

Planning and Community Development Committee

April 21, 2015 – 9:00 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 Scott Mackey, Paul McQueen, Sue Paterson, Barb Clumpus, Norm Jack and Gail Ardiel; and Warden Kevin Eccles

Regrets: Councillor Alan Barfoot

Staff

Present: Sharon Vokes, Acting Chief Administrative Officer; Randy Scherzer, Director of Planning; Geoff Hogan, Director of Information Technology; Heather Morrison, Deputy Clerk / Records Manager; Bryan Plumstead, Tourism Manager; Ashleigh Weeden, Community Engagement and Benchmarking Liaison; Scott Taylor, Senior Planner; Alisha Buitenhuis, Planner; Philly Markowitz, Economic Development Officer; Amanda Pausner, Tourism Specialist; Allison Davies, Tourism Specialist; Petal Furness, Interim Manager Museum and Archives; Rob Hatten, Communications Officer and Tara Warder, Recording Secretary

Call to Order

Vice Chair McQueen called the meeting to order at 9:02 AM.

Adoption of the Agenda

PCD48-15 Moved by: Councillor Jack

Seconded by: Councillor Mackey

THAT the Planning and Community Development Committee agenda dated April 21, 2015 be adopted as amended by adding an additional report, being Report CCR-PCD-11-15 regarding a World War

Commemorations Community fund grant.

Carried

Declaration of Pecuniary Interest

There were none.

Minutes of Meetings

*Municipal Information Session Minutes- Transportation Master Plan
March 6, 2015 & Public Meeting Minutes - Transportation Master Plan
March 6, 2015*

The minutes were reviewed.

PCD49-15 Moved by: Warden Eccles Seconded by: Councillor Paterson

THAT the following minutes be received as presented:

- **Municipal Information Session Minutes – Transportation Master Plan March 6, 2015**
- **Public Meeting Minutes - Transportation Master Plan March 6, 2015**

Carried

Business Arising from the Minutes

*Planning and Community Development Committee meeting minutes
dated March 17, 2015*

These minutes are for information only as they were adopted by Grey County Council on April 7, 2015.

Discussion occurred on licensing bicycles as a possible revenue stream, and also to assist in identifying cyclists when needed.

Chair Wright then entered the meeting and assumed the Chair.

Deputations

Geoff Hogan, Director of Information Technology and Ashleigh Weeden, Communications and Community Engagement, Connected County Initiative

Ashleigh Weeden provided the Committee with an overview of what factors contribute to becoming an “Intelligent Community,” based on indicators and case studies from the Intelligent Community Forum (ICF). Ms. Weeden provided background information on activities the County has taken to pursue intelligent community initiatives, including feedback from a community Master Class with ICF co-founder Robert Bell held in November 2014.

Ms. Weeden elaborated on the connection between what makes an intelligent community and Grey County’s priorities under its Strategic Plan and the newly adopted Made in Grey Economic Development Strategy.

Geoff Hogan and Ms. Weeden noted that they will be working with Economic Development staff to finalize a work-plan for pursuing a Connected County initiative and will bring that workplan back to the Committee at a future date.

Reports – Information Technology

ITR-PCD-06-15 Connected County: Potential and Possibilities

Geoff Hogan addressed questions from the Committee on the Connected County initiative. Mr. Hogan noted that a more detailed plan will be coming forward at a future meeting.

PCD50-15 Moved by: Councillor McQueen Seconded by: Councillor Clumpus

WHEREAS Grey County resolved to pursue Connected County Initiative;

NOW THEREFORE BE IT RESOLVED THAT Report ITR-PCD-06-15 – Connected County: Potential and Possibilities, be received for information purposes.

Carried

Reports – Planning

Addendum to PDR-PCD-04-15 H. Bye Construction Addendum to Merit Report

Alisha Buitenhuis addressed the Committee on the above report regarding a proposed Official Plan amendment. The effect of the amendment would be to re-designate the subject lands from Rural and Hazard Lands to Rural with Exception and Hazard Lands to permit the severance of a vacant residential lot.

PCD51-15 Moved by: Councillor Mackey Seconded by: Councillor Jack

THAT the proposed amendment to the County of Grey Official Plan to re-designate the subject lands from ‘Rural’ and ‘Hazard Lands’ to ‘Rural with Exception’ and ‘Hazard Lands’ for the lands described as Part of Lot 66, Lot 67, Concession 3, geographic Township of Egremont, in the Township of Southgate to allow for the severance of a vacant residential parcel be supported;

AND THAT the Addendum to Report PDR-PCD-04-15 regarding a proposed County Official Plan Amendment be received;

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

Carried

Addendum to PDR-PCD-05-15 Scenic Caves Addendum to Merit Report

Alisha Buitenhuis presented the above noted report regarding a proposed Official Plan amendment. The effect of the proposal would be to sever a 4.6 hectare residential parcel from a larger farm parcel. The vacant retained parcel would be merged with an adjacent property.

Ms. Buitenhuis outlined the comments received.

PCD52-15 Moved by: Councillor Ardiel Seconded by: Councillor McQueen

THAT the proposed amendment to the County of Grey Official Plan to re-designate the subject lands from ‘Rural’, ‘Escarpment Recreation Area’, and ‘Niagara Escarpment Plan Area’ to ‘Rural with Exception’, ‘Hazard Lands’, ‘Escarpment Recreation Area’, and ‘Niagara Escarpment Plan Area’ for the lands described as Part of Lot 14,

Concession 3, geographic Township of Collingwood in the Town of the Blue Mountains, to allow for the severance of a residential parcel containing a dwelling be supported;

AND THAT the Addendum to Report PDR-PCD-05-15 regarding a proposed County Official Plan Amendment be received;

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

Carried

Addendum to PDR-PCD-41-14 Applevale Properties Ltd. Ashbury Court

Scott Taylor presented the above noted report. Mr. Taylor outlined the location of the subject lands, located in Thornbury off Victoria Street South.

Mr. Taylor noted that the zoning by-law has been passed at the local level and no appeals were received.

Mr. Taylor then outlined the comments received, including concerns regarding snow storage within the cul-de-sac, sidewalk connectivity and the possibility for making the cul-de-sac a through road.

Discussion occurred on snow removal issues, the cul-de-sac and County Road standards.

PCD53-15 Moved by: Councillor Mackey Seconded by: Councillor Ardiel

WHEREAS the County has received plan of subdivision application 42T-2014-04 for lands described as Part of Park Lots 9 and 10, S/W of Albert Street, geographic Town of Thornbury, Town of The Blue Mountains;

AND WHEREAS the corresponding zoning by-law amendment application has been approved by the Town of The Blue Mountains;

NOW THEREFORE BE IT RESOLVED THAT Addendum to Report PDR-PCD-41-14 be received;

AND THAT in consideration of the draft plan of subdivision and the matters to have regard for under Subsection 51(24) of the Planning Act RSO 1990 as amended, the Grey County Planning and

Community Development Committee hereby approves plan of subdivision file 42T-2014-04 to create eleven (11) new lots, subject to the conditions set out in the Notice of Decision.

Carried

PDR-PCD-15-15 Minimum Distance Separation Updates

Scott Taylor presented the above noted report regarding proposed updates to the Minimum Distance Separation (MDS) formulae. Mr. Taylor elaborated on the effects of the proposed changes.

Mr. Taylor noted that some changes will be needed to local plans and zoning by-laws as a result of the updates.

PCD54-15 Moved by: Councillor Paterson Seconded by: Warden Eccles

WHEREAS the Provincial Minimum Distance Separation (MDS) formulae and associated Implementation Guidelines are an important tool for preventing land use conflicts between farm and non-farm uses,

AND WHEREAS the MDS formulae is utilized in official plans and zoning by-laws across the rural and agricultural areas in Grey County,

AND WHEREAS the Province has drafted some changes to the MDS formulae and Implementation Guidelines, and is seeking input on the proposed changes through the Environmental Registry posting number 012-3526,

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-15-15 is hereby received,

AND THAT the report be forwarded onto the Ontario Ministry of Food, Agriculture and Rural Affairs as the County of Grey comments on the proposed updates to the MDS formulae,

AND THAT this report be forwarded onto member municipalities within Grey for their information.

Carried

The remaining Planning Reports were considered later in the meeting.

Deputations (continued)

Bryan Plumstead, Philly Markowitz – Visitgrey.ca Website Launch

Bryan Plumstead introduced Philly Markowitz, Amanda Pausner and Allison Davies who presented the new Grey County Tourism website. Ms. Markowitz provided an outline of the website and highlighted all the features of the new site, including mobile compatibility, photography and maps. The official launch of the website will occur at the May 5th County Council session.

Philly Markowitz noted that at the back end of the site, staff are able to manage substantial amounts of information, including contacts, project tracking, house documents, etc through the use of the content relationship management tool.

David Walton – Fracking

David Walton addressed the Committee on fracking practices and adverse effects of fracking. Mr. Walton outlined fracking statistics and elaborated on the process to extract shale gas.

The environmental impacts and impacts to humans as a result of extraction were outlined.

Randy Scherzer noted that the Province considers fracking a short term use rather than a land use process and therefore municipal governments have no authority in this area. The Ministry of Natural Resources and Forests is the regulatory body. The Province has indicated that it needs to strengthen regulations around fracking before considering applications. Mr. Scherzer also indicated there are currently no applications pending in Ontario.

Mr. Walton requested that a resolution be passed and sent to the Province signifying the County's support for banning the practice. It was noted that there is a need to address the issue before any proposals come forward as there has already been research and testing done in Ontario.

PCD55-15 Moved by: Warden Eccles

Seconded by: Councillor McQueen

THAT staff be directed to prepare a report on fracking and its impacts for an upcoming Planning and Community Development Committee meeting.

Carried

Colin Ross and David Ketcheson, Azimuth Environmental Consulting Inc.
– Grey County Closed Landfill Assessment

Colin Ross from Azimuth Consulting addressed the Committee on the results of the landfill assessment study. Mr. Ross provided background of the project and noted the issues of having inaccurately defined locations for landfill sites as they would require owners to complete a study.

Mr. Ross elaborated on the methodology used to determine the locations of the landfill sites, including surveys, historical literature, air photos and speaking with land owners.

Mr. Ross reviewed some of the sites and how they were evaluated.

Reports – Planning (continued)

Addendum 2 to PDR-PCD-34-12 Landfill Dump Site Report

Scott Taylor presented the above noted report. Mr. Taylor noted that the amount of feedback and information received from the landowners was positive.

Mr. Taylor noted that the study will be circulated to the lower tiers, the Ministry of Environment and Climate Change, drinking water source protection authorities and public members. Staff wish to move forward with incorporating the findings of the landfill assessment into the County Official Plan during a future housekeeping amendment.

PCD56-15 Moved by: Councillor Jack Seconded by: Warden Eccles

WHEREAS the County Official Plan currently contains mapping for existing and known abandoned landfill sites;

AND WHEREAS these landfill sites constrain future development on and in proximity to the sites;

AND WHEREAS the current mapping and location of the known abandoned landfill sites contain some inaccuracies;

AND WHEREAS the County hired Azimuth Environmental Consulting Inc. to provide consulting services on studying the abandoned landfill sites;

NOW THEREFORE BE IT RESOLVED THAT Addendum Number 2 to Report PDR-PCD-34-12 is hereby received;

AND THAT the Azimuth study entitled ‘*Historic Landfill Site Reviews Grey County*’ dated March 2015 is also hereby received;

AND THAT staff be directed to implement the findings of this study through the future housekeeping official plan amendment to the County of Grey Official Plan;

AND THAT this report be forwarded onto member municipalities within Grey, local Drinking Water Source Protection Authorities, the Ministry of the Environment and Climate Change, and those that requested notice of the landfill study, for their information.

Carried

The remaining Planning reports were considered later in the meeting.

Reports - Clerk

CCR-PCD-10-15 Mobile Vendors on County Properties

Philly Markowitz presented the above noted report. Staff are recommending that the Mobile Food Vendor on County Property Procedure and the Mobile Food Vendor Agreement/License be adopted to permit the opportunity to provide sites for mobile food vendors. Ms. Markowitz noted that Grey Roots, Grey Gables and the County Administration building are favourable mobile food vendor sites. Staff addressed questions from the Committee regarding location of the trucks, scheduling, and the types of food proposed to be offered.

PCD57-15 Moved by: Councillor Ardiel Seconded by: Councillor Clumpus

WHEREAS the Grey County Economic Development Strategic Plan identifies Creating a Business Friendly Environment and targeted sector development in Tourism and in Agriculture, Farms and Local Food as three of seven main themes earmarked as priorities;

AND WHEREAS several member municipalities in Grey County have licensing policies and procedures in place governing the permitted operations of mobile food vendors (a.k.a. “food trucks”) on municipal lands;

AND WHEREAS Grey County has been approached by mobile food vendors wanting to operate on County property;

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-10-15 be received;

AND THAT MS-GEN-001-00, being the Mobile Food Vendor on County Property Procedure and the Mobile Food Vendor Agreement/License of Premises be adopted as recommended in Report CCR-PCD-10-15.

Carried

The remaining Clerk's Reports were considered later in the meeting.

Councillor Jack then left the meeting.

Reports – Planning (continued)

PDR-PCD-16-15 Beaver Valley Village – Draft Approval Extension

Request

Randy Scherzer presented the above noted report, recommending the approval of a three year draft approval extension. The current draft approved plan consists of 16 single detached residential lots and a future development block.

PCD58-15 Moved by: Councillor McQueen Seconded by: Councillor Mackey

WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2007-16 by the County of Grey on May 10, 2012;

AND WHEREAS a request has been received from the owner's agent requesting a three year draft approval extension;

AND WHEREAS the Municipality of Grey Highlands Council supports the request for an additional three year extension as noted in a letter from the Municipality dated March 24, 2015;

NOW THEREFORE BE IT RESOLVED THAT the Planning and Community Development Committee receives Planning Report PDR-PCD-16-15;

AND THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision File 42T-20017-16 to May 10, 2018 under Section 51(33) of the Planning Act, RSO 1990, as amended.

Carried

Councillor McQueen then left the meeting.

PDR-PCD-17-15 Snowbridge Condominium Exemption Application

Randy Scherzer presented the above noted report, recommending that the previously draft approved development be processed as a condominium exemption application given the history of the development.

It was noted that there is no opportunity for appeal during the condominium application process.

PCD59-15 Moved by: Councillor Mackey Seconded by: Councillor Ardiel

WHEREAS the County previously draft approved a development known as Snowbridge (42-CDM-2006-02) on March 16, 2006 for a total of thirty eight (38) units in the Town of The Blue Mountains;

AND WHEREAS a total of ten (10) units were given final approval and registered in 2007 with the remaining twenty eight (28) units having lapsed on March 16, 2009;

AND WHEREAS the County has received a Condominium Exemption Application 42-CDM-2015-02 from Skyline Blue Mountain Development Inc. for the twenty eight (28) units that have lapsed;

AND WHEREAS the Town of The Blue Mountains and Skyline Blue Mountain Development Inc. have entered into a Site Plan Agreement and the Town has no objections to the Plan of Condominium being processed as a Condominium Exemption Application;

AND WHEREAS County Council passed By-law 4421-07 which allows the Director of Planning and Development to process and approve condominium exemptions in accordance with the terms and conditions set out in the Condominium Application form and Guidelines, as approved by the Planning and Community Development Committee, as permitted legislatively by Section 9(7) of the Condominium Act, R.S.O. 1998, as amended;

AND WHEREAS the above noted development proposal does not fully meet the terms and conditions set out in the Condominium Application Form Guidelines;

NOW THEREFORE BE IT RESOLVED that Planning Report PDR-PCD-17-15 is received;

AND THAT support be given for processing the remainder of the previously draft approved units within the Snowbridge development through a condominium exemption application.

Carried

PDR-PCD-18-15 Permitted Uses in Prime Agricultural Areas Guidelines

Scott Taylor presented the above noted report. It was noted that the Guidelines “dovetail” nicely with the County’s recent Economic Development Strategy.

It was noted that discussion has taken place on looking at implementing development charges for commercial / industrial operations as they are currently not collected for these operations, at the County level.

It was noted that municipalities are experiencing damage to roadways but have no way of recuperating funds from those who damage the road.

Discussion occurred regarding implementing an additional tax class for industry in rural areas. Committee suggested that the report be revised to include the comments regarding the possibility of implementing an additional tax class for larger on-farm diversified uses.

PCD60-15 Moved by: Councillor Ardiel Seconded by: Councillor Mackey

WHEREAS the Provincial Policy Statement (PPS) 2014 update provided further direction on permitted uses within prime agricultural areas,

AND WHEREAS the County’s Economic Development Strategy recognizes the importance of a healthy rural economy and permitting compatible on-farm businesses,

AND WHEREAS the Province has drafted ‘*Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas*’, and is seeking comments on the document by May 13, 2015,

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-18-15 is hereby received as amended, by including information on establishing a new tax classification for some on-farm commercial and industrial uses;

AND THAT the report be forwarded onto the Ontario Ministry of Food, Agriculture and Rural Affairs as the County of Grey comments on the

'Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas'
document,

AND THAT staff be directed to further explore permitted uses in the agricultural and rural areas through the County's forthcoming housekeeping amendment to the County Official Plan, in a manner consistent with Provincial Policy and Guidelines, and supportive of the County's Economic Development Strategy,

AND THAT this report be forwarded onto member municipalities within Grey for their information.

Carried

PDR-PCD-19-15 Information Report Saugeen Riverside Developments

Scott Taylor presented the above noted report.

PCD61-15 Moved by: Warden Eccles Seconded by: Councillor Paterson

THAT Report PDR-PCD-19-15 regarding an overview of proposed planning application 42T-2015-01, to establish a plan of subdivision consisting of thirty-two (32) lots on lands described as Part Lot 7, Concession 1 South of the Durham Road, (geographic Township of Bentinck) in the Town of Hanover, be received for information.

Carried

By-law Enforcement Officer Report March 2015

PCD62-15 Moved by: Councillor Ardiel Seconded by: Councillor Mackey

THAT the by-law enforcement officer report for March 2015 be received for information.

Carried

Randy Scherzer noted that a by-law will be brought forward to County Council in May to appoint an additional by-law enforcement officer during the current officer's leave of absence and to cover vacations and other times when the By-law Enforcement Officer is unavailable.

Grey County Planning Active Development File List

Randy Scherzer reviewed the above noted list.

Reports – Clerk's (continued)

Addendum to Report CCR-PCD-27-14 Historical Community Signage

Sharon Vokes presented the above noted report as a follow up to a previous report on historical community signage. It was noted that the criteria has been approved. The historic community signage will be brown in colour to provide consistency with other historical signage. Staff researched and consulted the community and local municipalities to see if there were any communities missed. There have been a few additions to the list of historic communities since originally presented.

PCD63-15 Moved by: Councillor Clumpus Seconded by: Councillor Paterson

WHEREAS Grey County Council endorsed criteria for establishing signage for historical communities at its November 4, 2014 session of Council;

AND WHEREAS as requested by County Council the member municipalities have been requested to review and provide input into the historical communities identified in the report to ensure accuracy and that a report then be submitted to the Committee with the recommended sign names;

NOW THEREFORE BE IT RESOLVED THAT Addendum to Report CCR-PCD-27-14 be received and that signage is hereby approved for historical communities as outlined in the report.

Carried

CCR-PCD-09-15 Quarterly Purchasing Report – Quarter 1 of 2015

Randy Scherzer addressed the above report as required by the Purchasing Policy.

PCD64-15 Moved by: Warden Eccles Seconded by: Councillor Mackey

THAT Report CCR-PCD-09-15, being a quarterly purchasing report for Quarter 1 of 2015 for the Clerk's and Planning Departments, be received for information.

Carried

CCR-PCD-11-15 World War Commemorations Community Fund Grant

Petal Furness addressed the Committee on the above report. It was noted that a memorial commemorating the lost battalions of Grey County would be an appropriate addition to Moreston Village. Funding is available for this project and staff are seeking the Committee's endorsement of the application.

PCD65-15 Moved by: Councillor Mackey Seconded by: Warden Eccles

WHEREAS information was received from the Federal Secretariat, World War Commemorations, Department of Canadian Heritage, announcing a World War Commemorations Grant Program;

AND WHEREAS Grey Roots Museum & Archives, Moreston Heritage Village meets the application criteria;

AND WHEREAS a memorial commemorating the Lost Battalions of Grey would be an appropriate addition to Moreston Heritage Village;

AND WHEREAS an application for the grant, endorsed by the Planning and Community Development Committee, must be submitted by April 21, 2015;

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-11-15 be received;

AND THAT the grant application submission by Grey Roots Museum & Archives to build a "Memorial Monument to the Great War" in Moreston to commemorate the sacrifices made by the citizens of Grey County during World War I, including the 147th and 248th Battalions, be endorsed.

Carried

Committee Review of Land Use Planning Appeals / Potential Appeals

Randy Scherzer and Scott Taylor spoke to the above matter.

Correspondence

Receive for Information: Ministry of Education Releases New Process for School Closures; Bruce County Tourism Program Transition and Resourcing Shift; Ontario Human Rights Commission – Applying a Human Rights Lens in Municipal Decision Making, Zoning and Licensing

PCD66-15 Moved by: Warden Eccles Seconded by: Councillor Mackey

THAT the following correspondence be received for information:

- **Ministry of Education Releases New Process for School Closures**
- **Bruce County Tourism Program Transition and Resourcing Shift**
- **Ontario Human Rights Commission – Applying a Human Rights Lens in Municipal Decision Making, Zoning and Licensing**

Carried

Other Business

Scott Taylor provided the Committee with an update on building better relations with the agricultural community. Staff organized an event on May 7, 2015 to familiarize the agricultural community with County staff and seek input on ways to improve relationships. More information will be forthcoming once the event details have been established.

Next Meeting Dates

Tuesday, May 19, 2015 at the Grey County Administration Building

On motion by Councillor Mackey, the meeting adjourned at 2:17 PM.

Arlene Wright, Chair