

Planning and Community Development Committee

December 10, 2015 – 10:00 AM

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

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

Regrets: Councillor Kevin Eccles

Staff

Present: Kim Wingrove, Chief Administrative Officer; Randy Scherzer, Director of Planning; Sharon Vokes, County Clerk/Director of Council Services; Kevin Wepler, Director of Finance; Geoff Hogan, Director of Information Technology; Petal Furness, Manager of Grey Roots Museum and Archives; Scott Taylor, Senior Planner; Bryan Plumstead, Tourism Manager; Philly Markowitz, Economic Development Officer; Rob Hatten, Communications Officer and Tara Warder, Committee Coordinator

Call to Order

Sharon Vokes called the meeting to order to 10:00 AM.

Election of the Chair and Vice Chair

Mrs. Vokes called for nominations for Chair of the Planning and Community Development Committee for 2016.

PCD01-16 Moved by: Warden Barfoot

Seconded by: Councillor Paterson

THAT Councillor Wright be nominated Chair of the Planning and Community Development Committee for 2016.

PCD02-16 Moved by: Councillor Mackey Seconded by: Councillor Ardiel

THAT Councillor McQueen be nominated Chair of the Planning and Community Development Committee for 2016.

On motion by Councillor Ardiel, nominations closed.

Councillors Wright and McQueen accepted the nominations for Chair.

Councillor McQueen was elected Chair of the Committee for 2016.

Mrs. Vokes then called for nominations for Vice Chair of the Planning and Community Development Committee for 2016.

PCD03-16 Moved by: Councillor Wright Seconded by: Councillor Mackey

THAT Councillor Clumpus be nominated Vice Chair of the Committee for 2016.

PCD04-16 Moved by: Councillor McQueen Seconded by: Councillor Paterson

THAT Councillor Wright be nominated Vice Chair of the Committee for 2016.

On motion by Councillor Paterson, nominations closed.

Councillor Clumpus declined the nomination and Councillor Wright accepted the nomination.

Councillor Wright was acclaimed Vice Chair for 2016.

Councillor McQueen then assumed the Chair.

Adoption of the Agenda

PCD05-16 Moved by: Councillor Fosbrooke Seconded by: Councillor Paterson

THAT the Planning and Community Development Committee agenda dated December 10, 2015 be adopted as amended, by adding an item under Other Business regarding Grey County's comments on the Accommodation Review for Meaford and Owen Sound schools.

Carried

Declaration of Pecuniary Interest

There was none.

Minutes of Meetings

Misty Meadows OPA Public Meeting minutes dated November 18, 2015

The minutes were reviewed. Clarification was requested regarding the notation of the Chair of the meeting.

PCD06-16 Moved by: Councillor Fosbrooke Seconded by: Warden Barfoot

THAT the Misty Meadows Official Plan Amendment Public Meeting minutes dated November 18, 2015 be received.

Carried

Reports – Information Technology

ITR-PCD-01-16 GREAT Network Guiding Principles

Geoff Hogan addressed the Committee on the above noted report, recommending that the Committee adopt seven principles to guide the development of local broadband improvements. Further, Mr. Hogan recommended that the project be branded the Grey Regional Area Telecom (GREAT) Network.

Mr. Hogan then detailed the seven principles for consideration.

PCD07-16 Moved by: Councillor Clumpus Seconded by: Warden Barfoot

WHEREAS improved broadband infrastructure is critical to the future economic well-being of Grey County;

AND WHEREAS Grey County supports the Western Ontario Warden's Caucus (WOWC) South West Integrated Fibre Technology (SWIFT) project;

AND WHEREAS Grey County is applying to the New Building Canada Small Communities Fund (NBCF-SCF) for support to build additional fibre-optic infrastructure in Grey County that aligns with SWIFT project vision;

NOW THEREFORE BE IT RESOLVED THAT report ITR-PCD-01-16 be received;

AND THAT the following guiding principles be adopted by Grey County to guide the development of local broadband improvements:

1. **Standards-Based Architecture**
2. **High Availability and Scalability**
3. **Neutrality and Open Access**
4. **Ubiquity and Equitability**
5. **Competition and Affordability**
6. **Sustainability and Transparency**
7. **Service Level Agreement;**

AND FURTHER THAT the project be branded the Grey Regional Area Telecom (GREAT) Network for marketing purposes.

Carried

Closed Meeting Matters

PCD08-16 Moved by: Councillor Ardiel Seconded by: Councillor Fosbrooke

THAT the Planning and Community Development Committee do now go into closed session to discuss:

- i. **Security of the property of the municipality pursuant to Section 239 (2) of the Municipal Act, 2001 regarding GREAT Network infrastructure**

Carried

The Committee proceeded into closed session at 10:27 am.

PCD09-16 Moved by: Warden Barfoot Seconded by: Councillor Clumpus

THAT the Planning and Community Development Committee do now return to open session at 10:53 AM.

Carried

ITR-PCD-02-16 GREAT Network Plan

Geoff Hogan presented the above noted report, requesting direction on matters related to the GREAT Network Plan. Mr. Hogan noted that a Request for Pre-Qualification (RFPQ) was issued to collect data from telecommunications providers in order to develop a plan that would take advantage of existing fibre and prevent duplicating infrastructure. It was noted that only one provider with fibre optic infrastructure provide data.

Staff are requesting direction on whether to proceed with a plan that designs a network for the entire region of Grey County based on the information gathered, or proceed with a design that focuses on specific areas within Grey County.

PCD10-16 Moved by: Warden Barfoot Seconded by: Councillor Fosbrooke

WHEREAS Grey County requested the location of fibre infrastructure from providers through a Request for pre-qualification (RFPQ) process;

AND WHEREAS only a few providers participated and fibre optic infrastructure data was only collected for part of the county;

NOW THEREFORE BE IT RESOLVED THAT report ITR-PCD-02-16 be received;

AND THAT County staff and consultants be directed to create a specific network design for certain portions of the County;

AND FURTHER THAT the providers that met the requirements of the RFPQ process be invited to bid on the RFP when provincial and federal funding is secured.

Carried

Business Arising from the Minutes

*Planning and Community Development Committee minutes dated
November 17, 2015*

These minutes are for information only as they were adopted by Grey County Council on November 24, 2015.

Deputations

Hemson Consulting – Final Report on the Growth Management Study

Scott Taylor introduced Russell Mathew, Partner for Hemson Consulting, in attendance to present the County's Growth Management Study Update.

Mr. Mathew outlined the purpose of the study, statistics and trends surrounding the study. It was noted that growth has slowed over recent years, and that a change in the

economic base and demographics has taken place. Mr. Mathews stated that a strong out migration of youth is being realized; however it is balanced by an older demographic moving in to Grey County.

Mr. Mathew then proceeded to undertake a comparison to the 2008 Growth Management Study.

Discussion occurred on the land supply within Grey County. It was noted that the supply of land can accommodate future growth and development. Further information was provided on employment forecasts and next steps.

Mr. Mathew and staff addressed questions from the Committee.

Addendum PDR-PCD-29-15 Growth Management Strategy Update

Scott Taylor addressed the Committee on the above report. Staff are recommending that the results of the Growth Management Study be utilized in the County Official Plan update.

PCD11-16 Moved by: Councillor Paterson Seconded by: Councillor Mackey

THAT Addendum to Report PDR-PCD-29-15 regarding the County's Growth Management Strategy Update be received,

AND THAT the County's Growth Management Strategy Update prepared by Hemson Consulting Ltd. be received,

AND FURTHER THAT staff be directed to incorporate the results of the Growth Management Strategy Update into the County Official Plan via an amendment to the Plan in 2016-2017.

Carried

The Committee briefly recessed, then reconvened.

University of Waterloo Planning Students – On Farm Business Study

Scott Taylor introduced the University of Waterloo Planning students, Alex Clarke and Catherine McLean, who were in attendance to present the results of the On-Farm business study they conducted as part of their program. It was noted that the study is a useful tool for both Planning and Economic Development staff.

Mr. Clarke provided information on the context of the study, key objectives and goals, and locations of on-farm businesses in Grey County. Ms. McLean outlined the methodology used, results of the study and the issues that arose, including those

surrounding Minimum Distance Separation (MDS), business park acceptability, potential in-farm policy improvement areas and impacts of on-farm businesses.

Further information was provided regarding examples of policies regarding expansion, impacts on neighbouring farms and provincial guidelines.

Mr. Clarke and Ms. McLean concluded with recommendations regarding on-farm business policies, noting that they should encourage economic development, ensure existing agricultural uses are protected from adverse impacts, address size and impacts and be permissive, among others.

Staff noted that recommendations will be brought forward regarding proposed changes to the Official Plan and that public education is needed on the importance of agriculture.

Committee inquired as to the County's position on companies relocating to accommodate expansion. Staff indicated that site plan controls and other methods could be used to ensure surrounding land uses are not impacted by expansions to existing on-farm businesses.

Reports – Planning

Addendum to PDR-PCD-39-15 Lora Bay Phase 3B Subdivision

Randy Scherzer presented the above noted report. Mr. Scherzer outlined the location of the subject lands and the proposed draft plan. The lands are located within the Lora Bay Development. Agency and public comments were then outlined.

Staff are recommending that the draft Plan of subdivision be approved subject to the revised conditions.

PCD12-16 Moved by: Councillor Ardiel Seconded by: Warden Barfoot

WHEREAS the County has received plan of subdivision application 42T-2015-04 for lands described as Part of Lots 38 and 39, Concession 12, Part of Blocks 1, 15, 29 and 30, RP 16M-8, Town of The Blue Mountains;

NOW THEREFORE BE IT RESOLVED THAT Addendum to Report PDR-PCD-39-15 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 plan of

subdivision file 42T-2015-04 to recreate a total of 35 residential units, consisting of 23 single detached residential lots, a multi-residential block containing 12 units, and 1 block for a common elements condominium road to be created through a condominium exemption process, subject to the conditions set out in the Notice of Decision.

Carried

PDR-PCD-01-16 Non Resident Trapping Request

Randy Scherzer presented the above noted report. Staff are recommending that Mr. Robert Pollock be granted an exemption from the residency requirements under the nuisance beaver by-law.

PCD13-16 Moved by: Councillor Mackey Seconded by: Councillor Ardiel

WHEREAS Mr. Robert Pollock is one of a few licensed trappers who trap within the boundaries of the Township of Georgian Bluffs;

AND WHEREAS Mr. Pollock was granted an exemption from 2007 to 2010 and from 2011 to 2015 under the residency clause, Section 1 (c), of By-Law 3274-91, as amended, being a By-law to Provide for the Removal of Nuisance Beaver;

NOW THEREFORE BE IT RESOLVED THAT Mr. Pollock's residency exemption under By-law 3274-91, as amended, be approved for a five year period from 2016 to 2020.

Carried

PDR-PCD-02-16 Development Charges Steering Committee – Terms of Reference

Randy Scherzer presented the above noted report regarding an update to the Development Charges by-law. In order to update the by-law, a study is required.

Mr. Scherzer outlined the process and requirements surrounding the study and updating the by-law. Staff are recommending that the terms of reference for the Development Charges steering committee be adopted.

Staff noted that consultation will occur with local municipalities and there will be an opportunity for all of council to be involved with the process.

Discussion occurred surrounding whether there is a need for a Town of the Blue

Mountains representative to sit on the Steering Committee. The Committee discussed the merits and disadvantages of the matter.

Moved by: Councillor Wright

Seconded by: Councillor Clumpus

WHEREAS the Grey County Development Charges By-laws being By-laws 4744-12 and 4745-12 expire on January 3, 2017;

AND WHEREAS the 2016 approved Budget includes funding to update the Development Charges Background Study and Development Charges By-laws;

NOW THEREFORE BE IT RESOLVED that the Planning and Community Development Committee receive Planning Report PDR-PCD-02-16;

AND THAT the Terms of Reference for the Development Charges Steering Committee as attached to Report PDR-PCD-02-16 are hereby endorsed.

PCD14-16 Moved by: Councillor Ardiel

Seconded by: Councillor Mackey

THAT the above motion be amended by endorsing the draft terms of reference as amended, by requiring a member from the Town of the Blue Mountains to sit on the Committee.

Carried

Councillor Wright did not move the amended motion and the Chair asked if other members wished to put the amended motion on the floor.

PCD15-16 Moved by: Councillor Ardiel

Seconded by: Councillor Clumpus

WHEREAS the Grey County Development Charges By-laws being By-laws 4744-12 and 4745-12 expire on January 3, 2017;

AND WHEREAS the 2016 approved Budget includes funding to update the Development Charges Background Study and Development Charges By-laws;

NOW THEREFORE BE IT RESOLVED that the Planning and Community Development Committee receive Planning Report PDR-PCD-02-16;

AND THAT the Terms of Reference for the Development Charges Steering Committee as attached to Report PDR-PCD-02-16 are

hereby endorsed as amended by requiring a member from the Town of the Blue Mountains to sit on the Committee.

Carried

*Addendum to PDR-PCD-24-15 Development Charges Grant in Lieu
Criteria and Deferral Program Update*

Randy Scherzer presented the above noted report, outlining the history of the Development Charges Grant-in-lieu program to date.

Staff addressed questions and comments from the Committee regarding the program and options and opportunities for other programs to support affordable housing in Grey County. Discussion occurred on some of the affordable housing programs the County offers.

PCD16-16 Moved by: Councillor Fosbrooke Seconded by: Councillor Ardiel

WHEREAS Council approved a \$50,000 Development Charges Grant-in-lieu fund as part of the 2015 budget to support affordable housing development in Grey County which was carried over as part of the 2016 approved budget;

AND WHEREAS staff presented criteria to implement a Development Charges Grant-in-lieu and Deferral Program as identified in Report PDR-PCD-24-15 which was supported by Council;

AND WHEREAS based on a legal opinion received, it is recommended that the Development Charges By-laws be updated prior to the policy and procedure being finalized;

AND WHEREAS the Development Charges Background Study and By-laws will be updated in 2016;

AND WHEREAS applications will be received in early 2016 for the Investment in Affordable Housing program which will provide funding to eligible organizations and developers proposing to construct new affordable rental housing in Grey County;

NOW THEREFORE BE IT RESOLVED THAT the Addendum to Report PDR-PCD-24-15 be received;

AND THAT the development charges grant-in-lieu funds in the 2016 budget be used to provide a grant-in-lieu of development charges for

the projects that receive funding under the Investment in Affordable Housing program;

AND THAT should there be funds remaining following the initial intake of the Investment in Affordable Housing Program that the remaining funds be offered to other organizations/developers proposing to construct affordable housing projects following the completion of a policy and procedure which will be finalized once the Development Charges By-laws have been updated in 2016.

Carried

The Committee recessed, then reconvened.

*Addendum to PDR-PCD-19-15 Saugeen Riverside Plan of Subdivision
42T-2015-01*

Randy Scherzer addressed the Committee on the above report regarding the Saugeen Riverside Plan of Subdivision. Staff are recommending approval of the plan of subdivision.

PCD17-16 Moved by: Councillor Ardiel Seconded by: Councillor Wright

WHEREAS the County has received plan of subdivision application 42T-2015-01 for lands described as Part of Lot 7, Concession 1, South of the Durham Road, geographic Township of Bentinck, Town of Hanover;

AND WHEREAS the corresponding zoning by-law amendment application has been approved by the Town of Hanover;

NOW THEREFORE BE IT RESOLVED THAT Addendum to Report PDR-PCD-19-15 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 plan of subdivision file 42T-2015-01 to create thirty-two (32) new lots, subject to the conditions set out in the Notice of Decision.

Carried

By-law Enforcement Officer Reports – October 2015 and November 2015

PCD18-16 Moved by: Councillor Mackey Seconded by: Warden Barfoot

THAT the By-law Enforcement Reports for October 2015 and November 2015 be received for information.

Carried

Reports – Clerk's

CCR-PCD-01-16 Treatment of Year End Budget Surplus or Deficit

Sharon Vokes and Randy Scherzer presented the above noted report, recommending how to allocate the projected surplus of the Departments.

PCD19-16 Moved by: Councillor Mackey Seconded by: Councillor Fosbrooke

THAT Report CCR-PCD-01-16 regarding the treatment of year-end surplus / (deficit) be received;

AND THAT the surplus from the Planning Operating and Agriculture budgets be allocated to the Planning Studies Reserve;

AND FURTHER THAT the surplus in the Forestry and Trails budgets be allocated by transferring \$30,000 to the Forestry Trails Reserve and the remaining amount being allocated to the One Time Funding reserve for future corporate needs;

AND FURTHER THAT the donation of \$2,000 to be dedicated to the Archives be transferred to reserve for the purposes of the Archives;

AND FURTHER THAT the surplus in the Grey Roots' operating and capital budgets be allocated by transferring \$48,600 to the Grey County Gallery Reserve, \$16,500 to reserve for the digital media/website redevelopment and the remaining amount to the Grey Roots' General Reserve;

AND FURTHER THAT \$196,000 budgeted in 2015 for the Western Ontario Warden's Caucus SWIFT broadband project be transferred to reserve for future capital requirements of SWIFT;

AND FURTHER THAT any remaining surplus/deficits of the remaining budgets under the care and control of the Planning and Community Development Committee be allocated/funded from their respective reserves.

Carried

CCR-PCD-03-16 Friends of Moreston Memorandum of Understanding

Petal Furness presented the above noted report for Committee's consideration. Staff are recommending that a memorandum of understanding be executed between Grey County and the Friends of Moreston. Part of the requirement of the Friends of Moreston is that they have an insurance policy in place. Staff are recommending that the County pay a portion of the insurance and are requesting direction on the amount of the contribution. It was noted that paying for the group's insurance is a gesture to say thank you for the work it does for Grey Roots.

PCD20-16 Moved by: Councillor Mackey Seconded by: Councillor Ardiel

WHEREAS the success of cultural institutions such as Grey Roots is predicated on having dedicated volunteers as well as an organized group of volunteers called "Friends";

AND WHEREAS a core group of Grey Roots' volunteers has formed Friends of Moreston which has been incorporated through the Ontario Historical Society, and is governed by its adopted Constitution;

AND WHEREAS it is in the best interest of the Friends of Moreston and Grey County to formalize their relationship;

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-03-16 regarding the Memorandum of Understanding (MOU) for the Friends of Moreston at Grey Roots be received;

AND THAT the MOU included in Report CCR-PCD-03-16 be approved with the inclusion of amending Section 8.3 to indicate that Grey County will pay up to a maximum of \$500 of the Friends of Moreston's insurance as required by the MOU;

AND FURTHER THAT Grey County Council prepare a letter of thanks and congratulations to the Friends for their good work and their foresight in establishing the Friends of Moreston.

Carried

Committee Review of Land Use Planning Appeals / Potential

Appeals

Grey County Active Ontario Municipal Board Appeals File List

The Committee considered the list.

Correspondence

Discussion occurred on the correspondence.

PCD21-16 Moved by: Councillor Mackey Seconded by: Warden Barfoot

THAT the following correspondence be received for information:

- **Blue Mountain Watershed Trust Foundation – Opportunities for a Productive Dialogue**
- **City of Kingston - Strengthening Canadian Citizenship Act**

PCD22-16 Moved by: Councillor Mackey Seconded by: Councillor Ardiel

THAT the following correspondence be made part of the public record of the Bumstead Pit File.

- **Correspondence from Doug Crocker – Fiscal Impact for Chatsworth Township due to the Proposed Bumstead Pit**

Carried

Other Business

County Comments Regarding the Accommodation Review for Meaford and Owen Sound Schools

Randy Scherzer noted that the County of Grey provided comments regarding the proposed school closures. The Board has received the comments and posted them to its website.

Sub-Committee Appointments

This matter was deferred until January 2016.

Agricultural Outreach Event Update

Randy Scherzer noted that a report will be forthcoming on this event on how to improve outreach to the agricultural community.

Delegation Requests

The Committee noted that, based on future discussions with the Municipal Property Assessment Corporation, it may be beneficial for a request to be brought forward at a future conference regarding under assessing pit values.

Next Meeting Date

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

On motion by Councillor Fosbrooke, the meeting adjourned at 2:21 PM.

Paul McQueen, Chair