decision based on the policies in effect on the date of adoption. After it becomes adopted, there is no statutory requirement to update it for another ten years. At this time, there is no provision in the proposed Provincial Policy Statement to amend recently updated Official Plans to conform. However, a risk assessment would have to be done as any decisions of individual planning

applications (i.e. plan of subdivision) that are made by County Council or lower tier municipalities after those new policies come into effect, would need to be in alignment with the new Provincial Policy Statement.

Councillor Nix noted that since the Province has 90 or 120 days to review an Amendment, they will not review the Amendment until the proposed policies are in effect, and expressed concerns that they would reject it requesting conformity with the new policies. WSP advised 90 or 120 days are in reference to the Province's timeline for providing comments on the draft Amendment. The Province could decide not to review the Amendment until the draft policies are in effect; however, since the Province released three decisions following the release of the draft policies, WSP is hopeful the Amendment will be reviewed.

Warden Mills invited the Public to make comments or ask questions with a limit of five minutes per person. He requested questions be limited to the growth management under Phase One, broader questions about mapping or general policy can be made by email to staff at any time or at the particular Statutory Meeting for those phases.

Charles Hooker, an East Garafraxa resident, noted he believes policies should be put in place first prior to deciding on the land arrangements. Matt Alexander, WSP, noted that the first OPA is intended to lock in what the population and employment forecasts and allocations for the local municipalities will be. From that, based on how much growth each municipality is expected to accommodate, it is possible to determine how much land is necessary to be added to any settlement areas (Phase Two). Phase Three is updating general land use policies, such as, uses permitted in the urban centres versus rural communities, policies related to employment uses, policies related to additional residential uses. These policies will not affect the number of people who can come into the County/municipalities.

Ray Drisdelle, a Mono resident, attended the January 22, 2022 Public Information Centre on Phase Two Mapping. He believes Orangeville is out of development land and does not understand why other municipalities are developing but Orangeville is land locked. Cody Joudry, Director of Planning and Development, noted each municipality has a settlement boundary and a municipal boundary, that are not the same. Orangeville's settlement boundary has reached its edge of the municipal boundary. The Town of Orangeville will have to take steps to plan to accommodate the projected growth over the next 30 years. Mr. Drisdelle advised he is concerned that there isn't future growth for Orangeville. The Director noted Orangeville is set to grow by 7,500 people in the next 30 years,

which requires intensification and using different building envelopes. The Director reviewed the population growth forecasted for each municipality. Warden Mills noted it would be up to Orangeville to seek a municipal boundary expansion. The Director noted as part of the MCR the County cannot redraw municipal boundaries. The Director confirmed that once Orangeville meets its intensification target, a portion of their growth could occur through a boundary expansion. As future Municipal Comprehensive Reviews are completed, 30 year growth forecasts will be done. If Orangeville addresses its growth constraints, then more growth could be directed their way.

Mark Tijssen, an Amaranth resident, noted 60% of Dufferin's growth will happen outside the delineated built-up areas over the next 28 years. He is concerned that putting 60% out of 80% of growth outside the delineated built-up area will cause encroachment on wetland or agricultural land and would like Council to protect farmland. The Director of Planning and Development confirmed it is suggested that 40% of the growth could within the delineated built-up area and the rest could go elsewhere. As part of Phase Two, an expansion of the amount of prime agricultural land is being reviewed. Warden Mills noted those further discussions will happen through Phase Two and Phase Three.

Bob Currie, an Amaranth resident, is concerned that only three municipalities are seeing growth, as he would like to see more growth in his township. He doesn't believe growth has been beneficial for Orangeville or Shelburne. He noted he is seeing many acres of farmland being developed. Mr. Currie would like to see rural severances approved. The Director confirmed there is growth going to every Dufferin municipality. Protection of prime agricultural land is addressed as part of Phase Two; however, as part of this exercise, this Council is protecting more prime agricultural land than previous after consultation with each municipality. Councillor White noted Melancthon is trying to balance the protection of prime agricultural land and growth by directing development close to nearby towns so that only a minimal amount of prime agricultural land is used. While it is important to maintain prime agriculture land, they must also be able to maintain the municipal budget to afford the services offered.

Shawn Crockatt, an Orangeville resident, inquired if any of the MCR phases will address the lack of affordable housing in Dufferin County. Warden Mills stressed County Council is aware of the affordability issue and Council agrees something must be done. The MCR process cannot address housing affordability, but Dufferin County is working on their strategic plan, where one of the priorities is affordability. Council will do what they can at a municipal level to leverage the policies to address the housing and affordability crisis.

Mauizio Rogato, Principal Planner, Blackthorn Development Corporation, representing Line 2 Developments Inc. with land in Mono wished to confirm that their previous comments will be part of the record. In his opinion, it is prudent to wait for the formal Provincial response prior to adopting the Amendment. He notes while these are separate amendments, they are completely inter-related – the population & employment forecasts, the mapping and the policies. Their client, as they have expressed previously, doesn't support the proposed redesignation of their lands to employment use; they support the current designation which permits residential uses and will be advancing an application for the same. The lands are located within existing settlement area. Therefore, permitting the lands to proceed to development as permitted today would allow housing options within the Town of Mono, while also perhaps lessening the pressures for agricultural consumption of land and settlement boundary expansion. The Director of Planning and Development responded that this is a Phase Two matter.

The Director noted Council's consideration of the Official Plan Amendment will take place during the regular meeting to follow.

8. **ADJOURNMENT**

Moved by Councillor Horner, seconded by Councillor Gardhouse

THAT the meeting adjourn.

-Carried-

Warden Mills called a recess at 7:16 p.m.

Wade Mills, Warden

Michelle Dunne, Clerk