

## Planning and Community Development Committee

May 20, 2014 – 10:00 AM

The Planning and Community Development Committee met on the above date at the County Administration Building with the following members in attendance:

Present: Chair Arlene Wright; Councillors Terry McKay, Alan Barfoot, Paul McQueen, Kathi Maskell, Francis Richardson, Norm Jack, Duncan McKinlay and Kevin Eccles; and Warden Brian Milne

### Staff

Present: Lance Thurston, Chief Administrative Officer; Sharon Vokes, County Clerk / Director of Council Services; Randy Scherzer, Director of Planning; Michael Kelly, Director of Transportation; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Alisha Buitenhuis, Planner; Barb Heerschap, Administrative Assistant; Monica Scribner, Administrative Assistant; Bryan Plumstead, Tourism Manager and Tara Warder, Recording Secretary

## Call to Order

Chair Wright called the meeting to order at 10:00 AM.

## Declaration of Pecuniary Interest

Warden Milne declared a pecuniary interest with respect to the deputations on the Flanagan Pit matter and the Second Addendum to Report PDR-PCD-13-12-Flanagan Pit.

## Reports – Clerk

*CCR-PCD-19-14 Appointment of Economic Development Action Plan*

*Steering Committee*

PCD54-14 Moved by: Councillor Eccles                      Seconded by: Councillor Maskell

**WHEREAS Grey County is undertaking a Strategic Action Plan for Economic Development,**

**AND WHEREAS an Economic Development Action Plan Steering Committee was endorsed by Council through resolution PCD13-14;**

**AND WHEREAS the steering committee is to include stakeholders representing different economic sectors;**

**NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-19-14 be received;**

**AND THAT the following candidates are named to the Economic Development Action Plan Steering Committee: Ashley Chapman, Brian Davenport, Karen Ferri, Don Lewis, Mike Vokes, Warden Brian Milne, Planning and Community Development Chair Arlene Wright, and Councillor Duncan McKinlay.**

Carried

Minutes of Meetings

*Tourism Advisory Committee minutes dated May 8, 2014*

The Committee discussed the rules of the road when cyclists are involved. Bryan Plumstead noted that it is an area which is open to a lot of interpretation; however the Province and "Share the Road" are working to clarify the rules.

PCD55-14 Moved by: Councillor McKay                      Seconded by: Councillor Jack

**THAT the minutes of the Tourism Advisory Committee meeting dated May 8, 2014 be adopted as presented.**

Carried

Business Arising from the Minutes

*Planning and Community Development Committee minutes dated April*

15, 2014

These minutes are for information only as they were adopted by Grey County Council as presented on May 6, 2014.

## Staffing Update

Randy Scherzer introduced two new members of the Planning Department. Mr. Scherzer welcomed Nicole Gamble who has joined the Planning Department as a summer student, and Monica Scribner from the Housing Department who will be replacing Barb Heerschap as the Administrative Assistant upon Ms. Heerschap's retirement.

## Deputations (Part 1)

*Don Kerr, Director of the Blue Mountain Watershed Trust Foundation -  
Need for Independent Peer Reviews*

Don Kerr addressed the Committee on the above. Mr. Kerr provided an outline and brief history of the Blue Mountain Watershed Trust Foundation, which consists of 130 members and was incorporated in 1995. The mission of the organization is to protect and enhance the Blue Mountain watershed ecosystem by protecting water sources and habitat with current laws and regulations and through the promotion of improved practices.

Mr. Kerr then proceeded to outline a letter from the Foundation addressed to the County of Grey and the Town of the Blue Mountains requesting that the County discontinue the use of its own peer reviewer and exclusively utilize the Conservation Authority or Niagara Escarpment Commission where applicable. Mr. Kerr provided rationale for the practice including the ability for the Conservation Authorities (CA) to maintain independence easier than a private consultant as well as avoiding duplication of effort. It was noted that the Town of Collingwood uses the Nottawasaga Valley Conservation Authority and are content with the CA's services.

Staff then addressed questions and comments from the Committee, noting that the primary mandate of a Conservation Authority is with respect to natural hazard areas as well as regulated areas which includes wetlands and buffered areas around wetlands. Natural heritage comments can be solicited from a CA with an agreement in place. The comments of the CA are respected and considered in the recommendations that come forward from staff. It was further noted that there are four CAs within Grey County, each

one having varying levels of staff and expertise. Discussions have occurred on whether increased services can be provided which could be challenging given the various levels of staffing and expertise.

*PCD56-14* Moved by: Councillor McKinlay      Seconded by: Councillor Barfoot

**THAT staff be directed to bring forth a status report on how peer reviews are used in land use applications and decisions, noting the positives and negatives of changing the process, the resources needed to move forward with such a change, and how consistent it would be across the County.**

Carried

*Mike Hensel, Hensel Design Group – Craigleith Village Meridian Block Plan*

Mike Hensel briefly addressed the Committee on the above and thanked staff for their work on the application to date.

Mr. Hensel elaborated on why peer reviews are needed and the benefits of having a biologist conduct peer reviews. In response to Mr. Kerr's comment regarding the Town of Collingwood, Mr. Hensel noted that the Nottawasaga Valley Conservation Authority has a biologist on staff.

## Reports – Planning (Part 1)

*Addendum to PDR-PCD-32-12 Craigleith Village Meridian Block Plan  
42T-2012-03*

Randy Scherzer provided information on the above report regarding the Craigleith Meridian Block Plan located north of Highway 26 west of Long Point Road. The subject lands were formerly known as the Terrasan lands. Meridian Credit Union is the Mortgagee in possession of the lands. Loft Planning Inc. is the agent.

Mr. Scherzer outlined the comments received, including natural heritage concerns, traffic, open space and shoreline dedications. It was noted that the Ministry of Transportation supports the proposed access to Highway 26 pending the outcome of the Environmental Assessment for Highway 26 in the Craigleith area.

*PCD57-14* Moved by: Councillor Barfoot      Seconded by: Councillor Maskell

**WHEREAS an application for a draft plan of subdivision to create a block plan being 42T-2012-03, known as Craigleith Village (Meridian), has been submitted to the County;**

**NOW THEREFORE BE IT RESOLVED that the Addendum to Report PDR-PCD-32-12 be received;**

**AND THAT in consideration of the proposed draft plan of subdivision and the matters to have regard for under Subsection 51(24) of the Planning Act RSO 1990 as amended, the Planning and Community Development Committee hereby gives draft approval to Plan of Subdivision File 42T-2012-03 to create a total of 25 blocks, including 3 single family dwelling blocks, 5 townhome blocks, 2 commercial blocks, 2 institutional blocks, 2 mixed use residential/commercial blocks, 9 open space/park blocks, one stormwater management block, and one road widening block within lands described as Lots 59, 110, 111 and 112, Part of Lots 86, 87, 88, 89, 113 and 114, Part of Block D (Closed by By-law), Registered Plan 529, Town of The Blue Mountains, subject to the conditions set out in the Notice of Decision.**

Carried

The Committee briefly recessed then reconvened. Chair Wright addressed the Committee regarding Barb Heerschap's retirement and thanked her for her hard work and dedication to the County during her years of service.

## Deputations (Part 2)

Warden Milne previously declared a pecuniary interest with respect to the Flanagan Pit matter, and left the room during these discussions and did not vote on the matter.

*Doug Karrow, Egremont Community Concerned About Aggregate –  
Flanagan Pit, Township of Southgate*

Doug Karrow addressed the Committee on the above. Mr. Karrow began by referencing the applicable legislation and subsequently expressed concerns with the proposal, including that the proposed pit is outside of the aggregate resource area, the adjacent lands and set backs are minimums only, and no mapping on the location of "Significant Valleylands" in the Grey County Official Plan exists to date. Further concern was expressed over the impacts on endangered species such as the showy goldenrod and snapping turtles and the cumulative effect of all the pits in the Holstein area.

Mr. Karrow indicated that the surveys conducted to determine the existence of certain species did not achieve their purpose due to lack of seasonal considerations and administrative errors.

Mr. Karrow requested that a moratorium on present and future gravel pits in the Holstein area be implemented until regard for the Provincial Policy Statement is taken, a study of the cumulative effects of the impacts of the seven gravel pits in the Holstein area is completed, the Beatty – Saugeen River is designated a significant river valley, and the Southgate wetlands are designated as significant wetlands.

*Jo Chisholm – Flanagan Pit*

Jo Chisholm addressed the Committee on the above matter in response to concerns raised at the previous meeting in April. Ms. Chisholm spoke to the Ministry of Natural Resources' and the CA's review of technical studies, the need for a hydrology study, and the need for the proposal to be in compliance with appropriate Official Plans and legislation.

*Genevieve Scott, Cuesta Planning Consultants – Flanagan Pit*

Genevieve Scott addressed the Committee on the above matter in response to the Planning Department's latest staff report, as well as comments made by Mr. Karrow and Ms. Chisholm. Ms. Scott noted her firm's approval of staff's recommendation to proceed with the Official Plan Amendment and spoke to the County's Transportation Services comments on the haul route, the natural environment, the hydrogeological study, bedrock mapping, and cumulative effects. Ms. Scott noted that, with regard to cumulative effects, the expansion will essentially replace the existing pit and extraction limits and truck traffic will remain the same. No evidence exists to indicate negative environmental impacts from the current pit. Further, no significant wetlands exist within 120 metres of the licensed area, and no turtles or goldenrod were found in the area.

## Reports – Planning (Part 2)

*Second Addendum to Report PDR-PCD-13-12 Flanagan Pit*

Sarah Morrison addressed the Committee on the above report, noting that the information contained within the report primarily answers the points raised by Ms. Chisholm at the past meeting. Further, staff are of the opinion that proper pre-consultation did occur and that there is no requirement for an in person meeting.

Staff spoke to the Walker and MAQ quarries, noting that the proposal for the Flanagan

Pit is different in terms of extraction limits than these quarries. Further, the Keppel Quarry proposes an increased level of extraction.

The Committee discussed inconsistencies in requirements for when a road assessment study is needed.

Michael Kelly noted how a road assessment study varies from a traffic impact study, indicating that a traffic impact study examines the amount of traffic on the road regardless of type and assesses the need for turning or acceleration lanes, etc. A road assessment study on the other hand examines the structure of the road and how the road will be affected by additional traffic stemming from a particular development.

Mr. Kelly indicated that when a new development or increase is proposed, it is suggested the road structure be examined. In the case of the Flanagan Pit however, no road assessment study was required.

Mr. Scherzer noted that the policies regarding a Traffic Impact Study in the County Official Plan includes some considerations which would be considered in a road assessment study. Clarification needs to be made in the Official Plan in defining traffic impact studies and road assessment studies and when each are required.

Mr. Scherzer noted that staff are satisfied that the application conforms to the goals and objectives of the Official Plan and is consistent with the Provincial Policy Statement.

*PCD58-14* Moved by: Councillor Eccles                      Seconded by: Councillor McKinlay

**WHEREAS an application for a County Official Plan Amendment Application has been received for an expansion of a pit into an area not totally designated 'Aggregate Resource Area' on Schedule B of the County Official Plan;**

**NOW THEREFORE BE IT RESOLVED THAT the Addendum No. 2 to Planning Report PDR-PCD-13-12 and Addendum to Planning Report PDR-PCD-13-12 are hereby adopted;**

**AND THAT the proposed amendment to the County of Grey Official Plan to designate the subject lands as "Mineral Resource Extraction with Exceptions" for the lands described as Part of Lot 1, Concession 16, Township of Southgate (Geographic Township of Egremont) to permit the expansion of a gravel pit be supported;**

**AND FURTHER THAT the appropriate by-law be prepared for consideration by County Council.**

Carried

The Committee broke for lunch and returned.

Warden Milne returned to the meeting.

*Addendum #2 to Report PDR-PCD-19-13 OPA 122 West Grey Hanover  
Secondary Plan*

Scott Taylor addressed the above report. The Zoning By-law Amendment and the Official Plan Amendment have been appealed by the Magwood family. County staff wish to present options to the Committee regarding the County's involvement in the proceedings, as involvement is not automatic in accordance with County policy. Staff are recommending Option A, where the County will participate as a party and share legal resources with Hanover and West Grey if the municipalities are willing.

PCD59-14 Moved by: Warden Milne Seconded by: Councillor Barfoot

**WHEREAS the County of Grey approved Official Plan Amendment Number 122 on April 1, 2014 through By-law 4851-14, being an Amendment to adopt a Secondary Plan and re-designate a portion of the lands described as Part Lots 8, 9, 10, 11, 12, 13 and 14 Concession 1 SDR, (Geographic Township of Bentinck) Municipality of West Grey, to the "Highway Commercial" and "Open Space" designations;**

**AND WHEREAS Amendment Number 122 has been subsequently appealed by the Magwood Family Farms;**

**AND WHEREAS the County has an approved protocol on the County's attendance at Ontario Municipal Board proceedings;**

**AND WHEREAS the County was actively involved in the background work surrounding the Secondary Plan through the completion of the County's Five Year Review Official Plan Amendment Number 80, and the subsequent Secondary Plan process;**

**AND WHEREAS the decision on the Secondary Plan has the potential to impact County interests from growth management and transportation perspectives;**

**NOW THEREFORE BE IT RESOLVED that County staff and the County solicitor be directed to participate in the Ontario Municipal Board proceedings as a 'party' with respect to Official Plan**



**Amendment Number 122 in a collaborative fashion with the Municipality of West Grey and the Town of Hanover;**

**AND THAT staff be directed to explore possible settlement opportunities with the Magwood Family Farms, the Municipality of West Grey and the Town of Hanover;**

**AND FURTHER THAT staff be directed to share legal services with the Municipality of West Grey and the Town of Hanover, should the two municipalities be willing.**

Carried

*PDR-PCD-16-14 Information Report Sleepy Hollow Developments*

Sarah Morrison addressed the above information report regarding the proposed Sleepy Hollow subdivision located west of Grey Road 19 off of Sleepy Hollow Road.

*PCD60-14* Moved by: Councillor McKinlay      Seconded by: Councillor Richardson

**THAT Report PDR-PCD-16-14 regarding an overview of proposed plan of subdivision application 42T-2014-01 to establish a plan of subdivision approval for eight (8) lots for lands described as Part of Lot 21, Concession 3,RP 16R-3337 Part 4 and 16R-1111 Part 1 (geographic Township of Collingwood) Town of the Blue Mountains, be received for information.**

Carried

*PDR-PCD-17-14 Agricultural Advisory Committee*

Scott Taylor addressed the above report, noting that staff were requested to research the feasibility of an Agricultural Advisory Committee for the County. Mr. Taylor noted similarities between mandates and terms of reference across other agricultural advisory committees with the goal to improve communications with the agricultural sector, and explore areas of common interest and provide input on relevant issues.

Mr. Taylor spoke to the involvement of the Grey Agricultural Services Centre and elaborated on the various roles of the County in other organizations.

It was noted there is benefit in having an Agricultural Advisory Committee, however staff hold concerns with the structure and time commitment and are therefore recommending that current collaboration and communication with existing organizations and the agricultural community be enhanced.

PCD61-14 Moved by: Councillor McQueen      Seconded by: Councillor McKinlay

**WHEREAS County staff were directed to prepare a report regarding consideration of the establishment of an Agricultural Advisory Committee;**

**AND WHEREAS the County already has a defined role in agriculture, including financial support for Grey Agricultural Services Centre, and an Economic Development Officer – Local Food;**

**AND WHEREAS the farm community is already broadly served by a diverse range of existing agricultural organizations, including Grey Agricultural Services;**

**AND WHEREAS the County has a desire to better communicate with the farm community, to better serve their needs;**

**NOW THEREFORE BE IT RESOLVED that staff be directed to implement Option 2, as outlined in report PDR-PCD-17-14, to establish better communication between the County and existing agricultural organizations through Grey Agricultural Services, with the aim of getting more feedback from the farm community on County services and programs.**

Carried

*PDR-PCD-18-14 2014 Provincial Policy Statement – Important Changes*

Alisha Buitenhuis presented the above report regarding recent changes to the Provincial Policy Statement. Staff addressed questions and comments from the Committee regarding the changes surrounding minimum lot sizes, aboriginal interests and consultation and the rural land designation.

PCD62-14 Moved by: Councillor Barfoot      Seconded by: Councillor Eccles

**THAT Report PDR-PCD-18-14 regarding important changes found in the 2014 Provincial Policy Statement be received as information.**

Carried

*PDR-PCD-19-14 Acquisition of Road Widening Through Severance*

*Process*

Randy Scherzer and Michael Kelly presented the above report, providing the Committee with options for acquiring road widening, whether acquiring it from the severed parcels, retained, or both. Mr. Scherzer outlined the current procedure. The solicitor has

indicated that there is nothing restricting the County from acquiring widening and the County can do so through the consent process.

Staff are recommending that widening be acquired on both the retained and severed parcels during the consent process and that the land acquisition policy be amended to clearly reflect that.

Acquiring widening only when it is needed can be costly and time consuming.

Mr. Scherzer elaborated on the practices of other upper tier municipalities. It was noted that the practice of taking widening from both the severed and retained parcels appears to be commonplace among those surveyed.

The Committee expressed concern with penalizing those who live on a County road if the County's practice varies from the lower tier municipalities. It was suggested that the County provide compensation for land acquired through the consent process.

The importance of consistency and the need for clear communication of the process to applicants was cited. Further, it would be ideal if this matter could be considered alongside the Transportation Master Plan.

Staff noted that uses for widening extend beyond those needed for widening the road and can also be needed for bridge and culvert or other maintenance.

*PCD63-14* Moved by: Councillor McKinlay      Seconded by: Warden Milne

**THAT PDR-PCD-19-14 be referred back to staff to provide further information based on the Committee's discussions.**

Carried

### *By-law Enforcement Officer Report May 2014*

The Committee considered the above report.

*PCD64-14* Moved by: Warden Milne      Seconded by: Councillor McKay

**THAT the By-law Enforcement Officer Report for May 2014 be received for information.**

Carried

## Committee Review of Land Use Planning Appeals / Potential Appeals

*Grey County Active Ontario Municipal Board (OMB) Appeals File List*

The Committee considered the Active Ontario Municipal Board Appeals File List.

PCD65-14 Moved by: Warden Milne Seconded by: Councillor McKay

**THAT the Grey County Active Ontario Municipal Board Appeals File List be received for information.**

Carried

Correspondence

*Receive for Information*

PCD66-14 Moved by: Warden Milne Seconded by: Councillor Richardson

**THAT the following correspondence be received for information:**

- **Ministry of Energy Bob Chiarelli April 14, 2014 - Update on Large Renewable Procurement, Regional Planning Process, Municipal Energy Plans**
- **Bumstead Pit Correspondence from Mike McMurray**
- **Bumstead Pit Correspondence from Naohiko and Anne Kurita**

Carried

*Protecting the Species at Risk Habitat Under the Endangered Species*

*Act- Ministry of Natural Resources*

The species in question, the Hungerford's Crawling Water Beetle, has not been identified in Grey County, however has been identified in Bruce County.

PCD67-14 Moved by: Councillor McQueen Seconded by: Councillor McKay

**THAT the correspondence from the Ministry of Natural Resources regarding protecting the habitat of the Hungerford's Crawling Water Beetle, a species under the Endangered Species Act, be received.**

Carried

*Town of Collingwood – Preservation / Restoration of the Nottawasaga Lighthouse*

PCD68-14 Moved by: Councillor McKay Seconded by: Councillor McQueen

**THAT the County of Grey support the resolution and correspondence received from the Town of Collingwood regarding the preservation/restoration of the Nottawasaga lighthouse.**

Carried

## Other Business

### *Planning Department Update*

There were no updates.

## Next Meeting Dates

**Tuesday, June 17, 2014 at the Grey County Administration Building**

On motion by Councillor Richardson the meeting adjourned at 2:24 PM

Arlene Wright, Chair