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August 9, 2023

The Honourable Steven Clark
Minister of Municipal Affairs and Housing

Municipal Services Office – Western Ontario
659 Exeter Road, Floor 2
London, ON
N6E 1L3

Dear Minister Clark:

RE: County of Dufferin Official Plan Amendment No. 2
ERO Number: 019-7119
Ministry Reference Number: 22-OP-238596
MHBC File: 17111A

MacNaughton Hermsen Britton Clarkson (MHBC) Planning Limited are currently retained by Aragon (Hockley) Development (Ontario) Corporation (the "Owner") to facilitate the planning approvals process for the proposed development on their lands legally described as Blocks 2 and 28 of Plan 7M-41 and Part 7 of Lot 5, Concession 2, Reference Plan 7R5452 in the Town of Mono, County of Dufferin (the "Subject Lands") and depicted in the figure below.



The Subject Lands are designated "Community Settlement Area" in the Dufferin County Official Plan and "Special Highway Commercial" in the Town of Mono Official Plan. The Owner submitted an Official Plan Amendment and Zoning By-law Amendment to facilitate the development of a 220-unit townhouse development on a portion of the Subject Lands in June 2022. These applications have now been appealed to the Ontario Land Tribunal for non-decision (OLT-23-000641).

We have also been actively engaged in the County of Dufferin's Municipal Comprehensive Review (MCR), and have previously submitted questions and comments during Phase 1 and Phase 2 of the MCR. These letters are attached for your reference.

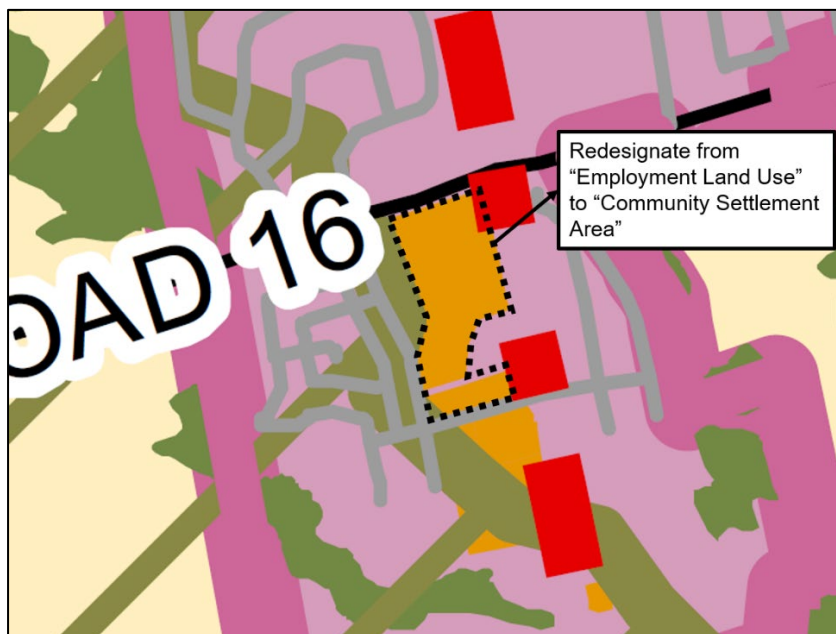
The Land Needs Assessment (LNA) conducted as part of Phase 1 of the MCR identified the Subject Lands as "Community Area", which provides for commercial, institutional and mixed-use development. However, the adopted Phase 2 County Official Plan Amendment identifies the Subject Lands as "Employment Land Use".

The proposed Employment Land Use designation directly contradicts the LNA's identification of the Subject Lands as Community Area, the current Special Highway Commercial designation in the Town of Mono's Official Plan, and the provincial planning legislation and policies related to the appropriate development of Employment Areas. We have raised several concerns with County planning staff on a number of occasions related to this change, but have not received any response from the County as to why this designation, that conflicts with local and Provincial policy, has been applied to the Subject Lands.

Due to the conflicts between the proposed Employment Land Use designation and the local and provincial planning policies and legislation, we request that the Minister modify the Subject Lands' designation to *Community Settlement Area*, which permits the development of the Subject Lands to implement a compatible and appropriate land use that permits much needed housing.

We have provided mapping to illustrate the proposed requested change as well as language to address the modification below:

Modification: "Schedule B Community Structure and Land Use" is modified by redesignating the lands located at Blocks 2 and 28 of Plan 7M-41 and Part 7 of Lot 5, Concession 2, Reference Plan 7R5452 in the Town of Mono from Employment Land Use to Community Settlement Area.



Thank you for the opportunity to comment. If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Dana Anderson, MA, FCIP, RPP
Partner



Kaitlin Webber, MA
Planner