

County Official Plan Project

Meeting Minutes – May 7, 2020 Technical Advisory Committee Meeting No. 17



Location: Virtual Meeting, Zoom

Attendees: Anna Currier (SEL), Sonia Aaltonen (HBM), Christina Coulter (CM), Karen Ellis (CM), Tiffany Ly (TL), Jamie Hoefling (OSM), Brian Fawcett (DD), Ed Whitmore (AN), Bryan Weir (County), Iain Mudd (County), Keziah Holden (County)

Absent: Rob Lamarre (SEL), Eric Rempel (NK), Crystal McMillan (DD), Tom Cowie (Hiawatha FN), Barb Waldron (OSM), Jeannette Thompson (SEL), Kaitlin Hill (Curve Lake FN), Julie Kapyrka (Curve Lake FN), Martina Chait-Hartwig (DD)

Meeting started at 1:36pm

Items and issues discussed at the meeting were as follows:

Business Arising from Minutes/New Business

- Small revision to minutes as distributed as noted by CM staff
- County staff gave brief update on Growth Management Study
 - as mentioned at previous meetings, the Province is working on creating a new methodology specifically for low-no growth areas within the Greater Golden Horseshoe. While County staff have been to a few sessions earlier in the year with regards to this, there has been no further information or update from the Province. The new methodology was originally planned for release this spring but unsure whether COVID-19 has impacted the schedule.

Official Plan Policy Review

- Reviewed revised Agriculture designation policies
 - Identified need to state that refinements to the mapping can only be done through Municipal Comprehensive Review in accordance with Provincial policy
 - Add policy to Consent section clearly stating that no severances of on-farm diversified uses will be permitted
 - Discussion around the requirement for a Zoning By-Law Amendment for event venues and situations where it may not be appropriate – if smaller agri-tourism, agriculture related or on-farm diversified uses are proposed, then separate policies would apply. The local Municipality has the flexibility

to determine if the use is an 'event venue' as defined, or a smaller agri-tourism, agriculture related or on-farm diversified use which would not require a zoning amendment.

- TAC agreed that leaving cannabis cultivation policies broader in the OP would allow local Municipalities greater flexibility in regulating the use through their Zoning By-Laws with regards to setbacks
- Local Municipal staff will need to consider whether processing of cannabis will be permitted in Agriculture and Rural designations – this may vary by Township
- Reviewed Section 9 (Economic Development) through to end of policy document
 - TAC identified need to create a 'Commercial' designation, and the 'Rural Employment' designation will be renamed 'Employment'. The 'Urban Employment' designation will be use in the 4 serviced settlement areas and the 'Employment' designation will be used outside of those areas.
 - CM staff identified possible need for a Special Policy Area along Lansdowne Street to better recognize the mix of employment and commercial uses
 - Identified need to update Consent section to clearly state the number of new lots that are permitted – would like additional lots to be permitted in the Employment designation in order to support any uses that may want to locate in the area
 - Identified need to streamline the New Development policies of the Employment designation
 - Minor changes to Airport Employment designation in CM
 - In the Recreation Commercial designation, permitted uses list will be updated
 - CM staff will review site specific policies Recreation Commercial policies for Chan Sham Temple
 - OSM staff indicated that Recreation Commercial will be a new designation in the Township so will need to carefully review mapping
 - Home Occupation and Home Industry policies reviewed with minor revisions to both
 - Short-Term Accommodation policies to be revised and shortened for simplicity
 - Day Nurseries and Private Home Daycare section revised – private home daycare will be removed from this section since it is considered a home occupation

Natural Heritage Policies

- County staff gave brief update on the status of the Natural Heritage Policies, which have been circulated to the four Conservation Authorities with regulation areas in the County. Comments on the draft policies are due in early June and will be coordinated by the CA's into a single response. It is the intent that CA staff will

attend a future TAC meeting to review these draft policies and assist in answering questions.

Next Steps & Action Items

- County staff to make changes to draft policies based on review by TAC
- TAC members to consider cannabis processing as an agriculture related use

Meeting adjourned at 4:32pm