
Planning and Community Development Committee

September 15, 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 Gail Ardiel; and Warden Kevin Eccles

Staff

Present: Sharon Vokes, Acting Chief Administrative Officer; Randy Scherzer, Director of Planning; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Bryan Plumstead, Manager of Economic Development and Tourism and Tara Warder, Committee Coordinator

Call to Order

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

Adoption of the Agenda

PCD110-15 Moved by: Councillor Mackey Seconded by: Councillor McQueen

THAT the Planning and Community Development Committee agenda dated September 15, 2015 be adopted as amended, by adding the following items under “Other Business”:

- **Grey County Active Ontario Municipal Board Appeals File List**
- **Forest Festival Cancellation**
- **University of Waterloo Partnership Project**

Carried

Declaration of Pecuniary Interest

There was none.

Business Arising from the Minutes

*Planning and Community Development Committee minutes dated
August 13, 2015*

These minutes are for information only as they were adopted by Grey County Council on September 1, 2015.

Reports – Chief Administrative Officer

*CAOR-PCD-05-15 Staffing Considerations for Economic Development
and Tourism*

Sharon Vokes addressed the Committee on the above report. Mrs. Vokes spoke to the current staffing arrangements in the Tourism and Economic Development departments. It was noted that economic development is one of the leading priorities of the County and additional resources are needed to carry out the goals and plans of the departments and that the current workload is not sustainable. Staff are recommending that an additional position be created within the Economic Development and Tourism Department.

General support for the position was expressed, as well as the need to focus on economic development and tourism.

Staff provided examples of projects that the Department would need to cut back on if the position was not approved, such as some programs, business visits, as well as the risk of data collection and website not being up to date.

PCD111-15 Moved by: Councillor Ardiel

Seconded by: Councillor Clumpus

WHEREAS Economic Development, including tourism, is an important priority for Grey County;

AND WHEREAS Grey County Council has completed an economic development strategy to guide its efforts for the next three to five years;

AND WHEREAS adequate staff resources are required to achieve the objectives of the economic development strategy;

NOW THEREFORE BE IT RESOLVED THAT Report CAOR-PCD-05-15 be received;

AND THAT the addition of a staff resource be included in the draft 2016 budget for economic development and tourism for consideration.

Carried

Reports – Clerk's

CCR-PCD-28-15 Tourism Destination Development Action Plan Update

Bryan Plumstead presented the above noted report, regarding an update to the Tourism Destination Development Action Plan. Mr. Plumstead highlighted the deliverables that staff wish to implement with the update, and spoke to the opportunity available to apply for partnership funding with the Regional Tourism Organization 7.

PCD112-15 Moved by: Councillor Clumpus Seconded by: Councillor Ardiel

WHEREAS Grey County's 2015 budget includes funding to contract consulting services to undertake an update of its Tourism Destination Development Action Plan (DDAP);

AND WHEREAS the Tourism Advisory Committee participated in a workshop resulting in the direction and recommendations contained in this report;

NOW THEREFORE BE IT RESOLVED that Report CCR-PCD-28-15 being the Tourism Destination Development Action Plan Update be received;

AND THAT staff proceed to incorporate the deliverables with the update to the Tourism Destination Development Action Plan as outlined in this report.

Carried

CCR-PCD-29-15 Regional Tourism Marketing Program Budget

Reallocation

Bryan Plumstead presented the above noted report regarding the Regional Tourism Marketing Partnership (RTMP)'s budget reallocation. Mr. Plumstead noted that funds were set aside in the budget to contribute to regional tourism opportunities with Bruce County. Staff are recommending that the remaining funds which have not been used to date be reallocated to various other tourism projects.

PCD113-15 Moved by: Councillor Clumpus Seconded by: Councillor Ardiel

WHEREAS Grey County approved \$33,000 under the Regional Tourism Marketing Partnership (RTMP) in the 2015 budget which covers Grey County's costs in partnership with Bruce County for regional tourism opportunities;

AND WHEREAS approximately \$8,000 of the approved RTMP budget has been spent to date;

AND WHEREAS Bruce County has put its regional marking on hold pending a review of its tourism and economic development operations;

AND WHEREAS staff would like to reallocate the remaining funds within the RTMP envelope to various other tourism endeavors;

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-29-15 regarding the reallocation of RTMP funds be received;

AND THAT the remaining 2015 RTMP funds be reallocated to various tourism projects as outlined in Report CCR-PCD-29-15.

Carried

Reports – Planning

Addendum to PDR-PCD-24-14 Sleepy Hollow Developments West

Sarah Morrison presented the above noted report. Ms. Morrison outlined the history of the application to date, noting that it was appealed to the Ontario Municipal Board. Subsequently, Town of the Blue Mountains staff, the applicant and County staff have prepared minutes of settlement which contain draft plan conditions. Staff are recommending that the draft minutes of settlement be executed.

PCD114-15 Moved by: Councillor Barfoot Seconded by: Councillor Jack

WHEREAS the County has received plan of subdivision application 42T-2014-03 for lands described as Part of Lot 21, Concession 3, 144 Sleepy Hollow Road (geographic Township of Collingwood) Town of the Blue Mountains;

AND WHEREAS the application was appealed to the Ontario Municipal Board;

AND WHEREAS the Town staff, the applicant and County staff have worked together to prepare minutes of settlement, including draft plan conditions;

AND WHEREAS the minutes of settlement have been accepted by the Town of The Blue Mountains Committee of the Whole;

AND WHEREAS County staff recommend that the proposed minutes of settlement, including the draft plan conditions be supported, provided the Minutes of Settlement are adopted by the Town of The Blue Mountains Council;

NOW THEREFORE BE IT RESOLVED THAT Addendum to Report PDR-PCD-24-14 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 supports the recommended draft conditions and minutes of settlement, or with minor modifications thereto;

AND THAT authorization be given to the County solicitor to sign the Minutes of Settlement.

Carried

*Addendum to PDR-PCD-01-15 Kerbel Plan of Condominium Redline
Revision Report*

Scott Taylor presented the above noted report and provided a history of the application to date. Staff are recommending that the redline revision to the plan of condominium be approved.

PCD115-15 Moved by: Councillor McQueen

Seconded by: Councillor Mackey

WHEREAS the County has received a redline revision application to plan of condominium application 42-CDM-2008-11 for lands described as Lots 7 and 8, and Part of Lot 9, Concession 2, geographic Township of Euphrasia, Municipality of Grey Highlands;

AND WHEREAS Municipality of Grey Highlands Official Plan Amendment 18 has been approved by the County of Grey;

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

AND WHEREAS the County of Grey draft approved the initial plan of condominium application 42-CDM-2008-11 on December 16, 2014;

NOW THEREFORE BE IT RESOLVED THAT Addendum to Report PDR-PCD-01-15 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 redline revision to plan of condominium File 42-CDM-2008-11, subject to the revised conditions set out in the Notice of Decision.

Carried

PDR-PCD-33-15 Misty Meadows Market Official Plan Amendment Merit Report

Scott Taylor addressed the Committee on the above report regarding a proposed official plan amendment. Mr. Taylor outlined the location of the subject lands located at the northwest corner of the intersection of Grey Road 14 and Highway 89 on the boundary between Grey and Wellington Counties.

Staff are recommending that the proposed County Official Plan Amendment proceed to the public meeting phase. The effect of the proposed amendment would be to re-designate the lands from the "Rural" designation to the "Rural with Exceptions" designation to permit an increased small scale commercial business.

PCD116-15 Moved by: Councillor Mackey Seconded by: Councillor Jack

THAT Report PDR-PCD-33-15 regarding a proposed County Official Plan Amendment be received;

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 'Rural' designation to a 'Rural with Exceptions' designation to allow for an exception to permit an increased small scale commercial business for the lands described as Part Lot 29, Concession 4, geographic Township of Egremont, in the Township of Southgate, provided the Township of Southgate is prepared to hold a joint public meeting in consideration of the necessary Official Plan and Zoning By-law Amendment requirements.

Carried

PDR-PCD-34-15 Keepers Cove Draft Approval Extension

Randy Scherzer presented the above noted report and outlined the location of the lands. Staff are recommending that the three year extension for draft approval be granted.

It was noted that there are fees in place to assist in covering the costs associated with extensions.

Staff noted this will be a fully serviced development.

PCD117-15 Moved by: Councillor Barfoot Seconded by: Councillor Ardiel

WHEREAS draft plan approval was granted for Plan of Condominium File 42-CDM-2006-11 (Keepers Cove) by the County of Grey on October 12, 2006 with revisions to the plan approved on November 16, 2006 and May 15, 2008;

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

AND WHEREAS the Town of The Blue Mountains supports the request for an additional three year extension as noted in a letter from the Town dated August 11, 2015;

NOW THEREFORE BE IT RESOLVED THAT the Planning and Community Development Committee receives Planning Report PDR-PCD-34-15;

AND THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of

**Condominium File 42-CDM-2006-11 to October 12, 2018 under
Section 51(33) of the Planning Act, RSO 1990, as amended.**

Carried

The Committee briefly recessed, then reconvened.

*PDR-PCD-35-15 Niagara Escarpment Commission NEC Discussion Paper
Report*

Randy Scherzer presented the above noted report regarding the discussion papers prepared by the Niagara Escarpment Commission on possible amendments to the Niagara Escarpment Plan. Mr. Scherzer highlighted the key points of the discussion papers and staff's comments on the proposals.

The Committee discussed the proposals and comments, noting the potential for substantial impacts to Grey County if approved.

***PCD118-15 CC136-15 Resolution PCD118-15 was pulled from the minutes and
voted on separately***

***PCD11815 CC137-15 Resolution PCD118-15 was amended to also send report
PDR-PCD-35-15 to local MPPs***

PCD118-15 Moved by: Councillor Barfoot Seconded by: Councillor Ardiel

WHEREAS the Niagara Escarpment Commission has prepared discussion papers to consider possible amendments to the Niagara Escarpment Plan to be considered by the Minister for possible inclusion in the Co-ordinated Land Use Planning Review currently being conducted by the Ministry of Municipal Affairs and Housing;

AND WHEREAS a number of the proposed changes outlined in the Niagara Escarpment Discussion Papers could have an impact on land use planning and development within parts of Grey County, including the proposal to add significant portions of land in Grey County into the Niagara Escarpment Plan as well as utilizing the significant woodlands constraint mapping to update land use designations within the Niagara Escarpment Plan;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-35-15 be received;

AND THAT the Report be sent to the Niagara Escarpment Commission, the Premier, the Ministry of Natural Resources and Forestry, and the Ministry of Municipal Affairs and Housing Co-ordinated Land Use Planning Review Team as the County of Grey's comments regarding the proposed amendments to the Niagara Escarpment Plan which identifies concerns and questions with respect to the proposed amendments;

AND THAT if the Ministry considers including the proposed Niagara Escarpment Plan amendments as part of the Co-ordinated Land Use Planning Review that extensive consultation be required with municipalities and members of the public which would include individual notice to all landowners within the areas that are proposed to be added to the Niagara Escarpment Plan;

AND THAT the County of Grey recommend that the Niagara Escarpment Commission be dissolved given the existence of professional planning in county, regional and municipal governments.

Carried

Deputations

Anne Kurita and Ryan Johnston (on behalf of Bill Celhoffer)– Chatsworth Taxpayers for a Safe and Healthy Environment

Scott Taylor introduced the matter and outlined the location of the subject lands, noting that the proposed pit is located south west of Berkeley. Sideroad 60 is proposed as part of the haul route.

Ryan Johnston addressed the Committee on behalf of Bill Celhoffer. Mr. Johnston spoke to the quality and quantity of the gravel, the possibility of rehabilitation of the pit site, and the requirement for the applicant to demonstrate that the location is appropriate.

Anne Kurita then addressed the Committee, speaking to a history of the community and introducing members of Berkeley. Ms. Kurita stressed the importance of considering and honouring the people of the Community when assessing the application.

PDR-PCD-36-15 Conservation Authority Act Review

Randy Scherzer presented the above noted report. The Ministry is encouraging comments on its discussion paper regarding the Conservation Authority Act review. The focus of the review is governance, funding mechanisms, and roles and responsibilities. Mr. Scherzer highlighted proposed changes to the criteria and outlined staff's comments on the proposals. Discussion occurred on the economic impacts and concern was expressed with the effect of the restrictions.

PCD119-15 Moved by: Councillor Barfoot Seconded by: Councillor Mackey

WHEREAS the Ministry of Natural Resources and Forestry has initiated a review of the Conservation Authorities Act, including addressing roles, responsibilities, funding and governance of conservation authorities in resource management and environmental protection;

AND WHEREAS the Ministry is seeking comments from ministries, municipalities, Aboriginal communities, conservation authorities, stakeholders and the public regarding a discussion paper that has been prepared by the Ministry;

NOW THEREFORE BE IT RESOLVED that Report PDR-PCD-36-15 be received;

AND THAT this report be forwarded onto the Ministry of Natural Resources and Forestry as the County of Grey's comments on the Conservation Authority Act Review;

AND THAT this report be forward onto member municipalities and conservation authorities within Grey for information.

Carried

*PDR-PCD-37-15 Department of National Defence – Request to Use
County Owned Land*

Sarah Morrison presented the above noted report. Ms. Morrison noted that the Ministry of National Defence has requested to use the Rocklyn Tract for a military exercise. There will be no ammunition discharged or any pyrotechnic used during the exercise.

Ms. Morrison noted that the Trails Strategy prohibits overnight camping within forestry properties, however some exemptions are permitted if permission is granted from the Planning and Community Development Committee.

PCD120-15 Moved by: Councillor Mackey Seconded by: Councillor Paterson

WHEREAS the County has received a request from the Department of National Defense requesting the use of the Rocklyn County Forest Tract to conduct military training exercises in October 2015 which involves temporary overnight camping;

AND WHEREAS the approved County Recreational Trail Strategy under Section 10 allows the use of the County Forests for militia activities subject to the approval of the Planning and Community Development Committee;

AND WHEREAS a land use agreement will be signed by the Department of National Defense to protect the interests of the County which will be reviewed through the County's agreement process;

NOW THEREFORE BE IT RESOLVED that Report PDR-PCD-37-15 be received;

AND THAT the Committee hereby approves the use of the Rocklyn Forest Tract for this military training exercise, subject to the necessary land use agreement being signed.

Carried

Correspondence

Blue Mountain Watershed Trust Foundation – Class 9 Pesticide Pollution

PCD121-15 Moved by: Councillor Barfoot Seconded by: Councillor Mackey

THAT the correspondence from the Blue Mountain Watershed Trust Foundation regarding Class 9 Pesticide Pollution be received for information.

Carried

Receive for Information – Grey Bruce Health Unit – Endorsement of the Bruce Grey Food Charter

PCD122-15 Moved by: Councillor Jack Seconded by: Councillor Clumpus

THAT the correspondence from the Grey Bruce Health Unit regarding the endorsement of the Bruce Grey Food Charter be received for

information.

Carried

Other Business

Committee Review of Land Use Planning Appeals / Potential Appeals

Randy Scherzer and Scott Taylor updated the Committee on the outstanding appeals.

Forest Festival

Randy Scherzer noted that the Forest Festival has been cancelled due to the work to rule action with elementary teachers.

University of Waterloo Partnership

Scott Taylor noted that the Planning Department and University of Waterloo are partnering on a project whereby students will be conducting research on behalf of the Planning Department. Staff compiled a list of possible topics and the students will be researching matters related to on-farm diversification businesses.

Next Meeting Dates

Public Meeting – Tuesday, September 29th, 2015 at 7:00 PM at the Williamsford Community Centre

Regular Meeting – Tuesday, October 20, 2015 at Grey Roots Museum and Archives

On motion by Councillor Jack, the meeting adjourned at 12:44 PM.

Arlene Wright, Chair