Planning and Community Development Committee

July 16, 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, Francis Richardson, Norman Jack, John Bell; and Warden Duncan McKinlay

Staff Present: Randy Scherzer, Director of Planning, Sharon Vokes, County Clerk / Director of Council Services; Brian Manser, Museum Manager; Edward Noble, Grey Roots Building Superintendent; Mike Alguire, Purchasing Manager; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate 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 was none.

Minutes of Meetings

Transportation Master Plan Steering Committee minutes dated June 13, 2013

The Transportation Master Plan minutes were reviewed.

PCD73-13 Moved by: Councillor Maskell Seconded by: Councillor McKay

THAT the minutes of the Transportation Master Plan Steering Committee dated June 13, 2013 be adopted as presented.

Carried
Business Arising from the Minutes

Planning and Community Development Committee minutes dated June 18, 2013

These minutes are for information only as they were adopted by Grey County Council as presented on July 2, 2013.

Deputations

Bill Turner – Consents B3, B4 and B5/2013 and Zoning By-law Amendment 59-2013 in the Township of Georgian Bluffs

The above appeal was initiated by Planning staff due to the impending appeal deadline, until the Committee was able to meet and give direction to staff on how to proceed.

Bill Turner addressed the Committee on the appeal of Consents B3, B4 and B5/2013 and Zoning By-law amendment 59-2013 in the Township of Georgian Bluffs. The noted consent applications would create three new residential lots and one retained lot on Grey Road 1 between the City of Owen Sound and Balmy Beach. Mr. Turner noted that he would like to install individual wells on the lots to provide water to the sites. The installation of a shore well on his lot across the street is the alternative proposal should water servicing not be possible with individual wells.

Mr. Taylor then presented to the Committee on the applications. Mr. Taylor noted staff’s concerns with obtaining water on the lots, as there have been mixed results in that area. The possibility of installing shore wells was acknowledged, however an encroachment permit would be required for the line to cross the County Road.

Staff noted that the subject applications are appropriate for Minutes of Settlement if the Committee opts to proceed with the appeals and the applicant provides additional satisfactory details on the servicing of the severed lots.

Randy Scherzer clarified that the only way to include a condition on the approval is to continue the appeal and ratify a condition through Minutes of Settlement.

The Committee agreed that the servicing issues could likely be resolved without proceeding to an Ontario Municipal Board hearing and requested that the applicants and staff develop a Memorandum of Understanding to address the outstanding servicing issues.

PCD74-13 Moved by: Councillor Barfoot Seconded by: Councillor Bell

THAT Grey County not proceed with the appeals of B3, B4 and
B5/2013 and Zoning By-law Amendment 59-2013 in the Township of Georgian Bluffs;

AND THAT staff work with the applicants to develop a Memorandum of Understanding regarding the servicing concerns.

Carried

*Ruth and Harry Bender and Bob Scriven – Consent B5/2013 and ZA-07-13 in the Municipality of West Grey*

The above appeal was initiated by Planning Staff due to the impending appeal deadline, until the Committee was able to meet and give direction to staff on how to proceed.

Mr. Bob Scriven addressed the Committee on the above noted consent in the Municipality of West Grey on behalf of Ruth and Harry Bender. Mr. Scriven provided a history of the issue, noting that Ruth and Harry Bender purchased 250 acres as three separate parcels in the 1960s and 1970s and recently proceeded to sell 200 acres and retain the 50 acre parcel. Prior to the closing of the sale, Mr. and Mrs. Bender were made aware that the 50 acre lot had been merged with the 200 acre lot without their knowledge. The purpose of the consent is to sever the existing agricultural parcel into two separate parcels as they previously existed. Mr. Scriven noted that the land is viable for farming.

Scott Taylor outlined the concerns of staff, which included issues related to the County Official Plan and the viability of the proposed lot for agricultural purposes. Mr. Taylor noted that new farm lots are required to be 100 acres and the proposed lot does not meet this requirement. Additionally, lot creation has previously occurred thereby restricting further lot creation.

The Committee noted the importance of consistency across similar situations.

West Grey Mayor Kevin Eccles was recognized and addressed the Committee on the possibility of the County requesting a delegation at the Association of Municipalities of Ontario conference regarding the automatic merging of properties on title. It was noted that the deadline for requests has passed, however opportunity still exists for questions in the “bear pit”.

Mr. Eccles noted the significance of this situation is that the properties are not under the same ownership. One property is in Mr. Bender’s name and the other is jointly owned by the couple.

Randy Scherzer noted that in the 1970’s there was a change in the Planning Act in that lots created after that date no longer had the ability to merge. Staff can consult with the solicitor and Ministry responsible for the Land Registry Office to see if there is a process
in place at the Land Registry Office to resolve these matters.

PCD75-13 Moved by: Councillor Bell Seconded by: Councillor Barfoot

THAT the County of Grey does not proceed with the appeal of Consent Application B5/2013 as well as Zoning By-law Amendment By-law ZA-07-13 in the Municipality of West Grey.

Carried

Committee Review of Land Use Planning Appeals / Potential Appeals

Grey County Planning Active Ontario Municipal Board Appeals

Randy Scherzer provided an update to the Committee on the active Ontario Municipal Board appeals.

Staff indicated that the only outstanding County issues on the Sutherland Quarry appeal relate to transportation. The applicant is working towards completing a study to address the outstanding matters.

PCD76-13 Moved by: Councillor Jack Seconded by: Councillor McKay

THAT the Grey County Planning Active Ontario Municipal Board Appeals list be received for information.

Carried

Reports – Planning

PDR-PCD-12-13 Drainage Report

Sarah Morrison addressed the above report regarding drainage requests onto or under County Trails. It was noted that these requests are becoming more prevalent. Ms. Morrison indicated that staff are seeking direction on how to treat these requests. Neighbouring municipalities were solicited for their input on how they have been handling similar requests. Grey County Transportation Services has also been consulted.

Ms. Morrison provided the options for the Committee to consider and noted the merits and disadvantages of each. Options include requiring a permit or easement, requiring a petition for a municipal drain, as well as restricting drainage on County trail rights of way.
WHEREAS staff were directed to investigate a process to deal with drainage requests onto or under County Trails;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-12-13 be received;

AND THAT staff be directed to develop a protocol for dealing with drainage requests onto or through County Trail right-of-ways as recommended in Report PDR-PCD-12-13, using options 2 and 3, being

- Option 2 – Require a permit and possible easement using the engineering expertise of the County’s Transportation Services Department and consult with the Conservation Authority and the local municipality
- Option 3 – Require a petition for a municipal drain

AND FURTHER THAT staff be directed to develop a protocol for requests for utilities in the County Trail right-of-ways using the encroachment permit process established by the County Transportation Services Department as a model.

Carried

PDR-PCD-23-13 Garry Kuhl Minor Exemption

Sarah Morrison addressed the Committee on the above report. Ms. Morrison stated that an application was received for clear cutting under the County’s Forestry Management By-law for the lands located at Part Lot 1, Concession 6 on Grey Road 16 in the former Township of Derby. Staff noted that there were no objections to the application to date.

The Committee inquired as to whether there is anything in the Forestry Management By-law to address wind breaks to prevent soil erosion. Staff confirmed that it is not currently stated in the By-law.

WHEREAS an application for Minor Exemption (clear cutting) under the County’s Forest Management By-law has been received for Part of Lot 1, Concession 6, in the geographic Township of Derby, Township of Georgian Bluffs;

AND WHEREAS adjacent landowners, the Township of Georgian Bluffs Staff, Grey Sauble Conservation Authority staff, Grey 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 no comments in opposition of the application were received;

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

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-23-13 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 1, Concession 6, in the geographic Township of Derby, now the Township of Georgian Bluffs, be approved.

Carried

PDR-PCD-25-13 Culvert 1 on CP Rail Trail Tender Award Report – RFT-PCD-03-13

Randy Scherzer provided information on the above noted report, recommending that the tender award for Culvert 1 on the CP Rail Trail in the City of Owen Sound near the Kiwanis Soccer Complex be awarded to Wayne Schwartz Construction in the amount of $95,231 exclusive of HST and that a ten percent contingency be added to the project.

It was noted that the design specifications were prepared by Genivar. Genivar is recommending that Item 12, the plain galvanized corrugated steel pipe, be replaced with a polymer laminate coated corrugated steel pipe to extend the lifespan of the culvert. Staff noted that the additional cost of the polymer option is $6,907.

The cost of the project is within the original budget amount of $120,000.

PCD79-13 Moved by: Councillor Richardson Seconded by: Councillor Maskell

WHEREAS staff were directed to prepare a tender for the replacement of Culvert 1 on the CP Rail Trail based on design specifications prepared by Genivar;

AND WHEREAS the County issued RFT-PCD-03-13 on Wednesday June 19, 2013 and closed on Thursday July 4, 2013;

AND WHEREAS all purchasing policies and procedures have been adhered to;
NOW THEREFORE BE IT RESOLVED THAT PDR-PCD-25-13 regarding tender award recommendations for RFT-PCD-03-13 be received;

AND THAT the tender be awarded to Wayne Schwartz Construction for the amount of $95,231.00 exclusive of H.S.T. based on the recommendation to remove Item 12 – Plain Galvanized Corrugated Steel Pipe and replace it with the optional Item 16 - Polymer Laminate Coated Corrugated Steel Pipe;

AND THAT, as recommended by the Consultant, a 10% contingency amount be added to this project as a matter of best practice.

Carried

PDR-PCD-26-13 Harris Pines Estates Redline Revision 42T-2005-03 Town of Hanover

Randy Scherzer presented the above report, noting that the current owner of the Harris Pines Subdivision is requesting a redline revision to the draft approved subdivision which was approved on December 15, 2005. It was noted that the proposed location of the stormwater management facility is not ideal and requires relocation. Modifications will be needed to the location of the lots, park and trail access.

There were no objections received from the various agencies with respect to the proposed revisions.

PCD80-13 Moved by: Councillor Barfoot Seconded by: Councillor Maskell

WHEREAS plan of subdivision application 42T-2005-03 was draft approved on December 15, 2005;

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-26-13 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 redline request for Plan of Subdivision File 42T-2005-03, subject to the revised conditions set out in the Notice of Decision.

Carried

PDR-PCD-27-13 Monterra South / Plateau East Redline Revisions 42T-94004
Randy Scherzer addressed the above report regarding proposed redline revisions to the draft plan for Monterra South / Plateau East subdivision, owned by Skyline Blue Mountain Development. The proposed revisions include widening of Street “F” in order to maintain consistency with the widening of the road allowance at the Georgian Gate/Windfall subdivision.

Staff intend to consolidate all of the revised conditions due to the number of revisions which have occurred since the original draft approval.

No comments were received objecting to the proposed revisions.

**PCD81-13** Moved by: Councillor Fitzgerald Seconded by: Councillor Richardson

WHEREAS plan of subdivision application 42T-94004 was originally draft approved on April 2, 1998 and has received several revisions over the years with the latest redline revision approved by the County on September 13, 2007;

AND WHEREAS revisions to the draft approved plan of subdivision are necessary to align with the draft approved subdivision directly south of the subject lands;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-27-13 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 redline revisions for Plan of Subdivision File 42T-2005-03, subject to the revised conditions set out in the Notice of Decision.

Carried

Grey County Planning Active Development File list

Randy Scherzer provided a brief overview of the quarterly report.

Reports – Clerk

CCR-PCD-15-13 Humidification Unit Replacement and Installation of Water Treatment System

Brian Manser addressed the above report, recommending to proceed with a tender to replace the humidification units at Grey Roots and install a water treatment unit.
dedicated to the humidifiers. Mr. Manser noted the importance of providing appropriate humidity levels to protect and maintain the condition of the Museum’s artefacts and archived holdings. The humidification units have deteriorated due to the hard water quality at the site and require replacement.

Staff provided options for the Committee to review, including replacing the humidifiers alone, as well as replacing the humidifiers and installing a water treatment unit to help prevent future erosion of the units.

Rooftop collection of water was considered, however it is expensive to undertake.

PCD82-13 Moved by: Councillor Maskell Seconded by: Councillor Fitzgerald

WHEREAS the humidification system at Grey Roots is an essential component of the heating ventilation and air conditioning system;

AND WHEREAS the County of Grey must meet standards set by the Ministry of Culture in regards to the appropriate relative humidity in a museum environment for the protection of its collections;

AND WHEREAS despite regular maintenance, the four existing humidification units have deteriorated due to the use of untreated water;

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

AND THAT staff be directed to proceed with a tender for the replacement of the humidification units and the installation of a dedicated water treatment/softener unit at Grey Roots;

AND THAT the costs be funded from the Grey Roots general reserve.

Carried

CCR-PCD-16-13 Award of RFP-CC-06-13 Historic Equipment Building

Brian Manser addressed the above report, noting that $220,000 exists in the capital budget for the construction of a new building at Grey Roots to store historic equipment. The building will be approximately 7000 square feet and will be located behind the Bluewater Garage south of the sawmill. Interior work on this building will be completed in 2014.

Staff have issued a Request for Proposal and are recommending that it be awarded to Domm Construction in the amount of $202,000 exclusive of HST.
PCD83-13  Moved by: Councillor Jack  Seconded by: Councillor Barfoot

WHEREAS the 2013 approved budget contains $220,000 for a Historic Machinery and Equipment Building;

AND WHEREAS the County issued RFP-CC-06-13 on Tuesday June 11, 2013 and closed on Thursday June 27, 2013;

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-16-13 recommending the award of RFP-CC-06-13 be received;

AND FURTHER THAT the County award Domm Construction the contract to build a new Historic Machinery and Equipment Building in the amount of $202,000, exclusive of HST.

Carried

Quarterly Purchasing Reports

There were no purchases requiring reporting for Quarter 2 of 2013.

Closed Meeting Matters

There were none.

Other Business

Modernization of Approvals – Coyote Hunting for Gain Authorization

Randy Scherzer provided a verbal update on the process respecting compensation for coyote hunting, noting that, effective July 1, 2013, municipalities are no longer required to obtain a specific authorization from their local Ministry office in order to compensate hunters or trappers for hunting or trapping coyotes. Changes may be required to the County process and by-law based on the changes made by the Ministry of Natural Resources. Staff will be providing a report on the subject.

Next Meeting Dates

August 15, 2013 at the Grey County Administration Building

On motion by Councillor McKay, the meeting adjourned at 11:56 AM.

Arlene Wright, Chair