



Planning Advisory Committee

Meeting Notes

Members Present Sam Davies, Kimberly Fawcett Smith, Tony Gkotsis, Kelly Stevenson

Staff Present Sukriti Agarwal, Chanti Birdi

Regrets Ibrahim Kettaneh, Donna Gillespie, Paul Martin

Meeting Date: Wednesday, July 12, 2023 (1:00 p.m. – 3:00 p.m.)

Item 1: Summary of Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023* and Proposed Provincial Planning Statement

Planning staff Ms. Birdi led a PowerPoint presentation summarizing the contents of Bill 97 and the proposed Provincial Planning Statement.

Following the presentation, Committee members discussed the following:

- Clarification was requested on the maximum number of additional residential units permitted on a lot. Staff clarified that up to three units are permitted in both urban and rural areas where single detached, semi-detached and row house dwelling are permitted, subject to applicable zoning and building permit requirements. It was further clarified that all three units may now be within the principal building or two may be within the principal building, with a third unit located in a detached accessory building.
- The impact of changes to the definition “employment area” were discussed, specifically in the context of institutional-type uses in the industrial areas. Staff indicated that existing uses would be permitted to continue, however, the larger impact on Official Plan policies will require further review to ensure conformance with Provincial Policy. Member Tony Gkotsis requested that the Committee be further consulted at the time of this review to allow for additional input.
- Ms. Agarwal provided clarification on the impact of changes to the definitions of “employment area” within the *Planning Act* and “areas of employment” within the proposed Provincial Planning Statement. At this time the Official Plan review is on

hold to coordinate the review against the anticipated Provincial Planning Statement changes.

- Member Mr. Davies requested clarification on the applicability of the proposed Provincial Planning Statement employment area policies. Ms. Agarwal clarified that the employment area policies in the proposed Provincial Planning Statement focus on industrial-type uses such as manufacturing. As an example of potential changes resulting from the Provincial Planning Statement, Ms. Agarwal highlighted the City's Business Park Industrial designation where offices and light-industrial type uses are currently permitted. Currently, this designation is considered an employment area, however, under the new Provincial definition of employment area, the uses permitted in this designation will need to be reviewed for consistency with Provincial policy. Where Business Park Industrial lands contain non-employment uses, redesignation of the lands to a more appropriate designation can be considered. The Planning Act provides that municipalities may amend their Official Plan.
- Staff indicated that the impact of employment land changes on the industrial uses in North King's Town secondary plan area will require review against the proposed Provincial Planning Statement policies once finalized. The subject area does include many heavy industrial-type uses, however, there are some areas along Montreal Street which have been proposed to include some residential intensification which may now need to be reviewed. The option to convert certain lands from employment lands to other designations may be considered.
- Members requested information on potential boundary expansions. At this time, it is not known whether an urban boundary expansion would be proposed or what direction a potential expansion could follow (i.e. north, east or west of the current boundary), however, there is currently a Population, Employment and Housing projections study being undertaken which may inform this conversation. This analysis will explore whether land supply within the current boundary can accommodate projected population growth. The Population, Employment and Housing projections study is anticipated to be brought to the Committee at a later date.
- Members requested information on allocation of public utilities, including any potential of cancelling previously assigned but unused allotments. A servicing allocation policy is being considered to address this matter. This was identified as a Council initiative, but is in early stages of policy creation. Some municipalities have policies where projects may lose servicing credits if not utilized within a certain time frame.

Item 2: Other Business

- Member Aaron St-Pierre has resigned from the Committee due to relocation outside of the City. The Clerks will be recruiting for this position.

The next meeting will be held virtually on October 11 at 1:00 p.m.