



DUFFERIN COUNTY COUNCIL MINUTES – STATUTORY MEETING

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

W & M Edelbrock Centre, 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 Gail Little (Amaranth)
Councillor James McLean (Melancthon)(joined at 6:40 p.m.)
Councillor Fred Nix (Mono)
Councillor Lisa Post (Orangeville)
Councillor Philip Rentsch (Grand Valley)
Councillor Steve Soloman (Grand Valley)
Councillor Todd Taylor (Orangeville)

Council Members Absent:

Councillor Janet Horner (Mulmur)(prior notice)
Councillor Darren White (Melancthon)(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 Nix, seconded by Councillor Gerrits

THAT the Agenda distributed for the Statutory Public Meeting for the County of Dufferin Municipal Comprehensive Review for July 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:

- Dufferin County's website
- Join In Dufferin Community Engagement platform.
- Ads were placed in the following newspapers on the following dates:
 - Alliston Herald on June 22, 2023
 - Creemore Echo on June 23, 2023
 - Dundalk Herald on June 21, 2023
 - Orangeville Banner on June 22, 2023
 - Orangeville Citizen on June 22, 2023
 - Shelburne Free Press on June 22, 2023
 - Wellington Advertiser on June 22, 2023

PRESENTATION AND CONSIDERATIONS OF REPORTS

6. Director of Development & Tourism Remarks

Cody Joudry, Director of Development and Tourism, noted the meeting is to consider adoption of the Phase II Official Plan Amendment (OPA) of the Municipal Comprehensive Review (MCR). The Phase I OPA is currently with the Minister of Municipal Affairs and Housing waiting for approval. Phase II was reviewed by Council at the beginning of 2023 and public meetings were held. Adjustments were made based on the feedback received and the draft OPA was submitted to the Province for review. The review period has expired with no response received. If Council adopts the Phase II OPA, it will be forwarded to the Minister. The Minister can accept the OPA, accept the OPA with changes, or reject it. The Phase II OPA being considered at this meeting is related to Prime Agricultural Mapping, Settlement Area expansions, Employment Land designations, and Natural Heritage.

7. WSP – Municipal Comprehensive Review

Matt Alexander, Practice Lead, WSP, advised the purpose of the public meeting is to review the proposed Phase II OPA being considered as a result of the MCR undertaken under Section 26 of the Planning Act.

The County MCR is being undertaken in three stages being the growth allocation and growth management, mapping and general policies. Phase I of the MCR began in the fall of 2019. A number of stages have been completed related to a review of natural heritage and agricultural systems, transportation, climate change, and growth management.

The OPA being reviewed currently is intended 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 Phase I of the MCR.

The County undertook a comprehensive review to update population and employment growth allocations for each local municipality and prepared a Land Needs Assessment to determine whether any expansion to settlement areas would be required to accommodate the growth dictated by the Province. The County consulted with local municipalities to update land use schedules related to Prime Agricultural Areas, Employment Areas and the Natural Heritage System.

Public consultation was undertaken with a Public Information Centre held on January 21, 2023. Residents and stakeholders, including property owners, were able to review draft land use schedules, ask questions and provide comments. As a result, the County received 19 written comments specifically related to this draft OPA. Commenters expressed concern with whether the Prime Agricultural land and Natural Heritage System mapping were accurate. In some cases, more detailed studies had been undertaken at the local level, and these are reflected in the revised OPA. In other cases, local municipalities had not undertaken more detailed studies resulting in mapping data from the Province and previous updates being used. Based on feedback from local municipalities, changes to the Employment designations resulted, and some changes that were made through development applications.

The draft OPA provides revisions to the draft Official Plan policies and schedules that were made to implement direction from County Council and to address comments from local municipalities and the public. The draft Official Plan policies and schedules were circulated to the Province on March 17, 2023 for the 90-day review period required under Section 17 (17.1) of the Planning Act. To date, no comments have been received in response.

Since the current Official Plan came into effect, the Province had introduced some new procedures related to the designation for prime agricultural lands, making it necessary to update terminology and refine the mapping. The terminology was updated to clarify that lands designated "Prime Agriculture" are considered Prime Agriculture as defined by the Provincial Policy Statement and Growth Plan.

Natural Heritage System policies were also updated. Under the current Official Plan, it refers to the County undertaking a review of natural heritage system mapping and working toward implementing a Natural Heritage System approach. Policies have been updated to implement the Natural Heritage System required by the Growth Plan. Criteria has also been established for identifying Significant Woodlands based on the Provincial Natural Heritage Reference Manual.

Significant work was undertaken to update the Land Use Schedules. Schedule B – Community Structure, was replaced with new expanded settlement areas for Grand Valley and Shelburne as required by forecasted growth, and at the request of Council. It also designates certain lands as "Employment" based on local municipal feedback. Planning applications that had been approved were also added. Schedule C – Prime Agricultural Areas and Rural Lands has also been replaced with refined Prime Agricultural Areas based on the Provincial Prime Agriculture Refinement Criteria and feedback from the local municipalities. There

were some municipalities that undertook a detailed agricultural assessment, allowing those maps to inform the new mapping for the Official Plan. Also replaced were Schedule E – Natural Heritage Features and Schedule E1 – Natural Heritage System. Natural Heritage Features are the specific features such as wetlands or woodlands, which require a more detailed review when submitting a planning application. The Natural Heritage System is to protect corridors between the Natural Heritage Features. The County’s mapping was updated using the Provincial Natural Heritage System mapping and detailed mapping undertaken by Town of Mono.

The Official Plan Amendment proposes an expansion of the Urban Settlement Area for the Town of Shelburne to include the entire municipality, allowing for urban development. The Urban Settlement Area of Grand Valley is proposed to be expanded to accommodate 10,800 more people and 3,500 more jobs by 2051. The Growth Plan requires the County to designate “Employment Lands”. The proposed Schedules B and B1 include the designated Employment Lands as well, which are based on the local Official Plans. The Built Boundary Area are shown on the maps as defined by the Province. The intensification targets, as adopted in Phase I, represent the amount of development within the municipality that should be located within the Built Boundary Area. The schedules also show updates to the Community Settlement Areas and the Provincial Plan Areas.

Draft Schedule B shows the Community Structure and Land Use, showing each local municipal Settlement Boundary Area, Provincial Plan Areas, provincially significant wetlands, as well as some of the transportation network. Schedule C shows the Prime Agricultural Areas and Rural Lands. This map considers feedback from municipalities regarding specific properties and their designations. Schedule C also shows Natural Heritage Features. Schedule E shows the Natural Heritage Features, being wetlands, unevaluated wetlands, water bodies, areas of natural and scientific interest, etc. This map is not a site-specific map. If a property owner notes a Natural Heritage Feature near or on their land, a site visit could be requested to confirm if it needs to be considered to ensure the features are not disturbed or destroyed. Schedule E1 shows the Natural Heritage System. The Town of Mono undertook a detailed review of their Natural Heritage System which is included in the map. Other municipalities have a broader scope system.

All maps are posted on the Join In Dufferin website for review. There is interactive GIS online mapping also available to review site specific details.

8. COMMENTS/QUESTIONS

Councillor Nix inquired if it would be possible for a developer to build a retail establishment in designated Employment Lands. He noted the Provincial guidelines describe Employment Lands as manufacturing, warehousing and related industries, excluding aggregate operations. Matt Alexander advised Employment Lands in the context of the Official Plan refer to areas of a concentration of employment uses, being industrial, warehousing, office park. It was not intended to be for retail development but it could be permitted on the premises that it is supporting the workers that are employed. Recently, the Province released a new definition of Employment Areas specifically refers to industrial type uses (warehousing, manufacturing, etc.) with the intent being to protect those lands to those types of uses that could have negative impacts on residences. This new definition is outlined in the draft Provincial Policy Statement that was recently released, which is not yet in effect. An employment land conversion could be done through the local Official Plan update. Local municipalities could pass an Official Plan Amendment that specifically permits an exception to the Employment designation, for example to permit retail or restaurants. If the County receives feedback from a local municipality to amend lands designated as Employment Areas, a request for modification would have to be sent to the Province.

Councillor McLean joined the meeting at 6:40 p.m.

Harve Lyon, Melancthon resident, noted he has concerns over Prime Agricultural mapping and he has forwarded his concerns to the Minister. He also has concerns regarding the Natural Heritage System as he believes the basis for the corridors are the municipal drains in the west half of Melancthon and municipal drains are not ecologically functional. Matt Alexander, WSP, noted the Natural Heritage System mapping comes from the Province. The mapping was adopted as part of the Growth Plan for the Greater Golden Horseshoe and he isn't precisely sure what the basis for the mapping was. The idea was to identify key Natural Heritage Features then identify corridors that would connect them. The intention is to connect areas in a natural state that have certain drainage patterns but not necessarily a municipal drain. These areas are not excluded from potential development, but they require a cautious approach to preserve the connections. Mr. Lyon expressed concern that building an implement shed would require an Environmental Impact Statement (EIS). Mr. Alexander advised that Natural Heritage System policies do not prevent normal existing farm practices. An EIS would only be triggered if a Planning Act application is required, but if the operating farm chooses to build a new structure that is related to the agricultural

use then it is exempt from the EIS process. Mr. Lyon noted that some of the adjacent lands could be qualified for housing; however, it doesn't make sense if the severed lot requires an EIS.

9. **ADJOURNMENT**

Moved by Councillor Taylor, seconded by Councillor Little

THAT the meeting adjourn.

-Carried-

Warden Mills called a recess at 6:49 p.m.

Wade Mills, Warden

Michelle Dunne, Clerk