

COUNCIL ADDENDUM

Thursday, January 12, 2023 at 7:00 p.m.
Video Conference

7. PRESENTATION AND CONSIDERATIONS OF REPORTS

7.6.1. MCR Process Related Correspondence

Listed on the
agenda

Additional correspondence from the Township of East Garafraxa, dated January 11, 2023 and the Town of Mono, dated January 12, 2023

7.6.2 Director of Development and Tourism's Report – MCR Phase II OPA – Schedule B, C, and E Changes

Listed on the
agenda

A report for the Director of Planning and Tourism, dated January 12, 2023, to present the proposed second Official Plan Amendment (OPA) for the Dufferin County Municipal Comprehensive Review (MCR) to County Council for their review.

Updated attachments: Draft Schedules and Maps B, B1, C, E, and E1



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SENT BY EMAIL ONLY

January 11, 2023

Warden Mills and Members of Council
County of Dufferin
W. & M. Edelbrock Centre
30 Centre Street
Orangeville, ON L9W 2X1

Dear Warden Mills and Members of Council:

County of Dufferin Municipal Comprehensive Review (MCR)

At a regular meeting of Council held January 10, 2023, the following resolution was passed with respect to the MCR Process and Phase II Mapping being presented at the County Council meeting of January 12, 2023:

Moved By Banfield, Seconded By Stirk

Be it resolved that:

Further to submissions by the Township of East Garafraxa to the County of Dufferin dated October 7, 2022 and January 6, 2023, the County MCR as shown on the proposed mapping, as presented to County Council for their January 12, 2023 County Council meeting, should be amended to reflect the existing Township of East Garafraxa Official Plan designations for Agricultural, Rural, Estate Residential, Hamlet Residential and Employment, including the Employment designation within the settlement area of Marsville;

And further that the January 21, 2023, Public Information Centre (PIC) be deemed premature, and to be rescheduled to allow opportunity for local input and feedback prior to Phase II mapping being provided publicly. **CARRIED**

During the above noted East Garafraxa Council Meeting, an email was received from County staff, which included updated/revised mapping, and which email noted that the employment lands identified by the Township had been corrected.

However, upon preliminary review of the revised mapping conducted by Township staff and Township Consultants, there are still issues with respect to East Garafraxa, and the draft mapping remains incorrect. For instance.

- small individual properties are still designated Employment even though they are not designated employment in the Township OP;
- designations within the Marsville Settlement Area do not reflect the Township Official Plan in the recently revised County mapping, for example the Marsville Community Hall and Works yard are shown as Employment, contrary to what it is in the Township Official Plan (OP);

- there is still an extractive industrial area designated Employment which should not be Employment; and,
- the Employment Lands west of Orangeville along CR 109 and CR 3 now has a different shape than the data we were provided with last time we were provided draft mapping to review, prior to Christmas, and it is unclear what is correct.

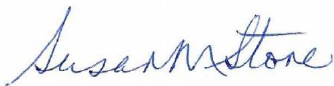
The items above have been identified through a very preliminary review conducted by Township staff and Township Consultants late yesterday afternoon and today, and we have not had time as yet to conduct a thorough review, or to prepare mapping to show the areas of concern.

However, the above noted inconsistencies, and errors emphasize the need for delaying the PIC, and allowing proper review and vetting of the County's draft mapping prior to it being provided to the public for their review. Going forward with information and mapping that is known to be flawed and erroneous is not good business, and is misleading to the general public and other stakeholders.

As noted in the resolution the Township is requesting that the January 21, 2023, Public Information Centre (PIC) be rescheduled to allow municipalities time to review the updated mapping prior to the documents being provided publicly. The Township is also requesting that a meeting with the County and WSP, including the GIS technicians for the County and the Township, be held to rectify the ongoing mapping issues.

We thank County Council for its consideration.

Yours very truly,



Susan M. Stone, AMCT, CAO
Corporation of the
Township of East Garafraxa

cc: Mayor Gardhouse and Members of Council



Memorandum

Thursday, January 12th, 2023 (11:05 am)

To: Cody Joudry - Director of Development & Tourism
Corporation of the Municipality of Dufferin County
W&M Edelbrock Centre 30 Centre Street
Orangeville, ON L9W 2X1

From: David Trotman - Director of Planning
Corporation of the Town of Mono
347209 Mono Centre Road
Mono, ON L9W 6S3

Re: **Proposed Draft OMAFRA Prime Agricultural (PAA) System Mapping & Proposed Draft OMNRF Natural Heritage System Mapping**

I wish to first, thank you for your email dated January 06th, 2023, in which you've confirmed that Dufferin County will utilize Town of Mono approved mapping that reflects the Prime Agricultural land use designations as shown on Town of Mono Official Plan (TMOP) - Schedule A, as amended by OPA 37 and our NHS approved mapping, per TMOP Schedule H1, that amended our TMOP, per approved OPA 41.

This letter is as follow up to the one I sent to you, dated October 11th, 2022. As you know, Town of Mono has had an opportunity to review the draft mapping circulated to Planning Staff at local municipalities on December 15th, 2022.

Bear in mind too, that I've been declaring our position on these two matters; Prime Agricultural land designations and NHS land designations at in-person POD meetings at your office well before Covid-19. MMAH staff and WSP staff were present at some of those POD meetings when your predecessor, Darrel Keenie, held your position. So, Mono's position on this matter, which I've summarized eloquently, in my letter to you of October 11th, 2022, has been known to all for some time now. I understand that it will be up to the Province to approve your MCR, including these two Schedules (C + E) however, I trust you've shared my October 11th letter with the Province.

On November 29th, 2022, County staff confirmed that the Town of Mono approved mapping would be put forward as the Dufferin County MCR - Prime Agricultural + NHS land designations mapping, with respect to the Town of Mono.

However, the revised County maps, circulated on December 15th, still contained discrepancies with the Town's data. We understand, from an email from Silva sent on January 10, 2023, that these draft maps are still "works in progress" due to time constraints. We also understand that these maps will be presented to County Council (January 12th @ 7:00 pm) and the Public at the January 21st, 2023, Public Information Centre (PIC) and that all feedback after these sessions will go into one final revision. These "Final Draft" maps will be communicated to Town Staff and Local Councils for feedback prior to a (County Council) Statutory Public Meeting, prior to submission of the County MCR to MMAH.

Given the timelines noted above, I prepared a Planning Report that was discussed by Mono Council at their January 10th, 2023, Session. Below is the link to Agenda. My Report is noted as Item I under Section V: Unfinished Business & Deferred Items:

<https://mono.civicweb.net/document/140632/>

Consequently, Town of Mono Council passed the following Resolution:

Moved By: Ralph Manktelow

Seconded By: Fred Nix

That we receive the Planning Report - Dufferin County MCR, dated January 10th, 2023; and,

That we instruct the Director of Planning to send a letter to Dufferin County seeking confirmation that:

- 1. Dufferin County has revised their final draft Schedule C + Schedule E mapping, in conjunction with their MCR, to identically reflect Town of Mono (OPA 37 / Schedule A) and Town of Mono (OPA 41 / Schedule H1), and that,*
- 2. Dufferin County presents the corrected revised Schedule C and Schedule E mapping, as noted above, at their upcoming Public Information Center meeting to be held January 21st, 2023.*

While I appreciate your commitment to reflect our approved OPA 37 and OPA 41 mapping into your MCR Schedules C + E, my hope was that this would have been completed before the Christmas break, given your commitments leading up to December 15th, 2022. For the sake of your January 12th Dufferin County Council meeting, today, I ask that you make clear and reiterate your commitment, should Schedule C + E not entirely mirror our mapping. However, I trust that you'll commit to fully correcting your Schedules (C + E) well before the upcoming Public Information Center (PIC) meeting, which I understand is to be held on January 21st, 2023.

Just for clarity, there are eight (8) Schedules related to OPA 41, but Schedule H1 illustrates all NHS feature lands collectively on it. So, for example, Schedule H2 distinguishes highly sensitive feature lands (i.e., EP1) from those that are less sensitive (i.e., EP2) while Schedules H3 to H8 separate out each of the key natural heritage features on their own respective map (schedule). But for the purposes of your MCR, Schedule H1 is sufficient for illustration on your DCOP MCR Schedule E and/or E1.

It was also brought to my attention this morning, that Dufferin County (draft) Schedule B has identified aggregate extraction sites in Mono, to be designated Employment. This was also noted by East Garafraxa in their letter to Warden Mills & Dufferin Council, dated January 11th, 2023. This too is not correct, per PPS policy Section 2.5.3.

In summary, Town of Mono is requesting written confirmation from Dufferin County that the FINAL draft Schedule C and E and all other schedules mapping, prepared in conjunction with your MCR, are corrected well before you hold a Public Information Center (PIC) meeting. It may be at the PIC will have to be delayed until your MCR mapping is fully corrected, to give local municipalities, including Mono, ample time to ensure all corrections are done.

We thank Dufferin County for your prompt attention to these matters.

Kind regards,

David L. Trotman

David Trotman MCIP MRAIC (A)
Director of Planning

Cc. Mark Early, CAO
Mayor John Creelman
Deputy Mayor Fred Nix
Members of Mono Council



Report To: Warden Mills and Members of Council

Meeting Date: January 12, 2023

Subject: MCR Phase II OPA – Schedule B, C, and E Changes

From: Cody Joudry, Director of Development and Tourism

Recommendation

THAT the report of the Director of Development and Tourism, titled MCR Phase II OPA - Schedule B, C, and E Changes, dated January 12, 2023, be received;

AND THAT staff be directed to host a statutory public open house and receive comments from local municipal Councils;

AND THAT staff be directed to, following receiving feedback and conducting the public open house, submit the draft MCR Phase II OPA - Schedule B, C, and E Changes and related draft OPA to the Province for review.

Executive Summary

The purpose of this report is to present the proposed second Official Plan Amendment (OPA) for the Dufferin County Municipal Comprehensive Review (MCR) to County Council for their review. The purpose of the MCR is to ensure the Dufferin County Official Plan is consistent with Provincial Policies and conforms to Provincial Plans.

The Dufferin County MCR Phase II OPA relates to the schedules and maps for the Growth Management Plan, which includes: expansions to the settlement boundary for Shelburne and Grand Valley, updated natural heritage mapping, and updated agricultural areas (i.e. prime ag) to reflect the proposed growth allocations presented in Phase I OPA.

Background & Discussion

Dufferin County is currently undertaking a comprehensive update to its Official Plan as a result of the Provincially mandated Municipal Comprehensive Review (MCR). An official plan is a document approved both the Council and the approval authority. In the case of Dufferin County the approval authority is the Minister of Municipal Affairs and Housing. The MCR process is required to ensure the Dufferin County Official Plan is consistent with provincial policies and conforms with provincial plans, such as the *Provincial Policy Statement 2020 (PPS)* and *A Place to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan)*.

Dufferin County is home to lands that have been designated under the Niagara Escarpment Plan, the Greenbelt Plan, and the Oak Ridges Moraine Conservation Plan. Furthermore, it includes headwater regions for: Nottawasaga, Grand, Credit, and Humber River watersheds; prime agricultural areas as well as candidate areas that can potentially become prime agricultural areas under the "Agricultural System Mapping" released by the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) in 2018. Those policies and plans, along with the mapping of the County's main natural heritage resources given by local municipalities will serve as the foundation for the natural heritage and agricultural systems in Dufferin County. This forms the basis for the County's land features in a way that will ensure their long-term viability. Dufferin County needs to amend its Natural Heritage System Strategy (NHSS) to realize the potential growth forecasted through the Land Needs Assessment (LNA) while maintaining the natural areas well into the future.

Review and Approval

At its May 12, 2022 meeting, Council approved a phased approach with respect to the MCR. The first phase was an amendment that updated the Official Plan in terms of growth forecasts and allocation, referred to as the Growth Management Plan (Official Plan Amendment, MCR Phase I OPA - Growth Allocation). Staff, along with WSP (MCR consultants) are preparing to submit the draft MCR Phase II OPA to the Province for their review. This review typically takes 90 days, however the Province may afford themselves additional time (i.e. 120 days). As of January 5th, 2023, MMAH has not yet provided official comments on Phase I, however County staff believe all signs indicate a positive reception thus far.

The submission for Phase II will include the draft OPA text and land use schedules (attached) that will be reviewed by the: Ministry of Municipal Affairs and Housing

(MMAH); Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA); and the Ministry of Natural Resources and Forestry (MNRF), for their feedback.

The expectation of this review process by the Province is that Dufferin County will make amendments to their draft OPA before final Council approval (which occurs after this submission/review period). Once final approval is given by County Council (approximately June 2023), it is then submitted to the Minister of Municipal Affairs and Housing for approval. The Minister can either: make changes to the Council-approved OPA (i.e. without consultation), approve the OPA without changes, or reject the OPA and ask Council to make changes before resubmitting.

Consultation and Stakeholder Engagement

Several engagement events and milestones were undertaken and led by staff in partnership with WSP in the form of e-mail communications, joint and individual meetings, virtual working sessions, and conversations with the local municipalities and their consultants, MMAH, and OMAFRA. During the October 13th, 2022 Council meeting staff were directed to postpone the public open house that was scheduled for December 3rd, 2022 to give Council an opportunity to review the draft mapping contained in this report.

The draft mapping has been provided to all local municipal staff at the December 15th, 2022 Planners of Dufferin Meeting. In addition, digital GIS versions for increased scrutiny and comparison were provided.

A requirement of the *Planning Act* and good public engagement is that Official Plan Amendments (OPAs) require both a Statutory Public Open House and a Statutory Public Meeting. As noted in this report, the original Open House was planned for December 3, 2021 but has been rescheduled for January 21, 2023 to give County Council and local municipal Councils an opportunity to review the mapping beforehand. The public meeting will take place at the Council meeting when Council considers approving the OPA, which would occur after the initial Provincial review.

The following are key dates and deliverables:

Timeline	Item
Jan 21, 2023	Public Open House (OPA Schedules and Maps + TMP)
Q1 2023	Recommendation for Council to endorse (Phase 2) Transportation Findings Report – Draft presentation to council

Timeline	Item
Q2 2023	Forward Official Plan Amendment adoption (Phase 2) packages to the Ministry of Municipal Affairs and Housing for review and comments
Q2 2023	Phase 1 OPA Established
Q3 '22 - Q2 '23	Phase 3 Transportation Master Plan- Draft Sustainability and Climate Change Framework – Draft Meeting with Municipal CAO’s and Planners Meeting with Provincial affiliations Transportation Master Plan – Final Sustainability and Climate Change Plan – Final Growth Management Implementation Report – Final Reports (Final) presentation to Committee and Council Public Engagement Open house Recommendation for Council adoption of the finalized (phase 2) package

Provincial Mapping vs Local Municipal Mapping

It should be noted that the proposed mapping for Natural Heritage and Prime Ag. lands do not follow the Province’s current mapping. The mapping for some areas of East Garafraxa and the majority of Mono follow the local municipal recommendations and preferences, which differ from the Province’s.

After discussing the differences with Provincial staff, the best path forward appears to be to submit the mapping with the local municipal mapping preferences allowing the Province to either accept or provide clear official written feedback. The most notable difference is that using the local municipal mapping preferences will result in significantly less farm land being protected in Mono and East Garafraxa.

Master Transportation Plan

As part of MCR Phase III, work has begun on developing a master transportation plan for the County. The initial portion of this work involves hosting an open house where the consultants can present “current state” findings to the public for feedback and input. The draft current findings report has been attached to this report and would be presented along with the draft Phase II mapping at the Public Open House on January 21, 2023.

Financial, Staffing, Legal, or IT Considerations

No further impacts to staffing at this time

In Support of Strategic Plan Priorities and Objectives

Economic Vitality – promote an environment for economic growth & development

Good Governance – ensure transparency, clear communication, prudent financial management

Sustainable Environment & Infrastructure – protect assets both in the natural and built environment

Respectfully Submitted By

Cody Joudry

Director of Development and Tourism

Prepared By:

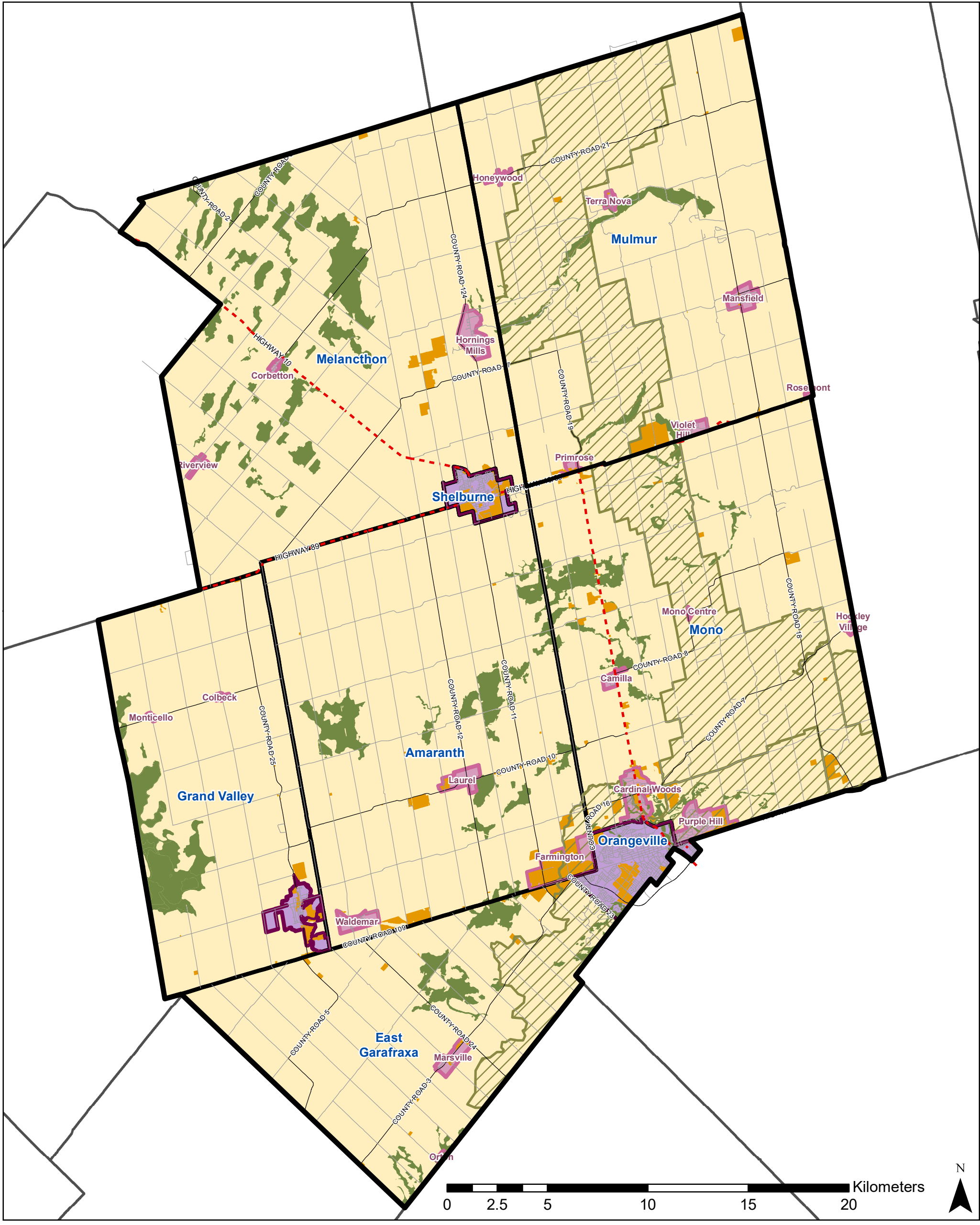
Silva Yousif

Senior Planner

Attachments:

- **UPDATED - Draft Schedules and Maps B, B1, C, E, and E1 - attached**
- [Draft Official Plan Amendment](#) to adopt the new Schedules B, B1, C, E and E1, as well as text changes required to address the implications of the new schedules
- [Transportation Master Plan – Presentation](#)

Reviewed by: Sonya Pritchard, Chief Administrative Officer

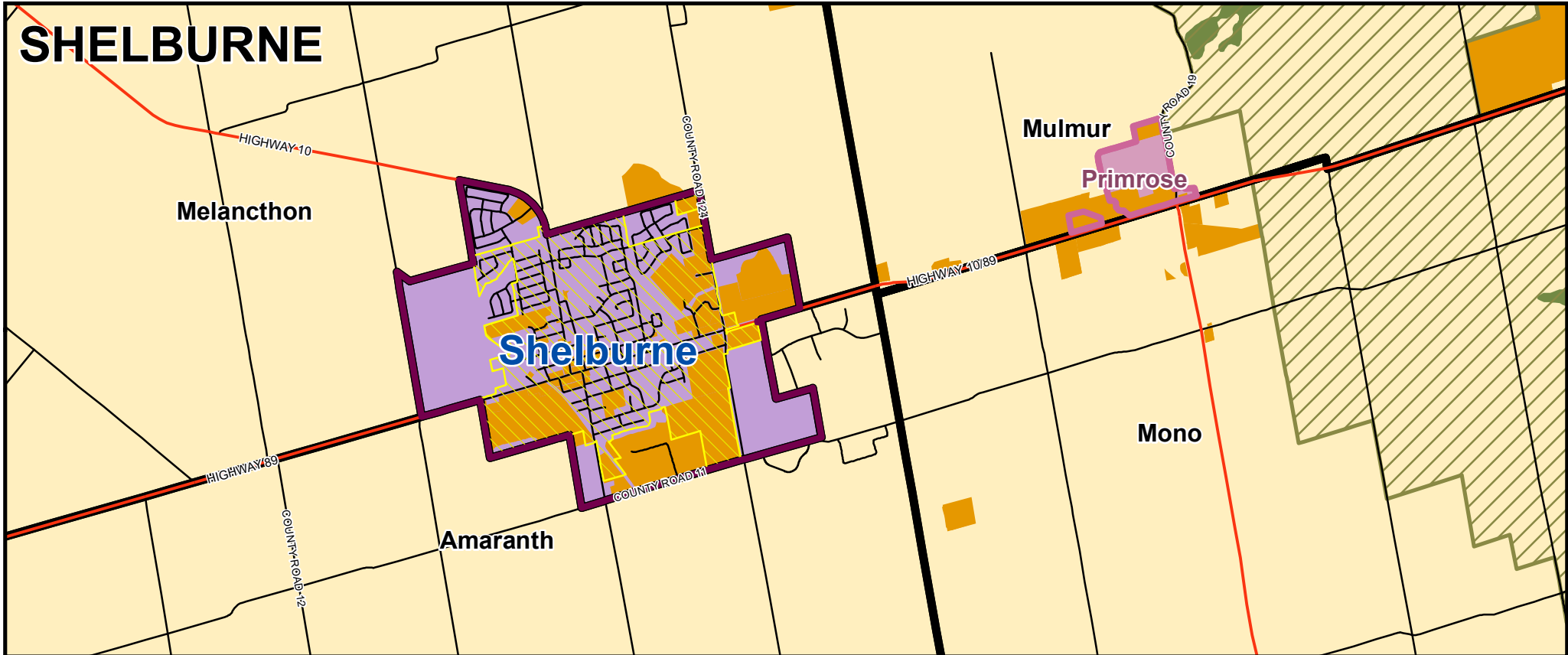


- Municipal Boundaries
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Employment Land Use
- Provincial Plan Areas (S. 2.0)
- Provincially Significant Wetlands (S. 5.3.1)
- Countryside Area (S. 4.0)

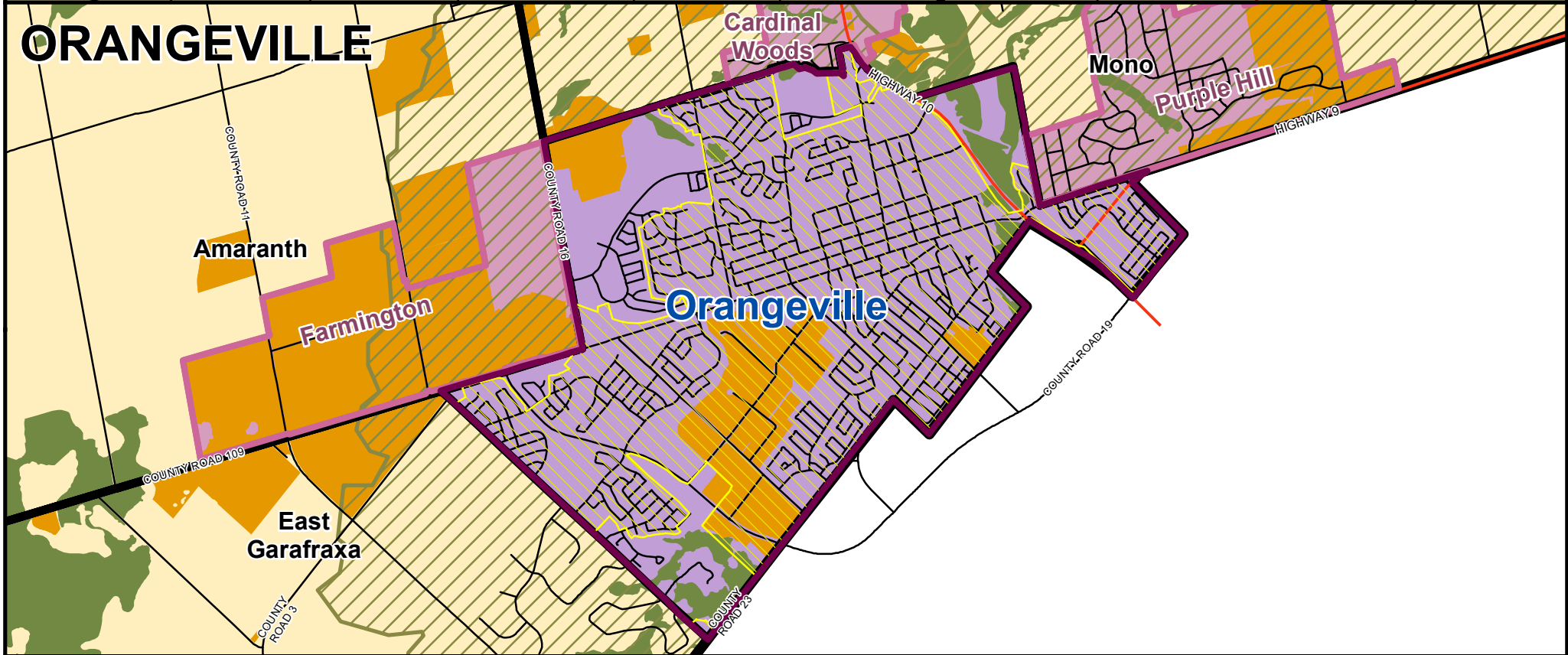
**Draft Schedule B
Community Structure
and Land Use**



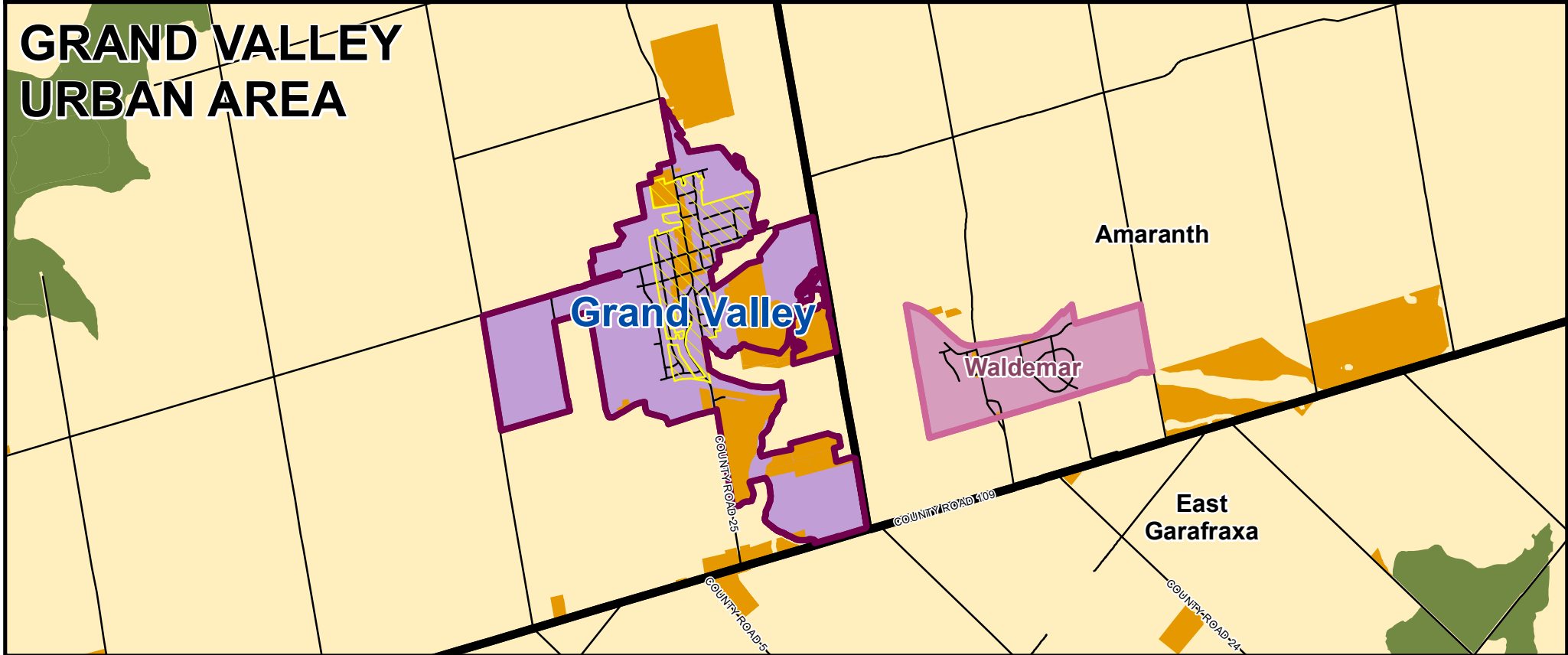
SHELBURNE



ORANGEVILLE

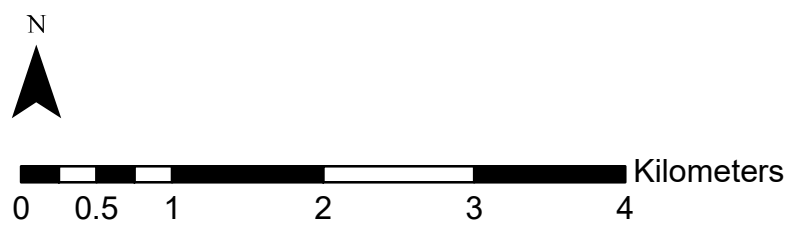


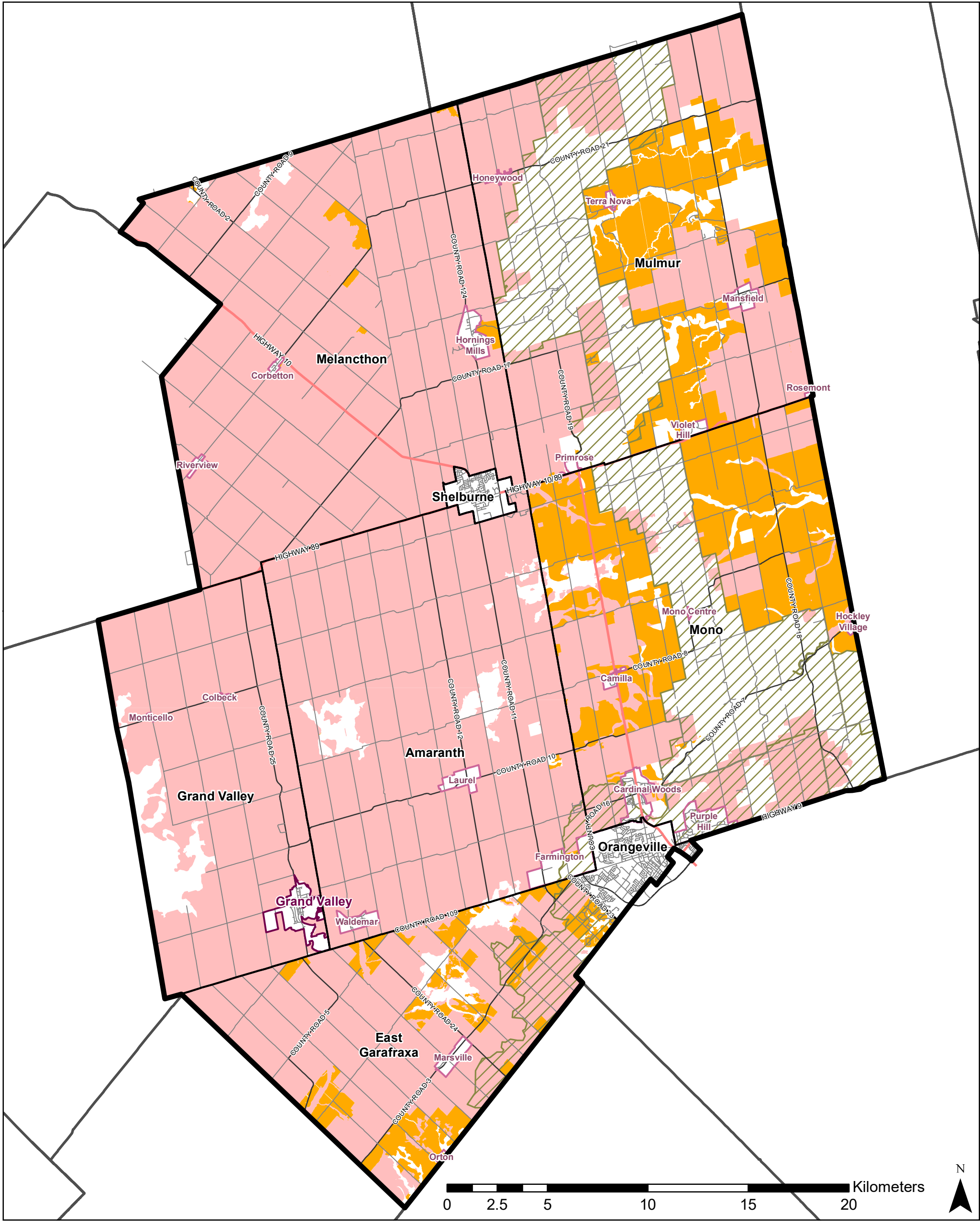
GRAND VALLEY URBAN AREA













- Municipal Boundaries
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- Road
- Employment Land Use
- Built Boundary Area (S. 3.5.1)
- Provincial Plan Areas (S. 2.0)
- Provincially Significant Wetlands (S. 5.3.1)
- Countryside Area (S. 4.0)

Draft Schedule B1 Community Structure and Land Use

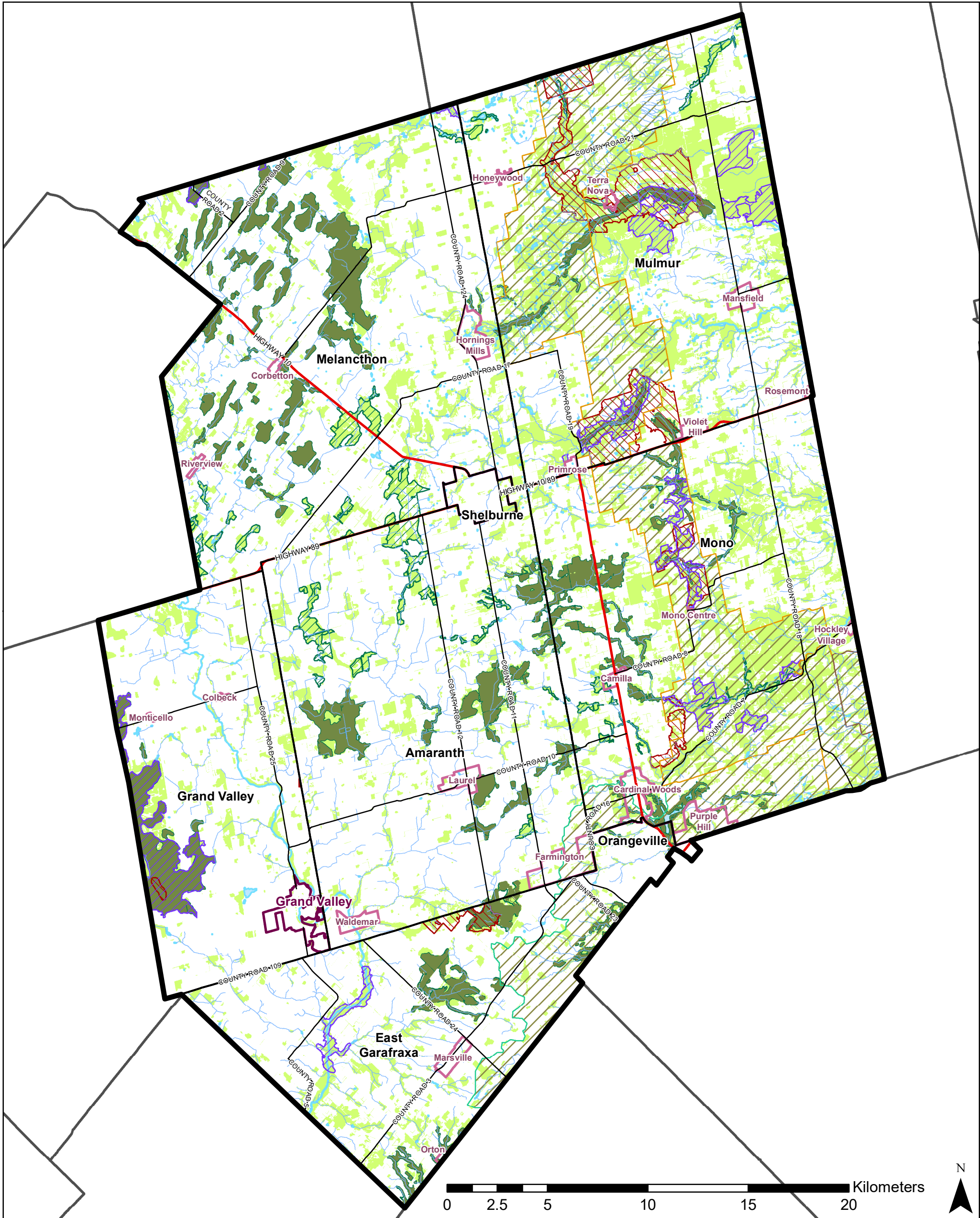




-  Dufferin County Boundary
-  Municipal Boundaries
-  Urban Settlement Area
-  Community Settlement Area
-  Provincial Highway
-  County Road
-  Other Road
-  Provincial Plan Areas (S. 2.0)
-  Rural Area
-  Prime Agricultural Area (S. 4.2)

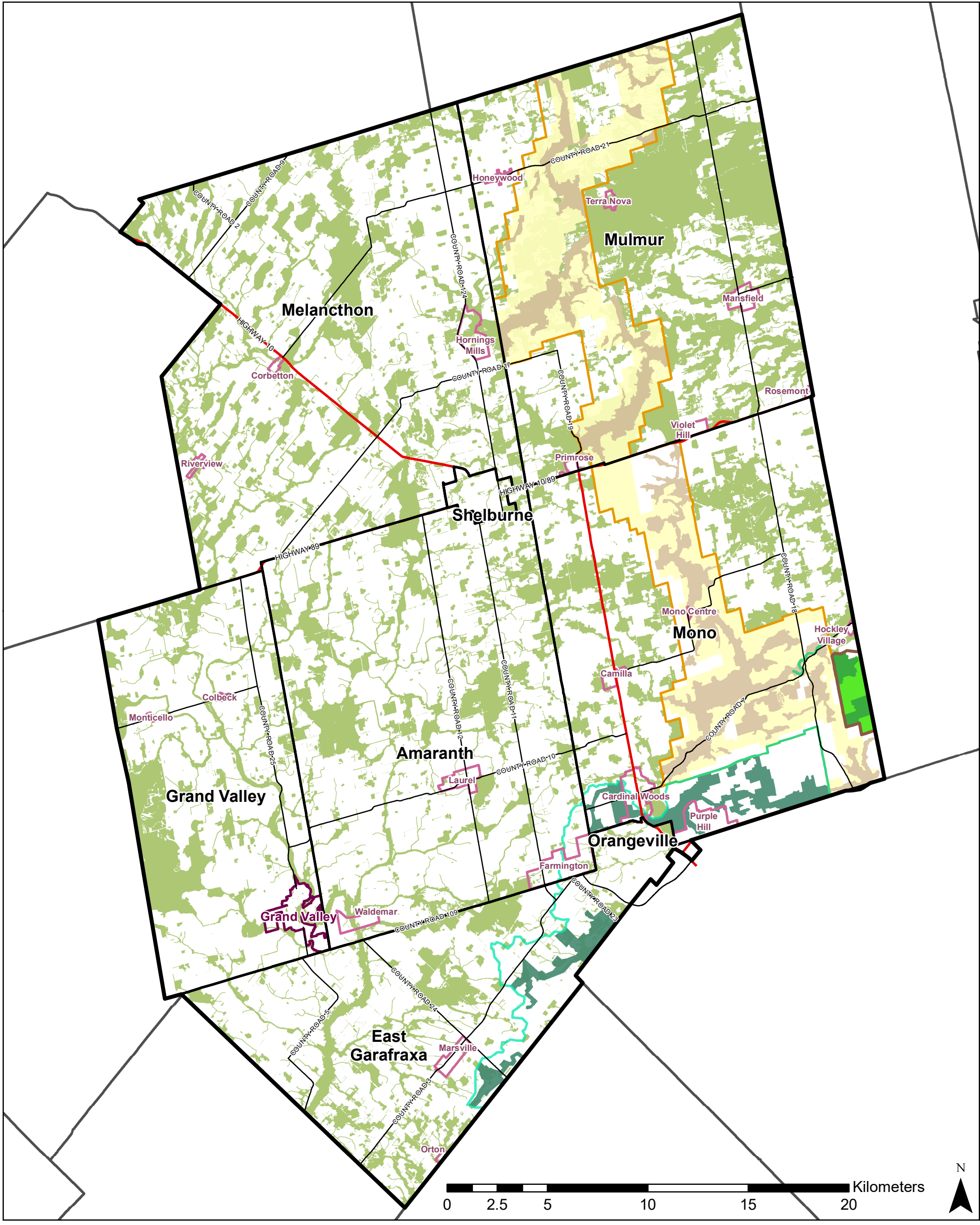
**Draft Schedule C
Prime Agricultural Areas
and Rural Lands**





- | | | |
|---------------------------|--|--|
| Municipal Boundaries | Provincial Plan Areas (S. 2.0) | Provincially Significant Wetlands (S. 5.3.1) |
| Urban Settlement Area | Oak Ridges Moraine Conservation Plan Area (S. 4.2.2) | Unevaluated Wetlands (S. 5.3.6) |
| Community Settlement Area | Niagara Escarpment Plan Area (S. 2.3) | Waterbody |
| Provincial Highway | Greenbelt Plan Protected Countryside Area (S. 4.2.1) | Watercourses (S. 5.3.8) |
| County Road | Earth Science ANSI (S. 5.3.3) | Woodlands (S. 5.3.4) |
| | Life Science ANSI (S. 5.3.3) | |

Draft Schedule E Natural Heritage Features



- Municipal Boundaries
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- County Preliminary Natural Heritage System (S. 5.2)
- Oak Ridges Moraine Conservation Plan Area (S. 2.2)
- Natural Core Area
- Natural Linkage Area
- Niagara Escarpment Plan Area (S. 2.3)
- Escarpment Natural Area
- Escarpment Protection Area
- Greenbelt Plan Protected Countryside Area (S. 2.1)
- Greenbelt Natural Heritage System

**Draft Schedule E1
Natural Heritage
System**

