

## County Official Plan Project

### Meeting Minutes – January 13, 2022 Technical Advisory Committee Meeting No. 34



Location: Virtual Meeting, Zoom

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Attendees: Arya Hejazi (HBM), Sarah Dilamarter (TL), Per Lundberg (SEL), Rob Lamarre (SEL), Robert Kelly (SEL), Christina Coulter (CM), Karen Ellis (CM), Ken Scullion (OSM), Tom Cowie (Hiawatha FN), Ed Whitmore (AN), Martina Chait-Hartwig (DD), Adele Arbour (TL), John Connolly (CM), Stefan Krzeczunowicz (Hemson), Patrick Barbieri (Hemson), Bryan Weir (County), Keziah Holden (County)

Absent: Iain Mudd (County), Julie Kapyrka (Curve Lake FN), Candice White (AN), Kaitlin Hill (Curve Lake FN), Barb Waldron (TL), Sonia Aaltonen (HBM), John Smallwood (HBM), Travis Toms (NK)

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Meeting started at 1:34pm

Items and issues discussed at the meeting were as follows:

#### Business Arising from Minutes

- No change to minutes as distributed

#### Greenfield Area Analysis

- Presentation given by Hemson Consulting
- Units to be accommodated in three areas: greenfield areas (must meet density target), rural settlements and rural areas (definitions from Growth Plan)
- County will grow by 10,360 units by 2051 (approx. 345 units per year)
- About 15% of that figure can be accommodated in built-up area
- Not all settlement areas are equally suited to accommodate growth. Growth Plan does not allow for establishment of new settlement areas. Hemson's work does not propose eliminating any settlement areas.
- Growth is not encouraged to be scattered on rural lands
- DD Staff questioned how rural settlement areas fit in to LNA
- Approx. 3,000 units to go to rural settlements, with just under 250 units to go to Rural areas
- Need to accommodate 5,400 units in greenfield areas

- LNA shows that AN and CM need additional greenfield areas (settlement area expansions) based on a Township-by-Township basis. SEL and HBM have excess lands.
- Density target of 40 people and jobs per hectare is achievable across the County
- Based on Hemson's calculations, a Township-by-Township LNA would require 20.9 ha in AN and 18.3 ha in CM to be added... but there are 130 ha of excess lands in SEL and HBM that could accommodate the growth. Because of this, can't justify expansions under strict interpretation of Growth Plan. Have the following options:
  - Could reallocate units or increase density targets
  - Use market contingency factors to exclude land supply in HBM and SEL – this is different than determining they are 'excess land' under the Growth Plan
  - Treat expansions in AN and CM as a 'one time' expansion under the Growth Plan allowing for a maximum of 40ha – but County should identify lands in HBM and SEL as excess lands.
- In HBM – there was excess residential land but shortage of employment. There is the option of changing the residential areas to employment uses.

#### Release of Draft OP

- Draft OP is going to County Council on January 19<sup>th</sup>, together with a report that outlines the approach taken, challenges faced and items still to come
- Not an ideal situation – would rather have a complete draft but are trying to meet provincial deadlines (Growth Plan conformity deadline is July 1, 2022).
- In the interests of time, the OP is being advanced to the Province, Council and the public to begin review, with approved Natural Heritage System Mapping, alternative targets, settlement area expansions/adjustments still to be finalized (will be done prior to statutory public meeting)
- With the Province being provided a draft OP in January, a public meeting cannot be advertised until at least April due to timelines in Planning Act

#### Online Comment Form and Map Viewer

- TAC members were shown a public feedback form being used by the Town of Huntsville to see if there was interest in using a similar platform for OP
- The site uses ArcGIS, so there is no cost to develop something similar (County GIS department has advised staff can set it up)
- TAC Members suggested adding a roll number or address field, and the ability to attach a file or survey for providing feedback to the draft OP

#### Next Steps & Action Items

- County Staff to provide link to Council agenda for release of draft OP

Meeting adjourned at 3:16pm