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File No. 22178

August 18, 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 3 (By-law No. 2023-43)
Subject Property: 753072 2nd EHS, Mono, Ontario
ERO posting 019-7419
Ministry Reference No. 22-OP-237156

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 and approve Dufferin County’s OPA 3 as described below.

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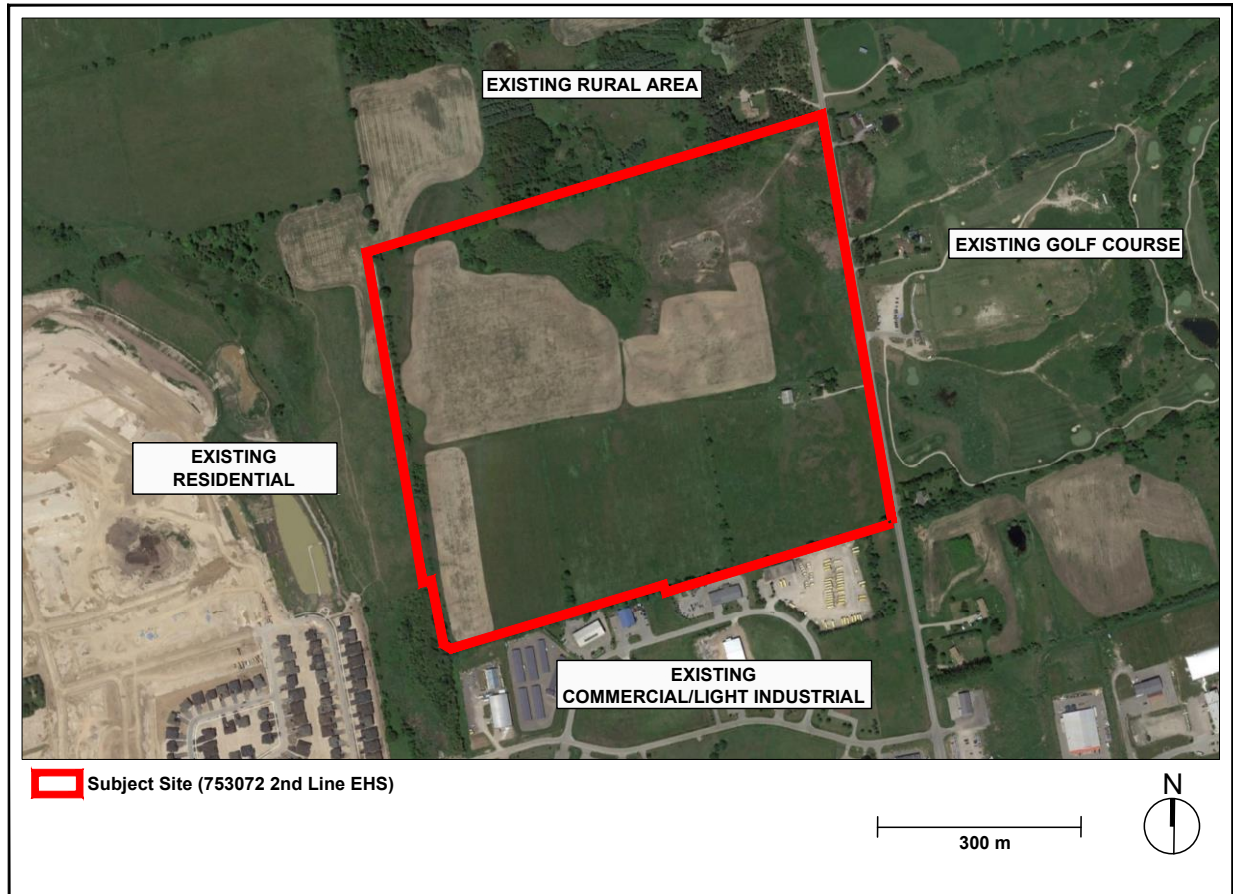


Figure 1. Context Map

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. The County proposes, however, to designate the Subject Site exclusively for Employment Lands in OPA 3, as shown on Draft Schedule B – Community Structure and Land Use.

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.

Accordingly, our client is requesting that OPA 3 be modified to reflect the current Town of Mono Official Plan to and to permit either Residential uses or Employment uses (including open storage as an exclusive employment use), on the Subject Site, and to clarify that a combination of both uses is not permitted.

The proposed modification 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.
2. That Schedule B of OPA 3 be modified to identify the Subject Site with an asterisk “*” that refers the reader to the Site-Specific Policy above.

Thank you for your kind consideration of this request.

Yours very truly,



Ira T. Kagan
cc. Client