



# Corporation of the County of Grey Committee Minutes

## Planning and Community Development Committee Minutes

July 17, 2012 – 10:00 a.m.

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 Harley Greenfield, Alan Barfoot, Kevin Eccles, Kathi Maskell, Terry McKay, Wayne Fitzgerald and Warden Duncan McKinlay

Regrets: Norman Jack

### Staff

Present: Lance Thurston, CAO; Kevin Wepler, Director of Finance; Randy Scherzer, Director of Planning; Heather Morrison, Deputy Clerk/Records Manager; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner and Kathie Nunno, Recording Secretary

### Call to Order

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

### Declaration of Pecuniary Interest

There was none.

### Minutes of Meetings

*Tourism Advisory Committee minutes dated June 21, 2012*

The Tourism Advisory Committee minutes were reviewed.

**PCD113-12** Moved by: Councillor Maskell

Seconded by: Councillor Greenfield

**THAT the minutes of the Tourism Advisory Committee dated June 21, 2012 be approved as presented.**

Carried

*Planning and Community Development Committee minutes dated July 3, 2012*

The Planning and Community Development Committee minutes were reviewed.

**PCD114-12** Moved by: Councillor Eccles

Seconded by: Councillor Barfoot

**THAT the minutes of the Planning and Community Development Committee dated July 3, 2012 be approved as presented.**

Carried

### **Business Arising from Minutes**

*Planning and Community Development Committee minutes dated June 19, 2012*

These minutes, adopted by Grey County Council on July 3, 2012 are for information only.

*Addendum to PDR-PCD-21-12, Condominium Exemption, Part Lot 7, Concession 1, South of the Durham Road, Town of Hanover, County file no. 42-CDM-2012-02, Applicants: Neil Jack and Stewart Ward in response to Resolution PCD104-12*

Resolution PCD104-12 from the June 19, 2012 Planning and Community Development Committee meeting regarding the above-noted report was referred back to committee at the July 3, 2012 session of Grey County Council for further consideration.

Scott Taylor presented the above-noted report, outlining further details regarding loss of rental housing, tenant protection and public process. Discussion ensued comparing the application process for both rental unit and condominium development.

**PCD115-12** Moved by: Councillor Maskell

Seconded by: Councillor Fitzgerald

**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 and Guidelines;**

**NOW THEREFORE BE IT RESOLVED that Addendum to Planning Report PDR-PCD-21-12 be accepted;**

**AND THAT the proposed development of sixty (60) residential units be processed as a condominium exemption application, given the history of the proposed development.**

Carried

## Delegations

Chatsworth Mayor Bob Pringle attended to discuss culvert 21.

Mayor Pringle reported that Chatsworth Council is in support of preserving the culvert while recognizing funding limitations and municipal responsibilities. Mayor Pringle provided three options for consideration: delay decision, explore a partnering option with current infrastructure funding with a completion deadline of March 2014 or utilize Elder Lane as a bypass to the rail trail. The September 30<sup>th</sup> deadline for completion of in-water work was noted by Mayor Pringle. Mayor Pringle requested that the Planning and Community Development Committee delay taking action on culvert 21. Should the Elder Lane option be considered, Mayor Pringle stated that Chatsworth Council is prepared to declare it a single-lane bridge and would also conduct some sight line brushing.

Aly Boltman attended to discuss culvert 21 and to provide an overview of the culvert's history. Ms. Boltman requested that the committee rescind the decision on culvert 21 based on its historical significance, community support and newly publicized infrastructure funding opportunities. Ms. Boltman read responses that she received from several engineering and heritage professionals in support of preservation of the culvert. Ms. Boltman offered to continue, time permitting, with research relating to funding opportunities for the preservation of the culvert.

Chair Wright thanked Ms. Boltman for her comprehensive report.

Heather Morrison provided an update on recent events regarding culvert 21. RJ Burnside Engineering was retained to provide pre-engineering services and options for repair and/or replacement of culvert 21. The initial report presented at the June 19, 2012 Planning and Community Development Committee meeting was deferred and additional options requested. A subsequent report was prepared which provided four additional options for the Planning and Community Development Committee to consider at its July 3, 2012 meeting from which the committee chose option number two: remove upper portion of the culvert and construct a prefabricated bridge. This resolution was endorsed by Grey County Council on July 3, 2012.

Re-routing of trail users to Elder Lane presented additional considerations including trail speed and culvert 21 closure costs. Mrs. Morrison also noted that in accordance with Section 24.25 of the County's Procedural By-law, the committee is unable to consider changes to the resolution approved by County Council but, instead, may request Council to reconsider its decision.

Don McNalty of RJ Burnside Engineering then addressed the committee. Mr. McNalty highlighted public safety and environmental issues as being of the utmost importance and consideration. Mr. McNalty also identified that the brick, in its current state, may not be

usable in a reconstruction should that be the chosen course of action.

It was noted that a request for tender has been prepared by RJ Burnside Engineering, posted and public notice given.

Chair Wright requested Councillor Greenfield to assume the chair. Discussion ensued. Councillor Wright resumed the chair.

***PCD116-12 RESOLUTION PCD112-12 RECEIVED RECONSIDERATION AT COUNTY COUNCIL ON AUGUST 7, 2012. THE RESOLUTION WAS RESCINDED AND A NEW RESOLUTION WAS ENDORSED. REFER TO JULY 3, 2012 PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE MINUTES AND/OR AUGUST 7, 2012 COUNTY COUNCIL MINUTES.***

**PCD116-12** Moved by: Councillor McKay

Seconded by: Councillor Barfoot

**THAT Grey County Council reconsider resolution PCD112-12 regarding options related to repairs on Culvert 21 on the CP Rail Trail.**

Carried

The committee then adjourned for lunch at 12:17 p.m. and resumed at 12:40 p.m.

## **Reports – Planning**

*Addendum to Report PDR-PCD-12-12 Re-Designation from “Agricultural” to “Agricultural with Exceptions” 42-05-10-OPA-114*

Sarah Morrison presented the above-noted report with regard to a proposed County Official Plan Amendment to allow for the creation of a surplus farm dwelling consent within the Agricultural designation where previous lot creation has already occurred. The majority of the area proposed for re-designation is farmed, with a small portion being a woodlot.

**PCD117-12** Moved by: Councillor Greenfield

Seconded by: Councillor Eccles

**THAT the Planning and Community Development Committee supports the proposed amendment to the County of Grey Official Plan to re-designate the subject lands from “Agricultural” to “Agricultural with Exceptions” for the lands described as Part of Lot 6, Concession 12, Municipality of West Grey (Geographic Township of Normanby) to permit a surplus farm dwelling consent where previous lot creation has already occurred;**

**AND THAT the Addendum to Planning Report PDR-PCD-12-12 is hereby adopted;**

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

Carried

*PDR-PCD-23-12 Report No. PDR-PCD-23-12 – Information report on a proposed Plan of Subdivision - Part Lot 20, Concession 2, Town of The Blue Mountains, County file no.: 42T-2012-01, Applicant: Eden Oak (Trailshhead Inc.)*

Randy Scherzer presented a report for information with regard to the above-noted proposed plan of subdivision. He gave a brief overview of the history of the file.

**PCD118-12** Moved by: Councillor McKay

Seconded by: Councillor Maskell

**THAT Report PDR-PCD-23-12 regarding an overview of a plan of subdivision application proposing a total of 212 residential units (128 villas, 62 townhouses and 22 semi-detached dwellings) and 5 model homes (3 townhouses and 2 semi-detached dwellings) on lands described as Part of Lot 20, Concession 2, Part of Lots 158, 173 and 174, RP 529, (geographic Township of Collingwood) Town of The Blue Mountains, be received.**

Carried

*Quarterly update on Active Planning Applications*

The Committee received this update for information only. Mr. Scherzer noted that there have been withdrawals of application for official plan amendment pertaining to two proposed aggregate operations due to the adoption of the County of Grey Official Plan Amendment 80. These amendment applications are no longer required because they are within the Aggregate Resource Area identified in Schedule B to the County Official Plan.

**PCD119-12** Moved by: Councillor Barfoot

Seconded by: Councillor Fitzgerald

**THAT the quarterly update on active planning applications be received for information.**

Carried

## **Reports – Clerk**

*CCR-PCD-43-12 Markdale Cable Request for Drill Testing*

Heather Morrison presented the above-noted report regarding a request from Markdale Cable to drill test holes along the CP Rail Trail for possible fibre optic cabling between Ceylon and Dundalk.

**PCD120-12** Moved by: Councillor Fitzgerald

Seconded by: Councillor Eccles

**WHEREAS a request has been received from Mr. David Armstrong, owner of Markdale Cable for permission to do exploratory digging at various locations between Ceylon and Dundalk on the CP Rail Trail;**

**AND WHEREAS the exploratory testing will determine whether or not cable can be laid in the ground within this area in order to connect to cable systems in this area;**

**NOW THEREFORE BE IT RESOLVED THAT the request from Markdale Cable to complete testing on the CP Rail Trail be approved;**

**AND THAT should the testing indicate that cabling can be installed along the CP Rail Trail, staff be directed to bring a report back to Committee on a possible agreement between Markdale Cable and Grey County to provide internet and cable to Grey County residents between Ceylon and Dundalk.**

Carried

*By-Law Enforcement Officer Report*

The Committee received this for information only.

**PCD121-12** Moved by: Councillor McKay

Seconded by: Councillor Greenfield

**THAT the By-law enforcement officer report be received for information.**

Carried

## **Reports – CAO**

*CAOR-PCD-14-12 Creating an Intelligent Region*

Lance Thurston presented the above-noted report to introduce the topic of the intelligent community development framework promoted by the South West Economic Assembly (SWEA) and to outline SWEA's mission and objectives. The term intelligent community in this context means the leveraging of high speed, high capacity communications technologies across a wide range of sectors to achieve above average rates of economic growth, job creation, social diversification and environmental innovation which will allow communities to be competitive and prosper in the global economy.

**PCD122-12** Moved by: Councillor Eccles

Seconded by: Councillor Fitzgerald

**THAT staff continues to engage community stakeholders in exploring the merits of participating in the Intelligent Community program being promoted by the**

**South West Economic Assembly as a means to create and sustain local prosperity.**

Carried

## Correspondence

*Resolution from the Municipality of Huron East regarding concerns with the Province of Ontario's Provincial Policy Statement pertaining to the impact of industrial wind turbines on prime agricultural lands dated May 31, 2012*

**PCD123-12** Moved by: Councillor Barfoot

Seconded by: Councillor McKay

**THAT the County of Grey support the May 31, 2012 resolution from the Municipality of Huron East regarding concerns with the Province of Ontario's disregard of the provisions of the Provincial Policy Statement pertaining to the impact of industrial wind turbines on prime agricultural lands.**

Carried

*Resolution dated May 31, 2012 from the Township of West Lincoln regarding non-support of industrial wind turbine applications within the Township of West Lincoln and recommending an amendment in the wording in recommendation 4.1 of Ontario's Feed-in Tariff Program*

**PCD124-12** Moved by: Councillor McKay

Seconded by: Councillor Greenfield

**THAT the County of Grey support the resolution dated May 31, 2012 from the Township of West Lincoln regarding non-support of industrial wind turbine applications and recommending an amendment in the wording in recommendation 4.1 of Ontario's Feed-in Tariff Program – Two-Year Review Report.**

Carried

*Resolution dated June 27, 2012 from the Municipality of Meaford regarding non-support of industrial wind turbine applications*

**PCD125-12** Moved by: Warden McKinlay

Seconded by: Councillor McKay

**THAT the County of Grey support the resolution dated June 27, 2012 from the Municipality of Meaford regarding non-support of industrial wind turbine applications in the Municipality of Meaford.**

Carried

*Resolution from Norfolk County requesting support for Bill 11, establishment of the South Western Ontario Development Fund dated June 27, 2012*

**PCD126-12** Moved by: Councillor Eccles

Seconded by: Warden McKinlay

**THAT the County of Grey support the resolution from Norfolk County requesting support for Bill 11, establishment of the South Western Ontario Development Fund dated June 27, 2012.**

Carried

*Letter from Bill Walker, MPP Bruce-Grey-Owen Sound to the Minister of Economic Development and Innovation regarding concerns with Bill 11, the Attracting Investment and Creating Jobs Act, 2012*

**PCD127-12** Moved by: Councillor Eccles

Seconded by: Councillor Barfoot

**THAT the County of Grey note and file the letter from Bill Walker regarding concerns with Bill 11.**

Carried

*Letter from Ted Arnott, MPP Wellington-Halton Hills to the Minister of Economic Development and Innovation regarding concerns with Bill 11, the Attracting Investment and Creating Jobs Act, 2012 dated June 11, 2012*

**PCD128-12** Moved by: Councillor Eccles

Seconded by: Councillor Maskell

**THAT the County of Grey note and file the letter from Ted Arnott regarding concerns with Bill 11.**

Carried

*Resolution from the Town of Ingersoll regarding job retention in the auto industry dated June 27, 2012*

**PCD129-12** Moved by: Councillor Barfoot

Seconded by: Councillor Greenfield

**THAT the County of Grey note and file the resolution from the Town of Ingersoll regarding job retention in the auto industry.**

Carried

*Resolution from the Municipality of Grey Highlands with regard to reimbursement of legal funds – Green Energy Act*

**PCD130-12** Moved by: Councillor Eccles

Seconded by: Councillor McKay

**THAT the County of Grey note and file the resolution from the Municipality of Grey Highlands regarding reimbursement of legal funds pertaining to the Green Energy Act.**

Carried

*Information Bulletin from the Ontario Property and Environmental Rights Alliance regarding endangered species dated July 6, 2012*



*Email responses regarding Culvert 21*

The email responses will be included in the background package for the August 7, 2012 session of Grey County Council.

*News Release Regarding Emerald Ash Borer dated July 11, 2012*

**PCD131-12** Moved by: Councillor Barfoot

Seconded by: Councillor McKay

**THAT the remainder of the Planning and Community Development Committee correspondence be noted and filed.**

Carried

**Other Business**

*AMO Conference Delegation Request*

The committee asked that a delegation request be made to the Ministry of Natural Resources regarding the Emerald Ash Borer and initiatives from the Province regarding its containment and/or eradication.

**Next Meeting Dates**

**Thursday, August 16, 2012**

On motion by Councillor Fitzgerald, the meeting adjourned at 1:24 p.m.

Arlene Wright, Chair