



STAFF REPORT

TO: COUNCIL
FROM: TRACEY ATKINSON, CAO/PLANNER
MEETING DATE: JULY 8, 2020
SUBJECT: A PLACE TO GROW AND LAND NEEDS ASSESSMENT METHODOLOGY

PURPOSE:

The purpose of this report is to provide Council with recommendations regarding the proposed AMENDMENT TO a Place to Grow and Land Needs Assessment Methodology.

BACKGROUND:

The public consultation and comment period for both documents is open until July 31, 2020.

The Township previously submitted comments on the Provincial Policy Statement as it relates to similar policies. A copy of the previous report is attached.

STRATEGIC PLAN ALIGNMENT:

1. Growing a Prosperous Mulmur: Responsibly managing the fiscal resources of Mulmur and providing opportunities for success
4. Growing a Sustainable Mulmur: Being Proactive in Sustainable Initiatives to ensure the long term well being of Mulmur (includes Resources/Financial/People)

FINANCIAL IMPACTS:

Growth and related tax implications may exist.

ANALYSIS:

Staff have reviewed the proposed amendments and have the following comments:

- The extended forecast horizons and growth numbers are helpful for Mulmur in establishing larger designated lands that are more appealing for development. The low and high scenarios extending to 2051 include continued growth within Dufferin County. The location and share of growth that would be in Mulmur will be further explored through the Municipal Comprehensive Review. There are still unknowns regarding density targets, minimum growth targets and the implications

of the Provincial Policy Statement (PPS) servicing policies on Mansfield. The implications of the new PPS wording should be further discussed with respect to communal services (which are now a preferred means of servicing over individual systems) and responsibility agreements. This comment was provided as part of the 2020 PPS consultation process. No response has been provided to date.

- Ground mount solar would be considered an “on-farm diversified use”, which would make it subject to additional zoning provisions, limiting size and meeting provincial guidelines.
- Preservation of the Natural Heritage System (NHS) within the Greenbelt (Niagara Escarpment - NEC) is desirable. The proposed amendment would allow the establishment of new aggregate operations, wayside pits and quarries within the NHS outside of the NEC. The proposed policy would allow aggregate operations where there are endangered and threatened species. This may have an impact on species in Mulmur. This would also provide more flexibility to the Township and private aggregate operations to expand facilities where there are aggregate resources currently inaccessible.
- There is no change proposed to the July 1, 2022 deadline for Official Plan updates to conform to the 2019 Growth Plan. Mulmur is awaiting the County update before investing significant resources into our update. Additional time would be helpful recognizing the delays that most municipalities have had due to Covid-19.
- The Land Need Assessment will be conducted by the upper tier. Mulmur will be required to maintain a three-year supply of lands zoned for residential development with servicing capacity and a 15 year supply of lands with the ability to accommodate residential growth. The Township has previously maintained a 10 year supply of designated lands. Mulmur can update its Official Plan schedule as part of the 2022 update to reflect these changes. Clarification is required with respect to the new PPS servicing hierarchy.
- Mulmur is not impacted by the majority of transitional matters, technical changes and LPAT changes, although there are some changes proposed for alignment to the 2020 PPS for which the underlying purpose is unclear.
- The Land Needs Assessment Methodology will not allow for lower forecasts, but does allow for a Minister approved alternative. The LNAM is implemented at the upper tier.

RECOMMENDATION:

THAT staff provide comments to the Ministry of Municipal Affairs and Housing through the Environmental Registry: seeking clarification on impacts to servicing hierarchy, Mansfield growth and requesting an extended conformity date.

Respectfully submitted,

Tracey Atkinson

Tracey Atkinson, BES MCIP RPP
CAO/Planner