



**with regard to a proposed County Official Plan Amendment on lands described as Part Lot 27, Concession 2, Municipality of Grey Highlands (Geographic Township of Euphrasia) to allow for a consent be received.**

Carried

*Planning and Community Development Committee minutes dated December 20, 2011*

This is for information only as these minutes have previously been approved by County Council at the January 3, 2012 session.

### **HUMAN RESOURCES UPDATE**

There was none.

### **CLOSED MEETING MATTERS**

The Chair advised that the Committee will go into closed meeting at 10:10 a.m. for consideration of a certain matter.

PCD27-12 Moved by: Warden McKinlay Seconded by: Councillor Barfoot

**THAT the Planning and Community Development Committee do now go into a closed session to discuss an item which relates to personal matters about an identifiable individual, including municipal or local board employees.**

**AND THAT the following staff members remain in attendance: Sharon Vokes, Heather Morrison and Barb Heerschap.**

Carried

The Committee returned to the open meeting 10:18 a.m. The Chair confirmed that the Committee discussed only those matters identified in the resolution above.

### **BUSINESS ARISING FROM MINUTES**

The minutes of Planning and Community Development Committee meeting dated December 20, 2011, adopted by Grey County Council at the January 3, 2012 session with resolution PCD19-12 being referred back to the Planning and Community Development Committee to enable Mr. Leverty to speak to the resolution.

*Report CCR-PCD-06-12 – Overview of the County's Rocklyn Forest Tract and Request to Limit Harvesting as referred back*

Rob Leverty, land owner, entered the meeting with regard to the presentation of the above noted report.

Mr. Leverty presented a power point presentation. He highlighted concerns about the

upcoming harvesting of the Rocklyn Tract specifically the Norway Spruce. He indicated that the Bruce Trail is a unique part of Ontario and requested the Committee to consider keeping the natural landscape around the one kilometer side trail of the Bruce Trail.

He noted that if revenue is a concern for the County, the County needs to look at a buffer, value the trees and speak with neighbours and move forward to strengthen partnership.

Chair Wright thanked Mr. Levery for his presentation.

Warden McKinlay addressed the delegation with regard to the concerns. He indicated that this part of the forest is part of a 100 year plan. The thinning and reforestation is part of regenerating the forest. He indicated that the Bruce trail is a very valuable asset. Warden McKinlay noted that we have to be cautious with regard to buffering and we must have good communication with the neighbours. A brief discussion took place with regard to public access.

Warden McKinlay continued discussion and indicated that the County supports trail linkages and this is a valuable part of the County. The County manages forests and wood bi-products which is a very important part of our economy. The County is managing our forest according to the County's Forest Management Plan which was developed through community stakeholders and we should have strong regard for this as we move forward.

The Committee questioned the life expectancy of the trees. Mr. Sadler advised that thinning the trees will improve the growth.

PCD28-12 Moved by Warden McKinlay

Seconded by Councillor Barfoot

**WHEREAS Grey County Forest Properties are governed under the County's 20 Year Forest Management Plan completed in 2002;**

**AND WHEREAS the County's Rocklyn Tract was tendered and awarded in 2011 following the County's 15 year harvesting plan approved by County Council May 4, 2010;**

**AND WHEREAS the prescription was completed in accordance with Good Forestry practices;**

**AND WHEREAS a request has been received from neighbouring landowners requesting that the County consider a 100 metre corridor on both sides of a short section of Bruce Trail be left to preserve Norway Spruce trees;**

**NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-06-12 regarding the Rocklyn Forest Tract and a request to limit harvesting be received;**

**AND THAT County Council approve the continuation of the**

**harvesting of the Rocklyn Tract in accordance with the County's approved 15 year harvesting plan and the 20 Year Forest Management Plan.**

Carried

Warden McKinlay left the meeting at 11:00 a.m.

The delegation then left the meeting.

**REPORTS – CLERKS**

*CCR-PCD-08-12 – Forest Revenue Update 2011*

The Committee reviewed the above noted report with regard to Forest Revenue for 2011. This was for information only.

PCD29-12 Moved by: Warden McKinlay

Seconded by: Councillor McKay

**THAT Report CCR-PCD-08-12 regarding Forestry Harvest Sales for 2011 be received.**

Carried

*By-law Enforcement Officer Report and 2011 year-end report*

These reports were received for information only.

**REPORTS – PLANNING**

*PDR-PCD-06-12 – Official Plan Amendment No. 80 update*

Mr. Patterson entered the meeting and presented a power point presentation with regard to Official Plan Amendment No. 80. There were no questions from the Committee.

Mr. Scherzer presented the above noted report. He provided a brief overview of the status of Official Plan Amendment No. 80. He indicated that there are three (3) appeals currently on Official Plan Amendment No. 80 which are recognized by the Ontario Municipal Board. He reviewed the appeals and the status of each appeal at this time.

Mr. Scherzer noted that it is important to move forward to have Official Plan Amendment No. 80 approved so that policy directions adopted by County Council can be implemented.

Mr. Scherzer clarified that if the Committee supports re-designating the lands in the Municipality of West Grey adjacent to the Town of Hanover appeal, that this could be part of and incorporated into Official Plan Amendment No. 80.

PCD30-12 Moved by: Councillor Fitzgerald

Seconded by: Councillor Maskell

**WHEREAS County Council adopted Official Plan Amendment No. 80 on March 3, 2009;**

**AND WHEREAS the Ministry of Municipal Affairs and Housing approved Official Plan Amendment No. 80 with modifications on February 14, 2011;**

**AND WHEREAS there are currently three appeals against Official Plan Amendment No. 80 recognized by the Board including an appeal from Insicon Inc., Cuesta Planning Consultants and the Town of Hanover;**

**AND WHEREAS staff have met with the appellants in an attempt to resolve the issues identified in the appeal letters from the appellants;**

**NOW THEREFORE BE IT RESOLVED that the County supports the proposed policy revisions to Official Plan Amendment No. 80 identified in Planning Report PDR-PCD-06-12 and directs staff to provide the proposed policy modifications to the Ministry of Municipal Affairs and Housing for review and that the proposed policy modifications be presented to the Board through minutes of settlement;**

**AND THAT the County Planning and Community Development Committee supports in principle the concept of re-designating lands in the Municipality of West Grey adjacent to the Town of Hanover and directs staff to circulate information to potentially affected landowners and agencies, including the Ministry of Municipal Affairs and Housing, to receive comments on the proposal being put forward by the Town of Hanover;**

**AND THAT staff prepare a subsequent report summarizing the comments received with respect to the proposal to re-designate lands in the Municipality of West Grey adjacent to the Town of Hanover and to seek further direction regarding this matter.**

Carried

*Addendum No. 2 to PDR-PCD-23-11 – Official Plan Amendment Merit Report, East Part Lot 6, Concession 7, Township of Chatsworth (Geographic Township of Sullivan) County File no.: 42-04-32-OPA-105, Applicant: Paul Long*

Mr. Scott entered the meeting for the presentation of the above noted report.

Grey County Council referred this report back to the Planning and Community Development Committee at the November 1, 2011 Council session. A delegation request was received to appear at today's committee meeting; however, Mr. Sean McGivern, requested that the matter be deferred to a future meeting as he was unable to attend.

Mr. Scott concurred with this request and advised that he would be available for the February meeting.

PCD31-12 Moved by: Councillor Jack

Seconded by: Councillor Fitzgerald

**THAT Report Addendum No. 2 to PDR-PCD-23-11 be deferred to the February 21, 2012 Planning and Community Development Committee meeting.**

Carried

*Addendum to PDR-PCD-33-11, Official Plan Amendment Report, Lot 23, Concession 5, Part Lot 23, Concession 6, Township of Southgate (Geographic Township of Proton) County File No.: 42-07-90-OPA-107, Applicant: Randy Bye Construction Ltd – (Rice Pit)*

The following delegation entered the meeting with regard to the above noted report.

Malcolm McLaren, Linda Bryant, Lynda DesRoche, Angie Matthews and Jim Rice.

Concerns expressed by the above delegation were as follows:

- Maps are not consistent, very confusing;
- Concerns with water quality and quantity;
- Should not be forced into selling my home;
- Property value depreciates;
- Who will guarantee our water will not be contaminated?
- Who will absorb the cost for new wells?
- Developer stated at the public meeting he would replace the wells if contaminated, we have nothing in writing;
- 10-40% devalue of property;
- Road safety and dust concerns;
- Negative impact on neighbours;
- This proposal will destroy agricultural lands;
- Should adhere to the County mission statement.

Don Scott, Planning Consultant for the Applicant and Bruce Fulcher, Consultant entered the meeting.

Mr. Scott addressed the Committee and advised that he supports the County staff report. He indicated that the study process for aggregate applications is extensive. With regard to the haul route, the developer will enter into an agreement with the Township of Southgate. The dust is regulated by the Province.

Hours of operation were discussed and it was noted that this product is going to local establishments and a rehabilitation process plan will be in place.

Discussion took place as to whether the Township could include in the development

agreement that the applicant monitor and replace wells.

Mr. Scott noted that the Provincial Policy Statement promotes rehabilitation. He advised that the Ministry of Natural Resources ensures that extraction remains 1.5 metres above the water table.

Sarah Morrison presented the above noted report for a proposed County Official Plan Amendment for the purpose of permitting a proposed gravel pit. The map circulated with regard to the County Official Plan Amendment showed the property location and not the boundaries for extraction. Ms. Morrison advised that comments from the circulated agencies support the principle of the development.

The proposed Official Plan Amendment is consistent with the Provincial Policy Statement and maintains the intent and direction of the County Official Plan.

Mr. Fulcher explained the rehabilitation process.

PCD32-12 Moved by: Councillor Eccles                      Seconded by: Councillor Greenfield

**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”, “Rural”, “Wetlands” and “Hazard Lands” to “Mineral Resource Extraction”, “Agricultural”, “Rural”, “Wetlands” and “Hazard Lands” for the lands described as Lot 23, Concession 5 and Part of Lot 23, Concession 6, (Geographic Township of Proton) Township of Southgate to permit a gravel pit on the subject lands;**

**AND THAT the Addendum to Planning report PDR-PCD-33-11 is hereby adopted;**

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

Carried

Chair Wright thanked the delegation. The delegation then left the meeting.

The Committee recessed for lunch at 12:35 p.m. and reconvened at 1:05 p.m.

*PDR-PCD-05-12 – Official Plan Amendment Merit Report, Part Lots 43, 44 & 45, Concession 1, SDR, Municipality of West Grey, (Geographic Township of Glenelg), County file no.: 42-05-22-OPA-113, Applicant: Cedarwell Excavating.*

Mr. Taylor presented the above noted report on a proposed County Official Plan Amendment to permit a gravel pit on the subject lands.

He noted that the lands are located west of Priceville on the south side of Grey Road 4. A traffic study was deemed not to be necessary due to the relatively small amount of annual

extraction. Mr. Taylor advised that communication has taken place with the County Transportation Services Department.

Staff advised that sufficient documentation has been submitted to date to deem the application complete and recommends that the proposal proceed to a public meeting.

PCD33-12    Moved by: Councillor Greenfield                      Seconded by: Councillor Barfoot

**THAT the Planning and Community Development Committee accepts Planning Report PDR-PCD-05-12 as presented and recommends this proposal proceed to a Public Meeting to consider the Amendment to the County of Grey Official Plan to re-designate the subject lands from “Rural” and “Hazard Lands” to “Mineral Resource Extraction” and “Hazard Lands” for the lands described as Part Lots 43, 44, & 45, Concession 1 SDR, (Geographic Township of Glenelg) Municipality of West Grey, provided the Municipality of West Grey is prepared to hold a joint public meeting in consideration of the necessary local amendment requirements.**

Carried

*PDR-PCD-07-12 – 3 year draft approval extension request, Plan of Condominium, Lots 118 & 120, R.P. 1023, 53 & 63, King Street East, Town of The Blue Mountains (Geographic Town of Thornbury) County File No.: 42-CDM-2004-08, Applicant: Mill Pond*

Mr. Scherzer presented the above noted report with regard to a request for a three (3) year draft approval extension on the above noted condominium file. He provided a brief history of the file. He noted that Phase I has been registered and developed; therefore, this request is for Phase II of the development.

Mr. Scherzer advised that The Blue Mountains will be preparing a report to Council in January recommending that Town Council support the three year extension. It was noted that this development is on full services.

PCD34-12    Moved by: Councillor Barfoot                      Seconded by: Councillor McKay

**WHEREAS the Ontario Municipal Board approved the draft Plan of Condominium No. 42-CDM-2004-08 in accordance with the minutes of settlement as outlined in Board Decision 1099 dated April 20<sup>th</sup>, 2007 and subsequently approved a redline revision as outlined in the memorandum of oral decision dated June 29, 2011;**

**AND WHEREAS the Ontario Municipal Board has retained final approval for draft Plan of Condominium No. 42-CDM-2004-08;**

**AND WHEREAS a request has been received from the applicant’s agent requesting the County support a three year extension to draft approval;**



**NOW THEREFORE BE IT RESOLVED that the Planning and Community Development Committee accepts Planning Report PDR-PCD-07-12;**

**AND THAT the Planning and Community Development Committee supports the request for a three year extension to draft Plan of Condominium No. 42-CDM-2004-08 subject to the Town of The Blue Mountains supporting the request.**

Carried

*PDR-PCD-08-12 – Source Water Protection Report*

Mr. Scherzer presented the above noted report with regard to a request to the Source Protection Committee to provide an extension on the comment period with respect to the draft source water protection policies.

Mr. Scherzer reviewed and discussed background information with the Committee. County staff have included general comments on the policies at this time but will be providing further detailed comments at a later date.

PCD35-12    Moved by: Councillor Barfoot                      Seconded by: Councillor McKay

**WHEREAS the Source Protection Committee has circulated draft source water protection policies;**

**AND WHEREAS the Source Protection Committee has requested that municipalities provide comments on the draft polices by January 13, 2012;**

**AND WHEREAS County staff are currently in the process of reviewing the draft policies;**

**NOW THEREFORE BE IT RESOLVED that the County requests an extension to the commenting deadline for the draft source water protection policies to mid-February;**

**AND THAT the preliminary comments contained in Report PDR-PCD-08-12 be circulated to the Source Protection Committees.**

Carried

*Quarterly update on Active Planning Applications*

The Committee received this for information only.

**CORRESPONDENCE**

- a) Letter from the Minister of Natural Resources regarding forest certification dated December 22, 2011.

- b) Letter from Gerald Weinberg regarding forest harvesting of the County Forest #14, Rocklyn Tract, dated December 23, 2011.
- c) Email from Mitchell Saxty regarding forest harvesting of the County Forest #14, Rocklyn Tract, dated January 3, 2012.
- d) Letter from Kim Pittaway regarding forest harvesting of the County Forest #14, Rocklyn Tract, dated January 3, 2012.
- e) Email from John Bacher regarding forest harvesting of the County Forest #14, Rocklyn Tract, dated January 3, 2012.
- f) Letter from Peter Ryan regarding forest harvesting of the County Forest #14, Rocklyn Tract, dated January 4, 2012.
- g) Correspondence from Drinking Water Source Protection dated January 4, 2012.

PCD36-12 Moved by: Councillor Jack

Seconded by: Councillor Maskell

**THAT the correspondence be received.**

Carried

## **OTHER BUSINESS**

### *OGRA/ROMA Conference Requests for Delegation*

Requests for OGRA/ROMA conference delegations will be filed through Penny Colton's office no later than Thursday, January 19, 2012.

The Committee noted they would like a meeting scheduled with the Minister of Natural Resources with regard to increasing fees for municipalities and/or changing the distribution of TOARC (The Ontario Aggregate Resources Corporation) fees.

Staff will follow up with this request through Mrs. Colton's office.

### *Abandoned land fill site – Township of Chatsworth*

Councillor McKay noted that correspondence has been received from a landowner with regard to an abandoned land fill site in the Township of Chatsworth.

He requested this item be placed on the February agenda.

The Committee directed staff to prepare a report and bring back to the February meeting.

## **NEXT MEETING DATES:**

### **Public Meetings:**

**Joint Public Meeting – Wednesday January 18, 2012 @ 7:10 p.m.** Township of Georgian Bluffs Municipal Office with regard to a proposed County Official Plan Amendment.

**Thursday, January 26, 2012 @ 1:30 p.m. County Council Chambers**– Proposed  
County of Grey Official Plan Amendment #110 – Housing Policies

Open Houses:

- **Monday, January 16, 2012 @ 1:30 p.m. – 3:00 p.m. in the Durham arena**
- **Monday, January 16, 2012 @ 5:00 p.m. – 6:30 p.m. in the Town Hall Council Chambers, Thornbury**

**Regular Meetings:**

Tuesday, February 21, 2012 @ 10:00 a.m. (Planning and Heritage components)

The meeting adjourned at 1:40 p.m.

Arlene Wright, Chair