

Planning and Community Development Committee November 13, 2014 – 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, Paul McQueen, Francis Richardson, Norman Jack, Duncan McKinlay and Kevin Eccles; and Warden Brian Milne

Regrets: Councillor Kathi Maskell

Staff

Present: Derik Brandt, Chief Administrative Officer; Randy Scherzer, Director of Planning; Kevin Weppler, Director of Finance; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Alisha Buitenhuis, Planner; Carolyn Bailey, Planning Technician; and Kathie Nunno, Recording Secretary

Call to Order

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

Declaration of Pecuniary Interest

There was none.

Chair Wright welcomed and introduced Grey County's new CAO, Derik Brandt.

Minutes of Meetings

Public Meeting minutes dated Wednesday, October 22, 2014 – Von Westerholt Farms – County Official Plan Amendment File No. 42-07-060-OPA-125

Closed Meeting Minutes dated February 18, 2014

The minutes were reviewed.

PCD117-14 Moved by: Councillor Barfoot

Seconded by: Councillor Eccles

THAT the public meeting minutes dated October 22, 2014 regarding County Official Plan Amendment 125 - Von Westerholt Farms be adopted as presented;

AND THAT the Planning and Community Development Committee closed meeting minutes dated February 18, 2014 be adopted as provided to the Committee.

Carried

Business Arising from the Minutes

Planning and Community Development Committee minutes dated October 16, 2014

These minutes are for information only as they were adopted by Grey County Council on November 4, 2014.

Reports – Clerk

CCR-PCD-35-14 Third Quarter Financial Analysis to September 30, 2014

Randy Scherzer and Kevin Weppler presented the above report regarding the analysis of the financial statements for the budgets under the Planning and Community Development Committee portfolio.

Mr. Scherzer and Mr. Weppler detailed the projected status of each of the budgets and noted that staff are anticipating an overall deficit of \$64,000.

Regarding discussion on Culvert 21, staff will follow up with the Township of Chatsworth regarding tree removal to improve visibility of the structure. Staff will also follow up on the timing of the erection of the Grey Roots sculpture and advise the Committee.

Financial support of Grey Ag Services was also discussed. Scott Taylor provided an update from a recent meeting he attended with Philly Markowitz and Grey Ag Services regarding engagement of the agricultural community. Opportunities included additional County attendance during Farmers' Week. Another idea was holding a luncheon information session in the late winter to re-introduce the County to some of the farm groups in an endeavour to promote collaboration. An offer of County participation to attend various farm group and agricultural sector meetings or events could be extended at that time. A suggestion to have Ray Robertson of Grey Ag Services present an update to Grey County Council was identified. Mr. Taylor added that having the farm community provide input in the Natural Heritage Systems Study was also discussed at that meeting.

PCD118-14 Moved by: Councillor McQueen

Seconded by: Councillor McKay

THAT Report CCR-PCD-35-14 regarding the analysis of financial statements to September 30, 2014, pertaining to the Planning and Community Development Committee's portfolio, be received for information.

Carried

Reports - Planning

PDR-PCD-35-14 Anson Martin Exemption

Sarah Morrison presented the above report regarding an application for a minor exemption under the County's Forest Management By-law for clear cutting. The property is located at Lot 25, Concession 1 SDR in the Municipality of Grey Highlands (former Township of Osprey).

The applicant wishes to clear cut approximately 8.5 acres for cropping purposes.

Discussion ensued regarding clean-up of property when such cutting occurs. Staff noted that regulations are in place regarding Grey County's forest management by-law. Mr. Scherzer noted that the adjacent landowners were circulated a copy of the proposed minor exemption and that, in this particular circumstance, no concerns were submitted.

PCD119-14 Moved by: Warden Milne

Seconded by: Councillor Eccles

WHEREAS an application for Minor Exemption (clear cutting) under the County's Forest Management By-law has been received for Lot 25, Concession 1 SDR, in the geographic Township of Osprey, Municipality of Grey Highlands;

AND WHEREAS adjacent landowners, the Municipality of Grey Highlands Staff, Saugeen Valley Conservation Authority staff and the County's Forest Manager were notified of the application and asked to provide comments on the request;

AND WHEREAS the Saugeen Valley Conservation Authority indicated that there was an area adjacent to wetland area that should not be cleared;

AND WHEREAS the application stated that the intended use of the proposed cleared land is for cropping;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-35-14 regarding an application for a Minor Exemption be received;

AND THAT the application for a Minor Exemption under the County's

Forest Management By-law for Lot 25, Concession 1 SDR, in the geographic Township of Osprey, Municipality of Grey Highlands, be approved for the areas outside of the wetland boundary, as indicated in the Saugeen Valley Conservation Authority mapping.

Carried

PDR-PCD-37-14 Private Residences at Georgian Bay Club

Scott Taylor addressed the Committee on the above report regarding proposed red-line revisions to the private residences at the Georgian Bay Club development. Mr. Taylor outlined the location of the subject lands, located on the east side of the 7th Line in the Blue Mountains, with access onto a private condominium road, for 56 residential units.

Staff are recommending that the proposed red-line revisions be approved.

PCD120-14 Moved by: Councillor McKinlay Seconded by: Councillor Richardson

WHEREAS plan of condominium application 42-CDM-2007-07 was draft approved effective on January 8, 2008;

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-37-14 be received;

AND THAT in consideration of the draft plan of condominium 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 Condominium File 42-CDM-2007-07, subject to the conditions set out in the Notice of Decision.

Carried

PDR-PCD-38-14 Grey Bruce Landowners Letter Regarding 911 Calls

Randy Scherzer presented the above-noted report regarding concerns from the Grey Bruce Landowners Association, which include unintentional calls (pocket dialing) and non-emergency "drive by" calls.

The Association has concerns surrounding the cost for unnecessary calls and inefficient use of emergency personnel's time to address such non-emergency calls.

The Association has written a letter to the Canadian Radio-Television and Telecommunications Commission requesting action be taken regarding implementation

of fines and a call for increased due diligence.

Sharing any educational information received with the fire services boards was suggested. Opportunities for technology training were also identified as an opportunity to assist in alleviating pocket dialing.

PCD121-14 Moved by: Councillor Richardson Seconded by: Councillor Jack

WHEREAS correspondence has been received from the Grey Bruce Landowners Association which outlines concerns with unintentional ‘pocket dials’ calls and non-emergency ‘drive-by’ calls;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-38-14 be received as further background information regarding the correspondence received from the Grey Bruce Landowners Association;

AND THAT staff be directed to send a copy of the staff report and the Grey Bruce Landowners Association’s letter to the Ontario 911 Advisory Board and the National Emergency Number Association;

AND FURTHER THAT the County requests that the National Emergency Numbers Association and the Ontario 911 Advisory Board continue their public education campaigns to raise public awareness of the issues caused by ‘pocket dial’ calls;

AND FURTHER THAT staff be directed to obtain any educational material produced by the National Emergency Numbers Association and the Ontario 911 Advisory Board regarding this matter and share this information on the County’s website and through social media.

Carried

PDR-PCD-39-14 Traynor Merit Report

Alisha Buitenhuis addressed the Committee on the above report. Ms. Buitenhuis noted that an application has been received for a proposed County Official Plan Amendment (OPA) to permit the severance of a 2.81 hectare residential lot which contains a residential dwelling, a barn and a garage. Previous lot creation has occurred on the original lots and concessions. The effect of the OPA would be to re-designate the lands from Agricultural to Agricultural with Exception.

Ms. Buitenhuis outlined the location of the subject property, located southeast of the intersection of Concession 6 North and Sideroad 27 in the Municipality of Meaford. Staff are recommending that the application proceed to public meeting.

PCD122-14 Moved by: Councillor McQueen Seconded by: Councillor Richardson

THAT Report PDR-PCD-39-14 regarding a proposed County Official Plan Amendment be received;

AND THAT the proposal proceed to a Public Meeting to consider the Amendment to the County of Grey Official Plan to re-designate the subject lands from 'Agricultural' to 'Agricultural with Exception' for the lands described as Part Lot 27, Concessions 5 and 6, geographic Township of Sydenham, in the Municipality of Meaford.

Carried

Chair Wright called a brief recess following which the Committee reconvened.

PDR-PCD-40-14 Natural Heritage Peer Reviews

Randy Scherzer presented the above-noted report. The report originated with a request from the Committee in response to a presentation from the Blue Mountains Watershed Trust Foundation. The Foundation requested that the County discontinue the use of third-party peer reviewers and use the Conservation Authority and the Niagara Escarpment Commission for this purpose.

Mr. Scherzer outlined the peer review process, noting the positive and negatives of changes to the process, and the resources required for a process change.

Staff recommended that the current process remain in effect, but that opportunities to enter into a memorandum of understanding with the conservation authority be explored in order to identify the roles of each party.

PCD123-14 Moved by: Warden Milne Seconded by: Councillor Richardson

WHEREAS the Blue Mountain Watershed Trust Foundation appeared as a deputation to the Planning and Community Development Committee recommending that the County discontinue the use of third party peer reviewers for natural heritage matters and to utilize exclusively conservation authorities and the Niagara Escarpment Commission where applicable for conducting environmental peer reviews;

AND WHEREAS the Planning and Community Development Committee directed staff to bring forward a report outlining how peer reviews are used in land use planning applications;

NOW THEREFORE BE IT RESOLVED THAT Planning Report PDR-

PCD-40-14 be received;

AND THAT staff be directed to explore opportunities with the conservation authorities to enter into memorandums of understanding to clarify roles and responsibilities regarding natural heritage matters and the review of natural heritage studies;

AND FURTHER THAT in the interim the current review process regarding natural heritage matters associated with land use applications be utilized, including the use of third party peer reviews where deemed appropriate.

Carried

PDR-PCD-41-14 Information Report Applevale Properties Ltd. Ashbury Court

Scott Taylor addressed the Committee on the above report. Mr. Taylor noted that an application has been received for a plan of subdivision from Applevale Properties Limited for 11 single detached lots, fronting onto a new cul-de-sac.

Mr. Taylor outlined the location of the subject lands which front on Victoria Street South and Alfred Street West in the Town of the Blue Mountains. The proposed cul-de-sac will gain access off of Victoria Street South.

The proposed cul-de-sac and density were then discussed. At the pre-submission consultation stage, County Transportation Services staff indicated that no new entrances or intersections should be coming off the County road. At the initial submission for the development, other considerations for density were explored, Mr. Taylor commented. The development to the southwest of this proposed development has a higher density. The average density of 20 units per hectare could be further explored, as could the opportunity for a through road.

Staff will have further discussions with the Transportation Services department and the developer to address the comments made on this matter.

PCD124-14 Moved by: Councillor McQueen Seconded by: Councillor McKay

THAT Report PDR-PCD-41-14 regarding an overview of proposed planning application 42T-2014-04, to establish a plan of subdivision consisting of eleven (11) lots on lands described as Part Park Lots 9 and 10, RP 16R7921, Part 2, Southwest of Albert Street (geographic Town of Thornbury) in the Town of The Blue Mountains, be received for information.

Carried

*PDR-PCD-42-14 Neighbourhoods at Delphi Point Proposed Redline
Revision*

Randy Scherzer presented the above report, noting that a request has been received to amend the conditions of draft plan approval for the Neighbourhoods at Delphi Point development.

The subject lands are located on the north side of Highway 26 within the Town of the Blue Mountains across from Georgian Peaks Ski Club.

Staff recommended that the revisions be approved.

PCD125-14 Moved by: Councillor McKinlay Seconded by: Councillor Barfoot

WHEREAS Plan of Condominium File No. 42-CDM-2007-15 received draft approval on March 13, 2008 with revisions to the plan approved on May 19, 2009 and October 15, 2013;

AND WHEREAS the County is in receipt of a letter from the Applicant proposing further redline revisions to the draft plan by amending the conditions of Draft Plan approval to include the Phase 2 lands within the draft approved plan and, to remove reference to the phasing line which was originally placed on the plan due to servicing constraints;

AND WHEREAS the majority of the 70 units proposed to be added to the draft approved plan have at some point in time been draft approved and have been subject to technical review over the past several years;

AND WHEREAS the previous servicing constraints no longer exist and therefore the phasing lines are no longer required;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-42-14 be received;

AND THAT in consideration of the redline revisions as requested to the draft plan of condominium and the matters to be consistent with under Subsection 51(24) of the Planning Act RSO 1990 as amended, the Planning and Community Development Committee hereby approves the redline request for Plan of Condominium File 42-CDM-2007-15 subject to the revised conditions set out in the Notice of Decision.

Carried

Addendum to PDR-PCD-33-14 Transportation Master Plan – Engagement Strategy

Randy Scherzer presented the above report, requested by the Committee for the purposes of developing a draft public engagement strategy for the Transportation Master Plan. Mr. Scherzer outlined the proposed strategy for the Committee's consideration.

Discussion ensued regarding the feasibility of the proposed timeframe with the suggestion that there be more opportunity for new councillors to gain understanding prior to moving forward. The approach for communication during the public meeting portion of the process was also discussed.

PCD126-14 Moved by: Warden Milne

Seconded by: Councillor Jack

WHEREAS Report PDR-PCD-33-14 was received by the Planning and Community Development Committee on October 16, 2014 and staff were directed to circulate the draft Transportation Master Plan which includes the draft Action Plan which identifies proposed action items and timelines for possible next steps related to the recommendations contained in the draft Transportation Master Plan;

AND WHEREAS staff were directed to bring forward a report which presented an engagement strategy to further engage local municipalities and community stakeholders to obtain final comments on the draft Transportation Master Plan;

NOW THEREFORE BE IT RESOLVED THAT the Addendum to Planning Report PDR-PCD-33-14 be received;

AND THAT staff be directed to move forward with the engagement strategy as presented;

AND THAT any additional costs associated with the consultant's involvement with the engagement strategies estimated at \$5,000 be funded from the Planning Legal Reserves.

Carried

By-law Enforcement Officer Report – November 2014

PCD127-14 Moved by: Councillor McKinlay

Seconded by: Councillor Eccles

THAT the By-law Enforcement Officer report for November 2014 be received for information.

Carried

Committee Review of Land Use Planning Appeals / Potential Appeals

Grey County Active Ontario Municipal Board (OMB) Appeals File List

The Committee reviewed the above-noted list. Scott Taylor provided an update on the West Grey/Hanover Secondary Plan, OPA 122. The parties involved are continuing to work toward resolution. A two to three-week hearing is anticipated to be held in October 2015, but it is hoped that the mediation can occur before then. Further updates are anticipated.

Correspondence

Response Letter from Hensel Design Group Regarding Blue Mountain Watershed Trust's Letter on Peer Reviews dated April 2, 2014

PCD128-14 Moved by: Councillor McKinlay Seconded by: Councillor McKay

THAT the correspondence from Hensel Design Group regarding Blue Mountains Watershed Trust's Letter on Peer Reviews dated April 2, 2014 be received.

Carried

Other Business

Planning Department Update

Randy Scherzer noted that this is the last Planning and Community Development Committee meeting of this year and thanked the committee members for their wisdom, guidance and support and wished those councillors not returning all the best. Chair Wright concurred and added her thanks, including thanking the staff.

Next Meeting Dates

Tuesday, December 16, 2014 at the Grey County Administration Building

On motion by Councillor McKinlay, the meeting adjourned at 11:49 AM.

Arlene Wright, Chair