

County Official Plan Project

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



Location: Committee Room, County Court House

Attendees: Barb Waldron (OSM), Crystal McMillan (DD), Sonia Aaltonen (HBM), Julie Kapyrka (Curve Lake FN), Tom Cowie (Hiawatha FN), Eric Rempel (NK), Tiffany Ly (TL), Ed Whitmore (AN), Karen Ellis (CM), Christina Coulter (CM), Bryan Weir (County), Iain Mudd (County), Keziah Holden (County)

Absent: Jeannette Thompson (SEL), Anna Currier (SEL), Kaitlin Hill (Curve Lake FN), Martina Chait-Hartwig (DD),

Meeting started at 1:35pm

Items and issues discussed at the meeting were as follows:

Business Arising from Minutes

- None

Tiny Homes

- Discussed the guide released by the Province titled 'Build or Buy a Tiny Home – Ontario Building Code Information'
 - Guide was released December 2, 2019 – the Province is clearly advocating for tiny homes and directs Municipalities to include them in planning documents
 - CM staff questions whether a subdivision of tiny homes could be created, and whether it could impact allocations given the increased density of this type of development – the potential for a tiny home subdivision has been considered by County staff as well, and would likely need to be in a serviced settlement area as private services (well/septic) would not be favourable for tiny lots. County staff will pose this question to the Province.
 - OSM staff indicated that there are concerns with the guidance document and that the Ontario Building Officials Association (OBOA) would be sending written comments to the Province.
 - AN and DD staff noted that there are situations where a tiny home would be appropriate (e.g. existing undersized lots) and if built on-site would be able to meet OBC standards
 - Consensus that tiny homes cannot be on wheels – it is not a building, it is a trailer, and can't meeting Building Code requirements, CSA standards

Life Lease Housing

- In addition to the Tiny Homes guide, the Province also released a Life Lease Housing guide on December 10, 2019
 - Staff have not had the opportunity to review the guide in detail yet, but providing the guide to TAC members for information purposes
 - Life leases are typically priced lower than condos and are exempt from land transfer tax
 - This type of housing is not currently addressed in the OP
 - General consensus that life leases are a form of ownership and doesn't directly pertain to land use planning. However, need to be cognizant of where housing is being proposed – still needs to conform to Provincial policy and be directed to settlement areas.

Official Plan Policy Review

- Reviewed Natural Resources section through to end of Waterfront Residential Permitted Uses
 - Rename 'Natural Resources' section to 'Mineral Mining and Aggregate Resources'
 - CM staff and County to consider whether the Oak Ridges Moraine policies are best suited to be all in one location in the new OP or contained throughout the Plan within a related section (e.g. address aggregates on the Moraine in this section or a stand-alone ORM policy section)
 - Curve Lake FN staff indicated that Bill 132, the Better for People, Smarter for Business Act, 2019, recently received royal assent and made changes to various Acts that would expedite aggregate operation approvals or expansions
 - Curve Lake FN staff also questioned if this section would be appropriate to include consultation process for new/expanding operations with FN communities – County staff indicated that a separate consultation section would be easier, and development proposals will be reviewed to determine if consultation is needed.
 - Discussion around haulage routes and whether they should be identified on the Schedules – County staff will discuss with Infrastructure Services Dept.
 - CM staff questioned whether there should be water conservation policies somewhere in the Water Resources section – County staff will discuss with Climate Change Coordinator for suggested wording to be included in the Climate Change section.
- Discussed the need for policies regulating short-term accommodations – will likely continue discussion at a future meeting.

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 ask Province about tiny home subdivisions

Meeting adjourned at 4:08pm