Committee Minutes

Planning and Community Development Committee

September 17, 2013 – 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: Councilors Terry McKay, Wayne Fitzgerald, Kathi Maskell, Francis Richardson, Norman Jack and John Bell; and Warden Duncan McKinlay

Regrets: Councilors Arlene Wright and Alan Barfoot

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

Call to Order

In the absence of Chair Wright and Vice Chair Barfoot, Warden McKinlay called the meeting to order at 10:00 AM.

Nomination of Acting Chair

Warden McKinlay called for nominations for an acting chair to reside over the meeting.

PCD96-13  Moved by: Councillor Maskell  Seconded by: Councillor Richardson

THAT Warden McKinlay be appointed Acting Chair for this meeting in the absence of the Chair and Vice Chair.

Carried

Declaration of Pecuniary Interest
There was none.

Business Arising from the Minutes

Planning and Community Development Committee minutes dated

August 15, 2013

These minutes are for information only as they were adopted by Grey County Council as amended on September 3, 2013.

Reports – Clerk

CCR-PCD-21-13 An Introduction to Community Economic Development Practices

Bryan Plumstead, Meredith Bowers and Philly Markowitz addressed the Committee on the above report. Mr. Plumstead began by providing the Committee with an outline of the County’s vision, desired outcomes, and purpose. Information on the components of a strong economic development program and economic base theory were discussed.

Mr. Plumstead then detailed the top industries in Grey County, the number of jobs and average earnings for 2012, and their relation to provincial figures. Grey County exhibits competitive strengths in printing, wood products and furniture, aggregate production, farms and tourism services.

Further details on the next steps were highlighted, including examining industry clusters and sharing the analysis information with the lower tier municipalities.

Meredith Bowers and Philly Markowitz then addressed the Committee on recent initiatives, including participation in First Impressions Community Exchange programs, distribution of newsletters, business tours within the County, attendance and participation in trade shows, grant applications, partnership opportunities, Foodlink website development, and marketing initiatives.

PCD97-13 Moved by: Councillor Jack Seconded by: Councillor Richardson

THAT Report CCR-PCD-21-13 regarding Economic Development Practice be received for information.

Carried

The Committee requested that the above report be presented to County Council.
The Committee briefly recessed then reconvened.

Reports – Planning

**PDR-PCD-32-13 Meaford Five Year Official Plan**

Scott Taylor addressed the Committee on the above report regarding the adoption of Official Plan Amendment Number 14 in the Municipality of Meaford. The Municipality of Meaford adopted the amendment, being the five year review of the Official Plan, on June 24, 2013.

Mr. Taylor presented the amendments to the Official Plan and further outlined the proposed modifications suggested by County planning staff. Staff are recommending that the Committee approve the Local Official Plan Amendment subject to the modifications cited by staff. It was noted that the Committee has the delegated authority to approve the Official Plan amendment.

**PCD98-13** Moved by: Councillor Richardson    Seconded by: Councillor Fitzgerald

THAT Report PDR-PCD-32-13 regarding the Municipality of Meaford Official Plan Amendment Number 14 be received;

AND THAT the Planning and Community Development Committee hereby approves the “Municipality of Meaford Five Year Review Official Plan Amendment Number 14” as adopted by By-law No. 038-2013, subject to the following modifications attached to Report PDR-PCD-32-13 as Schedule 1 and dated September 17, 2013.

Carried

**PDR-PCD-33-13 Boulter Estates Plan of Subdivision- 42T-2013-04**

Scott Taylor addressed the Committee on the above noted report regarding a plan of subdivision application from Boulter Estates Limited. The developer intends to extend Sunset Boulevard to Wilson Drive in the Township of Georgian Bluffs and create 22 new residential lots having frontage on the extended roadway. The subject lands are located approximately 1.6 kilometres east of Wiarton and one kilometre west of Oxenden on Grey Road 1 across from the airport lands.

Staff noted that it is proposed that the plan of subdivision will be serviced by municipal water and private septic systems.

**PCD99-13** Moved by: Councillor McKay    Seconded by: Councillor Bell
THAT Report PDR-PCD-33-13 regarding an overview of proposed plan of subdivision application 42T-2013-04 to create twenty-two (22) new lots for lands described as Part of Lot 5, Jones Range (geographic Township of Keppel) Township of Georgian Bluffs, be received.

Carried

By-law Enforcement Officer Report – June, July/August and September 2013

The by-law enforcement officer reports were reviewed.

PCD100-13 Moved by: Councillor Richardson Seconded by: Councillor Jack

THAT the By-law Enforcement Officer reports for June, July/August and September be received for information.

Carried

Committee Review of Land Use Planning Appeals/Potential Appeals

Grey County Planning Active Ontario Municipal Board Appeals

The Committee considered the list of active Ontario Municipal Board appeals.

Staff indicated that there was a prehearing held on September 5th, 2013 with respect to the Harold Sutherland Keppel Quarry Expansion. The next prehearing on this matter is scheduled for November 28th. County staff are working with the applicant on a haul route agreement to resolve outstanding transportation issues. Staff hope to have the matters resolved prior to next prehearing.

Mr. Scherzer further indicated that there is a prehearing scheduled for October 25th, 2013 regarding the City of Owen Sound’s Official Plan five year review. The Ontario Municipal Board has approved the Official Plan Amendment except for the items subject to the appeal.

With respect to the Rice Pit, the County is not a party to the proceedings as per the appeal procedure however is being kept apprised of the status.

It was further confirmed that the City of Owen Sound has appealed the Township of Georgian Bluffs Official Plan.
Closed Meeting Matters

There were none.

Correspondence

*County of Middlesex-Letter to Premier Kathleen Wynne Regarding Decommissioning of Solar and Wind Energy Generation Projects*

The Committee considered the above correspondence.

*PCD101-13* Moved by: Councillor Bell  Seconded by: Councillor McKay

**THAT** the correspondence from the County of Middlesex regarding decommissioning of solar and wind energy generation projects be supported and circulated as appropriate.

Carried

*Ministry of Rural Affairs-Letter Regarding Rural Economic Development Program*

*PCD102-13* Moved by: Councillor McKay  Seconded by: Councillor Maskell

**THAT** the correspondence from the Ministry of Rural Affairs regarding the Rural Economic Development Program be received for information.

Carried

Other Business

*Planning Department Update*

Randy Scherzer updated the Committee on the Culvert 21 project, indicating that there are some change orders related to the project, however the changes are currently within the contingency amount. Mr. Scherzer outlined the change orders, including reconstruction of the headwall, recreating the concrete backfill, and new wing wall capstones.

There are no further change orders anticipated and the project is estimated to be complete by the end of October.
Mr. Scherzer reported that a culvert on Elder Lane in the Township of Chatsworth has collapsed. The culvert is located in proximity to Culvert 21 and the road was used as part of the detour route for the closed section of the CP Rail Trail. It was indicated that it is difficult to determine whether the construction caused the collapse. The Project Engineer stated that the majority of use has been on the CP Rail Trail and minimal equipment was hauled along Elder Lane.

The Township of Chatsworth has requested that the County supply the replacement culvert and the Township will install it. Staff confirmed that it is difficult to determine whether the collapse was as a result of the reconstruction of Culvert 21 or due to the age and condition of the culvert, estimated to be 50-60 years old. Staff are seeking direction as to whether to supply the culvert for the Township of Chatsworth.

_PCD103-13_ Moved by: Councillor Jack  Seconded by: Councillor Bell

WHEREAS a culvert has failed on Elder Lane in the Township of Chatsworth in close proximity to the Culvert 21 project site;

AND WHEREAS it may be possible that the construction activity associated with the rehabilitation of Culvert 21 caused the failure of the culvert;

NOW THEREFORE BE IT RESOLVED that the County of Grey be responsible for 50% of the cost of the corrugated steel pipe (c.s.p.) and that this be funded from the Culvert 21 project budget;

AND THAT the Township of Chatsworth be responsible for the remaining cost of the c.s.p. along with the installation of the culvert including required permits and costs associated with the installation process.

Carried

It was noted that Culvert 1 is within budget and should be completed by next week.

Next Meeting Dates

**Tuesday, October 15, 2013 at the Grey County Administration Building**

On motion by Councillor McKay the meeting adjourned at 11:41 AM.

Warden McKinlay, Acting Chair