

County Official Plan Project

Meeting Minutes – June 10, 2019 Technical Advisory Committee Meeting No. 9



Location: Council Chambers, County Court House

Attendees: Karen Ellis (CM), Christina Coulter (CM), Barb Waldron (OSM), Eric Rempel (NK), Sonia Aaltonen (HBM), Jeannette Thompson (SEL), Julie Kapyrka (Curve Lake FN), Ed Whitmore (AN), Adele Arbour (TL), Anna Currier (SEL), Travis Toms (NK), Tiffany Ly (TL), Bryan Weir (County), Iain Mudd (County), Keziah Holden (County)

Absent: Tom Cowie (Hiawatha FN), Martina Chait-Hartwig (DD), Kaitlin Hill (Curve Lake FN)

Meeting started at 1:36pm

Items and issues discussed at the meeting were as follows:

Business Arising from Minutes

- No changes to meeting minutes from May 2nd as circulated

New Business

- Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) sent letter, dated June 6, addressing the Provincial Agricultural System mapping. OMAFRA intends to collaborate with Municipalities to make refinements to the mapping. This mapping will need to be included in the new OP.
 - The Agricultural System includes more than just areas with soil classes 1 to 3; it also includes rural lands and additional areas where there is a local concentration of farms with characteristics of ongoing agriculture
 - TAC discussed different approaches to reviewing the Agricultural System mapping with OMAFRA, with general consensus that local Councils will want to have input
 - County will contact OMAFRA and have initial discussion to determine what criteria is for evaluating agricultural lands, what quarter this work is expected to be done in, whether the OMAFRA soils study will feed into this process
 - Concerns were raised about the timing of this mapping and running into an issue with the expansion of settlement areas; this exercise will need to be prioritized with the Growth Management Study

- Brief discussion regarding Bill 108, the More Homes, More Choices Act; the Bill was passed and received Royal Assent on June 6th. Staff in attendance did not believe there had been any changes from the draft.
- Cavan Monaghan staff advised that the Township currently has an RFP out for the completion of an Employment Strategy, which will help to inform the drafting of potential policies of the OP when the time comes to address employment

Official Plan Policy Review

- Continued review of proposed severance policies – picked up where previous meeting left off.
 - There was extensive discussion around the policies for Rural Settlements and within the Agriculture designation
 - For agricultural policies, the new OP must be consistent with the Provincial Policy Statement (PPS) but there is a need to provide some additional clarification, consistency and direction through the OP; County staff will consult with OMAFRA regarding these policies and also provide the TAC with policy examples from other Official Plans
 - Concerns were raised about the effect of Bill 108, and the increased servicing demands that may entail, particularly where private wells and septic systems are being used and in rural settlements with no municipal servicing where density is greater. Bill 108 amended the Planning Act to allow for the development of up to two accessory dwelling units in addition to the primary dwelling (for a total of up to three dwelling units per residential lot).

Next Steps & Action Items

- County staff to contact OMAFRA to discuss questions raised about Agricultural System mapping revisions
- County staff to make changes to draft policies based on review by TAC
- County staff to find and send examples from other Official Plans regarding agricultural severance policies
- County staff to discuss agricultural severance policies with OMAFRA
- TAC members to work on and return Agricultural and Natural Heritage System mapping, and identify any known issues with current OP mapping/schedules
- TAC members to consider the 'lot of record' date – some Municipalities still considering a change
- Interested Townships to consider hunt camp severance policy

Meeting adjourned at 3:59pm