

County Official Plan Project

Meeting Minutes – October 14, 2021 Technical Advisory Committee Meeting No. 31



Location: Virtual Meeting, Zoom

Attendees: Judy Coward, Pat Learmonth, Steve Brackenridge, Elmer Buchanan, Julie Kapyrka (Curve Lake FN), Kaitlin Hill (Curve Lake FN), Tom Cowie (Hiawatha FN), Christina Coulter (CM), Karen Ellis (CM), Martina Chait-Hartwig (DD), Rob Lamarre (SEL), Per Lundberg (SEL), Ken Scullion (OSM), Ed Whitmore (AN), Bryan Weir (County), Iain Mudd (County), Keziah Holden (County)

Absent: Adele Arbour (TL), Barb Waldron (TL), John Connolly (CM), Sonia Aaltonen (HBM), John Smallwood (HBM), Candice White (AN), Travis Toms (NK)

Meeting started at 1:36pm

Items and issues discussed at the meeting were as follows:

Business Arising from Minutes

- No change to minutes as distributed

Agriculture and Land Use Planning

- Four guests (Judy, Pat, Steve and Elmer) from the agricultural community attended TAC to provide comments on specific sections of draft policy. Together they represent several groups, including the Peterborough Federation of Agriculture, the Peterborough Agricultural Round Table, Farms at Work and the Peterborough Alliance for Food and Farming.
- Recognized that this discussion does not represent consultation with the agricultural community but guests are open to assisting with the distribution of materials, information and/or facilitating a larger discussion with the wider agricultural community.
- It was noted that proposed definitions are fairly broad and additional details could assist in implementing policy.
- Discussed lot sizes for new farm parcels – most farms require a large farm size either for the purposes of farming or to manage manure storage but some types of farms may require less acreage. Larger farm parcels are generally more efficient, making use of machinery etc. Must consider the farmer themselves and whether they could earn a living off of a smaller parcel.

- Difficult for new or young farmers to enter market and number of farmers is diminishing. Need to be creative in finding ways to assist people with the upstart (e.g. allowing multiple farmers to work and live on the same property).
- Discussed surplus farm dwellings and the need for merger agreements. Representatives indicated that some landowners may not prefer the agreements because when looking for financing related to the farm, more than one parcel of the total farming operation end up being tied to the financing (higher risk for farmer). Some Township's indicated that zoning to prohibit a residential use on remnant parcel has been working.
 - Question arose whether an agreement could be registered on title to prohibit a residential use.
- OFDU's were discussed and suggestions made to draft wording for clarity and to require the use to be within the primary building cluster on the property if possible. Some OFDU's should maintain a requirement for a public meeting due to their potential impact on neighbours.
 - Some OFDU's should also provide a Market Justification Study to ensure the market isn't already oversaturated since some OFDU's cannot be returned to an agricultural use once established.
 - CM Staff questioned how the agricultural community felt about site plan control being used for OFDU's, as agricultural uses are typically exempt from this process. It is generally seen as an excellent tool; these uses wouldn't exist in a commercial or industrial areas without a zoning amendment and/or site plan so their use is appropriate. Municipalities should consider developing a site plan control process that is expeditious and streamlined; it would make the process easier for both staff and applicant.

Changes to Indigenous Consultation Policies

- Changes proposed to draft policies by First Nations Staff were circulated to TAC in advance of the meeting
- Changes to the introductory section were generally determined to be too lengthy; First Nations Staff will provide revised wording
- Wording around the County Strategic Plan cannot be changed since it is quoted from the Plan directly
- Discussed generally the specific references made to County and local Municipalities but not First Nations; there is opportunity to remove the labels in an effort to be more inclusive.
- Broader discussion was had on potential changes coming from the Province. Proposed changes have been suggested as a means of being ahead of the curve however County staff feel it's important to see the Province's direction when legislation is released.

New Business

- County received a response from the Province that the proposed Natural Heritage System refinement (use of the Kawarthas Naturally Connected (KNC) mapping) was not accepted.
- Although Province has said they will work with the TAC to make refinements to the Provincial Natural Heritage System, County and Township staff do not have the time to dedicate a parcel-by-parcel review of the system at this late juncture, keeping in mind the July 1, 2022 date for Growth Plan conformity
- TAC would like Provincial staff to attend TAC meeting to explain their reasoning
- All TAC members and First Nations Staff are in support of using the KNC Mapping instead of the Provincial mapping

Next Steps & Action Items

- County and First Nations Staff to make changes to draft policy as discussed during meeting.
- County Staff to send copy of Provincial NHS response to TAC and arrange for Provincial staff to attend future TAC meeting.

Meeting adjourned at 4:23pm