

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

**GMSTF2022-02**  
**Friday, April 22, 2022**  
**3:00 P.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**

The April 22, 2022 Growth Management Strategy Task Force meeting was called to order at 3:00 p.m. by Chair David Webb.

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

Municipal Staff in attendance: Leah Barrie, Manager of Planning, Richard Holy, Director of Development Services and Nancy Ord, Administrative Assistant.

**2. Adoption of Agenda**

**GMS2022-007**

**Moved By** S. Summers

**Seconded By** R. Williams

**That** the Agenda be adopted as presented.

**Carried**

**3. Declaration of Pecuniary Interest**

There were no declarations of pecuniary interest disclosed.

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

Growth Management Strategy Task Force Meeting, February 14, 2022

The minutes of the February 14, 2022 Growth Management Strategy Task Force meeting were received as presented with no issues arising.

**GMS2022-008**

**Moved By** B. Kemp

**Seconded By** L. Found

**That** the minutes of the February 14, 2022 Growth Management Strategy Task Force meeting be adopted.

**Carried**

**5. Deputations**

There were no deputations presented.

## **6. Correspondence**

There was no correspondence presented.

## **7. New Business**

### **7.1 GMSTF2022-02.7.1**

#### **Discussion on Ministerial Zoning Orders in the City of Kawartha Lakes**

The Chair indicated members of the Task Force had expressed concern about the impact of the Province's recent approval of MZOs in Kawartha Lakes on the City's Growth Management Strategy and Task Force efforts.

A brief definition and description of MZOs was provided by Staff.

Staff clarified the number and effect of MZOs in the City, as well as the administrative, review and consultation process undertaken by Staff and the Province.

Notwithstanding approval of MZOs, proponents are still required to submit requisite Planning Act applications for review, and obtain necessary approvals, agreements and permits prior to development.

Task Force members noted the following, with additional comments from Staff:

- The GMS and the City must acknowledge the residential units and geographic areas that have been included through the MZOs in its land needs assessment for approximately 5600 units but may report on what the unit numbers would be with and without MZOs.
- The original intent of MZOs was for emergencies or where no local municipality existed or to implement a pressing provincial objective and in the past were rarely approved (three between 2014 and 2019) which differs from the most recent MZO approvals.
- The MZO approval process has a quick and compressed time frame which has required significant cooperation between the City and the Developer's consultants.
- The next steps require the City to work with developers to develop a framework agreement to address all parameters, ensure compliance with the City's Master Plans (servicing, transportation, housing affordability) and ensure developers pay their fair share of infrastructure and development costs.

- The City must acknowledge that some of the growth allocated to it by the Province is now accounted for by the MZOs.
- The future potential for additional MZOs is unknown.
- Does the Task Force have a role in influencing how the City and Council engages and deals with MZOs?
- The current housing crisis may be the basis for the Minister approving MZOs and consideration should be given to shortening future efforts by the City in preparing the GMS. It was clarified that the Province has allocated the minimum growth to be accommodated in Kawartha Lakes and outlined specific requirements for the preparation of the GMS which the City is obligated to undertake. The broad spectrum of inputs for the land needs assessment required by the Province have been compiled by Staff for the consultants' analysis through Spring-Fall 2021 (such as number of lots created through severance and subdivision applications, change in land uses, changes in settlement boundaries, site plan activity, building permit issuance, micro/macro economic development trends, etc. since 2011) and will form the basis for the upcoming Technical Analysis reports.
- Concern on the undermining of the usual planning approval process with developers seeking MZOs in the future and whether the GMS Task Force should comment directly to City Council. The Chair offered to prepare a memo that may be presented to City Council and suggested Council may want to hear the Task Force's message. Staff recommended the Task Force allow the GMS Technical process to be completed and consider strategic directions thereafter.
- "Enhanced MZOs" were clarified as the Province's ability to attach additional provisions/conditions. The example of requiring site plan control for a large apartment that is outside the defined site plan control area was noted.
- The MZOs for Kawartha Lakes do not take up all of the forecasted growth and the Task Force still has a job to do to guide growth for the City. The approval of the MZOs is a disappointment and the Task Force may play a role in recommending processes that will assist the City to live with MZOs.
- The GMS Task Force does not see itself as a communication vehicle for MZOs.

**8. Next Meeting**

Details of the next Task Force meeting on Friday, April 29, 2022 will be provided

**9. Adjournment**

**GMS2022-009**

**Moved By** C. Appleton

**Seconded By** Councillor Ashmore

**That** the Growth Management Strategy Task Force meeting be adjourned at 4:10 p.m.

**Carried**