



Committee Minutes

Planning and Community Development Committee June 21, 2016 – 10:00 AM

The Committee met on the above date at the County Administration Building with the following members in attendance:

Present: Chair Paul McQueen; Councillors Scott Mackey, Sue Paterson, Barb Clumpus, Anna-Marie Fosbrooke, Gail Ardiel and Kevin Eccles; and Warden Alan Barfoot

Regrets: Councillor Arlene Wright

Staff

Present: Kim Wingrove, Chief Administrative Officer; Sharon Vokes, County Clerk/Director of Council Services; Randy Scherzer, Director of Planning; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Bryan Plumstead, Tourism Manager; Marlene McLevy, Claims Manager; Heather Morrison, Deputy Clerk/Records Manager; Rob Hatten, Communications Officer; Pat Hoy, Engineering Manager; Chris Hachey, Grey County Trails Manager and Tara Warder, Committee Coordinator

Call to Order

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

Adoption of the Agenda

PCD70-16 Moved by: Councillor Fosbrooke Seconded by: Councillor Mackey

THAT the Planning and Community Development Committee agenda dated June 21, 2016 be adopted as presented.

Carried

Declaration of Pecuniary Interest

There was none.

Minutes of Meetings

Public Meeting minutes dated June 8, 2016 – Official Plan Amendment 134 – Skyline and Public Meeting minutes dated June 9, 2016 – ATV Requests

The minutes were reviewed.

PCD71-16 Moved by: Warden Barfoot Seconded by: Councillor Ardiel

THAT the following public meeting minutes be approved as presented:

- **Public Meeting minutes dated June 8, 2016- Official Plan Amendment 134 – Skyline**
- **Public Meeting minutes dated June 9, 2016 – ATV Requests**

Carried

Business Arising from the Minutes

Planning and Community Development Committee minutes dated April 19, 2016

These minutes are for information only as they were adopted by Grey County Council on May 3, 2016.

Reports – Chief Administrative Officer

CAOR-PCD-02-16 Economic Development and Tourism Staffing Considerations

Kim Wingrove presented the above noted report, noting that economic development is a top priority for Council in the draft County strategic plan.

In order to make progress on the Economic Development Strategy and Destination Development Action Plan goals in a timely way, Economic Development needs a dedicated leadership role. Staff are proposing that the vacant Economic Development Officer position and the recently approved Tourism/Economic Development shared position be combined into one Economic Development management level position allowing the Tourism Manager to dedicate his time to Tourism.

PCD72-16 Moved by: Warden Barfoot Seconded by: Councillor Mackey

WHEREAS Economic Development and Tourism are important priorities for Grey County;

AND WHEREAS Grey County Council has completed an economic development strategy and tourism destination development action plan to guide its efforts over the next three to five years;

AND WHEREAS the appropriate alignment of staff resources is required to achieve Council's strategic economic goals;

NOW THEREFORE BE IT RESOLVED THAT Report CAOR-PCD-02-16 be received

AND THAT the funding and positions allocated to two vacant economic development officer positions be reallocated to support the creation of a Manager, Economic Development position and that the economic development and tourism functions report to the office of the CAO.

Carried

Reports – Clerk's

CCR-PCD-18-16 Tourism Destination Development Plan

Bryan Plumstead addressed the Committee on the above noted report. The Plan was presented earlier in the year for information and staff are now seeking formal approval of the Plan.

Mr. Plumstead spoke favourably to the proposed changes to staffing in the Economic Development and Tourism Departments and the initiatives taking place from the Tourism Destination Development Plan.

Committee noted the importance of developing apps for use by the public and business owners for promotion.

PCD73-16 Moved by: Councillor Ardiel Seconded by: Councillor Paterson

WHEREAS the Grey County Tourism Destination Development Action Plan 2016 (Action Plan) has been updated in order to provide guidance on Grey County's commitment to tourism for the next three to five years;

BE IT RESOLVED THAT Report CCR-PCD-18-16 be received and the Grey County Tourism Destination Development Action Plan 2016 be approved;

AND THAT staff begin implementation of the Action Plan immediately, and that the Tourism Advisory Committee monitor

progress of the plan through quarterly scorecards, and a summary of completed actions be presented to the Planning and Community Development Committee on an annual basis.

Carried

Reports – Planning

PDR-PCD-20-16 McDonald Condominium Exemption Exception Request

Randy Scherzer addressed the Committee regarding a request to consider converting two residential units to condominium units on Leming Street within the Town of Thornbury. Mr. Scherzer noted that a secondary suite on the property created a second residential unit. The owner wishes to convert them to two condominium units and a zoning change will be needed to recognize the units as a duplex.

PCD74-16 Moved by: Warden Barfoot Seconded by: Councillor Mackey

WHEREAS the County has received a request to consider the conversion of two residential units to condominium units through a Condominium Exemption process;

AND WHEREAS a zoning by-law amendment from the Town of The Blue Mountains is required in order to recognize the two residential units as a duplex;

AND WHEREAS Town staff have indicated that they would support this being processed as a Condominium Exemption;

AND WHEREAS County Council passed By-law 4421-07 which allows the Director of Planning and Development to process and approve condominium exemptions in accordance with the terms and conditions set out in the Condominium Application Form and Guidelines, as approved by the Planning and Community Development Committee, as permitted legislatively by Section 9(7) of the Condominium Act, R.S.O. 1998, as amended;

AND WHEREAS the above noted development proposal does not fully meet the terms and conditions set out in the Condominium Exemption Application Form Guidelines as it relates to the age of the structure;

NOW THEREFORE BE IT RESOLVED that Planning Report PDR-PCD-20-16 be received;

AND THAT support be given for processing the conversion of the proposed residential units as condominium units through a condominium exemption application subject to Town of The Blue Mountains passing the zoning by-law amendment and subject to the two units meeting the Building Code requirements for condominium units.

Carried

PDR-PCD-21-16 ATV Requests

Sarah Morrison presented the above report to the Committee. The staff report comes forward as a result of requests from the ATV clubs in the area and as a result of recent changes to the Highway Traffic Act.

Ms. Morrison noted that the requests before the Committee today include a request to permit ATVs on the CP Rail Trail from Sunny Valley Road to 20th Street East in Owen Sound, to permit side-by-side vehicles and to allow the Wardens to patrol the trails outside of the ATV season.

Staff are recommending that the three requests related to the CP Rail Trail be denied, and Ms. Morrison outlined the rationale for the recommendation.

It was noted that the portion of the CP Rail Trail that is subject to the request is the highest used portion of non-motorized users of the CP Rail Trail. Concerns over potential conflicts were cited. Ms. Morrison also noted that this portion of the CP Rail Trail runs through the Niagara Escarpment Commission's Natural Area destination and motorized vehicles are not permitted in the Escarpment Natural Area. A Niagara Escarpment Plan amendment and a development permit would be required to consider the request to allow ATV's on this part of the trail.

With respect to the request for permitting side-by-sides, the existing gates would need to be widened or removed altogether. This opens up the potential for unwanted vehicles and trespassing on the rail trail. Further, significant upgrades would be required to address bridges, steep slopes and narrow platform in some areas. The County will need to go through the process to evaluate how all the multi uses work together. The Conservation Authority has indicated that at a minimum, the contract with Grey County would need to be re-negotiated.

The purpose of the request from the ATV Club to permit Wardens extended patrol times is to patrol for ATVs riders using the trail outside of the regular season. Staff noted that the regular ATV season correlates with weather and the beginning of the snowmobile

season. Further, confusion could result if riders see Wardens on the trail out of season and assume that the trail is open.

Discussion occurred on bicycles being allowed on the roadways but not ATVs. Committee inquired as to what issues have occurred on the trail where ATVs are permitted. Staff noted that mostly minor issues have been observed to date.

The Committee stated the need for mapping of trails and roadways where ATVs are allowed.

PCD75-16 Moved by: Councillor Eccles Seconded by: Warden Barfoot

WHEREAS a request has been received from the Dufferin Grey ATV Club for an extension of the CP Rail Trail from Sunny Valley Road to 20th Street East in Owen Sound where ATV's are currently not permitted;

AND WHEREAS connectivity of the trail cannot be achieved at this time based on comments received from the Niagara Escarpment Commission as motorized vehicle trails are excluded as a permitted use within the Escarpment Natural Area designation;

AND WHEREAS the current infrastructure of this section of the CP Rail Trail, including gates and signage, would require upgrades to permit ATV's;

AND WHEREAS this section of the CP Rail Trail is heavily used by non-motorized trail users;

AND WHEREAS there are alternative routes using roads whereby ATV enthusiasts can connect with restaurants, gas stations and accommodations within close proximity to this trail section;

NOW THEREFORE BE IT RESOLVED THAT the request from the Dufferin Grey ATV Club for the extension of the CP Rail Trail from Sunny Valley Road to 20th Street East, Owen Sound be deferred until the development permit from the Niagara Escarpment Commission is researched and the findings reported to the Committee;

AND THAT staff be directed to investigate issues surrounding risk and liability and any infrastructure upgrades required.

Carried

PCD76-16 Moved by: Councillor Mackey Seconded by: Councillor Eccles

WHEREAS a request has been received by the Dufferin ATV Club to permit side-by-side ORV's on the CP Rail Trail;

AND WHEREAS the CP Rail Trail does not have sufficient infrastructure to accommodate this request at this time;

AND WHEREAS there are alternative routes using roads whereby ATV enthusiasts can connect with restaurants, gas stations and accommodations within close proximity to this trail section;

AND WHEREAS this request would be beyond the scope of the contract that the County has with the Grey Sauble Conservation Authority to oversee the trail and therefore would require that the contract to manage the CP Rail Trail be renegotiated potentially resulting in further costs to manage the CP Rail Trail;

NOW THEREFORE BE IT RESOLVED THAT the request from the Dufferin Grey ATV Club for use of side-by-side ORV's be deferred until further information is provided from staff respecting feasibility and necessary upgrades to the trail in consultation with and funding from the partner ATV Clubs.

Carried

It was noted that staff currently check the trails for liability and maintenance issues. Patrols are not conducted by the Conservation Authority. Patrolling is left to the Wardens, unless it involves other trail users.

Committee suggested that the Wardens be given the ability to patrol two weeks before and after the season. Communication should be given to the community so there is awareness that Wardens are patrolling, and they are easily identified.

PCD77-16 Moved by: Councillor Fosbrooke Seconded by: Councillor Ardiel

WHEREAS a request has been received from the Dufferin Grey ATV Club to permit approved wardens on the CP Rail Trail outside the permitted ATV season, for the purposes of policing the trail from unauthorized ATV users;

NOW THEREFORE BE IT RESOLVED THAT the request from the Dufferin Grey ATV Club for Warden Patrols outside of the ATV season be considered as a future update to the ATV Agreement to permit the use of the CP Rail Trail for the Club Wardens to perform Warden duties on the Trail two weeks prior to and two weeks

following the ATV season, subject to no interference with the snowmobile season and an inspection of the trail by Grey County.

Carried

Warden Barfoot and Councillor Eccles then left the meeting.

The Committee recessed, then reconvened.

PDR-PCD-22-16 Town of the Blue Mountains Official Plan Approval

Scott Taylor presented the above report. The plan was adopted by the Town in September of 2014. Since then, County and Town staff and the public have been modifying the plan and improving the plan throughout.

Mr. Taylor outlined some key areas and discussions within the Plan.

It was noted that the bonusing policies have been eliminated from the Plan.

With respect to Short Term Accommodations, The Town had gone through a lengthy process with the public, Council and Ontario Municipal Board to establish the policies and it is intended that they be incorporated into the new plan with little change. With changes made to other parts of the Plan however, it impacted the wording around Short Term Accommodations. Staff are recommending that Schedule 1 be approved and the Short Term Accommodations be deferred until zoning provisions are in place after which time, the County can revisit them.

In the interim, the current Short Term Accommodations policies will be in effect.

PCD78-16 Moved by: Councillor Ardiel Seconded by: Councillor Clumpus

THAT the Planning and Community Development Committee hereby approves the “Town of The Blue Mountains Official Plan” as adopted by By-law No. 2014-56, subject to the following modifications attached to Report PDR-PCD-22-16 as Schedule 1 and dated June 21, 2016;

AND FURTHER THAT the County withhold a decision on section B2.5 of the Plan, regarding Short Term Accommodations, pending the presentation of future draft zoning provisions to accompany this section of the Plan.

Carried

Councillor Eccles returned to the meeting.

PDR-PCD-23-16 Hensall District Co-operative Merit Report

Scott Taylor addressed the Committee on the above report regarding a proposed official plan amendment to allow for the expansion and severance of a grain elevator.

PCD79-16 Moved by: Councillor Mackey Seconded by: Councillor Paterson

THAT Report PDR-PCD-23-16 regarding proposed Official Plan Amendment Number 136 be received, to consider site specific exceptions on an agricultural property to allow for the expansion and severance of a grain elevator, drying, and storage operation;

AND THAT the proposal proceed to a Public Meeting to consider an amendment to the County of Grey Official Plan to re-designate the subject lands from the 'Agricultural', 'Tertiary Settlement Area', and 'Hazard Lands' designations to the 'Agricultural with Exceptions', 'Tertiary Settlement Area', and 'Hazard Lands' designations for lands described as Part of Lot 7, Concession 17, geographic Township of Proton, Township of Southgate, provided the Township of Southgate is prepared to hold a joint public meeting in consideration of the necessary Township Official Plan and Zoning By-law Amendment requirements.

Carried

PDR-PCD-24-16 Private Residences at Georgian Bay Club Red Line Revision

Randy Scherzer presented the above noted report. Mr. Scherzer noted that there are no proposed changes to the actual plan. The changes relate to easements needed for pedestrian and vehicular access.

PCD80-16 Moved by: Councillor Eccles Seconded by: Councillor Clumpus

WHEREAS plan of condominium application 42-CDM-2007-07 was draft approved effective on January 8, 2008 and later revised on November 18, 2014;

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-24-16 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-25-16 Taylor Heights Subdivision

Randy Scherzer addressed the Committee. Staff are recommending that the extension of draft approval be approved.

Mr. Scherzer noted that each draft approval extension requires support from the lower tier municipality.

Older plans that don't have a lapse date can be problematic as it ties up the servicing capacity of the lower tier and can sit for a long time period.

PCD81-16 Moved by: Councillor Eccles Seconded by: Councillor Mackey

WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2010-02 (Taylor Heights) by the County of Grey on July 20, 2010 for a six year period;

AND WHEREAS a request has been received from the owner's agent requesting a six year draft approval extension;

AND WHEREAS the Township of Chatsworth Council on June 1, 2016 passed a motion supporting the request for an additional six year extension;

NOW THEREFORE BE IT RESOLVED THAT the Planning and Community Development Committee receives Planning Report PDR-PCD-25-16;

AND THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision File 42T-2010-02 to July 20, 2022 under Section 51(33) of the Planning Act, RSO 1990, as amended.

Carried

The Committee recessed and then reconvened.

PDR-PCD-26-16 Tilman Martin Minor Exemption

Sarah Morrison addressed the Committee on the above report regarding a minor exemption to clear cut for cropping purposes. Ms. Morrison outlined the comments

received on the application.

Staff are recommending that the minor exemption be approved.

PCD82-16 Moved by: Councillor Mackey Seconded by: Councillor Fosbrooke

WHEREAS an application for Minor Exemption (clear cutting) under the County's Forest Management By-law has been received for Part of Lots 16-20, Concession 1 NDR, in the geographic Township of Artemesia, Municipality of Grey Highlands;

AND WHEREAS adjacent landowners, the Municipality of Grey Highlands Staff, Grey Sauble 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 Grey Sauble Conservation Authority indicated that there was an area that was part of the request 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-26-16 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 Part of Lots 16-20, Concession 1 NDR, in the geographic Township of Artemesia, Municipality of Grey Highlands, be approved for the areas identified by the Grey Sauble Conservation Authority.

Carried

By-law Enforcement Officer Report – April 2016 and May 2016

PCD83-16 Moved by: Councillor Ardiel Seconded by: Councillor Clumpus

THAT the By-law Enforcement Officer reports dated April 2016 and May 2016 be received for information.

Carried

Committee Review of Land Use Planning Appeals/Potential Appeals

Grey County Active Ontario Municipal Board Appeals File List

The Committee reviewed the list.

Correspondence

The Committee reviewed the following correspondence for information purposes:

- Township of North Stormont – Consultations on Natural Gas Expansion
- Provincial Climate Change Plan and the Impacts on Natural Gas dated May 20, 2016
- Municipality of Chatham Kent – Climate Change Action Plan
- Association of Municipalities of Ontario (AMO) Seeking Clarity on Climate Change Action Plan
- Dutton – Dunwich Resolution Requesting Mandatory Municipal Support and Points for Aboriginal consultation for Wind Turbine Projects
- Board of Health – Ontario Health Study – Wind Turbines
- Township of Champlain – Green Energy Act Review
- County of Huron – Physician Recruitment Incentives in Rural Areas
- Notification of Environmental Registry Posting of the Conservation Authorities Act Review Consultation Document
- Notification of Environmental Registry Posting of the Proposed Wildland Fire Risk Assessment and Mitigation
- Bill 100 – Province Passes Act to Support Ontario's Trails
- Bill 204 – Promoting Affordable Housing Act, 2016 (Inclusionary Zoning)
- Coordinated Provincial Land Use Planning Review
- Ministry of Natural Resources Response Letter – Phragmites Management
- Climate Change Action Plan Update

Integration of the RED Program into the Jobs and Prosperity Fund

PCD84-16 Moved by: Councillor Mackey Seconded by: Councillor Eccles

THAT the County of Grey supports the resolutions from:

- **The Municipality of South Dundas**
- **Township of Russell**
- **County of Huron**
- **Calvin Township**

regarding opposition to the integration of the Rural Economic Development Program into the Jobs and Prosperity Fund.

Carried

County of Oxford – Support for “New Directions: Advancing Public Transportation in Southwestern Ontario”

PCD85-16 Moved by: Councillor Fosbrooke Seconded by: Councillor Ardiel

THAT the County of Grey support Oxford County’s “New Directions: Advancing Public Transportation in Southwestern Ontario” Initiative.

Carried

Other Business

Association of Municipalities of Ontario (AMO) Delegations

The Committee discussed the proposed Association of Municipalities of Ontario (AMO) delegation requests, as recommended by staff. It was noted that the Niagara Escarpment Commission Proposal for Additional Lands and the Aggregate Levy were two topics that could be requested.

Planning Advisory Committee (Bill 73)

Randy Scherzer noted that the Bill requires a Planning Advisory Committee to be established. One option that can be explored is to use the Economic Development Steering Committee as the advisory committee. The Economic Development Steering Committee will be asked if they are interested in this.

Next Meeting Dates

Tuesday, July 19, 2016 at the Grey County Administration Building

Thursday, August 11, 2016 at the Grey County Administration Building

On motion by Councillor Mackey the meeting adjourned at 2:03 PM.

Paul McQueen, Chair