Planning and Community Development Committee

August 15, 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: Chair Arlene Wright; Councillors Terry McKay, Alan Barfoot, Wayne Fitzgerald, Kathi Maskell, Francis Richardson, Norman Jack, John Bell; and Warden Duncan McKinlay

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; Bryan Plumstead, Economic Development and Tourism Manager; Philly Markowitz, Economic Development Officer and Tara Warder, Recording Secretary

Call to Order

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

Declaration of Pecuniary Interest

There were none.

Minutes of Meetings


The Public Meeting minutes were reviewed.
PCD84-13  Moved by: Councillor McKay  Seconded by: Councillor Barfoot

THAT the public meeting minutes dated July 15, 2013 regarding County Official Plan Amendment No. 122 to establish a Secondary Plan within the Municipality of West Grey be received as presented.  

Carried

Business Arising from the Minutes

Planning and Community Development Committee minutes dated July 16, 2013

These minutes are for information only as they were adopted by Grey County Council as presented on August 6, 2013.

The Committee inquired as to whether any resolution had been reached about the merging of two properties in the Municipality of West Grey with regard to Consent B5/2013 and ZA-07-13 as discussed at July's Committee meeting. Scott Taylor addressed the question, noting that discussions have taken place with the Land Registry Office and the properties had been legally merged. The information has been provided to the County solicitor who will provide staff with further information on the matter.

Reports – Clerk


Randy Scherzer presented the above report regarding an analysis of the Financial Statements to May 31, 2013 and the projected status of the Planning, Forestry and Agriculture budgets.

Sharon Vokes addressed the remaining budgets, including Tourism, Economic Development and Grey Roots and their respective projections.

PCD85-13  Moved by: Councillor Jack  Seconded by: Councillor Richardson

THAT Report CCR-PCD-18-13 regarding the analysis of financial statements to May 31, 2013, pertaining to the Planning and Community Development Committee’s portfolio, be received for information.  

Carried
**CCR-PCD-20-13 Funding Report, Greenbelt Fund Market Access Grant**

**Co-Application – Support to Chefs’ Forum**

Philly Markowitz addressed the Committee on the above report regarding the opportunity for Grey County to participate in the Greenbelt Fund Market Access Grant program in partnership with organizations in the local food sector. There was a strong response to the letters of invitation issued by Grey County to potential partners. Two projects are being supported at this time, including the creation of a hop processing facility in Meaford at Bighead Hops and the creation of a food storage and distribution centre in Flesherton in partnership with the Chef’s Forum. Staff are requesting the Committee’s support to contribute $10,000 as a co-applicant with the Chefs’ Forum from any surplus realized in the 2013 Tourism and Economic Development operating budget. Support for the creation of a hop processing facility includes a letter of support.

Ms. Markowitz outlined the funding process and the applicable deadlines for the Greenbelt funding. The application submission has been delayed to the next intake on October 24th to give the Chef’s Forum the opportunity to meet and further discuss applicable details.

Ms. Markowitz addressed questions and comments from the Committee regarding the details of the program, measures of success and the importance of reporting economic development activities to the Grey County population to increase awareness.

The Committee suggested that Council also be kept apprised of the current activities in economic development.

**PCD86-13**  Moved by: Councillor Fitzgerald   Seconded by: Councillor Bell

**WHEREAS** Grey County has undertaken steps to study and make recommendations about the creation of, or participation in, a regional food hub supporting farmers and food producers in Grey;

**AND WHEREAS** the Greenbelt Market Access Fund supports collaboration between partnering organizations, businesses and municipalities to apply for project funding to support the creation and expansion of regional food hubs;

**AND WHEREAS** Grey County Tourism and Economic Development is engaged in existing projects with the Chefs’ Forum;

**NOW THEREFORE BE IT RESOLVED THAT** Report CCR-PCD-20-13 be received;
AND THAT a funding allocation of $10,000 be made so that Grey County can be a co-applicant with the Chefs’ Forum in a Greenbelt Market Access Program grant application to aid in the creation of a local food hub and distribution centre in Grey County;

AND FURTHER THAT the allocation be funded from a surplus available in the Tourism and Economic Development 2013 operating budget.

Carried

Reports - Planning

PDR-PCD-28-13 Dimakos Red Line Revision – 42T-91001

Scott Taylor presented the subject report, recommending the approval of the red-line revision to the above noted file in the Village of Markdale. The Dimakos Development was originally draft approved on June 16, 1993 with no lapse date. The proposed changes would permit semi-detached units to be constructed in addition to single family dwelling units and instill a three year draft plan expiry.

Mr. Taylor outlined the comments received on the application, noting that the Saugeen Valley Conservation Authority, the Municipality of Grey Highlands, Transportation Services and County staff did not express concerns with the proposed revisions.

PCD87-13 Moved by: Councillor Maskell Seconded by: Councillor Barfoot

WHEREAS plan of subdivision application 42T-91001 was draft approved on June 16, 1993;

AND WHEREAS the County has received a request from the owner to revise the draft approved plan;

NOW THEREFORE BE IT RESOLVED that Report PDR-PCD-28-13 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 approves the red-line revision to Plan of Subdivision File 42T-91001, subject to the conditions set out in the Notice of Decision.

Carried
**PDR-PCD-29-13 Township of Georgian Bluffs Official Plan**

Scott Taylor addressed the Committee on the above noted report regarding the new official plan for the Township of Georgian Bluffs, adopted by the Municipality on August 8, 2012. The new Township of Georgian Bluffs’ Official Plan replaces the old official plan for the former Township of Sarawak. The remainder of Georgian Bluffs was served by the County Official Plan as no lower tier plans were in force and effect for the remaining areas of the Township.

The Township of Georgian Bluffs’ new Official Plan focuses on its projected areas of growth and settlement areas and defers to the County Official Plan and Niagara Escarpment Plan for the other lands within the Township.

Mr. Taylor addressed areas of the Provincial Policy Statement (PPS), noting that the Plan has regard for matters of Provincial Interest, conforms with the County’s Official Plan and is consistent with the PPS. Staff are recommending that the County approve the Township of Georgian Bluffs Official Plan.

The Committee suggested that a press release be issued on the approval of the Official Plan.

**PCD88-13**

Moved by: Councillor Barfoot 
Seconded by: Councillor Bell

**THAT Report PDR-PCD-29-13 regarding the Township of Georgian Bluffs Official Plan be received;**

**AND THAT the Planning and Community Development Committee hereby approves the “Township of Georgian Bluffs Official Plan” as adopted by By-law No. 55-2012, with the proposed modifications as amended, subject to the following modifications attached to Report PDR-PCD-29-13 as Schedule 1 and dated August 15, 2013.**

Carried

**PDR-PCD-30-13 – Huron Bay Co-op Request**

Sarah Morrison presented the above report. Staff have received a request from the Huron Bay Co-operative in Dundalk to remove two existing structures and replace them with a single building on the former CP Rail line property owned by the County and leased by the Huron Bay Co-operative.

Staff recommend that support be given in principle to the Huron Bay Co-operative to remove the structures and replace them. Further, staff are requesting that the owner of
the Co-op act as the agent on behalf of the County if zoning changes are necessary.

*PCD89-13* Moved by: Warden McKinlay Seconded by: Councillor Jack

WHEREAS the County of Grey has an existing lease with Huron Bay Co-operative in Dundalk on the CP Rail Trail, in the Township of Southgate;

AND WHEREAS a request has been received from Huron Bay Co-operative to remove two existing structures and replace them with one large structure on the property;

AND WHEREAS the lease agreement states that the landlord must approve the addition of buildings to the leased property;

NOW THEREFORE BE IT RESOLVED THAT support in principle be given to the Huron Bay Co-operative to remove two existing structures and replace them with one large structure on the property currently leased to it by the County of Grey;

AND THAT if required, the Huron Bay Co-operative’s agent for the owner, being Dave Rogers, acts as an agent on behalf of the County to facilitate any necessary zoning changes;

AND FURTHER THAT Huron Bay Co-Operative will be responsible for obtaining any required permits or approvals for the proposed structure including associated fees.

Carried

*PDR-PCD-31-13 All-Terrain Vehicle (ATV) Request on CP Rail Trail*

Sarah Morrison addressed the Committee on the above report. A request has been received by County staff from the South Bruce Peninsula ATV Club to extend the use of the CP Rail Trail from Sunny Valley Road to the borders of the City of Owen Sound.

Staff have met with the City to determine a strategy for the proposal. County staff do not wish to extend the trail to a dead-end and as such do not recommend granting the extension at this time.

*PCD90-13* Moved by: Councillor Richardson Seconded by: Councillor Bell

WHEREAS a request has been received from the South Bruce Peninsula ATV Club to consider extending ATV use on the CP Rail
Trail north of Sunny Valley Road into Owen Sound as part of a proposed connecting link between the two local ATV clubs;

AND WHEREAS both the City of Owen Sound and the Municipality of Meaford received similar requests which they did not support;

NOW THEREFORE BE IT RESOLVED THAT report PDR-PCD-31-13 be received;

AND THAT the request is not supported and staff be directed to prepare a letter that indicates the County does not support the request because the extension of the Trail would serve no benefit to the Club in assisting with the connecting link.

Carried

Closed Meeting Matters

There were none.

Committee Review of Land Use Planning Appeals / Potential Appeals

Grey County Planning Active Ontario Municipal Board Appeals

The Committee considered the Grey County Planning Active Ontario Municipal Board Appeal list.

Randy Scherzer noted that a prehearing for Local Official Plan Amendment No. 4 respecting the City of Owen Sound’s Five Year Review is scheduled for August 27, 2013.

Zoning By-law Amendment 65-2013 in the Municipality of West Grey

Scott Taylor addressed the Committee on a recent decision from the Municipality of West Grey respecting a zoning by-law amendment to permit two mini storage buildings and a contractor’s yard on the property. The subject property is located on Grey Road 4 between Durham and Allan Park.

Staff are requesting direction from the Committee on whether to appeal the by-law. County staff recommend proceeding with an appeal, as the property is within the Agricultural designation, where small scale commercial uses on non-farm sized parcels

Page 7
are not permitted. Further, the amendment does not conform to the County Official Plan or the Provincial Policy Statement.

The Committee inquired as to whether or not this particular amendment would be suitable for an Official Plan Amendment (OPA). Staff noted that it may be difficult to recommend approval in this case due to the fact that the property is within the Agricultural designation.

Some concern was expressed that the property will remain vacant if approvals are not granted. Staff addressed further questions from the Committee on transportation needs, permitted uses, current zoning and the Ontario Municipal Board appeal process.

Staff were requested to engage in discussions with the applicant and municipal staff to resolve the concerns of County staff with regard to the subject zoning by-law amendment.

**PCD91-13** At the September 3, 2013 session of Grey County Council, the following resolution was passed:

**CC133-13** THAT Grey County withdraw the appeal of the rezoning as outlined in Resolution PCD91-13.

**PCD91-13** Moved by: Councillor Barfoot Seconded by: Councillor McKay

THAT the County of Grey appeal the Municipality of West Grey Zoning By-law Amendment By-law 65-2013 to the Ontario Municipal Board, as it does not conform to the County Official Plan and is not consistent with the Provincial Policy Statement.

Carried

The Committee briefly recessed then reconvened.

Correspondence

*Region of Halton Correspondence dated July 11, 2013 – Enbridge Pipeline Line 9 Reversal*

The Committee considered the above correspondence.

**PCD92-13** Moved by: Councillor McKay Seconded by: Councillor Richardson

THAT the County of Grey supports the resolution from the Region of Halton regarding the Enbridge Pipeline Line 9 Reversal.
Grey County Woodlot Association Request for Funding to Remove Invasive Species dated July 18, 2013

The Committee discussed the correspondence from the Grey County Woodlot Association regarding a funding request to assist in removing invasive species. Randy Scherzer provided an overview of a similar program established in Huron County.

The Committee inquired as to whether the Conservation Authority should take the lead on the initiative.

Committee members suggested that discussions take place with the Conservation Authority to determine appropriate roles if the initiative is undertaken.

PCD93-13 Moved by: Warden McKinlay Seconded by: Councillor McKay

THAT staff be directed to bring forward a report on the Grey County Woodlot Association’s request for funding to remove invasive species, providing further information on the request;

AND THAT staff engage in discussions with the Conservation Authority to outline applicable roles.

Carried

Middlesex Centre Resolution Opposing Requalification of Municipal Building Officials dated July 29, 2013

PCD94-13 Moved by: Councillor Barfoot Seconded by: Councillor Jack

THAT the County of Grey receive the correspondence from Middlesex Centre dated July 29, 2013 regarding its resolution opposing the requalification of municipal building officials.

Carried

Other Business

The Committee discussed the merit in having Councillor McKay approach the Township of Chatsworth Council to discuss the possibility of illuminating the brickwork of the Culvert 21 bridge upon completion.

Letter of Support to the Minister of Energy and Energy Review Board During the Long Term Energy Plan Review - Bruce Power’s Continued Role in Energy Provision and the
Ontario Economy

Warden McKinlay provided information on the above noted correspondence.

PCD95-13 Moved by: Councillor Maskell Seconded by: Councillor McKay

NOW THEREFORE BE IT RESOLVED THAT the County of Grey sends a letter of support to the Minister of Energy and the Energy Review Board supporting Bruce Power’s continued role in energy provision and the Ontario economy;

AND FURTHER THAT this letter be sent to the M.P.P for Bruce-Grey-Owen Sound and M.P.P. for Huron – Bruce.

Carried

Next Meeting Dates

Tuesday, September 17, 2013 at the Grey County Administration Building

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

On motion by Councillor Bell the meeting adjourned at 12:00 PM.

Arlene Wright, Chair