

County Official Plan Project

Meeting Minutes – September 30, 2021 Technical Advisory Committee Meeting No. 30



Location: Virtual Meeting, Zoom

Attendees: Christina Coulter (CM), Karen Ellis (CM), John Connolly (CM), Martina Chait-Hartwig (DD), Travis Toms (NK), Rob Lamarre (SEL), Per Lundberg (SEL), Sonia Aaltonen (HBM), John Smallwood (HBM), Candice White (AN), Ed Whitmore (AN), Adele Arbour (TL), Ken Scullion (OSM), Stefan Krzeczunowicz (Hemson), Patrick Barbieri (Hemson), Bryan Weir (County), Iain Mudd (County), Keziah Holden (County)

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

Meeting started at 1:33pm

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 Land Needs Assessment

- Land Needs Assessment (LNA) was prepared using the provincial methodology (incl. consultation with lower tiers and Indigenous partners)
 - Methodology introduces important changes to LNA process: housing supply & demand to be analyzed in terms of total housing and by housing type, market contingency factors (takes into consideration constraints within settlement areas), and market-based supply of housing
 - Must have enough land for each type of housing to 2051
- Achieving targets a bit more difficult in Peterborough County than in other areas
- Housing supply divided by policy area (delineated built-up area, greenfield area, and rural lands)
- Not all settlement areas equally suitable for accommodating growth
- Only the 4 serviced settlement areas have built boundaries, which is important for meeting intensification targets – concentrating development within these areas a key part of the Growth Plan policy
- County must establish a minimum intensification target – maintaining or improving on 40% (40% of all new homes must occur in built-up areas to the horizon of the

plan – policy applicable only in serviced settlement areas). Alternatively, the County can ask the province for alternative target.

- Target is aggressive but achievable – would need a shift in housing type (more apartments and higher density developments occurring in built-boundary)
- There is no opportunity at this time to change the built-boundaries, which were originally established by the province
- Most municipalities indicated the 40% intensification target seems too high – TAC members were very interested in seeing mapping that was used by Hemson. Some constraints to intensification & justification for an alternative target as provided by TAC members:
 - Historic buildings in most downtowns to be protected
 - Floodplains and natural heritage features constrain many downtown areas
 - Setbacks from provincial highways restrict development
 - Some large parcels in the built-up areas are lands that won't be developed (schools, fairgrounds, municipally owned greenspace)
 - Height restrictions on buildings in many municipalities due to firefighting capabilities
- Density target of 40 people and jobs combined per hectare is measured over the entire greenfield area in the County – Hemson believes this is achievable.
 - Hemson has provided a minimum of 40 people and jobs combined for unserviced settlement areas with higher densities proposed in the serviced settlement areas.
 - The County as a whole needs approximately 115 hectares of land to accommodate this, and the LNA has shown that there are sufficient lands already designated to achieve this.
- The province is mandated to update the forecasts in Schedule 3 of the Growth Plan at regular intervals, which triggers the County to update these growth figures
 - Important to note that the targets are minimums to be achieved
 - If County grows faster than province projected, then the updated forecast completed by the province would reflect that growth

Next Steps & Action Items

- Hemson to provide TAC members with a mapping package and summary tables for each Municipality for review and comment.
- TAC Members to review information provided by Hemson & provide feedback as soon as possible upon receipt.

Meeting adjourned at 3:32pm