

County Official Plan Project

Meeting Minutes – November 13, 2019 Technical Advisory Committee Meeting No. 12



Location: Committee Room, County Court House

Attendees: Barb Waldron (OSM), Sonia Aaltonen (HBM), Jeannette Thompson (SEL), Eric Rempel (NK), Tiffany Ly (TL), Ed Whitmore (AN), Anna Currier (SEL), Martina Chait-Hartwig (DD), Karen Ellis (CM), Christina Coulter (CM), Bryan Weir (County), Iain Mudd (County), Keziah Holden (County)

Absent: Kaitlin Hill (Curve Lake FN), Julie Kapyrka (Curve Lake FN), Tom Cowie (Hiawatha FN)

Meeting started at 1:32pm

Items and issues discussed at the meeting were as follows:

Business Arising from Minutes

- None

Correspondence from Ministry of Municipal Affairs and Housing (MMAH)

- Discussion regarding letter, circulated to heads of Council, dated November 12, 2019 from Minister Steve Clark
 - Clarifies that an Official Plan Amendment (OPA) is required in order to change settlement area boundaries, and can be publicly or privately initiated. There is no limit on the number of OPA's that can be completed, provided the combined expansions do not exceed 40 hectares as outlined in the Growth Plan
 - SEL staff questioned whether the ability to expand applies to rural settlements – County will seek clarification from MMAH
 - The MMAH letter also states that Growth Plan conformity exercise can be done in phases, through multiple Amendments to the Official Plan. This is good news for the OP project as it will allow the project to move forward with the option of addressing some of the more complex or costly conformity exercises at a later date
 - CM staff questioned whether any other parts of the OP will be deferred – County staff unsure at this point, may depend on what the Land Needs Assessment methodology and the results of that study

Official Plan Policy Review

- Began reviewing Settlement Areas and Growth Management up to end of Community Core Design Guidelines
 - Clear statement that no new settlement areas are permitted to be recognized or established will be added in accordance with the Growth Plan
 - Rural Settlement designation policies to be updated to reflect both private and partial services, and the requirement for hydrogeological studies
 - Land use designations applicable to the four serviced villages need a separate header to recognize them as being applicable only in those areas
 - Discussion around permitted uses on the ground floor in downtown areas – mixed opinions as to what uses should be permitted
 - Discussion around design guidelines for each designation and whether they should be contained within the OP or be referred to as a separate document – general consensus that TAC come back to these policies at a later date for consideration.
- Due to the applicability of next set of policies to serviced villages only, TAC skipped ahead to review Housing policies
 - Discussed 'Additional Residential Units' and identified need for definition and minor modifications to draft policy
 - CM staff noted that Garden Suites are prohibited in an accessory dwelling on the Oak Ridges Moraine (in accordance with the Oak Ridges Moraine Conservation Plan)
 - Discussion regarding Tiny Homes – size limited by Ontario Building Code, Township's may want to look at their Zoning By-Law once new OP in effect to update or remove minimum dwelling sizes

Next Steps & Action Items

- County staff to make changes to draft policies based on review by TAC
- TAC members to continue policy review and provide comments/feedback on policies that were previously distributed
- County staff to seek clarification from MMAH regarding expansions to rural settlement areas
- County staff to send out meeting requests for TAC meetings next year

Meeting adjourned at 4:23pm