

Dufferin County Municipal Comprehensive Review Phase 3 – General Policy Updates



- **Purpose of this Open House**
- **Overview of the Official Plan Amendment**
- **Key Details of the Amendment**
- **Next Steps**
- **Comments and Questions**

Presentation Purpose:

- To meet statutory requirements for an Open House prior to the adoption of the proposed amendment as a result of the County's Municipal Comprehensive Review under Section 26 of the Planning Act
- To give an opportunity for the Public to ask questions and provide feedback
- The draft amendment includes over 130 proposed changes to the Official Plan, key changes will be summarized, and specific policies may be discussed at the end

Official Plan Amendment Overview

Purpose and Effect of the Amendment:

- The purpose and effect of the Official Plan Amendment is to update the policies of the Official Plan to address general policy input received over the course of the Municipal Comprehensive Review, to respond to the changing needs of residents and businesses in the County, and to simplify and clarify the policies of the Official Plan.

The 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 County undertook a comprehensive review to update population and employment growth forecasts and update mapping which were implemented through two previous Amendments.
- Over the course of preparing the previous amendments a number of general policy updates were recommended by County Staff, local municipalities and the general public. These include updates related to housing options, climate change, implementation and interpretation, among others.

Official Plan Amendment Overview

Public Consultation:

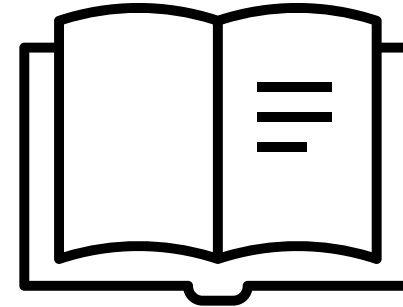
- There have been multiple public open houses and public meetings regarding the Dufferin County Municipal Comprehensive Review since 2019.
- Residents and Stakeholders have submitted dozens of comments, some of which have been addressed through the two previous amendments, and some of which are addressed in this proposed amendment.

Staff Input:

- Feedback from various County departments have resulted in amendments related to climate change, implementation policies, definitions, transportation and other subject matter.

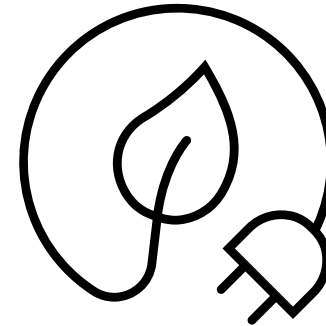
Key Details of the Amendment:

- **Updates to terminology:**
 - References to the “Provincial Policy Statement, 2014” are updated to “Provincial Policy Statement, 2020”
 - “Secondary Dwelling Units” are updated to “Additional Residential Units”
 - “Special needs housing” replaced with “supportive housing”



Key Details of the Amendment:

- **Climate Change:**
 - New goals and objectives to emphasize the need to plan with the impacts of climate change in mind
 - New policy stating the County or local municipalities may enact Green Development Standards

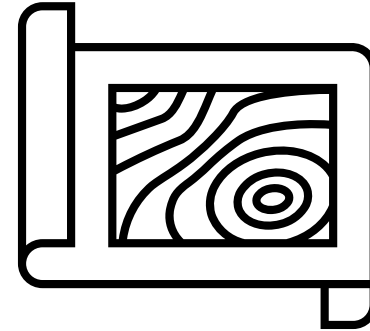


Key Details of the Amendment:

- **Climate Change:**
 - 1.1.4 Purpose of The Plan
 - 9) Integrate climate change considerations in planning and managing growth to effectively mitigate greenhouse gas emissions and strengthen the County's resilience in adapting to the evolving climate.
 - 3.9.1 Community Design
 - f) The County or local municipalities may establish Green Development Standards, which establishes guidelines for development related to sustainability goals including, but not limited to, energy efficiency, renewable energy systems, water, wastewater and stormwater management, indoor air quality, environmentally preferable building materials, tree plantings, water efficient and drought resistant landscaping, green roofs, and waste diversion during construction.

Key Details of the Amendment:

- **Settlement Areas:**
 - Updates to expansion/adjustment policies to clarify process and requirements consistent with the PPS, 2020
 - New policy to require privately-initiated proposals for settlement area adjustments to identify lands to be added and removed.



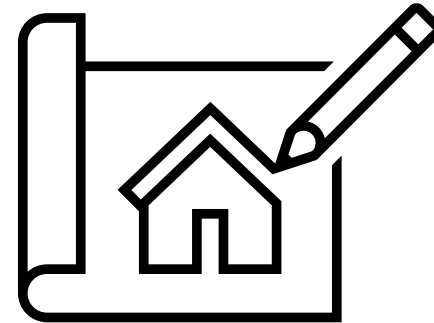
Key Details of the Amendment:

- **Settlement Areas:**

- 3.5.1.2 Settlement Area Adjustments
- Municipalities may adjust settlement area boundaries outside of a municipal comprehensive review, provided:
 - a) There would be no net increase in land within the settlement area;
 - b) The adjustment would support the municipality's ability to meet the intensification and density targets established pursuant to this Plan;
 - c) The location of any lands added to a settlement area will satisfy the applicable requirements
 - d) The location of any lands added to a settlement area will satisfy the applicable requirements
 - e) The affected settlement areas are not rural settlements or in the Greenbelt Area; and
 - f) The settlement area to which lands would be added is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands.
 - g) Privately-initiated Settlement Area adjustment requests must identify the lands proposed to be added, as well as the lands proposed to be removed from the settlement area.

Key Details of the Amendment:

- **Housing:**
 - Replacing references to “character” with references to the height, density or massing of development
 - Updates to “Additional Residential Unit” policies to allow up to 3 units on a given property, subject to servicing requirements and other standards
 - Updates to strengthen “complete communities” policies to provide for a mix of compatible land uses within close proximity to each other



Official Plan Amendment Overview

3.3.3 Community Settlement Areas

Community settlement areas include small villages and rural hamlets. *Community settlement areas* include *settlement areas* that have historically been identified and delineated in the local municipal official plans and are identified on **Schedule B**.

Community settlement areas may continue to experience limited growth through appropriate *infilling* and *development* of vacant lands, in accordance with the County and local municipal official plan.

It is the policy of the County that:

- a) *Community settlement area* and their boundaries are identified on Schedule B.
- b) *Community settlement areas* may continue to experience limited growth through *infilling* and *development* of vacant lands by way of consents or plans of subdivision as appropriate, in addition to limited *residential intensification*. It is recognized that certain *community settlement areas* may not accommodate additional growth and *development*, as established in the local municipal official plans.
- c) The range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the policies of this Plan.
- d) *Community settlement areas* will maintain a rural settlement **character scale** and evolve as service and residential centres for their surrounding *Countryside Areas*, where appropriate.
- e) Expansions of the boundaries of a *community settlement area* will only occur in accordance with the municipal comprehensive review policies in Section 3.5 of this Plan.
- f) Growth will be accommodated in accordance with the servicing policies of Section 7.3.
- g) Should a *community settlement area* demonstrate to the satisfaction of the Province and the County, that full *municipal water services* and *municipal sewage services* are available or planned to accommodate growth, the *community settlement area* would be considered an *urban settlement area* in the context of this Plan.

3.4.2 Intensification

f) Within the *urban settlement areas*, local municipalities will develop and implement through their official plans and other supporting documents, policies and strategies to phase in and achieve the *intensification* and *intensification targets*, which will include the following:

- i. be based on the growth forecasts identified in this Plan;
- ii. incorporates the *built boundary* for *urban settlement areas* as illustrated on **Schedule B1**;
- iii. encourages and facilitates *intensification* throughout the *built-up area*;
- iv. identifies *intensification areas* which provide appropriate locations and local municipal official plan policies for achieving the *intensification targets*, including the appropriate type, scale and **character density** of development in the *intensification areas*;
- v. plans for a range and mix of housing, taking into consideration *affordable* housing needs and targets; and
- vi. appropriately addresses the *intensification* criteria identified in Section d) above for considering an application for *intensification*.

3.7.4 Additional Residential Units and Garden Suites

Additional Residential Units and *garden suites* are a means to provide a greater diversity of housing types, sizes and tenures, additional income and housing affordability. An *Additional Residential Unit* may take the form of a basement apartment, secondary suite, coach house dwelling, or other secondary residential dwelling unit located on the same lot as a primary residential dwelling.

It is the policy of the County that:

- a) Up to two *Additional residential units* shall be permitted within single-detached house, semi-detached house, and townhouse ; or
- b) Up to one *Additional Residential Unit* shall be permitted within an *accessory structure* secondary to a single-detached house, semi-detached house or townhouse provided there is no more than one *Additional Residential Unit* within the primary house.
- c) Local municipal official plans and implementing zoning by-laws may contain detailed policies and requirements relating to *Additional Residential Units*, but must permit them in conformity with this plan.
- c) Additional Residential Units shall be subject to all Building Code, Fire Code and sewer and water servicing requirements.
- d) Local municipalities are encouraged to establish policies related to *garden suites* in their official plans, where appropriate.
- e) Additional residential units shall generally be permitted wherever single-detached dwellings, semi-detached dwellings, and/or townhouse dwellings are permitted.

3.9 Community Design and Revitalization

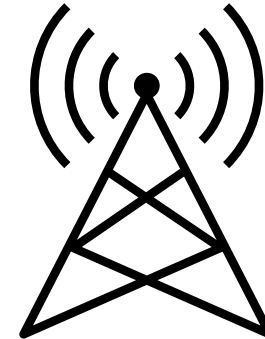
3.9.1 Community Design

Safe and attractive neighbourhoods contribute to the overall community health of the County. Complete communities provide access to all the needs of everyday life, help support a greater sense of community safety and well-being by encouraging more public activities and help achieve climate change goals by supporting *active transportation* and transit. Community design is essential for creating a physical environment where people have the appropriate places to interact, live, work, recreate and learn.

The County and local municipalities will promote appropriate community design through the review of new *development applications*, including plans of subdivision, *infill development* proposals, site plans and through community improvement.

Key Details of the Amendment:

- **Changes introduced following the September 28, 2023 Committee meeting:**
 - Policy to streamline applications and review for new telecommunications infrastructure.
 - 7.6 q) The County will establish a telecommunications tower protocol to help streamline the review of applications for new infrastructure.
 - Additional direction for local municipalities to report on progress of intensification and density targets on an annual basis.
 - 8.3.2 Growth Plan Monitoring - Local municipalities will report on their progress towards intensification and density targets annually. The County, in co-operation with the local municipalities, will develop common measuring and reporting tools to monitor and report on progress towards achieving the targets established by this Plan and A Place to Grow: Growth plan for the Greater Golden Horseshoe



Provincial Review:

- We have been given comments by the ministry following their review of the draft Official Plan Amendment.
- We are in the process of addressing those comments through revisions. General topics include:
 - Stronger language related to Natural Heritage System policies
 - Minor correction to Woodland criteria policy
 - Update references to the role of the Conservation Authority
 - Greater emphasis on transit and active transportation options

Public Engagement:

- Residents can submit written comments at any time prior to adoption of the amendment

Revisions:

- Based on the feedback received from the public and the province, a final draft will be prepared and presented at a Statutory Public Meeting
- Final revisions will be made as necessary prior to adoption by County Council

Comments and Questions

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