

**The Corporation of the City of Kawartha Lakes**  
**Minutes**  
**Growth Management Strategy Task Force Meeting**

**GMSTF2022-01**  
**Monday, February 14, 2022**  
**10:00 A.M.**  
**Electronic Participation Meeting**

**Members:**  
**Councillor Ashmore**  
**Chris Appleton**  
**Lois Found**  
**Braden Kemp**  
**John Kintare**  
**Mike Perry**  
**Sharon Summers**  
**David Webb**  
**Richard Williams**

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## 1. **Call to Order**

Task Force members: Chris Appleton, Lois Found, Braden Kemp, John Kintare, Mike Perry, Sharon Summers, David Webb, Councillor Ashmore. Absent: Richard Williams

Municipal Staff: Leah Barrie, Manager, Planning Division, Rebecca Mustard, Manager, Economic Development, Nancy Ord, Administrative Assistant

Consultants: Jamie Cook and Shaila Taku, Watson & Associates Economists Ltd., Rory Baksh and Kelly Martel, Dillon Consulting Limited.

The February 14, 2022 Growth Management Strategy Task Force meeting was called to order at 10:00 a.m. by Chair David Webb.

## 2. **Appointment of Chair**

After summary of position details/responsibilities, Leah Barrie called for nominations for the position of Chair of the Growth Management Strategy Task Force.

Chris Appleton nominated David Webb. Mike Perry seconded the nomination. David Webb accepted the nomination to stand as Chair.

**GMS2022-001**

**Moved By** C. Appleton

**Seconded By** M. Perry

**That** David Webb be appointed as Chair of the Growth Management Strategy Task Force.

**Carried**

## 3. **Appointment of Vice-Chair**

Leah Barrie called for nominations for the position of Vice Chair of the Growth Management Strategy Task Force.

David Webb nominated Braden Kemp. Lois Found seconded the nomination. Braden Kemp accepted the nomination to stand as Vice-Chair.

**GMS2022-002**

**Moved By** D. Webb

**Seconded By** L. Found

**That** Braden Kemp be appointed as Vice Chair of the Growth Management Strategy Task Force.

**Carried**

**4. Adoption of Agenda**

The Chair recommended the Agenda be modified should time permit, to receive an update on the Official Plan appeals at the Ontario Land Tribunal as they relate to the Growth Management Strategy; and, to table a discussion on the Province's recent release of the Housing Affordability Task Force Report. The Chair also recommended an additional meeting should insufficient time be available.

**GMS2022-003**

**Moved By** M. Perry

**Seconded By** L. Found

**That** the Agenda be adopted.

**Carried**

**5. Declaration of Pecuniary Interest**

There were no declarations of pecuniary interest disclosed.

**6. Adoption of Minutes from Previous Meeting**

**Growth Management Strategy Task Force Meeting, October 14, 2021**

**Growth Management Strategy Task Force Meeting, November 30, 2021**

The Minutes of the October 14, 2021 and November 30, 2021 Growth Management Strategy Task Force Meetings were received. No issues were raised.

**GMS2022-004**

**Moved By** C. Appleton

**Seconded By** S. Summers

**That** the Minutes of the October 14, 2021 Growth Management Strategy Task Force Meeting be adopted.

**Carried**

**GMS2022-005**

**Moved By** C. Appleton

**Seconded By** B. Kemp

**That** the minutes of the November 30, 2021 Growth Management Strategy Task Force Meeting be adopted.

**Carried**

## **7. Deputations**

There were no deputations presented.

## **8. Correspondence**

There was no correspondence presented.

## **9. New Business**

### **9.1 GMSTS2022-01.9.1**

#### **Introduction of Draft Discussion Paper and Outline of Questions for Discussion**

The Chair opened the discussion noting that some members had already provided comments on the Draft Discussion Paper by e-mail.

The Consultant provided an overview of the preparation of the Draft Discussion Paper highlighting its purpose, the issues facing the City and pointing to the following:

- The need to integrate economic, social and environmental sustainability in the GMS.
- Natural heritage as a key asset and its protection an essential element in the City's overall prosperity.
- Definition of growth management and the Provincial and local Official Plan policy framework of the GMS.
- The need to emphasize Kawartha Lakes in the broader context of the fast-growing Greater Golden Horseshoe, to understand the City's opportunities for growth and its position in the regional profile.
- An objective of the GMS is not to constrain growth but to ensure local interests, opportunities and nuances guide the implementation of the Provincial allocations.

The Consultant referred to broad Growth Management themes/points including:

- Where and how to accommodate growth.

- Ongoing efforts to understand the effect of two large Minister's Zoning Orders on the GMS.
- Planning for a variety of demographic groups including aging populations, empty nesters, millennials, Generation Z, first-time homebuyers.
- Economic change and providing opportunities for clusters of growth.
- While the GMS focuses on the urban system, it acknowledges the importance of the rural system. The GMS will form the basis for the Official Plan review of rural policies, promotion of the tourism sector, balancing environmental sustainability with economic growth and protection of the natural environment.
- Infrastructure alignment will focus growth.
- Measuring and monitoring targets in the GMS relating to intensification, growth allocation, growth rates, social economic indicators and canvassing lessons learned from other municipalities.

The Draft Discussion Paper would be followed by two technical reports:

- Technical Report #1 – Growth Analysis
- Technical Report #2 – Urban Land Needs and Policy Recommendations Report

## 9.2 GMSTF2022-01.9.2

### **Question One: Key Messages/Narrative**

Does the discussion paper encapsulate the key messages/narrative that has been discussed to date between the Task Force, the City and the Consultant Team, as well as the supplementary information that has been provided by the Task Force and shared on the Task Force "Jump In" Page?

The Chair read Question One from the Agenda: **Key messages/narrative** and the following Task Force comments were provided:

- The document reads well, is a good report with lots of information and lays out in detail the Provincial/local policy framework for the GMS.
- Population growth in all areas must increase due to Federal and Provincial mandates and Kawartha Lakes may not have a choice in the numbers assigned in its allocation.
- Detail on the GMS process and reference to the Task Force's role should be added.

- At what stage should public input occur? Members noted a need to ask for input now as well as following release of the Draft Discussion Paper to frame public discussion. The Task Force's role in representing the community and providing public input was acknowledged and comment added on efforts throughout the GMS to encourage public input. Alternate and additional means were encouraged to be considered noting the JumpIn website may not be sufficiently user friendly.
- Modifications to place environmental sustainability as a first consideration and a driving focus for all elements of the Discussion Paper. This approach was supported by several Task Force members acknowledging that "balancing the environment with growth" is an antiquated view, that the environment is a driver of economic growth and its sustainability is also a moral issue.
- Recommendation that a project update presentation be delivered to City Council. The GMS Project schedule includes several presentations to City Council.
- Section 4.1.8 of the Draft Discussion Paper is missing reference to climate change and the Healthy Community Plan, an issue affecting a range of growth related topics.
- The City's Rural Zoning By-law Consolidation project is a companion document to the GMS and includes protective rural and environmental regulations such as a 30.0-metre shoreline setback. Three public open houses have been scheduled between 6:30 and 8:30 p.m. on March 1<sup>st</sup>, 3<sup>rd</sup> and 9<sup>th</sup> for the Rural Zoning By-law Consolidation project.
- An innovative strategy to address negative environmental affects on international vacation travel due to oil/gas consumption may include encouraging Kawartha Lakes as a local travel/vacation destination. Reference was made to "teleworkers" who can work anywhere as another source for economic development in the same manner.
- The cover of the Draft Discussion Paper should not just have a picture of Lindsay but include photos that represent the entire municipality.
- The Discussion Paper should make links to other related projects underway by the City.
- Clarification was sought on the relationship between growth and taxation. The Consultant indicated the scope of the GMS does not include a detailed technical review of taxation/growth. They are aware of concurrent projects relating to housing, infrastructure and economic development. The question

is addressed during budget discussions but more detail is needed to understand tax revenue and costs/benefits of new development. Action: add links to other City projects as part of the GMS project Jump In page. The internal staff Technical Advisory Committee is a resource to the GMS project that is intended to ensure the GMS aligns with and informs other municipal work and divisions.

- Consideration for policies to encourage immigration to meet the Province's growth allocations and the need to provide a balance of housing type and tenure options that reflect the Provincial Policy Statement and the Official Plan. Some discussion followed on the traditional construction of detached single housing by the building industry and that recent history/housing demand suggests other forms of housing would be successful. The Consultant clarified the GMS would set out population growth targets and that specific targets by housing type and tenure are beyond the scope of the GMS. The Official Plan review that will follow the GMS is an opportunity to set targets for housing tenure/type.
- Discussion should be had with school boards, hospitals and medical organizations in considering housing and modern needs such as working from home. The consultants have prepared a draft Communications Plan to guide project work and obtain other stakeholder and agency input.
- The Final Discussion Paper should make reference to comments raised in this meeting and mention issues such as rural transportation, health care and child care as supports to and a means to manage growth when it occurs.

### 9.3 GMSTF2022-01.9.3

#### **Question Two: Gaps in Content**

Are there potential gaps in the content of the discussion paper with respect to the Growth Management Strategy purpose, process or key themes discussed?

The Chair read the question and acknowledged it had been addressed by many of the comments above. Additional comments were added:

- Missing are lessons learned from the last GMS and commentary on how the City did.
- Should rising housing prices form part of the GMS?
- Clarification of the proposed Flato Development adjacent to Lindsay and the extent of commitment from developers to provide lower cost housing. Discussion of challenges to ensuring construction of lower income housing given the typical phasing of large developments and revisions often

requested over time due to market and other influences. An option may be to include specific targets in the Official Plan rather than goals.

- With regard to comment on how long it takes to prepare an Official Plan: Kawartha Lakes' circumstances are unique as a result of amalgamation, appeals that have lasted since 2012 and frequently changing Provincial Policies. The City with its consultants are actively pursuing resolution of OP appeals. Staffing and budgetary constraints also impact updates to Official Plans.
- The Chair suggested the Task Force recommend to City Council that: the Official Plan be reviewed within each Council's term; that measurement indicators be added to the GMS and that Minister's Zoning Orders not be encouraged.
- Concern about the number of MZOs approved recently in Ontario. The Consultant noted the housing unit numbers of the existing MZOs in Kawartha Lakes will be incorporated into the GMS in light of their status superseding local planning documents. Careful determination of the effect of the MZOs in Kawartha Lakes is under review.
- The GMS acknowledge the increased need for services and housing for an aging population and other types of workers.
- Does the Land Needs Assessment involve discussion with property owners since some owners may not want to be included within the urban area for future development. Moving of settlement area boundaries would occur as part of the Official Plan update process and would include a statutory public process for property owner and public input.
- Consideration be given to the effects of seasonal homes being converted to year-round occupancy and the need for permanency standards.

#### 9.4 GMSTF2022-01.9.4

##### **Question Three: Emphasis on Components**

Are there specific components of the discussion paper where more or less emphasis is required or if the order of information provided needs to be reorganized?

The Chair indicated this question has been addressed during the above discussions.

#### 9.5 GMSTF2022-01.9.5



#### **Question Four: Technical Components**

Are there any questions regarding the technical components presented in this discussion paper? Are any clarifications needed on the aspects discussed?

The Chair indicated this question had been addressed during the above discussions.

#### **10. GMS Project Schedule**

A slide of the Project Schedule was presented indicating achievement of Phase 1.8, Task Force Meeting # 3 to discuss the Draft Discussion Paper. The following phases/meeting dates were noted:

- March 2022 Task Force meeting to discuss the Work Plan and the technical work underway.
- June 2022 Item 2.2 Working through the Technical Work
- June 2022 loosely targeted for Council presentation to wrap up Phase 1 and foundational efforts.

Discussion followed on the outreach strategy, inclusion of technical details and ensuring the Task Force input is validated. The Jump In site is intended to remain open-ended to encourage outreach at various intervals. While the Task Force are proxies for the broader community, other opportunities for public input are being considered including quick polls, discussion pages, structured Q and As and ensuring a forum is kept live for landowner input. Planning Division staff have been tracking interest from landowners wanting inclusion in settlement areas and notification will be provided to encourage their involvement throughout the project.

The Chair recommended further discussion on outreach and the Task Force's role at the next GMS Task Force meeting.

#### **11. Next Steps**

The Consultant will proceed to review and complete the Discussion Paper for release by April 2022. Any remaining comment from the Task Force on the Draft Discussion paper is to be submitted to Leah Barrie or added to the Jump In site by Friday, February 18, 2022.

The Consultant indicated the key items raised in today's Task Force meeting would be included in a revised Discussion Paper particularly noting the emphasis on the environment and natural heritage as well as a number of other points raised in the minutes. The revised Discussion Paper will be circulated to Leah Barrie for final review by the City and Task Force.

**12. Next Meeting**

A poll of Task Force members would provide meeting date options tentatively in late March.

In order to address items not discussed per Agenda Item 4, the Chair recommended setting up an additional Task Force meeting with Planning Staff.

**13. Adjournment**

**GMS2022-006**

**Moved By** L. Found

**Seconded By** B. Kemp

**That** the Growth Management Strategy Task Force meeting be adjourned at 12:10 p.m.

**Carried**