



TOWN OF MINTO

MEETING DATE: November 21st, 2023
REPORT TO: Council of the Town of Minto
SERVICE AREA: Building Department
SUBJECT: PLN 2023-053 – OPA 119 Amendment

RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2023-053 for OPA 119, for lands within the Town of Minto and considers passing a Resolution, requesting the Ministry of Municipal Affairs and Housing to allow the Clifford Urban Boundary expansion lands to remain.

BACKGROUND

Official Plan Amendment (OPA 119) was originally introduced by the County of Wellington to implement Phase 1 of the Municipal Comprehensive Review (MCR). The goal of Phase 1 as it pertains to Minto was to add new policies for complete communities, revise the County Growth Structure and settlement hierarchy based on servicing and implement other technical and formatting changes. OPA 119 was adopted by County Council but required the approval of the Minister of Municipal Affairs and Housing prior to coming into full force and effect. The Provincial review led to an amendment of OPA 119, to include urban boundary expansions across the County, with one in Clifford. The urban boundary expansion in Clifford enlarged a proposed residential Plan of Subdivision. This amendment was also part of the Provincial Greenbelt Boundary amendments.



Since the forementioned amendment, the Province conducted a review of past Provincial decisions and is now proposing to reverse its decisions on the Provincially initiated changes regarding urban boundary expansions and the Greenbelt.

Council will recall that through the Municipal Comprehensive Review (MCR) process that approximately 40 acres of additional residential lands were identified to be needed to be added into an Urban Boundary for Minto.

Council will also recall from the MCR process that Clifford is the only Urban Centre within the County that has calculated Municipal Water and Sanitary capacity beyond 2051.

PURPOSE

The Province has announced its intent to reverse its Urban Boundary and Greenbelt modifications, based on a letter received by the Town from the Ministry of Municipal Affairs and Housing on November 2nd. However, if a Lower Tier Municipality expresses its interest to have the Provincial modifications remain, the Province will take this into its consideration.

Town staff are supportive of keeping the lands in for the reasons noted below.

- Historically, Palmerston's growth numbers have been the highest within Minto, mainly due to the availability of buildable lots, but when lands were made available in Clifford, they were built out within a few years.
- A developer has purchased lands within the Urban Boundary of Clifford with the intent of constructing a Residential Subdivision, with its Phase 2 development lands being those brought into the Urban Boundary by the Province.
- As Clifford has the servicing capacity for these additional lands and a developer who is intending to develop these lands in the near future.

Town Staff are recommending to Council to support a resolution to formalize the Town's position to the Province to allow these lands to remain within Clifford's Urban Boundary.

STRATEGIC PLAN

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

PREPARED BY: Terry Kuipers, Director of Building and Planning Services

RECOMMENDED BY: Chris Harrow, Interim Chief Administrative Officer
Mark Potter, Interim Chief Administrative Officer