

## Planning and Community Development Committee

July 14, 2016 – 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 Paul McQueen; Councillors Scott Mackey, Sue Paterson, Arlene Wright, Anna-Marie Fosbrooke and Gail Ardiel; and Warden Alan Barfoot; Councillor Harley Greenfield was in attendance on behalf of Councillor Barb Clumpus

Regrets: Councillors Barb Clumpus and Kevin Eccles

### Staff

Present: Kim Wingrove, Chief Administrative Officer; Sharon Vokes, County Clerk/Director of Council Services; Randy Scherzer, Director of Planning; Kevin Weppler, Director of Finance; Geoff Hogan, Director of Information Technology; Petal Furness, Manager, Museum and Archives; Bryan Plumstead, Tourism Manager; Philly Markowitz, Economic Development Officer; Scott Taylor, Senior Planner; and Tara Warder, Committee Coordinator

## Call to Order

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

## Adoption of the Agenda

*PCD86-16* Moved by: Warden Barfoot                      Seconded by: Councillor Mackey

**THAT the Planning and Community Development Committee agenda dated July 14, 2016 be adopted as presented.**

Carried

## Declaration of Pecuniary Interest

There was none.

## Minutes of Meetings

*Development Charges Steering Committee minutes dated June 9, 2016;  
Economic Development Advisory Committee minutes dated June 23,  
2016*

The minutes were reviewed.

PCD87-16 Moved by: Councillor Fosbrooke Seconded by: Councillor Paterson

**THAT the minutes of the Development Charges Steering Committee dated June 9, 2016 and the Economic Development Advisory Committee meeting dated June 23, 2016 be received as presented.**

Carried

Randy Scherzer provided the Committee with an update on the Development Charges review.

Randy Scherzer outlined the proposed roles and duties of the Planning Advisory Committee, which is proposed to be added to the Economic Development Advisory Committee's mandate.

## Business Arising from the Minutes

*Planning and Community Development Committee minutes dated June 21, 2016*

These minutes are for information only as they were adopted by Grey County Council on July 5, 2016.

## Reports – Financial

*CCR-PCD-22-16 Financial Update and Year End Projection as of May 31,*

*2016*

Mr. Scherzer and Mrs. Vokes outlined the year end projections for the budgets within the Planning and Clerk's Departments.

Mr. Scherzer provided an update on the Source Water Collaboration project. The Planning Department anticipates using part of the funding to hire a student planner for the fall to assist in implementing the Source Water Protection Plans.

It was noted that the forestry budget is projected to be over budget due to lower than expected forestry revenues. Mr. Scherzer noted that tree marking will be completed in the spring in order to provide better estimates.

Mrs. Vokes spoke to the anticipated surplus due to the vacancies in the Tourism Department.

Geoff Hogan noted that the Intelligent Community budget is anticipated to break even at year end. Many of the expenses to be incurred will occur later in 2016.

*PCD88-16* Moved by: Warden Barfoot                      Seconded by: Councillor Ardiel

**THAT Report CCR-PCD-22-16 providing a year-end projection and overview of budget to actual for the 2016 financial statements to May 31, 2016, for the Planning and Community Development Committee's portfolio, be received for information.**

Carried

## Reports – Clerk's

### *Verbal Update – Saints and Sinners*

Philly Markowitz addressed the Committee on the success of the recent Saints and Sinners event held at Grey Roots. Committee and staff spoke to their experiences at the event as well.

Ms. Markowitz reviewed the statistics of the event, including 346 event tickets sold, over 2000 drink sample tickets sold and more than 75 volunteers participating. It was noted that there was a younger demographic in attendance. Staff are also considering the event as the official Village opening event in 2017.

## Reports - Planning

### *PDR-PCD-27-16 S&A Equipment Rental – West Grey – OPA 3*

Scott Taylor presented the above noted report regarding an Official Plan Amendment in West Grey. Mr. Taylor outlined the location of the subjects lands, located in the south-east quadrant of Durham. The proposed amendment includes the re-designation of the lands from “Industrial” to “Residential with Exceptions”. The subject lands are vacant however were used for a gravel pit in the past. A gravel pit exists to the south of the subject lands which is also owned by the proponent of this application.

Committee inquired as to the length of the pit’s remaining lifespan. It was noted that this is unknown. Some questions were asked over the compatibility of residences next to a gravel pit, however it was noted that future study will be required to further address land use compatibility.

Inquiry was also made as to who conducts the oversight in terms of rehabilitating gravel pits. It was noted that the Ministry of Natural Resources and Forestry provides this oversight. The proponent hopes that the site will be rehabilitated at the same time as the siteworks are being completed.

*PCD89-16* Moved by: Councillor Wright                      Seconded by: Councillor Paterson

**THAT proposed Official Plan Amendment Number 3 to the Municipality of West Grey Official Plan to re-designate the subject lands from the ‘Industrial’ designation to a ‘Residential with Exceptions’ designation to allow for a future residential development on the lands described as Part of Lots 14 and 15, East of Garafraxa Road; Part of Divisions 2 and 3, Lot 27, Plan 500, Lot 1; Part of Park Lot 9, Part Lot 13, North Side of South Street, Lots 1 to 10; geographic Town of Durham, Municipality of West Grey, be approved;**

**AND THAT all written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision;**

**AND FURTHER THAT the Report PDR-PCD-27-16 regarding proposed West Grey Official Plan Amendment Number 3 be received.**

Carried

*Addendum to PDR-PCD-33-15 Misty Meadows Market OPA*

Scott Taylor addressed the Committee on the above report and outlined the location of the subject lands, located in the northeast corner of Grey Road 14 and Highway 89. The proposed Official Plan Amendment would re-designate the lands from “Rural” to “Rural with Exceptions” and ‘Hazard Lands” to permit a general store. The existing Misty Meadows Market currently exists on the neighbouring property and will move to the subject lands if the application is approved.

Staff addressed questions from Committee regarding traffic and turning lanes and the environmental impact study.

Warden Barfoot left the meeting at this time.

*PCD90-16* Moved by: Councillor Greenfield      Seconded by: Councillor Ardiel

**THAT proposed Official Plan Amendment Number 133 to the County of Grey Official Plan to re-designate the subject lands from the ‘Rural’ designation to the ‘Rural with Exceptions’ and ‘Hazard Lands’ designations to allow for an exception to permit a market (general store) on the lands described as Part Lot 29, Concession 4, geographic Township of Egremont, in the Township of Southgate, be supported;**

**AND THAT all written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision;**

**AND THAT the Addendum to Report PDR-PCD-33-15 regarding proposed County Official Plan Amendment Number 133 be received;**

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

Carried

Committee recessed briefly, then reconvened.

*PDR-PCD-28-16 Boyd Subdivision Extension Request*

Randy Scherzer presented the above report. Staff are recommending that an extension of draft approval for the plan of subdivision in the Municipality of West Grey be approved.

*PCD91-16* Moved by: Councillor Mackey      Seconded by: Councillor Wright

**WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2005-08 (Boyd) by the County of Grey on July 21, 2009;**

**AND WHEREAS a request has been received from the owner requesting a two year draft approval extension;**

**AND WHEREAS the Municipality of West Grey on July 4, 2016 passed a motion supporting the request for an additional two year extension;**

**NOW THEREFORE BE IT RESOLVED THAT the Planning and Community Development Committee receives Planning Report PDR-PCD-28-16;**

**AND THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision File 42T-2005-08 to July 21, 2018 under Section 51(33) of the Planning Act, RSO 1990, as amended.**

Carried

*PDR-PCD-29-16 Byers Subdivision Extension Request*

Randy Scherzer presented the above report. Staff are recommending that an extension of draft approval for the plan of subdivision in the Township of Georgian Bluffs be approved.

*PCD92-16* Moved by: Councillor Mackey                      Seconded by: Councillor Harley

**WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2006-08 (Byers) by the County of Grey on August 16, 2011;**

**AND WHEREAS a request has been received from the owner requesting an additional two year draft approval extension;**

**AND WHEREAS the Township of Georgian Bluffs on June 15, 2016 passed a motion supporting the request for an additional two year extension;**

**NOW THEREFORE BE IT RESOLVED THAT the Planning and Community Development Committee receives Planning Report PDR-PCD-29-16;**

**AND THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision**

**File 42T-2006-08 to August 16, 2018 under Section 51(33) of the  
Planning Act, RSO 1990, as amended.**

Carried

*Grey County Planning Active Development File List*

Randy Scherzer updated the Committee on the list. Staff addressed questions from the Committee regarding the active files.

*By-law Enforcement Officer Report*

PCD93-16 Moved by: Councillor Ardiel Seconded by: Councillor Mackey

**THAT the By-law Enforcement Officer Report dated June 2016 be  
received for information.**

Carried

Committee Review of Land Use Planning Appeals/Potential  
Appeals

*Grey County Active Ontario Municipal Board Appeals File List*

The Committee reviewed the list.

Other Business

Committee discussed the proposed expansion of Niagara Escarpment Lands. It was noted that approximately 33,000 hectares of the 45,000 hectares of the land to be added to the Niagara Escarpment Plan are in Grey County.

Staff are researching the impact this would have on property assessment and tax revenue.

Councillor Ardiel asked if other municipalities had information on short term accommodations, such as Airbnb, to provide her with for an Ontario Small Urban Municipalities event.

Next Meeting Dates

**Thursday, August 11, 2016 at the Grey County Administration Building**

**Thursday, September 15, 2016 at the Grey County Administration Building**

**Thursday, October 13, 2016 and/or Tuesday, October 18, 2016 at the Grey County Administration Building**

On motion by Councillor Mackey, the meeting adjourned at 12:29 AM.

Paul McQueen, Chair