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, Francis Richardson, Norman Jack, John Bell; and Warden Duncan McKinlay

**Regrets:** Councillors Wayne Fitzgerald, Alan Barfoot and Kathi Maskell;

**Staff Present:** Lance Thurston, Chief Administrative Officer; Sharon Vokes, County Clerk/Director of Council Services; Randy Scherzer, Director of Planning; Kevin Weppler, Director of Finance; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner and Tara Warder, Recording Secretary

**Call to Order**

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

**Declaration of Pecuniary Interest**

There was none.

**Minutes of Meetings**

*Public Meeting minutes dated March 11, 2013 – Municipality of Meaford*

The Public Meeting minutes and the Transportation Master Plan Steering Committee minutes were reviewed.

**PCD40-13** Moved by: Councillor Bell

Seconded by: Councillor McKay

**THAT the Public Meeting minutes from the Municipality of Meaford dated March 11, 2013 be received;**
AND THAT the Transportation Master Plan Steering Committee
minutes dated March 22, 2013 be adopted as presented.

Carried

Tourism Advisory Committee minutes dated April 5, 2013

The Tourism Advisory Committee minutes and the proposed amendment were reviewed.

PCD41-13 Moved by: Councillor Richardson Seconded by: Councillor Jack

THAT the minutes of the Tourism Advisory Committee meeting dated April 5, 2013 be adopted as amended, by adding clarification to the discussion on the Destination Management Fee.

Carried

Business Arising from the Minutes

Planning and Community Development Committee minutes dated March 19, 2013

These minutes were for information only as they were adopted by Grey County Council on April 2, 2013.

Reports – Clerk

CCR-PCD-06-13 Analysis of Year-end Financial Statements to December 31, 2012

Sharon Vokes and Randy Scherzer addressed the above report regarding the year end position of the budgets within the portfolio of the Planning and Community Development Committee. There is an overall surplus of $313,716. It was noted that additional forestry revenue was received from the Kolapor Tract at the end of 2012, thereby contributing to a higher surplus than that projected by staff in Report CCR-PCD-55-12. Staff are considering requiring full payment from harvest companies prior to year end so projections can be more accurate.

Other contributors to the surplus were capital work planned for Grey Roots in 2012 which did not proceed and economic development where the second phase of consulting did not proceed as originally planned.

Mr. Scherzer indicated that any surplus not assigned to a specific function will be split between the Grey Roots and Trails reserves, as recommended in Report CCR-PCD-55-12. The County has not been contributing to the Forestry reserves in recent years. Funds have instead been allocated to areas of greater need. Further, the current state of the Trails reserve is sufficient to cover additional costs of Culvert 21, and it was noted
that an even division between the Grey Roots and Trails reserves is appropriate as both have capital needs.

The Committee requested that the chart outlining the distribution of surplus be updated to more accurately reflect the approved reserve allocation.

**PCD42-13** Moved by: Councillor McKay Seconded by: Councillor Bell

**THAT Report CCR-PCD-06-13 regarding the year end position of budgets and the allocation of surplus/deficit pertaining to the Planning and Community Development Committee’s portfolio be received, as amended.**

Carried

**Reports - Planning**

**Addendum to PDR-PCD-22-12 Paul Gutzke Red Line Revision**

Scott Taylor presented the above noted report. The subject lands are located in Neustadt, and the revisions propose the construction of 16 townhouses adjacent to the current draft approved 44 single detached units, which received draft approval in 1994. It is also proposed that one lot be removed from the existing 44 in order to provide a street connection.

Mr. Taylor outlined the comments and concerns raised from the public and other agencies and noted that these concerns have been addressed to the satisfaction of County staff.

Staff clarified that the lapse date will apply to the entire plan of subdivision, including that area which had previously received draft approval in 1994.

**PCD43-13** Moved by: Councillor Bell Seconded by: Councillor Jack

**THAT Addendum to Report PDR-PCD-22-12 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 gives Draft Approval to Plan of Subdivision Red Line Revision File 42T-91011, subject to the conditions set out in the Notice of Decision.**

Carried

**PDR-PCD-17-13 Culvert 21 Tender Award – RFT-PCD-02-13**
Randy Scherzer addressed the above report. Staff are recommending that the tender for the Culvert 21 rehabilitation, including the reconstruction of the brick arch, be awarded to Allen Hastings in the amount of $417,879.10 exclusive of HST. R.J. Burnside was previously selected to oversee the project.

Mr. Scherzer provided details on the tender and the proposed changes to the contract. It was recommended by R.J. Burnside that a 20% contingency be included in the project budget due to the complexity and the potential for unknown costs during rehabilitation. The consultant noted that the condition of the stone is difficult to assess prior to the rehabilitation.

The total construction cost for the project including engineering fees and a 20% contingency will be approximately $598,486.09. The overall cost for the project, including 2012 expenses to stabilize the structure and previous engineering costs will be approximately $669,827.92, which also includes the 20% contingency. The County has received Community Infrastructure Improvement Funding (CIIF) in the amount of $166,500 to be contributed to the rehabilitation. Staff are anticipating a shortfall of $124,242.70, to be funded from the Trails Reserve.

The Committee discussed the costs of the project and the amount of CIIF funding for which the County applied. Further discussion occurred regarding the original considerations for the rehabilitation, which included the installation of a prefabricated structure. It was noted however, that Council recommended staff apply for funding to rehabilitate the existing brick arch.

Discussion ensued regarding potential donations and fundraising for the project.

The anticipated date of completion of Culvert 21 is October 31st, 2013. A permit is required from the Conservation Authority. Staff are anticipating a permit to be issued in May.

Planning Staff will work with the Communications Coordinator on a press release for the project.

**PCD44-13** Moved by: Councillor Richardson Seconded by: Councillor McKay

**WHEREAS** the approved 2013 Planning Budget includes $350,000 for the rehabilitation of Culvert#21;

**AND WHEREAS** the County has been approved for support under the Community Infrastructure Improvement Fund (CIIF) for Project C0473, Rehabilitation of Culvert 21 on the CP Rail Trail for a contribution of up to $166,500 being 33% of the total estimated project cost of $500,000;
AND WHEREAS staff were directed to prepare a tender for the rehabilitation of Culvert#21 to its original state including reconstruction of the brick arch;

AND WHEREAS the County issued RFT-PCD-02-13 on Tuesday March 12, 2013 and closed on Thursday March 28, 2013;

AND WHEREAS all purchasing policies and procedures have been adhered to;

NOW THEREFORE BE IT RESOLVED THAT PDR-PCD-17-13 regarding tender award recommendations for RFT-PCD-02-13 be received;

AND THAT the tender be awarded to Allen Hastings for the amount of $417,879.10 exclusive of H.S.T. based on Item 21 – Clean Existing Limestone being removed from the contract and replacing it with optional Item 24 – Reconstruct North East Wingwall;

AND THAT it is recommended by the Consultant that a 20% contingency amount be added to this project as a matter of best practice due to the unknowns within the project scope;

AND FURTHER THAT the additional funds of $124,242.70 to support this project, which includes the 20% contingency amount, be funded from public and stakeholder donations and the Trails Reserve.

AND FURTHER THAT the Township of Chatsworth be requested to accept donations on behalf of the County of Grey for the project.

Carried

Addendum to PDR-PCD-09-13 Kemroc Farms Inc. Merit Report

Sarah Morrison addressed the Committee on the above report regarding the Kemroc Farms Inc. proposed County Official Plan amendment. The location is within the Municipality of Meaford, approximately 5.65 kilometres northeast of Annan at the intersection of the 27th Sideroad and 2nd Concession North.

The proposed amendment would permit the creation of a surplus farm dwelling lot where previous lot creation has occurred. The lot is within the agricultural designation. Staff believe the intent of the Official Plan will be maintained if an additional lot is created, as the size of the severed parcel during the prior lot creation was 40 acres, being the minimum lot size for the Agricultural designation.

PCD45-13 Moved by: Councillor Bell Seconded by: Councillor Jack
THAT 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 Lot 28, Concession 3 (Geographic Township of Sydenham), Municipality of Meaford, to allow for a surplus farm dwelling consent in the Agricultural designation where previous lot creation has occurred be supported;

AND THAT the Addendum to Planning Report PDR-PCD-09-13 be received;

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

Carried

PDR-PCD-16-13 Delphi Court Plan of Subdivision Information Report

Randy Scherzer presented the above noted report for information. Mr. Scherzer noted that Grey County has received an application for a plan of condominium, proposing the creation of 11 vacant land condo lots with two single detached units, two semi-detached units and seven townhouse units. The lands are located north of Highway 26, across from the Georgian Peaks Ski Club. The property is designated as Recreational Resort Area in the County Official Plan.

PCD46-13 Moved by: Councillor McKay Seconded by: Councillor Richardson

THAT Report PDR-PCD-16-13 regarding an overview of plan of condominium application 42-CDM-2013-01 proposing to create a total of 11 vacant land condominium lots consisting of two single detached units, two semi-detached units, and seven townhouse units, on lands described as Parts 5 to 10, Plan 16R-9532 and Block 4 of Plan 16M-37, geographic Township of Collingwood, Town of The Blue Mountains, be received.

Carried

By-law Enforcement Officer Report – March 2013

PCD47-13 Moved by: Councillor Richardson Seconded by: Councillor Bell

THAT the By-law Enforcement Officer Report for March of 2013 be received for information.

Carried

Grey County Planning Active Development File List up to March 31, 2013

Any questions may be directed to the staff members as noted on the list. It was noted that many of the applications currently being received are to revise existing plans.
THAT the Grey County Active Development File list be received for information.

Carried

Committee Review of Land Use Planning Appeals / Potential Appeals

Grey County Planning Active Ontario Municipal Board Appeals File List

Randy Scherzer provided an update to the Committee on active Ontario Municipal Board (OMB) appeals. The Matesa prehearing is scheduled for May 22, 2013.

A decision has been received for the Sutherland appeal. The appellants have submitted a request for costs and the County is currently awaiting the OMB’s decision on that request.

Closed Meeting Matters

There were none.

Correspondence


The Committee discussed the role of the County in this matter. It was noted that the lower tiers are working with the Federation of Agriculture and looking at the various options, however suggestions from the County are welcome.

THAT the correspondence received from the Grey Bruce Federation of Agriculture regarding the removal of the services of the Ontario Society for the Prevention of Cruelty to Animals be received.

Carried

Low Water Levels on Georgian Bay – Case Book Version 2 – Request from the Blue Mountains to post information on the County Website

THAT the Low Water Levels on Georgian Bay – Case Book Version 2 – Request from the Blue Mountains to post information on the County Website be received.

Carried
THAT the County of Grey’s website includes a link to the Town of the Blue Mountains website, which requests residents and stakeholders to assist in sending letters to the Premier of Ontario and appropriate Members of Parliament regarding the current state of water levels in Georgian Bay.

Carried

Staff will monitor the website and remove the link when appropriate.

Petition – Request for the Creation and Designation of an Area of Concern within the Rocklyn Tract

A petition has been received, requesting the designation of an area of concern within the Rocklyn Tract. Staff noted that the tract has recently been harvested and the County will not be harvesting it again for a number of years.

Concern was expressed with respect to altering the County’s Forest Management Plan. It was stated that this request was received from landowners in the area. The Forestry Management Plan will be reviewed in 2022.

PCD51-13 Moved by: Warden McKinlay Seconded by: Councillor Richardson

THAT the petition regarding the designation of an area of concern within the Rocklyn Tract, be received for information.

Carried

Other Business

Intelligent Region Effort

Lance Thurston provided a verbal update to the Committee on the Intelligent Region Effort. The South West Economic Alliance (SWEA) has contracted with Cisco Canada to assist member counties in completing assessments of their communities in order to develop strategies to secure high speed broadband access and further develop local economies. Grey County is moving forward with the pilot in conjunction with Cisco and SWEA.

Mr. Thurston further noted that SWEA is undertaking a redevelopment of its governance plan this year. Additionally, the Annual SWEA Conference is taking place on June 14th, 2013 in Goderich. Grey County can exercise five votes, with four being individuals who are not from the municipal sector.
Next Meeting Dates

Thursday, May 16, 2013 at Grey Roots Museum and Archives – Grey Roots Board Room – 10:00 AM

On motion by Councillor Jack, the meeting adjourned at 11:39 AM.

Arlene Wright, Chair