

County Official Plan Modifications

Meeting Minutes – September 12, 2024 Technical Advisory Committee OP Modification Meeting No. 10



Location: Committee Room, County Court House

Attendees: Sonia Aaltonen (HBM), Matt Wilkinson (CM), Karen Ellis (CM), Shannon Herman (AN), Christina Coulter (DD), Derek Bertram (TL), Per Lundberg (SEL), Arya Hejazi (County), Iain Mudd (County), Keziah Holden (County)

Regrets: Emily Baker (OSM), Ed Whitmore (AN), Emily Fitzgerald (NK), Darryl Tighe (NK), Madhupreeta Muralidhar (DD Student), Tom Cowie (Hiawatha FN), Kaitlin Hill (Curve Lake FN), Adele Arbour (TL), Barb Waldron (TL), Bryan Weir (County)

NOTE: Modification Meetings are being held to draft modifications to the new Official Plan to be consistent with the draft Provincial Planning Statement and as directed by County Council through report PPW 2023-17, and to incorporate Official Plan Amendments approved since the time of adoption of the new Official Plan.

Meeting started at 2:00pm

Items and issues discussed at the meeting were as follows:

Update on New County Official Plan

- County received a letter from Minister Calandra (Ministry of Municipal Affairs and Housing) in relation to the new County Official Plan.
 - Requesting the County to repeal the adopting by-law pursuant to Section 21(1) of the Planning Act so that the OP is no longer before the Minister for a decision.
 - Letter is currently on the September 18th County Council agenda to be received with a recommendation to be referred back to staff for a report.
- TAC discussed options that could be available to Council. It is noted that the information provided in the letter was new to everyone, and that other alternatives may present themselves after staff have had time to consider the request further. Options discussed were as follows:
 - Repeal as requested and the OP exercise begins again in accordance with the Planning Act (non-appealable). Have the ability to make changes not only to reflect new PPS, but also any other changes Council wishes to see.
 - Could specifically limit changes to be made in accordance with PPS, 2024 only.

- Time frame unclear, but would be significant given the requirement to go back out to public with legislated time frames associated with that process.
- Requirements of Planning Act will be required to be adhered to (i.e. public meeting, open house, resolution from each Township and adoption by County Council etc.).
- Uncertain whether the Minister would still need to be provided a copy of the draft OP in advance of the public meeting in accordance with Section 17(17.1) of the Planning Act. County Staff to discuss with MMAH.
- Don't repeal By-law and request Minister to approve the OP in its current form as adopted and take the modification work that has been done to develop OPA #1 to the new County OP.
 - Allows a certain policy framework to be in place in a shorter amount of time but would be bound by OP policy (developed to conform to the Growth Plan) which is more restrictive than what will be in place with new PPS.
 - The OPA would be required to go through the regular amendment and public consultation process, and the OPA could be appealed.
 - Would allow lower-tier municipalities to move forward with comprehensive reviews to update their zoning by-laws.
 - Discussion over Settlement Area boundaries, agricultural land uses (i.e. Prime Agricultural lands), and environmental restrictions.
- Repeal the adopting by-law but carry on with the use of the current in-effect OP.
 - Current OP policies are outdated in many aspects, though they are fairly consistent with the new PPS.
 - Can format the current OP without an Amendment (adding section numbers etc. for ease of reading) but would need an OPA to update the policies that are out of date (including any Township specific policies) and any that may conflict with the new PPS.
 - This option would be wasteful of time and effort spent developing the new OP.
- Discussion over the cost of these options. To utilize the new OP, repealing may be the more cost-effective route, but still requires further exploration.
- If a repeal moves forward, it will have to go through the lower-tier municipalities and support from the Townships will be required via resolutions.
- Pros/Cons of each approach will eventually need to be crafted and presented to County Council.
- Future TAC meetings are tentative, pending direction from County Council

Aird & Berlis Webinar – New Provincial Planning Statement

- TAC Members watched a live webinar hosted by Aird and Berlis, reviewing notable changes in the new Provincial Planning Statement (2024) which comes into effect on October 20th. Webinar started at 3:00pm.

Meeting adjourned at 4:00pm