
Planning and Community Development Committee

March 17, 2015 – 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 Scott Mackey, Alan Barfoot, Paul McQueen, Sue Paterson, Barb Clumpus, Norm Jack; and Warden Kevin Eccles

Regrets: Councillor Gail Ardiel

Staff

Present: Sharon Vokes, Acting Chief Administrative Officer/County Clerk; Randy Scherzer, Director of Planning; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Petal Furness, Interim Manager Museum and Archives; Carl Sadler, Forest Manager and Tara Warder, Recording Secretary

Call to Order

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

Adoption of the Agenda

PCD37-15 Moved by: Councillor McQueen Seconded by: Councillor Paterson

THAT the Planning and Community Development Committee agenda dated March 17, 2015 be adopted as amended, by adding a discussion on the Energy East Project.

Carried

Declaration of Pecuniary Interest

There were none.

Minutes of Meetings

Public Meeting minutes dated February 18, 2015 – Township of Southgate – Official Plan Amendment 128 – H. Bye Construction; Public Meeting minutes dated February 18, 2015 – Township of Georgian Bluffs Official Plan Amendment 126 Raco; Public Meeting minutes dated March 2, 2015 – Town of the Blue Mountains – Official Plan Amendment 130 Scenic Caves

The minutes were reviewed.

PCD38-15 Moved by: Councillor Barfoot Seconded by: Warden Eccles

THAT the following public meeting minutes be received:

- **Public Meeting Minutes dated February 18, 2015 – Township of Southgate – Official Plan Amendment 128 – H. Bye Construction**
- **Public Meeting minutes dated February 18, 2015 – Township of Georgian Bluffs – Official Plan Amendment 126 Raco**
- **Public Meeting minutes dated March 2, 2015 – Town of the Blue Mountains – Official Plan Amendment 130 Scenic Caves**

Carried

Business Arising from the Minutes

Planning and Community Development Committee minutes dated February 17, 2015

These minutes are for information only as they were adopted by Grey County Council on March 3, 2015.

Reports – Planning

Addendum to PDR-PCD-33-13 Boulter Estates Limited

Scott Taylor presented the above noted report and outlined the subject lands. Mr. Taylor noted that the proposed plan of subdivision would create 22 new residential lots which would front onto a new road connecting Wilson Drive with Galloway Road and Sunset Boulevard.

Mr. Taylor then outlined the comments received, including those related to impacts on the natural environment, the shoreline and Georgian Bay, access to the Bay, traffic related impacts, and concern over a possible Native burial ground at the location.

Mr. Taylor spoke to the concerns from residents on making the new road a through road and the perceived negative impacts in terms of safety and traffic. It was noted that from a planning perspective, it is favourable to have the road as a through road rather than a cul-de-sac, as the new road will not serve as a by-pass or a shortcut. The Township has also required a through road in this location.

The subdivision will utilize municipal water from Warton and each lot will have separate septic systems.

Mr. Taylor indicated that the site received clearance of any Native burial ground and the Saugeen Ojibway Nation have signed off on this matter.

Mr. Steve Todd, a resident in the area, spoke to his concerns over safety and truck traffic and access to the shoreline. Inquiry was made as to how to police any truck traffic that uses the road.

Mr. Ron Davidson, Land Use Planning Consultant, discussed the access to the beach, which would be on the unopened road allowance west of the proposed subdivision and Galloway Road. Mr. Davidson indicated that the agreements with the purchasers would contain a clause that states trucks must use Galloway Road.

PCD39-15 Moved by: Councillor Barfoot Seconded by: Councillor Jack

WHEREAS the County has received plan of subdivision application 42T-2013-04 for lands described as Part of Lot 5, Jones Range, geographic Township of Keppel, Township of Georgian Bluffs;

AND WHEREAS the corresponding Development Permit applications have been approved by the Niagara Escarpment Commission;

NOW THEREFORE BE IT RESOLVED THAT Addendum to Report PDR-PCD-33-13 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 plan of subdivision file 42T-2013-04 to create twenty-two (22) new lots, subject to the conditions set out in the Notice of Decision.

Carried

Deputation

Nick Cressman – Minor Exemption

Nick Cressman attended the meeting to speak to his application for a minor exemption for clear cutting his property. Mr. Cressman provided an outline of the subject lands, and noted that he wishes to clear the trees from the property in order for the land to be used for farming. Mr. Cressman further stated that the trees on the property have not been managed and many are dying or are diseased. The property is still designated agricultural and was used for cropping.

Reports – Planning (continued)

PDR-PCD-12-15 Nick Cressman Minor Exemption

Sarah Morrison addressed the Committee on the above report and outlined the location of the subject lands within the Township of Southgate at 184725 Grey Road 9. An application has been received for a Minor Exemption for clear cutting under the County's Forestry Management by-law.

Ms. Morrison provided an outline of the comments received from the public and agencies. It was noted that the Saugeen Valley Conservation Authority has indicated that a portion of the proposed clearing area falls within the regulated area, and further that the area is completely within a Significant Woodland and a portion being wetland. The Conservation Authority recommends an Environmental Impact Study (EIS) be undertaken prior to the minor exemption being granted.

Ms. Morrison noted that the applicant wishes to proceed with the clear cutting without completing the EIS. Staff recommend that the EIS be completed.

Carl Sadler addressed comments and questions from the Committee regarding the state of the trees in the proposed clear cutting area. Mr. Sadler noted that the white

pinus on the west side have potential to be harvested, however the spruce on the east side should never have been planted there and they are not salvageable.

The Committee noted the importance of going through the process that has been established. It was noted that no distinction is made between natural habitat and forests and man-made habitat and forests when it comes to applying policy, but could be factored into the future EIS.

PCD40-15 Moved by: Councillor Barfoot Seconded by: Warden Eccles

WHEREAS an application for Minor Exemption (clear cutting) under the County's Forest Management By-law has been received for Part of Lot 27, Concession 16, in the geographic Township of Egremont, Township of Southgate;

AND WHEREAS adjacent landowners, the Township of Southgate Staff, Saugeen Valley Conservation Authority staff, County Transportation Services 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 a large portion of the proposed area falls within the regulated area and entirely within a Significant Woodland, as identified in the County Official Plan, and they recommend that an Environmental Impact Study be completed prior to the Minor Exemption being granted;

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-12-15 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 Lot 27, Concession 16, in the geographic Township of Egremont, Township of Southgate, be deferred until such time that an EIS is completed in accordance with the County Official Plan indicating that there will be no negative impacts with the removal of the woodland.

Carried

The Committee briefly recessed then reconvened.

PDR-PCD-13-15 Request from Glenelg Nordic Ski Club

Sarah Morrison addressed the Committee on the above noted report. The Glenelg Nordic Ski Club wishes to build and maintain a storage facility and parking area in Grey County Forest Tract 24, known as the Glenelg – Klondyke Tract.

Ms. Morrison noted that an agreement would be required that would stipulate an EIS is required and that the club is responsible for the study. The Club is aware of this requirement and willing to complete the EIS as part of the agreement.

PCD41-15 Moved by: Warden Eccles Seconded by: Councillor Mackey

WHEREAS a request has been received from the Glenelg Nordic Ski Club to build a storage facility and parking area in the Grey County Forest Tract 24 – The Glenelg Klondyke;

NOW THEREFORE BE IT RESOLVED THAT PDR-PCD-13-15 be received;

AND THAT the request from the Glenelg Nordic Ski Club be granted;

AND FURTHER THAT staff be directed to enter into an agreement with the Glenelg Nordic Ski Club for the construction and maintenance of the building and parking area.

Carried

PDR-PCD-14-15 Havens Subdivision – Draft Approval Extension Request

Randy Scherzer presented the above report, recommending support for a three year extension to the draft Plan of Condominium 42-CDM-2008-10 (A) and draft Plan of Subdivision 42T-2008-10 (B), subject to the Town of the Blue Mountains supporting the extension.

PCD42-15 Moved by: Councillor Mackey Seconded by: Councillor Jack

WHEREAS the Ontario Municipal Board approved draft Plan of Condominium No. 42-CDM-2008-10(A) and draft Plan of Subdivision 42T-2008-10(B) in accordance with the minutes of settlement as outlined in the Board Decision dated June 22, 2012;

AND WHEREAS the Ontario Municipal Board has given the County the authority to clear the conditions of draft approval, however the conditions can only be modified by the Ontario Municipal Board and therefore an extension request needs to be approved by the Board;

AND WHEREAS a request has been received from the developer's agent requesting that the parties to the Board Hearing support a three year extension to draft approval;

NOW THEREFORE BE IT RESOLVED THAT the Planning and Community Development Committee receives Planning Report PDR-PCD-14-15;

AND THAT the Committee supports the request for a three year extension to draft Plan of Condominium 42-CDM-2008-10(A) and draft Plan of Subdivision 42T-2008-10(B) subject to the Town of The Blue Mountains supporting the request.

Carried

Addendum to PDR-PCD-10-15 Development Charges Deferral Request

Randy Scherzer addressed the Committee on the above report. It was noted that the developers are Graham Design and the owner is Turbitt Marine Ltd.

Mr. Scherzer noted that the agreement has been reviewed by the County's solicitor and City of Owen Sound staff. Staff are recommending that the agreement be brought forward by by-law to Grey County Council.

It was noted that the agreement contains clauses to protect the County's financial interest and will be registered on title.

PCD43-15 Moved by: Councillor Barfoot Seconded by: Councillor Mackey

WHEREAS Council passed a motion on March 3, 2015 directing staff to prepare a development charges deferral agreement for the Pottawatomie Gardens development in the City of Owen Sound with the development charge payment being due for all the units at the time of issuance of the first occupancy permit(s) to align with the timing of when the City of Owen Sound development charge payment will be due;

NOW THEREFORE BE IT RESOLVED THAT the Addendum to Report PDR-PCD-10-15 which includes an attached draft development charges deferral agreement be received;

AND THAT the draft agreement be brought forward with the appropriate by-law for Council's consideration.

Carried

Reports – Chief Administrative Officer

CAOR-PCD-01-15 Appointment to SWIFT Steering Committee

Sharon Vokes presented the above report, noting that there is a need for political support at this stage and staff are seeking an appointment to the steering committee. There will be a few in person meetings per year, as well as teleconferences.

PCD44-15 Moved by: Councillor Barfoot Seconded by: Councillor Jack

WHEREAS Grey County is supportive of the Western Ontario Warden’s Caucus’ (WOWC) initiative to implement fibre throughout Southwestern Ontario through the the Southwest Information Technology Fibre (SWIFT) project;

AND WHEREAS the WOWC has determined that it is necessary to establish a Steering Committee for SWIFT;

NOW THEREFORE BE IT RESOLVED THAT Kevin Eccles is hereby appointed Grey County’s representative to the SWIFT Steering Committee;

AND THAT this appointment is for the duration of the current Council.

Carried

Reports – Clerk

CCR-PCD-05-15 Acquisition Committee and Change to Acquisition and Deaccession Policy

Petal Furness addressed the Committee on the above report. Ms. Furness noted that staff feel it is important to have an ad hoc committee to look at the artefacts coming into Grey Roots. There is a need to find experts within the community to be involved in determining whether there is sufficient space, a need and a want for the artefacts. Further, the benefits of utilizing a matrix to assist in making these decisions was cited.

PCD45-15 Moved by: Councillor Paterson Seconded by: Councillor Clumpus

WHEREAS Grey Roots Museum and Archives is offered donations of high-value and/or large objects/collections of objects;

AND WHEREAS on such occasions, staff would benefit from having an Ad Hoc Acquisition Committee to consider such donations and direct them to the permanent artefact collection, accept them as un-accessioned gifts of property, or decline the proposed donations;

AND WHEREAS staff do not have expert knowledge on all artefacts and need to access this expertise from community members who are content specialists;

NOW THEREFORE BE IT RESOLVED THAT MS-GR-002 being the Collections Management Policy and MS-GR-002-001 being the Acquisition and Deaccessions Procedure, be revised to include the following as recommended in Report CCR-PCD-05-15:

- **A Permanent Collection Acquisition Matrix be used as a tool when assessing such objects.**
- **Use of an Ad Hoc Acquisition Committee comprised of the Museum Manager, Collection Manager, the Registrar, and an appropriate content specialist (to be determined by the proposed artefact donation).**

Carried

Committee Review of Land Use Planning Appeals / Potential Appeals

Grey County Active Ontario Municipal Board Appeal File List

The Committee reviewed the above list.

Correspondence

Ministry of Aboriginal Affairs and Northern Development – Response to PDR-PCD-22-14 First Nations and Six Nations – Land Claims and Consultation Protocol

PCD46-15 Moved by: Councillor Jack

Seconded by: Councillor Barfoot

THAT the correspondence received from the Ministry of Aboriginal

Affairs and Northern Development regarding its response to the County of Grey's letter to the federal and provincial governments encouraging consultation with the leaders of the Saugeen Ojibway Nation and Six Nations of the Grand River to work towards a resolution of the outstanding land claim issues and to provide guidance on matters related to the duty to consult, be received for information.

Carried

Other Business

Councillor McQueen noted that changes are forthcoming on the Development Charges Act and the Planning Act, and as a representative of the Association of Municipalities of Ontario, Councillor McQueen can advocate for the changes required.

Randy Scherzer noted that updates on the proposed changes will be brought forward.

TransCanada Pipeline's Energy East Project

Sharon Vokes addressed the above item, noting that the issue relates to TransCanada Pipeline's Energy East Project and the conversion of the current natural gas pipeline which runs from North Bay to Ottawa, to an oil pipeline.

It was noted that the proposed new gas line is smaller and will restrict gas supply to the eastern provinces and natural gas providers will be required to bear the burden of the cost to construct a new natural gas line.

PCD47-15 Moved by: Councillor Barfoot Seconded by: Councillor McQueen

THAT The County of Grey urges the National Energy Board to guarantee that TransCanada Pipelines Ltd. (TCPL) and oil shippers maintain current gas supply and absorb all financial risk and costs of the Energy East Pipeline, and that this issue be resolved in advance of a final NEB decision on the project;

AND THAT TCPL should either build and pay for a new oil pipeline from North Bay to Cornwall or absorb all future costs associated with constructing new natural gas pipeline capacity to meet the current level of supply to guarantee there will be no future increased costs of natural gas to Ontario residential, commercial and industrial customers;

AND FINALLY THAT the County of Grey circulate this resolution and a letter to the National Energy Board, to the Association of Municipalities Ontario requesting their formal endorsement of this resolution.

Carried

Next Meeting Dates

Tuesday, April 21, 2015 at the Grey County Administration Building – 9:00 AM

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

Arlene Wright, Chair