



TOWN OF MINTO

MEETING DATE: February 6th, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-006 – Official Plan Amendments 119 & 120
– Status Updates

RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2024-006 regarding Official Plan Amendments 119 & 120 – Status Updates for lands within the Town of Minto and considers passing a Resolution, requesting the Ministry of Municipal Affairs and Housing to allow the Provincially proposed Clifford Urban Boundary expansion lands to be added back into the Urban Boundary and that these lands are in addition to the Residential Lands identified as needed within the Town of Minto.

BACKGROUND

Council will recall endorsing Official Plan Amendments (OPAs) 119, 120 and 123 to Wellington County at various times since the Municipal Comprehensive Review (MCR) process started in 2018. All three of these OPAs were approved by County Council and forwarded to the Ministry of Municipal Affairs and Housing (MMAH) for the Final Approval before they take effect.

OPA 119 was the Phase 1 amendment of the MCR process which added and updated Official Plan Policies, and well as adding technical requirements within the Official Plan (OP), basically setting up the framework for the balance of the MCR.

OPA 120 was the Phase 2 amendment of the MCR process which implements the Land Needs Study which identifies the type and amount of land (Residential/Employment Land and Industrial) that a Municipality needs to support its growth forecast, if any. Council will recall that the Town of Minto has been identified as needing 18 additional hectares (44.5ac) of residential lands within our urban boundaries.

OPA 123 is the final Phase of the MCR process, which amends current Future Development OP designations currently within the urban boundaries to Residential/Employment Land and Industrial, as well as to implement any urban boundary expansion identified through the MCR process.

The current status of the 3 OPAs are as follows:

- OPA 119 – Approved by the MMAH and in effect;
- OPA 120 – Endorsed by Minto, approved by County Council, released for Consultation by the MMAH; and,
- OPA 123 - Endorsed by Minto, approved by County Council, at the Ministry’s office, awaiting release for Consultation.

Regarding OPA 119, Council will recall that the MMAH, under its own initiative, amended the urban boundary of Clifford, adding 5.84ha (14.4ac) into the urban boundary and approved the OPA as amended. Subsequently, in late fall of 2023, the MMAH proposed to reverse all of the Provincially added urban boundary lands, however Minister Calandra sent a letter to all affected Municipalities, indicating that if Lower Tier Municipalities wanted the amendments to remain, they were submit a letter to MMAH with their request, which would be considered. The Council of the Town of Minto, on November 27, 2023, approved a Resolution requesting that the Clifford Urban Boundary expansion lands remain in the urban boundary, which staff subsequently submitted to the MMAH prior to the closing of the Consultation Period.

COMMENTS

Since the request for the lands to remain within the urban boundary was submitted to MMAH for their consideration, the MMAH has approved OPA 119 without the Clifford lands remaining in the urban boundary and that OPA is now in effect. Staff has not been advised whether the MMAH considered Council's request or whether they have moved the considerations of requests onto the OPA 120 Consultation process.

With OPA 120 in the Consultation Period until February 15, 2024, staff is seeking a Resolution of Council to request that the additional Clifford lands be added back into the urban boundary and staff is recommending that this request be worded that this 5.84ha lands be in addition to the 18ha identified through the MCR process.

Staff's rationale for this request has to do with the process and timing of the various OPAs as well as when the MMAH added the additional lands into one of the OPAs. As you will recall, OPA 119 was Phase 1 and was intended on setting up the frame work of the rest of the process. OPA 120 was Phase 2 and identified the amount of any additional land needed. OPA 123 is Phase 3 which would have amended urban boundaries if needed. With the Province adding the lands into Phase 1 and approving that OPA, staff felt that Phase 2 OPA could have been approved as proposed, causing what staff is recommending be submitted for OPA 120 – the Clifford lands be added back in in addition to the 18ha identified as needed.

With the wording of the November 27th Resolution and with the additional request, although accomplishing the same anticipated outcome, staff feel that it would be prudent to have Council pass a Resolution to clarify the request.

FINANCIAL CONSIDERATIONS

There are no financial considerations for the Town of Minto.

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