

Ministry of Municipal Affairs and Housing
Municipal Services Office Central Ontario
777 Bay Street, 16th Floor Toronto
ON M7A 2J3

July 14, 2023
File 10252

**Attn: Steve Clark, Minister of Municipal Affairs and Housing of Ontario
Martha Greenberg, Deputy Minister**

**Re: Dufferin County Official Plan Comprehensive Review
205328 County Road 109, East Garafraxa**

Weston Consulting has been retained to provide planning advice to 2337728 Ontario Inc, the registered owner of the property municipally known as 205328 County Road 109 in the Township of East Garafraxa (County of Dufferin) (herein referred to as the 'subject property'). This Letter is being submitted in response to the new Dufferin County Official Plan pertaining to the subject property in East Garafraxa.

Description of Subject Lands

The subject property is located on the southeast corner of County Road 109 and County Road 11 in the Township of East Garafraxa, (Figure 1). The property is currently used for agricultural purposes, with an existing farmhouse located in the north-central portion of the site. The property is bordered by County Road 109 to the north, County Road 11 to the west, and adjacent residential and farmland properties to the south and east. The property has a total lot area of 29.28 ha (72.34 acres) and a frontage of 804.2 meters on County Road 109 and 1,393.5 meters on County Road 11. The subject property is legally described as:

PT LTS 6 & 7, CON B, PT 1 7R6285 TOWNSHIP OF EAST GARAFRAXA

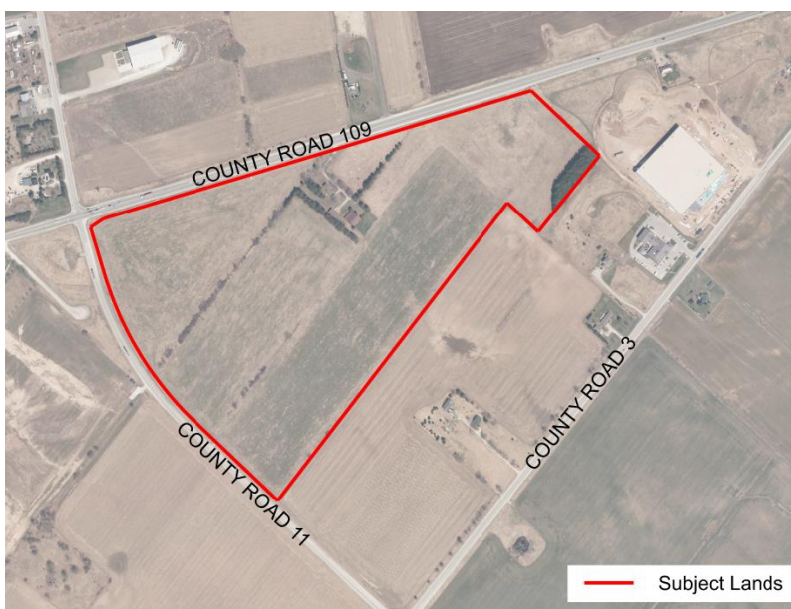


Figure 1- Aerial Image

The subject property is located within commuting distance of many urban centers, including Toronto, Brampton, Guelph, and Kitchener. The property is located approximately 7 kilometers west of Highway 9 and approximately 5.2 kilometers southwest of the Town of Orangeville. Industrial uses can be found to the north and low-rise single-detached residential dwellings to the southeast. Land uses within the vicinity to the subject property are as follows:

North: The lands located directly north of County Road 109 consist primarily of industrial uses, including a recycling facility, car maintenance shop and manufacturing centre. Additionally, active agricultural lands can be found further to the north of the Dufferin County CP Rail Line.

East: Directly east of the subject property is a tire distribution center and place of worship. Further east of the subject property B Line acts as the westerly municipal boundary for the Town of Orangeville. East of B Line is a residential subdivision consisting primarily of single-detached dwellings with community facilities such as public parks, elementary schools and community centers.

South: The lands abutting the subject property directly to the south contain a single-detached residential dwelling. Southeast of the subject property is the Township of East Garafraxa City Hall. Further south lands consist primarily of active agricultural uses, and associated buildings and businesses.

West: Directly west of the property, on the west side of County Road 11 is the RSSB Canada Place of Worship. Further west, there are a variety of industrial, commercial and agricultural-related land uses, including an air conditioning contractor store, general contractor, and truck and trailer dealer. Further west, lands consist primarily of natural areas.

Background

A Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted related to this site to facilitate a truck terminal parking and an Industrial subdivision in 2022 (Town Files S1-22 & Z1-22). Staff and agencies' comments were received, and the materials are being revised accordingly to address the comments.

The current Dufferin County Official Plan is undergoing a Comprehensive Review (MCR). In May 2022, Dufferin County Council agreed to take a phased approach to the MCR. The Ministry of Municipal Affairs and Housing has received Official Plan Amendment No. 2 (OPA No. 2) from the County of Dufferin for a decision. OPA No. 2 proposes to update the County's population and employment figures to 2051 and implement the County's Land Needs Assessment to conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

Policy Analysis

The forecasted growth for East Garafraxa is estimated at 1,300 jobs and population into 2051, per the findings of the Dufferin County Land Need Assessment report and as noted in OPA. No. 2. In addition, per Land Need Assessment Report, 3.2 hectares of land is required to accommodate future commercial and Industrial uses. Dufferin County's minimum density target has been estimated at 40 jobs and people per hectare.

Section 7.3 of the Dufferin County Official Plan speaks to sewage and water systems. The County promotes efficient and environmentally responsible development which is supportable on the basis of appropriate sewage and water services consistent with the Provincial Policy Statement. The subject property is fairly flat and within

500 m of Orangeville's main water tank. The unique location of the subject property with direct access to higher-order transit roads and proximity to the industrial uses, presents an appropriate opportunity for their utilization of the property as Employment Areas. Section 3.2.1-part c and d of the County Official Plan state that:

c) The majority of employment growth will be directed to designated employment areas within the urban settlement areas; community settlement areas and designated rural employment areas will continue to provide opportunities for a range of employment uses of a dry industrial nature.

d) The County and local municipalities are encouraged to undertake long-range planning for infrastructure and public service facilities beyond the 20-year planning horizon established in this Plan.

Schedule A of the Town of East Garafraxa Official Plan designates the subject property as *Employment*. It is the intention that the currently underutilized property will be developed as a Business Park and will contribute to employment growth and opportunities in the Township. The *Employment* designation permits a broad range of uses, including manufacturing, business and professional offices, hotels and motels, and automotive commercial uses.

Considering the reasons above, it is our opinion that including the subject property in the Planned Serviced Area of Dufferin County is appropriate and aligns with the Town of East Garafraxa Official Plan land use designation, Dufferin County Official Plan policies related to servicing, and OPA No.2. Additionally, expanding municipal servicing and infrastructure to facilitate the subject property for employment use, attracts businesses, creates job opportunities, and stimulates economic development in the area. Due to the proximity of the subject property to the existing serviced area, the expansion of municipal servicing and infrastructure is expected to be a cost-effective practice for the County.

We request the approval of OPA No.2 and the inclusion of the property in the Planned Serviced Area of County by the Ministry of Municipal Affairs and Housing, and we believe the development of an employment use on the subject property is consistent with the aforementioned policies. We appreciate the opportunity to provide comments in relation to the Dufferin County Official Plan Comprehensive Review.

Please contact the undersigned at ext. 335 if you have any further questions or comments regarding this response letter.

Yours truly,

Weston Consulting

Per:



Katie Pandey, MAES, MCIP, RPP
Associate

c. Ravinder Makkar