

County Official Plan Project

Meeting Minutes – September 9, 2021 Technical Advisory Committee Meeting No. 29



Location: Virtual Meeting, Zoom

Attendees: Christina Coulter (CM), Karen Ellis (CM), John Connolly (CM), Martina Chait-Hartwig (DD), Travis Toms (NK), Per Lundberg (SEL), Barb Waldron (TL), Adele Arbour (TL), Ken Scullion (OSM), Candice White (AN), Shannon Herman (AN), Julie Kapyrka (Curve Lake FN), Stefan Krzeczunowicz (Hemson), Patrick Barbieri (Hemson), Bryan Weir (County), Iain Mudd (County), Keziah Holden (County)

Absent: Rob Lamarre (SEL), Kaitlin Hill (Curve Lake FN), Sonia Aaltonen (HBM), John Smallwood (HBM), Tom Cowie (Hiawatha FN), Ed Whitmore (AN)

Meeting started at 1:32pm

Items and issues discussed at the meeting were as follows:

Business Arising from Minutes/New Business

- No change to minutes as distributed

Hemson Presentation on Growth Analysis

- Hemson provided on historical growth across the County – still in recovery phase from 2008-2009 recession
- Study accounts for changes arising from Covid
- Growth is primarily coming from other parts of Ontario to the County; should not be planning on significant growth from students as they are not likely to remain in the area
- County needs to diversify the housing mix – not looking to build ‘bedroom communities’ for the GTA
- Hemson confirmed that there is no opportunity through this Municipal Comprehensive Review to adjust the built boundaries of the four serviced settlement areas that were established in 2006
- It is important to note that while the Growth Analysis establishes targets and allocations now, the expectation is that in 10 years time the Analysis (including targets and allocations) will be updated to better reflect on changing growth patterns, provincial policy, local context etc.
- County Council has requested the Study to include a high growth scenario

- Hemson is not aware of any other municipality that is proposing a higher growth scenario above Schedule 3 of the Growth Plan. Must consider that it could potentially take away growth from elsewhere in the Greater Golden Horseshoe.
- Impact of designating land for a high growth scenario could potentially displace agricultural land in favour of development
- Hemson confirmed that the ability to service development has not factored into the allocations as it is seen to be an engineering exercise to be completed after the figures and OP are in place. AN staff indicated that servicing should have an impact on the immediate future allocations (5-10 year horizon) as significant investments are being made to improve water and sewer systems.
- Land Needs Assessment nearing completion – an extra TAC meeting will be required near the end of September to review that information with TAC prior to it going before County Council

Next Steps & Action Items

- County staff to schedule an additional TAC meeting to review Land Needs Assessment.
- TAC Members to review information provided by Hemson & provide responses to questions minimum of two days prior to next TAC meeting.

Meeting adjourned at 4:03pm