



A People Place, A Change of Pace
SHELBURNE
ONTARIO, CANADA

Meeting Date: Monday, July 25, 2022

To: Mayor Mills and Members of Council

From: **Steve Wever, Town Planner**

Report: P2022-24

Subject: **County of Dufferin Municipal Comprehensive Review – Revised Land Needs Assessment**

Recommendation

Be it Resolved that Council receive Report P2022-24 for information;

AND THAT Council directs the Town Planner to provide a copy of Report P2022-24 to the County of Dufferin as a summary of the Town's comments regarding the County's revised Draft Land Needs Analysis and growth allocations prepared for the Dufferin County Municipal Comprehensive Review.

Background

The County of Dufferin is in the process of completing a Municipal Comprehensive Review (MCR) of the Dufferin County Official Plan (DCOP) to bring it into conformity with the Growth Plan for the Greater Golden Horseshoe (the Growth Plan) as required by the Places to Grow Act and the Planning Act. One component of the MCR is a Land Needs Assessment (LNA) whose purpose is to determine if there are sufficient opportunities to accommodate forecasted growth to the horizon of the Growth Plan, which is the year 2051. The County previously prepared and circulated a draft LNA and requested comments from each local municipality by March 31, 2022. At its meeting on March 14, 2022, Council received Planning Report P2022-08 and directed staff to submit a copy of that report to the County as a summary of the Town's comments regarding the draft LNA. Staff submitted the report and attended meetings with County and local municipal staff to discuss the draft LNA.

On June 23, 2022, the County's consultants (WSP) for the MCR project presented an update on the LNA to the County's Community Development and Tourism Committee. At the same meeting, the Committee received a report regarding revised timelines and a planned consultation event for the MCR. A public open house is scheduled for July 26, 2022, to be held at the Mel Lloyd Centre in Shelburne from 11:30am to 6:30pm.

Analysis

The following points highlight key changes to the County Land Needs Assessment as it relates to future growth in the Town of Shelburne and summarize staff comments and observations:

- Population and Employment Growth Forecasts:

	County of Dufferin		Town of Shelburne		
	2021	2051	2021	2051 (January 2022 Original Draft LNA)	2051 (June 2022 Revised Draft LNA)
Population	68,783*	95,000	9,516*	18,328	15,100
Employment	25,000	39,000	3,100	6,477	5,700

*Note: these estimates of 2021 population are provided in the report entitled Draft Land Needs Analysis Report (January 21, 2022) prepared by WSP for the County of Dufferin. Recently released data from Statistics Canada indicates a 2021 census population of 66,257 for the County and 8,994 for the Town.

- For infrastructure planning, the Town has previously forecasted a population range of 13,000 to 15,000 for the build-out of remaining land in the Town boundary.
- The County's proposed revised draft population growth allocation aligns the 2051 forecast with the upper range of the Town's previous build-out forecast (including all land within the Town's municipal boundary).
- The proposed reduction of the growth forecast to 2051 is understood to be a change in response to our comments on the original draft LNA. As summarized in Report P2022-08, the following information was provided to the County as the Town's comments regarding the original population growth forecast in the County's first draft LNA report:

- the original draft LNA population forecast (18,328 in 2051) is in line with the rate of growth previously forecasted by the Town to 2041 (extrapolated to 2051);
 - it is unclear if and how the additional population in the 2051 forecast (growth of 8,812 people from 2021-2051) could be accommodated on remaining land within the current municipal boundary; and,
 - significantly more intensification and significantly higher density of development than previously planned would be required to accommodate the proposed 2051 population.
- Based on the revised population growth allocation, the projected dwelling growth for Shelburne is reduced from 3,054 to 2,075 total new dwellings to the year 2051 in the revised draft LNA, a decrease of 979 new dwellings.
 - To offset the reduction in the population growth forecast and projected dwellings in Shelburne (and reductions in Orangeville, East Garafraxa and Mono), the revised draft LNA increases the projected dwelling growth in Amaranth by 889 dwellings, Grand Valley by 429 dwellings, Melancthon by 167 dwellings, and Mulmur by 212 dwellings.
 - The overall County-wide projected dwellings is reduced by 433 dwellings (from 10,772 to 10,339) in the revised draft LNA.
- The LNA continues to be based on maintaining the current County-wide intensification target of 40%, which means that 40% of the total projected new dwellings in the County (40% of 10,339 = 4,146 dwellings) are required to be planned for as intensification (infilling, redevelopment of existing buildings and under-used land, and additional residential units within existing homes) within the built boundaries of Orangeville, Shelburne and Grand Valley.
- The current intensification target for Shelburne is 38%. Both the original and revised draft County LNA identify a conceptual intensification target of 48% for Shelburne to support the achievement of the County-wide intensification target of 40% which is proposed to be maintained notwithstanding changes to how the target is measured (previously, new units in rural settlement areas with undelineated built boundaries were counted as intensification towards achieving the County-wide target) and Growth Plan policy 2.2.2.5 which enables the County to request Provincial approval of an alternative target. County Staff have advised that, based on consultation with Ministry Staff, the Province is not supportive of a County to request a reduced intensification target.

- To achieve 48% intensification, the Town would be required to plan for at least 996 new dwellings to be accommodated via intensification within the built boundary, over the next 30 years (on average, about 33 units per year).
- Comparatively, the original draft LNA indicated 1,466 intensification units (on average, 47 new units per year) for Shelburne.
- The potential intensification capacity within the built boundary of Shelburne has been identified as 513 dwelling units, leaving a shortfall of 483 units.
- To meet the 48% intensification target, the Town would have to plan for taller buildings and higher density (with, for example, reduced parking requirements and/or the establishment of public and/or parking structures) within the downtown area and higher densities in other remaining intensification sites and areas.
- Based on a preliminary analysis of the revised draft LNA and the full intensification potential of the downtown area, it may be possible to make-up the shortfall in the supply of intensification units over the next 30 years.
- This level of transformative intensification in the downtown area will require a more suitable environment for higher density, pedestrian and transit-oriented development, and more public parking (including parking structure(s) as noted above), by rerouting heavy truck traffic to alternative routes. This will require a multi-jurisdictional plan, funding strategy and commitments among the Province, County and Town to establish a truck by-pass.
- The County's LNA presentation indicates that a Transportation Master Plan (TMP) initial assessment was completed in Q4 2020/Q1 2021 and that a Transportation Assessment and Alternatives were to be completed in Q1/Q2 2022. Staff have not received background information or results from the County TMP to date. County Staff have indicated that further work on the County TMP relies in part on finalization of the growth forecasts and allocations, and that the TMP work will continue when the forecasts are finalized.
- The Town's TMP process has been deferred pending approval of Provincial funding for the Highway Access Management Plan (HAMP) component and results of the County TMP to support a coordinated and informed approach to local transportation planning integrated with planning for a future by-pass which the Province recommended should be initiated through the County TMP process.

- The revised draft LNA estimates that Shelburne will need 59 gross hectares of new greenfield residential land to accommodate 2,429 people at the current density target of 41 people and jobs per hectare.
 - Expanding the urban boundary to include the remaining land within the Town's boundary on the west side would add approximately 50 to 60 hectares of gross land area for future development (out of approximately 84 hectares total including environmentally constrained land).
- Beyond residential land needs, the revised draft LNA indicates that Shelburne does not require any other type of additional community area land (e.g. institutional, commercial).
 - This should be clarified and reviewed further relative to identified needs for healthcare facilities, seniors' housing and facilities including assisted living, educational and community facilities, commercial areas in new neighbourhoods and other uses which support complete community development.
- The revised draft LNA continues to recommend that Shelburne has sufficient remaining industrial/employment land to accommodate future employment growth.
- The LNA Conclusions note that some speculative lands are included in the employment land supply (i.e. land which is not yet developed or under application for development, but there are active inquiries, pre-application consultations and/or the land is in development holdings) and that the remaining employment land supply is only just sufficient if these lands are removed from the supply.
- The revised draft LNA also continues to note that appropriate employment land conversions may be identified to assist in minimizing the amount of urban expansion necessary.
 - As noted previously, if any conversion is considered it should be limited to appropriate service commercial land uses on remaining vacant industrial land to maintain land use compatibility and support the viability of the Shelburne Industrial Park as the Town's primary employment area, as residential land use would not be appropriate nor compatible.

To ensure a coordinated approach with the Town's servicing plans and to manage and direct growth on full municipal services in a manner that optimizes the viability and use of existing and planned infrastructure, it is essential that the County LNA and MCR establish the justification and result in

an implementing OPA for bringing the entirety of the remaining land in the Town boundary into the urban area.

Regarding next steps, the County is targeting to release a draft County Official Plan Amendment (OPA) for comments in the near future (August/September). Based on discussions with the County, implementation of the MCR is proposed to occur in phases through more than one OPA, and the first County OPA would address settlement area boundary changes and natural heritage mapping. However, the details and timing of the proposed content of each OPA is still under review.

Staff have previously indicated support for advancing an initial County OPA that would implement Shelburne urban area boundary changes earlier in the process. Plans to add the remaining land in the municipal boundary to the urban area are many years in the making, and the west side lands are recognized as a planned urban expansion area in the current County OP and Town OP. There are active development proposals for land in the area. This would also provide greater certainty as the Town advances design work and costing for a significant WPCP capacity expansion to accommodate the projected growth. Staff will continue to participate in the MCR process and consult with the County on the proposed timing of an OPA to update the settlement area boundaries based on the LNA.

Overall, Staff generally support the revised growth allocations and residential land need identified for Shelburne in the County's updated LNA. Staff will continue to work with County Staff and the MCR consultants as well as representatives of the other area municipalities to review further information as it becomes available and to provide input to ensure the matters outlined in this report and other matters of Town interest are appropriately addressed and clarified, as needed.

Policies & Implications (if any) Affecting Proposal

Town of Shelburne Official Plan

Financial Impact

There will be some time and cost involved for the Town's consultants to work with staff to further review and assess the implications of the proposed increased intensification target, review a revised LNA report, draft and final County OPA's and other MCR deliverables, and provide comments. This review work in 2022 is expected to be completed within the 2022 budget for planning and engineering services. Updates to the Shelburne West Secondary Plan and an Official Plan Review will be required following the approval of the County's new/updated Official Plan (timing and cost to be determined following the County MCR process, for 2023-24 budget consideration).

Consultation and Communications

This report was prepared in consultation with the CAO and based on ongoing discussions with County staff, the County's MCR consultants (WSP) and representatives of the other local municipalities in the County. Staff have and will continue to attend and participate in working meetings held by the County to provide local input to the MCR, LNA and related County OPA(s) and to support the process. As noted, a public open house is scheduled for July 26th in Shelburne and Staff will attend to assist with receiving and responding to public questions and comments.

The Town of Grand Valley has submitted a letter dated July 12, 2022, to the County expressing Grand Valley's willingness and readiness to accept new growth beyond the amount identified for Grand Valley in the County's draft LNA. The letter outlines Grand Valley's intent to review the possibility of a Minister's Zoning Order (MZO) to evaluate options to expedite their growth plans. County Council received the Grand Valley letter at its meeting on July 14, 2022, and directed County Staff to work with Grand Valley staff to determine the best possible solution under the LNA and to contact the Province to determine how best to accommodate Grand Valley's request for a higher growth allocation to justify adding more land to their urban area.

Grand Valley Planning Staff reached out to discuss this request and Staff did not identify any immediate concerns, provided this does not impact the growth allocation to Shelburne and the planned urban expansion to include the remaining west side lands within Shelburne's municipal boundary.

Based on discussions with County Staff, it is understood that further review and analysis of Grand Valley's request in consultation with the Province and area municipalities will be required to determine the potential county-wide impact and any impacts to Shelburne and other area municipalities.

As the amount of land requested by Grand Valley would require a significantly greater population and employment allocation to Grand Valley, it appears that accommodating their request through the LNA and MCR process would potentially involve one or both of the following:

- 1) increasing the overall county-wide growth forecasts, in which case Shelburne, Orangeville and Grand Valley will have to plan for more intensification to achieve the 40% county-wide target for residential growth within the existing built boundaries of these 3 urban areas in accordance with the Growth Plan; and/or
- 2) Reducing the amount of growth allocated to Shelburne and others and redirecting that growth to Grand Valley in which case there may not be

justification for the urban expansion to include the west side lands in Shelburne's urban area.

Staff will continue to monitor and participate in the MCR process and update Council when appropriate if any changes are proposed to the LNA that would affect the growth allocations to the Town, intensification and/or density requirements, the Town's plans for the west side urban expansion, future infrastructure and/or transportation needs and requirements, or other matters of interest to the Town.

Council Strategic Priorities

Council's Strategic Priorities has three Goals - Sustainable, Engaged and Livable. There are a total of 12 targets with the three Goals.

This report aligns with the Sustainable and Livable Goals within the Targets:

Target T3 Invest and fund critical infrastructure for future

Target T4 Promote balanced growth

Supporting Documentation

County Land Needs Assessment Presentation and Staff Report

Prepared by:

Reviewed by:

Steve Wever, Town Planner

Denyse Morrissey, CAO

Dufferin County Municipal Comprehensive Review Land Needs Analysis Update



Presentation Purpose:

- To provide a progress update on the Dufferin County Municipal Comprehensive Review (MCR)
- To summarize updates made to the Land Needs Analysis
- To review the proposed population and employment allocations and land needs

Revised Work Program (2021/2022)

Phase 1: Background (Q4 2019 – Q2 2020)

- ✓ Public Open House held on March 3, 2020
- ✓ Public Meeting & Special Meeting of Council (Section 26) on March 12th, 2020
- ✓ Stakeholder Advisory Committee (SAC) held on May 28, 2020

Phase 2 (Q4 2020/Q1 2022)

- ✓ Draft Natural Heritage System Assessment
- ✓ TMP Initial Assessment
- ✓ Sustainability and Climate Change Resiliency Assessment
- ✓ Agricultural System Assessment
- ✓ GMS and Land Needs Assessment

Phase 3 (Q1/Q2 2022)

- Transportation Assessment and Alternatives
- Draft Sustainability and Climate Change Resiliency Framework
- Meeting Cluster
- Final Sustainability and Climate Change Resiliency Framework
- Final Growth Management and Land Needs Report

Phase 4: Growth Plan Conformity (Q1 to Q2 2022)

- Draft Growth Plan Conformity Report
- Draft Transportation Master Plan
- Draft Summary and Policy Directions Report
- Meeting Cluster (incl. Stat Open House)
- Final Growth Plan Conformity Report and Implementing OPA
- Circulation to Province
- Statutory Public Meeting to consider Growth Plan Conformity Report and OPA
- Adoption by Council

Phase 5: Policy Update (Q2 2022 to Q1 2023)

- Final Summary and Policy Directions Report
- Final Transportation Master Plan
- Circulate Draft OPA to Province
- Meeting Cluster
- Hiatus due to Provincial and Municipal Elections
- Statutory Public Meeting
- Council Adoption and submission to Province

Progress Update:

- Since our last presentation we met with local municipal CAOs and Planners to review the proposed allocations in detail
- Based on feedback and additional land capacity and servicing information from the local municipalities, we have updated the population and employment allocations.

Population & Employment Allocation

	Population (Nearest 100)			Employment (Nearest 100)		
	2021 (Census Estim.)	2051 (Allocated)	2021-2051 Growth	2021 (Estim.)	2051 (Allocated)	Growth 2021-2051
Amaranth	4,500	8,300	3,800	1,300	2,500	1,200
East Garafraxa	2,900	3,900	1,000	700	1,000	300
Grand Valley	4,000	10,900	6,900	900	2,700	1,800
Melancthon	3,200	4,300	1,100	600	900	200
Mono	9,700	9,600	-100	2,800	3,300	500
Mulmur	3,700	4,500	800	900	1,200	400
Orangeville	31,000	38,500	7,400	14,700	21,700	7,100
Shelburne	9,400	15,100	5,700	3,100	5,700	2,600
Dufferin County	68,400	95,000 (From GP)	26,700	25,000	39,000 (From GP)	14,000

- Proposed growth allocated to Grand Valley, Orangeville and Shelburne
 - Population 75.2%
 - Employment 81.4%

Projected Dwelling Growth 2021 to 2051

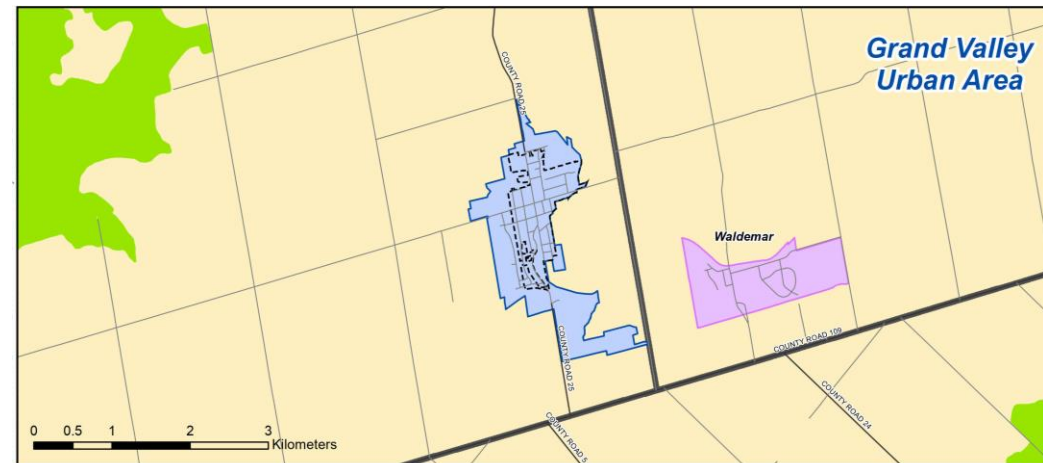
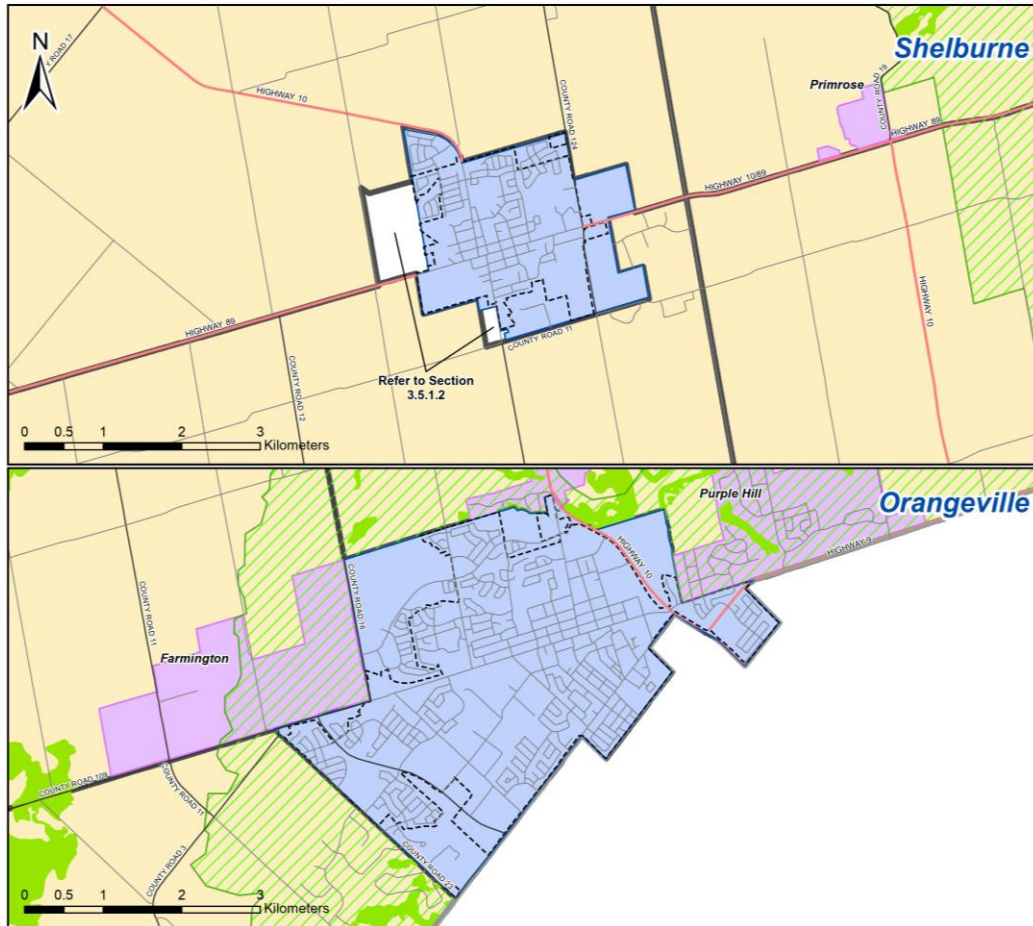
	Population Growth	Projected Dwellings	Permitted Outside Settlements	Directed to Settlements
Amaranth	3,800	1,140	216	924
East Garafraxa	1,000	354	92	263
Grand Valley	6,900	2,445	0	2,445
Melancthon	1,100	227	99	129
Mono	-100	180	98	82
Mulmur	800	298	79	219
Orangeville	7,400	3,620	0	3,620
Shelburne	5,700	2,075	0	2,075
Dufferin County	26,700	10,339	582	9,757

Projected Dwelling Growth Highlights:












- **6%** estimated to be permitted **outside Settlements** based on trends;
- Limited **15% to Rural Settlements** based on their remaining capacity; and,
- Remaining **79% growth** directed to **Urban Settlements**, considering servicing and remaining supply.

2021 census usually occupied dwelling counts were used.

Existing Settlement Areas & Built-Up Areas Grand Valley, Orangeville & Shelburne



Legend

- | | | |
|--|--|--|
|  Provincial Highway |  Urban Settlement Area (S. 3.3.2) |  Provincial Plan Areas (S. 2.0) |
|  County Road |  Built Boundary Area (S. 3.5.1) |  Provincially Significant Wetlands (S. 5.3.1) |
|  Other Road |  Community Settlement Area (S. 3.3.3) | |
|  Dufferin County Boundary |  Countryside Area (S. 4.0) | |
|  Municipal Boundaries | | |

Intensification Target Capacity Gap

	Town-wide Growth (Dwellings)	Intensif. Target	Required DBUA Growth (Dwellings)	Estim. DBUA Capacity (Dwellings)	DBUA Capacity Gap (Dwellings)
Grand Valley	2,445	40% (Conceptual)	978	183	795
Orangeville	3,620	60% (Conceptual)	2,172	1,263	909
Shelburne	2,075	48% (Conceptual)	996	513	483
Urban	8,140	51% (Conceptual)	4,146	1,959	2,187
County-wide	10,339	40% (Required by GP)	4,146	1,959	2,187

Highlights 2021 to 2051:

- **Urban growth must be allocated to Delineated Built-up Area first and meet minimum targets**
- Dufferin County is required to achieve the current 40% target (i.e. 4,146 homes within in the Delineated Built-up Area).
- Note: Each 1% shift in the intensification target is equivalent to:
 - 36 dwelling units in Orangeville;
 - 25 dwelling units in Grand Valley; and,
 - 21 dwelling units in Shelburne.
- Each of the Delineated Built-up Areas have a boundary defined by the Province. The County does not have a mechanism to alter the boundaries.

New Greenfield Residential Land Needs Projection

	Capacity Shortage (Dwellings, Historic Market Preferences)	Capacity Shortage (Equiv. Population)	Residential Greenfield Density Assumption (People per hectare)	Residential Land Need (Gross Hectares)
Grand Valley	491	1,680	44	38+ env constraints
Orangeville	295	954	46	21 + env constraints
Shelburne	681	2,429	41	59 + env constraints
Urban	1,467	5,063	43	118 + env constraints

Highlights – 2021 to 2051:

- **After the Intensification Target is addressed, residual urban growth can be accommodated in the Designated Greenfield Area**
- **Grand Valley:** 38 gross hectares of land needed @ 44 people per hectare
- **Orangeville:** 21 gross hectares of land needed @ 46 people per hectare. Since the settlement area extends to the municipal boundary, additional work required prior to 2041 to identify additional lands to accommodate forecast growth
- **Shelburne** 59 gross hectares of land needed @ 41 people per hectare, which may be accommodated by expanding into the Shelburne West area.

Combined Estimated Land Needs

Combined Estimated Land Needs

	Subject to Minimum Greenfield Density Target				Subject to Min. Emp. Area Density Target
	Greenfield Density Target	Residential Land Need (Gross Hectares)	Community Area Land Need (Gross Hectares)	Combined Land Needs (Gross Hectares)	Industrial Land Need (Gross Hectares)
Grand Valley	44	38	19	57 + env. constraints	2.6 + env. constraints @17 jobs per gross hectare
Orangeville	46	21	75	96 + env. constraints	
Shelburne	41	59	0	59 + env. constraints	
Total for Urban		118	94	212 + env. Constraints	
Max. Hypothetical Rural if Addressed in Greenfield Area	41	0	14	14 + env. constraints	
Hypothetical Total		118	108	226 + env. constraints	

Existing Greenfield Density Trajectory

Existing Greenfield Density Trajectory

	Density Target (People & Jobs per Hectare)	Area Subject to Target (Hectares)	Estim. Residents	Estim. Work From Home Jobs	Estim. Commercial & Institutional Employment Potential (Jobs)	Projected Achievable Density (People & Jobs per Hectare)
Grand Valley	44	125	1,248 to 1,305	164	72	35.2 to 35.7
Orangeville	46	153	3,419 to 3,889	182	961	46.4 to 49.5
Shelburne	41	88	2,263 to 2,417	102	762	48.7 to 50.5
Dufferin County	40	366	6,930 to 7,611	448	1,795	43.1 to 45.0

- Orangeville and Shelburne on track to achieve their respective Greenfield Density Targets
- Grand Valley is projected to be lower than their target.
- Collectively, the average density achieves the County-wide target

Amaranth, East Garafraxa, Melancthon & Mulmur

- Sufficient lands to accommodate projected population growth
- Potential shortage of commercial, institutional and/or mixed use lands to accommodate community area employment growth. This need could be addressed by increasing employment densities and/or considered as part of needs analysis in the urban municipalities.
- Potential surplus of Employment Lands

Mono

- Sufficient lands to accommodate projected population and commercial and institutional employment growth
- Potential surplus of Employment Lands

Grand Valley

- Insufficient Greenfield Lands to meet projected population growth.
- Substantial increase in intensification in the delineated built-up area needed to meet County-wide intensification target
- Insufficient lands to meet projected industrial, commercial and institutional employment growth.
- Settlement Area expansion required to address projected needs.

Orangeville

- Insufficient greenfield lands to meet projected population growth.
- Insufficient lands to meet projected commercial and institutional employment growth.
- Sufficient industrial employment lands with potentially a surplus of up to approximately 20 net hectares
 - Appropriate conversions, subject to conversion policies, may be identified to assist in minimizing the magnitude of the residential land supply shortage.

Shelburne

- Insufficient greenfield lands to meet projected population growth.
- Sufficient industrial, commercial and institutional lands to meet projected needs
 - Speculative lands are included in the industrial land supply which may not be available for new industrial employers. Land supply is only just sufficient if those lands are excluded from the supply.
 - Appropriate conversions, subject to conversion policies, may be identified to assist in minimizing the magnitude of the settlement area expansion necessary.

- July - Hold Open House to obtain public input on Land Needs Analysis and finalize
- August/September – Prepare draft Conformity Amendment for Council endorsement
- September-December – Commenting Period (circulation to Province; Receive comments from the public)
- December/January 2023 – Revise Amendment based on feedback from Province, Stakeholders and the Public
- Spring, 2023 – Present Amendment to Council for Adoption

Dufferin County Municipal Comprehensive Review Land Needs Analysis Overview



REPORT TO COMMITTEE

To: Chair Horner and Members of the Community Development and Tourism Committee

From: Cody Joudry, Director of Development & Tourism

Meeting Date: June 23, 2022

Subject: **Public Information Centre (PIC) Event In regards to the Municipal Comprehensive Review (MCR) Update and Timelines**

In Support of Strategic Plan Priorities and Objectives:

Service Efficiency & Value – determine the right services for the right price

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

Purpose

The purpose of this report is to provide the Committee an overview of the upcoming July event the related public engagement deliverables.

Background & Discussion

In consideration of the detailed growth management work completed through the Land Needs Assessment (LNA) to date, and in an effort to ensure that an ongoing and thorough consultation process continues, The County Staff is holding a Public Information Center (PIC) event in July 2022.

A collaborative, drop-in style Public Information Centre will be arranged to showcase the status update of the MCR process and to allow all interested parties an opportunity to review the data from the LNA that will inform the projected growth to 95,000 within the County by 2051. This session is the first of two Public Information Centres planned for this project.

The event will be promoted throughout the County media channels, community hubs and local municipalities websites.

The community will have multiple tools to provide feedback, comments and input through some tools that will be available during and post the event through Join In Dufferin.

Throughout the MCR process there will be additional opportunities for the public to review draft documents and to provide comments to Council and staff, including an Open House and Statutory Public Meeting under section 17 of the Planning Act that will occur prior to County Council considering the adoption of any proposed new County Official Plan or Official Plan Amendment(s).

The LNA study will inform the recommendations of the county Phase 1 OPA which will include the following:

Phase 1 OPA

- Hierarchy of settlement areas;
- Population and employment forecasts for 2051 schedule for local municipality;
- Alternative density and intensification targets
- Designated greenfield area land needs (in gross hectares) for future (residential) uses and employment lands in local municipalities;
- Introduction of settlement area boundary expansion criteria, secondary planning requirements, and phasing policies; and,
- Addition or modification of growth-related definitions, such as strategic growth areas, rural settlements, complete communities.

Staff and Consultants team members will be on site to answer questions on the data presented and all MCR related information's. No formal presentation is planned.

Event Itinerary

DATE: Tuesday July 26th, 2022
LOCATION: MLC – Horizon Room
167 Centre St, Shelburne, ON L9V 3R8 – Entrance "F"
TIME: 11:30AM – 6:30PM

Financial, Staffing, Legal, or IT Considerations

There is no financial impact for this outside of the approved budget.

Recommendation

THAT the report of the Director of Development and Tourism, titled County MCR Update, June 23, 2022, be received.

Respectfully Submitted By:

Cody Joudry
Director of Development & Tourism

Prepared By:
Silva Yousif
Senior Planner