Planning and Community Development Committee

November 14, 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 and Francis Richardson; and Warden Duncan McKinlay

Regrets: Councillors John Bell and Norman Jack

Staff Present: Sharon Vokes, County Clerk / Director of Council Services; Randy Scherzer, Director of Planning; Scott Taylor, Senior Planner; Alisha Buitenhuis, 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 were none.

Minutes of Meetings

Transportation Master Plan Steering Committee minutes dated November 5, 2013

The Transportation Master Plan Steering Committee minutes were reviewed. Warden McKinlay provided a summary to the Committee on the challenges associated with the Transportation Master Plan and spoke of the need to engage County Council in the
discussion. This will occur at the Council meeting on November 26th, 2013.

Randy Scherzer will be sending a notice to the local municipalities to inform them there will be further discussion on the Plan at County Council.

PCD119-13  Moved by: Warden McKinlay    Seconded by: Councillor Fitzgerald

THAT the minutes of the Transportation Master Plan Steering Committee dated November 5, 2013 be adopted as presented.

Carried

Business Arising from the Minutes

Planning and Community Development Committee minutes dated October 15, 2013

These minutes are for information only as they were adopted by Grey County Council as presented on November 5, 2013.

Committee Review of Land Use Planning Appeals – Potential Appeals

Consent B9/2013 – Township of Southgate

Alisha Buitenhuis presented the above Consent application, providing an overview of the location of the subject lands located on Southgate Road 22. The effect of the application would be to sever a new 0.8 hectare parcel from a farm property. The proposed parcel would also include the existing residential dwelling. In staff’s opinion, the Minimum Distance Separation (MDS) requirements would not be met respecting the three surrounding barns.

Ms. Buitenhuis noted that MDS Guideline 8 states that MDS is not required to be applied to surplus farm severances but municipalities can apply it if it is addressed in the municipality’s planning documents. The County of Grey’s policy is to apply it in such a case.

Nathan Martin, agent for the applicant, addressed the Committee on the consent application, noting that in his opinion MDS would not apply in this situation.

Staff noted that when a barn structure exists and does not meet MDS, the options are to sever the property with the barn, demolish it or have it zoned to restrict livestock use.
Staff are open to direction from the Committee on reviewing the policy in the future as to how MDS is applied as part of a housekeeping item.

**PCD120-13** Moved by: Councillor Barfoot Seconded by: Councillor Maskell

THAT the County of Grey withdraw the appeal in the Township of Southgate Consent Application B9/2013 to the Ontario Municipal Board, and that the County also not appeal any subsequent related Zoning By-law Amendment Application.

Carried

Reports – Clerk

**CCR-PCD-28-13 – Analysis of Financial Statements to September 30, 2013**

Randy Scherzer and Sharon Vokes presented the above report, noting that staff are anticipating a total surplus of $90,000 at year end for the Planning and Community Development Committee portfolio. Mr. Scherzer and Mrs. Vokes highlighted the status of each of the budgets contributing to the projected surplus, noting that the majority of the surplus relates to higher bids for managing the forests.

Mr. Scherzer noted that a change order has been submitted to Hastings for the Culvert 21 railing and the railing is within budget.

A report is forthcoming requesting direction on how to treat any surplus that exists at the end of the year.

Discussion occurred on forestry revenue and anticipated harvesting timelines as well as meeting room rentals at Grey Roots.

**PCD121-13** Moved by: Councillor Richardson Seconded by: Councillor McKay

THAT Report CCR-PCD-28-13 regarding the analysis of financial statements to September 30, 2013, pertaining to the Planning and Community Development Committee’s portfolio, be received for information.

Carried
Reports - Planning


Scott Taylor addressed the Committee on the above noted merit report regarding a proposed Official Plan Amendment in the Township of Chatsworth to permit a sand and gravel pit on Part Lot 27, Concession 7, Geographic Township of Holland. Staff are recommending that the proposal proceed to a public meeting and be further reviewed by staff.

The subject lands are located approximately 4.5 kilometres south west of Berkeley. The effect of the amendment would be to re-designate 39.6 hectares of land to Mineral Resource Extraction with Exceptions. The property is currently designated as Agricultural, with part of the property designated as Aggregate Resource area.

PCD122-13 Moved by: Councillor Barfoot Seconded by: Councillor Fitzgerald

THAT Report PDR-PCD-38-13 regarding proposed Official Plan Amendment Number 123, to permit the establishment of a pit operation, be received;

AND THAT the proposal proceed to a Public Meeting to consider an amendment to the County of Grey Official Plan to designate the subject lands as ‘Mineral Resource Extraction with Exceptions’ within lands described as Part Lot 27, Concession 7, Geographic Township of Holland, Township of Chatsworth, provided the Township of Chatsworth is prepared to hold a joint public meeting in consideration of the necessary Zoning By-law Amendment requirements.

Carried


Randy Scherzer addressed the above report, recommending that approval be given to extend the draft approval for the Chasson subdivision located in the Town of the Blue Mountains for three years to November 14, 2016, subject to revisions to the draft approved conditions.

Road access will be gained from a road constructed as part of the Eden Oak Trailshead
plan of subdivision. The applicant is requesting an extension due to the status of the Eden Oak subdivision, whose draft approval has lapsed. The owner of Eden Oak Trailshead has submitted a new plan of subdivision application with modified proposals, however still intends to provide a road that will give access to the Chasson development.

Discussion occurred on the Environmental Assessment (EA) to be undertaken along the Highway 26 corridor. The Ministry of Transportation, the County and the Town of the Blue Mountains will share in the cost of the EA along with developers within the study area.

**PCD123-13** Moved by: Councillor Richardson Seconded by: Councillor Fitzgerald

WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2007-14 by the County of Grey on November 13, 2008;

AND WHEREAS a request has been received from the applicant requesting a three year extension to draft approval;

AND WHEREAS the Town of The Blue Mountains supports the request for a three year extension to draft approval, subject to recommended revisions to the draft approved conditions;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-39-13 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 revisions to the draft plan conditions for Plan of Subdivision File 42T-2007-14 as set out in the Notice of Decision;

AND FURTHER THAT draft approval for Plan of Subdivision File 42T-2007-14 be extended for three years to November 14, 2016.

Carried

*By-law Enforcement Officer Report – November 2013*

The Committee considered the above report.

**PCD124-13** Moved by: Councillor McKay Seconded by: Councillor Maskell

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

Grey County Planning Active Ontario Municipal Board Appeals

The Committee considered the Ontario Municipal Board Appeals’ list. Staff noted that a prehearing was held on the City of Owen Sound Official Plan Amendment No. 4, being the five year review of the Local Official Plan. Staff anticipate a settlement will be reached on the matter.

Staff further noted that the appeal on the Municipality of Meaford’s Five Year Official Plan review has been submitted to the Board.

Closed Meeting Matters

There were none.

Correspondence

Michael Risk – Sutherland Pit Ontario Municipal Board (OMB) Case PL110437

Scott Taylor addressed the Committee on the above correspondence regarding the OMB’s approval of the Sutherland Pit in the Municipality of West Grey. Staff noted that there were conditions placed on the licence to monitor water and hydrological issues and the Municipality continues to monitor the landfill site.

PCD125-13 Moved by: Councillor Richardson Seconded by: Councillor McKay

THAT the correspondence received from Michael Risk regarding the Sutherland Pit Ontario Municipal Board Case PL110437 be received. Carried

Township of Uxbridge Resolution – Friends of the Ontario Ranger Program

The Committee considered the above correspondence received from the Township of Uxbridge requesting support for the Friends of the Ontario Ranger Program campaign.

PCD126-13 Moved by: Warden McKinlay Seconded by: Councillor Richardson

THAT the County of Grey support the resolution from Township of
Other Business

Planning Department Update

Staff confirmed that donations are still being received for Culvert 21 and may be received at the opening of the culvert.

Councillor McKay noted that the adjacent land owner has given permission for the trees to be cut in order that visibility of Culvert 21 be improved.

Next Meeting Dates

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

On motion by Councillor McKay, the meeting adjourned at 11:30 AM

Arlene Wright, Chair