

County Official Plan Project

Meeting Minutes – April 14, 2022 Technical Advisory Committee Meeting No. 37



Location: Virtual Meeting, Zoom

Attendees: Per Lundberg (SEL), Christina Coulter (CM), Ken Scullion (OSM), Julie Kapyrka (Curve Lake FN), Martina Chait-Hartwig (DD), Sonia Aaltonen (HBM), Ed Whitmore (AN), Katie Green (County), Bryan Weir (County), Iain Mudd (County), Keziah Holden (County)

Absent: Arya Hejazi (HBM), Sarah Dilamarter (TL), Karen Ellis (CM), Kaitlin Hill (Curve Lake FN), Robert Kelly (SEL), John Connolly (CM), Tom Cowie (Hiawatha FN), Adele Arbour (TL), Candice White (AN), Brian Fawcett (DD), Emma Drake (DM Wills for NK), Barb Waldron (TL), John Smallwood (HBM), Travis Toms (NK)

Meeting started at 1:33pm

Items and issues discussed at the meeting were as follows:

Business Arising from Minutes

- No change to minutes as distributed

Open House Feedback

- Thanks to all TAC Members who were able to attend any/all public Open Houses - beneficial to hear the comments and questions that were being brought forward, and were able to assist in answering questions
- Approximately 60 people registered for each of the 4 Open Houses
- Open Houses generated good questions and discussion. Many comments in favour of protecting agricultural lands and the environment, recognition of climate change and the need to provide policy that mitigates the effects of climate change
- Public interested in the Growth Analysis and recognizing the need for more housing and how it will be accommodated. Some members of the public felt densities should be higher in settlement areas. Stefan (Hemson) fielded many of the growth-related questions at last Open House
- Recordings of all Open Houses are available on the County website together with the slide deck from each presentation

Public Comments Received & Policy Direction

- In advance of the meeting, TAC Members were provided with a matrix of all public comments received since the release of the draft OP in January. Responses have been provided to most members of the public, with a few outstanding items needing direction from TAC or Township Staff.
- Where comments were Township or site-specific, Township Staff were kept informed and local direction was sought as comments received.
- Based on recurring comments/themes, TAC direction is sought on several items:
 - Additional residential units (ARU's) on private roads – unanimously agreed that these areas are not ideal for ARU's due to concern for emergency access, parking, additional septic loads on lakes, traffic, short term rentals.
 - Further protection and regulation around the shoreline/waterfront – TAC discussed at length and directed that additional language in the Official Plan is not necessary. Further protection relies on monitoring and enforcement; local Municipalities have tools through site plan control, ability to pass tree cutting by-laws
 - Event venues in Agriculture designation – many Municipalities want to see these permitted. LPAT decision established case law and determined that criteria are necessary, and the Province (Ministry of Agriculture and Food) hasn't provided comment that they aren't permitted. Some local Municipalities would prefer not to require a zoning amendment, but public survey conducted in 2021 indicated that neighbouring property owners would want to be informed through a public process.
 - Maximum number of accommodation units for agri-tourism uses – where accommodations are proposed as an on-farm diversified use, TAC determined that additional language limiting the number of accommodation units was not necessary. Instead, rely on size restriction and servicing to establish a limit and leave it to the local Municipality to make the determination. Allows flexibility based on local circumstances. By definition, if the accommodation is not related to agriculture, then it is considered an on-farm diversified use.
 - Consideration of size and scale of on-farm diversified use (OFDU), including long-term growth/expansion – TAC agreed that OFDU's are already controlled in size/scale based on criteria in draft OP, as well as through servicing requirements. If business needs to expand, it would be directed to a more appropriate designation. OFDU's intended to supplement farming operation and remain secondary to the farming operation.
 - Further policy or direction for local food security – TAC very supportive of urban agriculture, directed to include indoor farming/vertical farming as a permitted use in Employment and Urban Employment designations. Other policies in draft OP supportive of community and private food gardens, backyard chickens.
 - Process if lake removed from the 'at capacity' list – an OPA is not required to apply policies for new lakes determined to be 'at capacity'. TAC agreed

it was fair to also forego the need for an OPA if the Province determines that a lake is no longer deemed to be 'at capacity'.

- Identification of non-evaluated wetlands and associated policy for Natural Core Area and wetlands – Provincial direction has been to treat all wetlands as provincially significant until proven otherwise. Mapping is obtained from the Province and is the best available information. However, it is recognized that draft OP policy is quite restrictive even if it is demonstrated there is no wetland present on the ground (which is the case in many situations for non-evaluated wetlands). TAC agreed that additional language/clarification would be beneficial to allow the abutting land use designation apply in these situations, both inside and outside of settlement areas.

Timeline and Process to Adoption

- Under a very tight timeline in order to achieve Growth Plan conformity date of July 1, 2022
- The following important dates were highlighted for TAC:
 - April 20 – information only report to County Council together with draft notice of public meeting
 - April 25 – advertise open house (earliest day to advertise while accommodating 90 days from sending draft to province, in accordance with Planning Act)
 - May 4 – report to County Council with major recommended changes, to be included in revised draft OP for public comment
 - May 18 – public meeting with County Council, public registration with County Clerk required to speak, to be livestreamed on County's YouTube channel
 - June 1 – 1st final draft presented to County Council, to include changes resulting from public meeting
 - June 29 – final draft to Council for adoption
- TAC Members are responsible for keeping their Councils informed throughout the remainder of the process
- Between June 1 and June 29, a resolution is required from all local Councils indicating whether there is local support for the draft Official Plan, which is to be adopted by County Council at end of June

TAC Involvement in Modifications, Public Meeting

- Due to timeline, full cooperation of all TAC Members is requested in assisting with any mapping review, policy changes, keeping Councils informed, getting supporting resolutions from local Councils
- As with other notices, TAC Members requested to share public meeting notice on social media, place on any signs or locations of interest, publish in any local papers etc.

Next Steps & Action Items

- TAC Members to assist in providing direction to Township specific comments
- TAC Members responsible for flow of information to local Councils, obtaining resolution regarding and sharing Public Meeting information locally
- County Staff to work with GIS Department and TAC Members to make revisions to draft OP – will be released for public review in advance of Public Meeting

Meeting adjourned at 3:25pm