

Provincially mandated intensification targets ?unrealistic?

In setting targets in its provincially required Official Plan, Dufferin County will have to convince the province that its rules on intensification are unrealistic for rural areas outside the Greater Toronto Area, consultant Chris Tyrell of the MMM Group told a public meeting Saturday morning.

According to information provided by MMM, the province at present wants an overall intensive target of 40% for the whole county.

This would comprise 38% for Shelburne, 50% for Orangeville and 12% for Grand Valley. Those three municipalities would be consider ?primary? growth areas as they all have waste water treatment plants, sewage disposal systems, and public water systems, among other things.

Mr. Tyrell said those targets are unrealistic.

The MMM recommendations are for a 30% intensification for the whole county, 50% for Orangeville, 24% for Shelburne, and 6% for Grand Valley. Grand Valley, the former township of East Luther Grand Valley, is mostly rural in area but the urban area is centred on the former Village of Grand Valley.

What, exactly, is meant by ?intensification??

Tracey Atkinson, herself a professional planner and project manager for the OP, said in an interview Wednesday that the province mapped out what it considered ?built areas? within the boundary limits of the three primary growth areas.

The intensification targets refer to the percentage of new growth that must be accommodated within the built areas. If Orangeville, for example, were to desire development of 10 new residences, 5 of those would have to be within the built area whereas Shelburne would need to build only 2 or 3 of the 10 within the built area.

Ms. Atkinson said the recommended target for Orangeville has been kept high as the town doesn't have much space for growth. Shelburne and Grand Valley differ in that respect. The recommendations don't list specific figures for Mono and the townships as they don't have provincially mapped ?built-up areas? although there are several ?secondary? growth areas scattered throughout.

Intensification can be achieved by infilling, such as a recent expansion of a single dwelling to four on the same lot or a townhouse development proposed in downtown Shelburne, residential units above stores and other commercial things, or by construction of high rise units.

On Saturday, though, Mr. Tyrell said people don't move to rural areas to live in a condo or rental high-rise.

By Wes Keller