



Kagan | Shastri
DeMelo | Winer | Park
LAWYERS | LLP

IRA T. KAGAN
General: 416.368.2100 Ext. 226
Direct: 437.781.9549
ikagan@ksllp.ca

File No. 22178

August 16, 2023

Posted on the ERO

The Honourable Steve Clark, Minister of Municipal Affairs and Housing
Ministry of Municipal Affairs and Housing
Municipal Services Office – Western
659 Exeter Road, 2nd Floor
London, ON N6E 1L3

Attn: Dellarue Howard, Dellarue.Howard@ontario.ca

Dear Minister Clark,

Re: County of Dufferin OPA 2 (By-law No. 2023-25)
Subject Property: 753072 2nd EHS, Mono, Ontario
ERO posting 019-7119
Ministry Reference Number 22-OP-238596

We represent the owners of 753072 2nd Line EHS in the Town of Mono, the “Subject Site”. The Subject Site is legally described as ‘East Half of Lot 2, Concession 2, East of Hurontario Street’ and is shown on **Figure 1** below. The Subject Site is approximately 41 hectares in area and is currently occupied by a single-detached dwelling, barn and agricultural uses. The Subject Site is located within the Purple Hill settlement area. The purpose of this letter is to request that you modify Dufferin County’s OPA 3 as described below.

Yorkville Office:
188 Avenue Road,
Toronto, ON., M5R 2J1
P. 416.368.2100 | F. 416.368.8206 | ksllp.ca

Downtown Office:
250 Yonge Street, Ste 2302
P.O. Box 65,
Toronto, ON., M5B 2L7
P. 416.368.2100 | F. 416.368.8206 | ksllp.ca

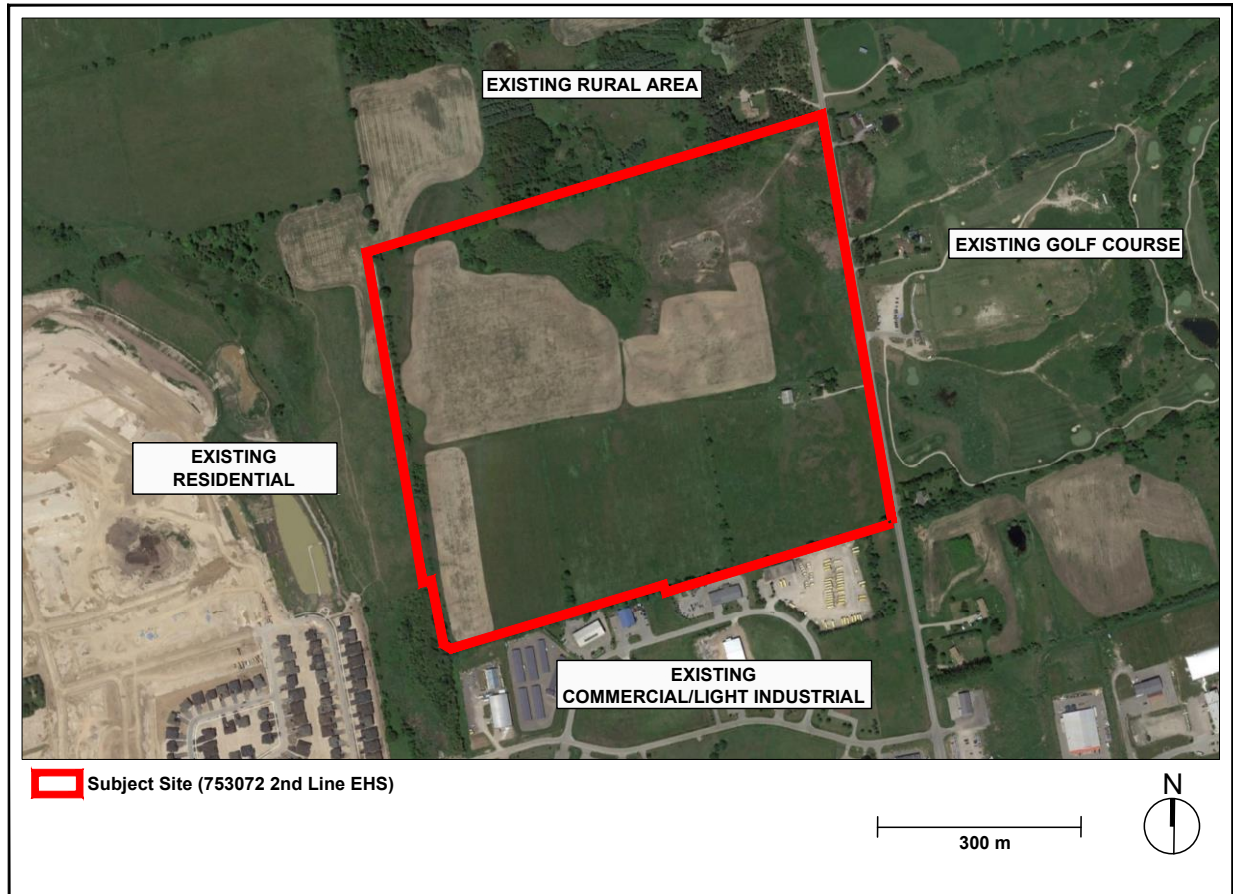


Figure 1. Context Map

The Subject Site is bounded by rural/agricultural lands to the north, the Dufferin Glen Golf Club to the east, commercial and light industrial uses to the south and a residential subdivision to the west. Applications for a Draft Plan of Subdivision and a Zoning By-law Amendment have been made to permit 349 residential units, in accordance with the in-force County and Town Official Plans.

The Subject Site is designated *Community Settlement Area* in the in-force Dufferin County Official Plan, as shown on Schedule B – Community Structure and Land Use. That designation permits residential uses, consistent with the site-specific development applications referred to above. We are aware that the County proposes, however, to redesignate the Subject Site exclusively for Employment Lands in OPA 3, as shown on Draft Schedule B – Community Structure and Land Use to that document, but our client is on record as opposing that redesignation and intends to make a submission to the Ministry of Municipal Affairs and Housing on OPA 3 when that ERO posting goes live.

Pursuant to the Town of Mono Official Plan, the Subject Site is designated as *Greenbelt Hamlet*, which permits both Residential and Employment uses. Section 22(5) of the Town Official Plan provides policies for Greenbelt Hamlet lands and states that Greenbelt Hamlets may contain residential, commercial and industrial uses on municipal water and public or private communal

sewage systems. Policy 22(5)(c) further states that “Residential uses shall be focused in areas north of the Highway 9 corridor”. The Subject Site is located north of the Highway 9 corridor. Special Provision 22(5)(f), which also applies to the Subject Site, states that: “Lands within the East Half of Lot 2 Concession 2 EHS may be developed for Commercial Light Industrial uses subject to a study which addresses the following:

- i) Identification of need for the proposed use to support Official Plan goals;
- ii) Availability of servicing to support the proposed use; and
- iii) The provision of adequate land use buffers for surrounding uses.”

It is our client’s position that the Subject Site is well suited to residential uses and, accordingly, does not support a designation which prohibits residential uses. Our client acknowledges, however, that the Subject Site could also be developed for Employment uses, also as permitted in the Town’s Official Plan, provided the market for employment uses is strong. To be clear, our client is not suggesting that both employment and residential uses be built on the Subject Site. Our client is, instead, requesting that the County Official Plan permit both employment and residential as permitted uses but recognizes that only one use will ultimately be built. This would address potential compatibility issues.

We note that County OPA 2:

- Reduces the population of Mono from 9,700 persons to 9,600 persons over the period 2021 to 2051. This is the only local municipality in the County for which a population reduction is enshrined in the County Official Plan despite the fact that OPA 2 provides for an overall population increase of 19,600 persons (100,600 – 81,000) from 2021 to 2051.
- Confirms that Mono has an existing surplus (4.8 ha) and a 2051 forecasted surplus (6.0 ha) of employment land and that Mono is only one of two local municipalities with an employment land surplus.

It appears that when the County was conducting its land budget that it assumed that the Subject Site currently only permitted employment uses (which is not true) and that it currently did not permit residential uses (which is also not true). Given that the factual basis for the land budget is erroneous, the results are likewise erroneous, at least as they apply to the Subject Site and to Mono. There is, however, a relatively easy solution to this. Our client hereby requests that OPA 2 be modified to reflect the current Town of Mono Official Plan to and to permit either Residential uses or Employment uses (specifically including open storage as an exclusive employment use), on the Subject Site, and to clarify that a combination of both uses cannot be built.

The proposed modification would be added to OPA 2 and is detailed below.

1. Lands within the East Half of Lot 2 Concession 2 EHS may be developed exclusively for Employment uses or exclusively for Residential uses, but not both, subject to the following:
 - i) Servicing adequate to support the proposed use shall be provided;
 - ii) Appropriate separation or buffering is provided as deemed necessary between adjacent residential and employment uses; and
 - iii) Outside storage is permitted as part of an exclusive employment development.

Thank you for your kind consideration of this request.

Yours very truly,

A handwritten signature in cursive script that reads "Ira Kagan". The signature is written in black ink and is positioned below the text "Yours very truly,".

Ira T. Kagan
cc. Client