

County Official Plan Project

Meeting Minutes – May 12, 2022 Technical Advisory Committee Meeting No. 38



Location: Virtual Meeting, Zoom

Attendees: Arya Hejazi (HBM), Sarah Dilamarter (TL), Christina Coulter (CM), Ken Scullion (OSM), Adele Arbour (TL), Emma Drake (DM Wills for NK), Brian Fawcett (DD), Per Lundberg (SEL), Kaitlin Hill (Curve Lake FN), Karen Ellis (CM), Bryan Weir (County), Iain Mudd (County), Keziah Holden (County)

Absent: Julie Kapyrka (Curve Lake FN), Martina Chait-Hartwig (DD), Sonia Aaltonen (HBM), Ed Whitmore (AN), Robert Kelly (SEL), John Connolly (CM), Tom Cowie (Hiawatha FN), Candice White (AN), Darryl Tighe (DM Wills for NK), Barb Waldron (TL), John Smallwood (HBM), 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

Update from Province

- County Staff had virtual meeting with MMAH Staff and verbal comments on the January 2022 draft OP were provided
- Written comments will not be following as Provincial Staff cannot provide direction during the writ period of the election
- Overall draft was given praise – seen as a good effort for being done in-house
- No major concerns were identified by the Province; many of the comments were minor textual or phrase changes
 - Items of discussion included but were not limited to permitted uses in Agriculture designation, servicing hierarchy, affordable housing targets, aggregate operations as an interim use in Agriculture and Rural designations, transportation demand management and life cycle costs of infrastructure
 - Growth management was discussed – Province has received the alternative intensification target request but Provincial Staff did not indicate there were issues with the target

- Province and County will have iterative process for modifications and approval. Ultimately the Province would prefer to see the County/local Municipalities endorse the modifications if possible. There is opportunity for discussion of modifications once an adopted Official Plan is sent to the Province for final approval.

Updated Timeline and Process to Adoption

- Public meeting being held on May 18, 2022; several delegates already registered to speak
- A revised draft OP will be brought before County Council at their meeting on June 1st (all documents required a week ahead of meeting date for agenda publishing)
- Comments on the revised draft OP will be accepted through the month of June
- Final version of OP to be brought before County Council at their meeting on June 29th for adoption
- Would prefer to have a supporting resolution from local Councils prior to adoption
- Any additional changes need to be provided the week prior to County Council meeting at the latest

Public Comments Received

- In advance of the meeting, TAC Members were provided with an updated 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.
- Total of 78 comments received to date
- Comments also received from Region of Durham, Otonabee Region Conservation Authority and City of Peterborough, all of which were provided to TAC. Peterborough Public Health has indicated comments will be forthcoming.

Aggregates Discussion

- Submissions were circulated to TAC with the agenda – each from different consultants on behalf of residents and on behalf of aggregate operators
- TAC reviewed these submissions and provided direction on a number of aggregate related issues, including but not limited to:
 - Extent of Aggregate Resource Overlay and applicability to Waterfront Residential designation and around lakes
 - Extent of Natural Core Area designation where it protrudes into areas that are currently licensed and designated for aggregate extraction
 - The requirement for site plan for aggregate operations
 - Aggregate operations in rural and agricultural areas, and permissions provided by Growth Plan and Provincial Policy Statement
 - Haul routes

Short Term Accommodations

- A number of submissions have been received and continue to come in from residents on Stoney Lake
- Residents are objecting to short term accommodations and would like to see them prohibited, particularly in waterfront areas
- Recognize that some Township's may already be going through a process to determine if these uses should be regulated
- TAC direction was to allow Township's the ability to regulate these uses as they saw fit, depending on the circumstances specific to the community.

Natural Core Area Revisions/Non-Evaluated Wetlands

- A number of comments, including those formally submitted from Townships, indicated concern with the use of non-evaluated wetlands in the Natural Core Area designation
- Current Growth Plan policies are already requiring a certain level of review for developments in or adjacent to non-evaluated wetlands
- Identified a need to provide flexibility and clarity where non-evaluated wetlands are involved; allow landowners to develop in accordance with abutting designation where no wetlands are found to be present
- TAC reviewed draft wording for inclusion in the revised OP

Natural Heritage System (NHS) Update

- NHS Mapping was released for public review in early May
- Province seemed unwilling to make such major changes to the NHS as established through Growth Plan, so the approach taken has removed strategic areas where growth is expected to occur in the future
 - These areas include major corridors, lands around settlement areas, some major crossroads
- This mapping is open to modification at request of Township if there is justification provided

New Business

- Excess lands information has been provided to Townships with serviced settlement area – will need further discussion with Municipal staff
- SEL Staff requested additional language to be added in draft OP to ensure 'complete application' requirements can be set by Township where they are approval authority (ZBLA's, site plan) – necessary as a result of Bill 109 changes to Planning Act

Next Steps & Action Items

- TAC Members may request any or all of the written comments received – Township specific comments have only been provided in full to the affected Municipality
- County Staff to work with GIS Department and TAC Members to make revisions to draft OP

Meeting adjourned at 3:49pm