



TOWN OF MINTO

DATE: April 19, 2018

REPORT TO: Mayor and Council

FROM: Bill White C.A.O. Clerk

SUBJECT: Second Draft North Clifford Secondary Plan

STRATEGIC PLAN:

4.0 Pursue initiatives that improve the Town's economy, increase employment opportunities, enhance the skilled workforce, increase competitiveness, attract investment and maintain affordability for local residents and business.

9.0 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.

11.0 Maintain and enhance infrastructure to protect public health and safety, prevent property damage, maintain high quality of life, and effectively manage financial resources to ensure Minto is an attractive and viable community for family living and business investment.

BACKGROUND:

At the July 18, 2017 meeting staff reported on the benefits of secondary plans and how they might augment current planning policy for the Town. A secondary plan is a useful planning tool in Clifford and Palmerston to ensure infrastructure work relates to future growth. At the meeting Council discussed implications of Provincial Planning initiatives (Places to Grow) that links boundary adjustments to five year official plan reviews. Besides helping plan infrastructure on Elora Street Clifford, a secondary plan will help Wellington County's growth management work during the five year review starting in 2019. At that time the Town will likely want to expand the urban area of Palmerston. Council passed the following resolution:

MOTION: COW 2017-185

That Council receive the C.A.O. Clerk's July 13, 2017 report Minto Secondary Plans and the County of Wellington Provincial Plan Updates and directs staff to start a secondary planning process in northwest Clifford and west Palmerston.

Staff prepared the first draft of the Clifford Secondary Plan in house and presented it to Council at their November 7, 2017 meeting. The draft was also made available to the public at an open house that same evening when public comment on the Elora Street reconstruction project was considered. Council passed the following resolution November 7:

MOTION: COW 2017-270

THAT the draft North Clifford Secondary Plan is received and circulated for public and agency comments.

Some comments from the open house and from other development interests since February 2018 resulted in changes to the document in the second draft. One landowner provided feedback that resulted in a slight change to the road system plan. The draft secondary plan was available on the Town's website, and Wellington County provided preliminary comment.

Attached is a revised draft official plan amendment in the required County format for consideration by Council. The following summarizes noteworthy changes to the proposed secondary plan:

- Identifies specific changes to County official plan maps to locate the North Clifford Secondary Planning Area, and a new map to provide for proposed new land uses.
- Updated Provincial Policy section reflecting July 2017 approved policies in the Greater Golden Horseshoe Plan
- Additional information regarding urban area policies in the County Official Plan related to balancing development, "livability" and "small town lifestyle".
- Changes to the road system plan to show as an alternative a servicing corridor or local road north of the proposed new east-west collector to allow flexibility for development concepts being considered by area landowners.
- Added detail regarding municipal servicing policy issues and the need for a frontage fee to be collected as a condition of site plan approval, severance or subdivision to obtain access to services for development fronting on Elora Street. Council can determine the exact frontage fee at its sole discretion
- Including six criteria the Town might consider for cross boundary connections to the Redwood property including the owner obtaining approvals and easements at his/her cost, paying the full cost of extending the services, paying applicable frontage fees, contribute toward Town development charges, paying added engineering fees the Town incurs during the process of considering the development of the Redwood Lands; and paying up to two times the water and rates of in Town users.
- Species goals and objectives of the secondary plan consistent with Provincial Policy and the Greater Golden Horseshoe Plan

The proposed changes place the Secondary Plan in the correct Provincial Policy context and are in a form that would permit its submission to the County for consideration. If Council is generally in agreement with the form and content of the amendment the Town can submit a formal application to the County. The County will circulate the amendment and arrange to conduct a public meeting pursuant to the Planning Act. This process may result in further changes to the policy. The Town will be able to consider such changes before adoption by the County.

This secondary plan should be relatively straight forward and will set the stage for the Palmerston Secondary Plan which will be available in draft form later this year.

FINANCIAL CONSIDERATIONS

The Secondary Plan has been prepared in-house with some minor engineering costs which are attributed to the capital construction project.

RECOMMEDATION:

That Council receive the C.A.O. Clerk's April 19, 2018 report Second Draft North Clifford Secondary Plan and associated draft amendment to the County Official Plan, and Council direct staff to file a formal application to amend the County Official Plan accordingly.

Bill White MCIP RPP
C.A.O. Clerk