
Planning and Community Development Committee

May 19, 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 Alan Barfoot, Paul McQueen, Sue Paterson, Barb Clumpus, Norm Jack and Gail Ardiel; and Warden Kevin Eccles

Regrets: Councillor Scott Mackey

Staff

Present: Sharon Vokes, Acting Chief Administration Officer; Kevin Weppler, Director of Finance; Anne Marie Shaw, Director of Housing; Randy Scherzer, Director of Planning; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Alisha Buitenhuis, Planner; Petal Furness, Interim Manager Museum and Archives; Bryan Plumstead, Tourism Manager and Tara Warder, Committee Coordinator

Call to Order

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

Adoption of the Agenda

PCD67-15 Moved by: Councillor Clumpus Seconded by: Councillor Paterson

THAT the Planning and Community Development Committee agenda dated May 19, 2015 be adopted as amended, by adding Report CCR-PCD-19-15 regarding heat pump compressors.

Carried

Declaration of Pecuniary Interest

There was none.

Minutes of Meetings

Tourism Advisory Committee minutes dated May 4, 2015

The minutes were reviewed.

PCD68-15 CC80-15 THAT the minutes of the Tourism Advisory Committee dated May 4, 2015 be referred back to the Planning and Community Development Committee for further clarification on the wording around the tourism marketing refocus validation report.

PCD68-15 Moved by: Warden Eccles Seconded by: Councillor Jack

THAT the minutes of the Tourism Advisory Committee dated May 4, 2015 be adopted as presented.

Carried

Business Arising from the Minutes

Planning and Community Development Committee minutes dated April 21, 2015

These minutes are for information only as they were adopted by Grey County Council on May 5, 2015.

Reports – Planning

PDR-PCD-20-15 Veveris Easement Request

Sarah Morrison addressed the Committee on the above report. A request has been received for the County to execute an easement agreement to formalize access over the CP Rail Trail to a landlocked parcel of property in the Municipality of West Grey.

PCD69-15 Moved by: Councillor Barfoot Seconded by: Warden Eccles

WHEREAS there are numerous properties that are bisected by the CP Rail Trail where residents require access over the CP Rail Trail to access their property;

AND WHEREAS a request has been received from a property owner asking the County to grant an easement on title across the CP Rail Trail to access their landlocked property;

NOW THEREFORE BE IT RESOLVED THAT staff be directed to complete an easement agreement with Juris and Christina Veveris for property located at Part of Lots 85 and 86, Concession 1 SWTSR, geographic Township of Glenelg, Municipality of West Grey to allow access to the landlocked property;

AND THAT a By-Law be prepared for County Council's consideration to register this easement across County property;

AND THAT all costs associated with registering the easement be borne by the landowner.

Carried

PDR-PCD-21-15 2015 Provincial Coordinated Policy Review

Alisha Buitenhuis addressed the Committee on the above report and provided background information on the Provincial Coordinated Policy Review, as well as information on the various plans under review by the Province.

It was noted that the Ministry of Municipal Affairs and Housing is undertaking a public participation process and is collecting feedback on what changes the public, planning staff and other interest groups wish to see. The Ministry will then present the proposed changes to these groups and engage in a second round of consultation.

Staff have compiled comments for the review of the Niagara Escarpment Plan and are recommending that the report be forwarded to the Ministry of Municipal Affairs and Housing as Grey County's submission.

In addition to the staff recommendation, the Committee request that the Province also consider the relevance of the Niagara Escarpment Commission going forward.

Chair Wright then entered the meeting.

PCD70-15 Moved by: Councillor Barfoot Seconded by: Councillor Ardiel

WHEREAS the Province of Ontario is undertaking a co-ordinated review of the Growth Plan for the Greater Golden Horseshoe, the

Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Niagara Escarpment Plan,

AND WHEREAS the Niagara Escarpment Plan is partially located within Grey County,

AND WHEREAS the Province is seeking input to guide proposed changes to the four aforementioned policy documents,

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-21-15 is hereby received,

AND THAT the report be forwarded onto the Ontario Ministry of Municipal Affairs and Housing as the County of Grey comments for the proposed updates to the Niagara Escarpment Plan,

AND THAT this report be forwarded onto member municipalities within Grey for their information;

AND THAT the Province be requested to review the relevance of the Niagara Escarpment Commission considering the existence of professional planning in county, regional and municipal governments.

Carried

Chair Wright then assumed the Chair.

Deputations

Rick and Jeanette Kerr - Amendment No. 3 to Georgian Bluffs Official Plan

Rick Kerr addressed the Committee regarding the current designation that exists on his property on the west side of Drive-In Crescent in Springmount. Mr. Kerr noted that the property was incorrectly zoned as R1 Residential rather than M1 General Industrial and provided comments on why the property should be M1, including its proximity to other industrial locations.

Mr. Kerr noted that he is willing to accept the residential designation with some exceptions to allow for certain industrial uses.

Mr. Kerr outlined the issues with the residential designation. He noted that it has decreased the scope of potential buyers of the property which is for sale, and has contributed to a depreciation in property value. Mr. Kerr then outlined the uses that he wants to be permitted on the property.

PDR-PCD-26-15 42-03-620-LOPA-03 Georgian Bluffs Official Plan

Amendment - Kerr

Alisha Buitenhuis addressed the Committee on the above report and provided background information on the matter. It was noted that in 2014, the subject lands were designated as Residential which shows that the long term intent of this land is for residential uses and those compatible uses with residential. Staff need to review all applications alongside the legislation that exists at the time of the application and ensure that the uses are compatible with the long term intent of the residential designation.

Ms. Buitenhuis then spoke to the other designations on surrounding properties. Staff are recommending that the property be designated Residential with Exceptions to allow for certain industrial uses, in addition to the residential uses.

PCD71-15 Moved by: Councillor Barfoot Seconded by: Councillor Ardiel

WHEREAS Local Official Plan Amendment 3 to the Georgian Bluffs Official Plan was adopted by By-law No. 31-2015 by the Township of Georgian Bluffs Council which would allow for a wide range of industrial uses within the Residential designation for Part Lot 3, Plan 398, geographic Township of Keppel in the Township of Georgian Bluffs;

AND WHEREAS it was determined by Township and County staff that the Amendment as adopted did not conform to the intent of the Provincial Policy Statement and the Residential policies in the Georgian Bluffs Official Plan;

AND WHEREAS County and Township staff have scoped the list of uses to include: contractors yard; custom workshop; light industry; storage industry; cold storage locker; motor vehicle body shop, limited to two service bays; motor vehicle repair establishment, limited to two service bays; welding and/or hydraulic repair shop, provided the use is entirely indoors with limited outdoor storage; establishment for carpet cleaning, upholstery cleaning, area rug cleaning, insurance damage restoration, duct cleaning, auto detailing

and other similar cleaning type services that do not include a solvent based cleaning process commonly known as ‘dry cleaning’ such as a clothing dry cleaning establishment; open storage accessory to a permitted use, with no outdoor display, limited to a specific area on site; and uses, buildings, and structures accessory to a permitted use, including a business office;

NOW THEREFORE BE IT RESOLVED that the Committee receives Report PDR-PCD-26-15;

AND THAT the Committee hereby approves Local Official Plan Amendment 3 to the Georgian Bluffs Official Plan with the modifications noted above, and including equipment sales and rentals, warehouse, and dry industry, and excluding the limitations regarding two service bays for the motor vehicle body shop and motor vehicle repair establishment.

Carried

The Committee recessed, then reconvened.

Addendum to PDR-PCD-06-15 Ed Raco OPA Report

Scott Taylor presented the above noted report and outlined the subject lands located on the sunset strip in the Township of Georgian Bluffs. The proposed Official Plan Amendment seeks an exception to the Space Extensive Commercial policies to account for the small lot size of the parcel and would have the effect of re-designating the subject lands from “Space Extensive Commercial” to “Space Extensive Commercial with Exceptions”. The exceptions would permit additional uses on the smaller lot.

Mr. Taylor outlined the comments received, and noted that the proposal now includes plans for an onsite well, cistern and rainwater collection as opposed to initial plans for rainwater collection and trucking in potable water. The site will also utilize an existing septic system.

There is a need to amend the Official Plan and Zoning By-law in order for a building permit to be issued, as the current vacant lot does not meet existing zone standards.

PCD72-15 Moved by: Warden Eccles Seconded by: Councillor Paterson

THAT proposed Official Plan Amendment Number 126 to the County of Grey Official Plan to re-designate the subject lands from the ‘Space Extensive Commercial’ designation to the ‘Space Extensive Commercial with Exceptions’ designation for lands described as

Plan 535, Lot 11, Geographic Township of Derby, Township of Georgian Bluffs, be supported;

AND THAT County Planning staff be directed to work with Township of Georgian Bluffs staff, and all relevant stakeholders, to look at a comprehensive strategy for land use policies and servicing for existing small lots on the 'Sunset Strip',

AND THAT the Addendum to Report PDR-PCD-06-15 regarding proposed County Official Plan Amendment Number 126 be received;

AND FURTHER THAT the appropriate by-law be prepared for consideration by County Council.

Carried

The Committee recessed, then reconvened.

Councillor Jack left the meeting.

PDR-PCD-22-15 OPA 131 Escarpment Biosphere Conservancy Merit Report

Alisha Buitenhuis addressed the Committee on the above report, noting that an application has been received to amend the County Official Plan to permit the severance of a 4.2 hectare parcel with a dwelling, and to allow the remainder of the lands to be a conservation lot. Staff are recommending that the proposal proceed to a public meeting to consider the amendmen.

PCD73-15 Moved by: Warden Eccles Seconded by: Councillor Barfoot

THAT Report PDR-PCD-22-15 regarding a proposed County Official Plan Amendment be received;

AND THAT the proposal proceed to a Public Meeting to consider the Amendment to the County of Grey Official Plan to re-designate the subject lands from 'Rural' and 'Hazard Lands' to 'Rural with Exception' and 'Hazard Lands' to allow for a severance for conservation purposes for the lands described as Part Lot 8, Concession 8, geographic Township of Bentinck, in the Municipality of West Grey, provided the Municipality of West Grey is prepared to hold a joint public meeting in consideration of the necessary Zoning By-law Amendment requirements.

Carried

PDR-PCD-23-15 OPA 132 – McQueen Merit Report

Alisha Buitenhuis presented the subject report to the Committee regarding a proposed County Official Plan amendment to permit a lot addition in order to increase the size of an adjacent school yard. Staff are recommending that the application proceed to a public meeting to consider the amendment.

PCD74-15 Moved by: Councillor Paterson Seconded by: Councillor Clumpus

THAT Report PDR-PCD-23-15 regarding a proposed County Official Plan Amendment be received;

AND THAT the proposal proceed to a Public Meeting to consider the Amendment to the County of Grey Official Plan to re-designate the subject lands from ‘Agricultural’ and ‘Hazard Lands’ to ‘Agricultural with Exceptions’ and ‘Hazard Lands’ to allow for a lot addition in order to increase the size of an adjacent schoolyard for the lands described as Part Lot 56, Concession 2, 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 Zoning By-law Amendment requirements.

Carried

PDR-PCD-24-15 Development Charges Grant in Lieu Criteria and Deferral Program

Randy Scherzer presented the above noted report and presented the options for Committee to consider regarding the development charges grant in lieu program and deferral program. Staff spoke to the possibility of linking the Investment in Affordable Housing program with these programs.

PCD75-15 Moved by: Councillor Barfoot Seconded by: Councillor McQueen

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;

AND WHEREAS staff were directed to develop criteria that would be used to assess applications/expressions of interest for those applying for the development charges grant-in-lieu;

AND WHEREAS staff were also directed to prepare a development charges deferral program for Council's consideration which would outline when the deferral of development charges would be considered;

AND WHEREAS Council has approved a 10 year Housing and Homelessness Plan which identifies that there is a need for affordable, safe, accessible, well maintained housing and identifies various strategies to address this need;

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

AND THAT based on the legal opinion received that staff be directed to prepare a policy and procedure to implement a Development Charges Grant-in-Lieu and Deferral Program using the criteria identified in Report PDR-PCD-24-15 with the Development Charges Grant-in-Lieu Program formerly commencing in 2016 which would be linked with the Investment in Affordable Housing application intake;

AND THAT the development charges grant-in-lieu fund in the 2015 budget be carried over into the 2016 budget if there is no option that the development charges by-laws can be amended in 2015 without the necessity of a Development Charges Background Study update.

Carried

PDR-PCD-25-15 Bill 73 Proposed Changes to the Planning Act and the Development Charges Act

Randy Scherzer addressed the Committee on the above report.

Mr. Scherzer highlighted the proposed changes to the Development Charges Act, noting that the proposed changes are generally positive.

The proposed changes to the Planning Act were then outlined which could have implications for the County's committee structure based on the need for a public representative on a planning advisory committee. The proposed changes would also place a two year freeze on amendments following the passing of an Official Plan. Concerns were expressed on the proposed legislative changes.

Staff are recommending that the report be forwarded to the Ministry of Municipal Affairs and Housing as the County of Grey's comments on the proposal.

PCD76-15 Moved by: Councillor Barfoot Seconded by: Councillor McQueen

WHEREAS the Province has released for comments Bill 73 being the 'Smart Growth for Our Communities Act' which proposes to make changes to the Planning Act and the Development Charges Act;

AND WHEREAS all provincial governments in the past have committed to cutting red tape in all their bills and that this would be taken into consideration of the review of Bill 73;

NOW THEREFORE BE IT RESOLVED that Report PDR-PCD-25-15 be received which highlights the proposed changes to the Planning Act and the Development Charges Act and provides some comments for the Province's consideration;

AND THAT this report be forwarded onto the Ministry of Municipal Affairs and Housing as the County of Grey comments on the proposed Bill 73;

AND THAT this report be forwarded onto member municipalities within Grey for their information.

Carried

*Addendum 3 to PDR-PCD-05-14 Source Protection Implementation
Funding Report*

Scott Taylor presented the above noted report regarding source water protection funding.

PCD77-15 Moved by: Councillor McQueen Seconded by: Councillor Ardiel

WHEREAS the Province of Ontario has set up a Source Protection Municipal Implementation Fund to provide one-time grant funding to offset a portion of the costs for small, rural municipalities in preparing to implement drinking water source protection plans;

AND WHEREAS the County of Grey has received grant funding in the amount of \$58,729.00 for eligible activities undertaken by the County, with an additional \$15,000.00 for collaborating with municipalities in Grey and Bruce counties on the 'Risk Management Official - Risk Management Inspector In-A-Box' program;

AND WHEREAS the Province of Ontario has yet to approve the Source Protection Plan for Grey Sauble, Saugeen Valley, and Northern Bruce Peninsula, which covers much of Grey and Bruce Counties;

NOW THEREFORE BE IT RESOLVED THAT the Addendum # 3 to Report PDR-PCD-05-14 be received;

AND THAT staff be directed to request from the Province of Ontario a one-time extension to Source Protection Municipal Implementation Fund spending deadline, based on the delay in the approval of the Source Protection Plan covering much of the County of Grey;

AND THAT the extension request be commiserate with the timing for the approval of the Source Protection Plan, such that the County will have the ability to review the approved Plan, and implement amendments to the County Official Plan, within the revised funding spending deadline,

AND THAT this Report be circulated to other municipalities within the Source Protection Plan area for Grey Sauble, Saugeen Valley, and Northern Bruce Peninsula, for their consideration of a similar such request.

Carried

By-law Enforcement Officer Report April 2015

PCD78-15 Moved by: Councillor McQueen Seconded by: Councillor Paterson

THAT the By-law Enforcement Officer Report for April 2015 be received for information.

Carried

Reports – Clerk

*CCR-PCD-12-15 Tourism Advisory Committee Appointment to Fill A
Vacancy*

Bryan Plumstead addressed the Committee on the above report to fill a vacancy from a resignation.

PCD79-15 Moved by: Warden Eccles Seconded by: Councillor Clumpus

WHEREAS one of the recently appointed public members to serve on the Tourism Advisory Committee has had to resign from the Committee,

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-12-15 be received;

AND THAT Jim Halliday be appointed as a public member of the Grey County Tourism Advisory Committee for the term 2015-2018.

Carried

CCR-PCD-13-15 Grey County Economic Development Advisory Committee

Bryan Plumstead spoke to the above noted report, noting that staff are recommending a new Committee be struck to act as an Economic Development Advisory Committee.

PCD80-15 Moved by: Councillor Barfoot Seconded by: Councillor Clumpus

WHEREAS Grey County has completed the Made in Grey Economic Development Strategy,

AND WHEREAS the mandate and term of the Economic Development Action Plan Steering Committee has been fulfilled;

AND WHEREAS the value of the steering committee including stakeholders representing different economic sectors and members of County Council is recognized,

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

AND THAT the Economic Development Action Plan Steering Committee be re-constituted as the Economic Development Advisory Committee,

AND THAT the Terms of Reference for the Economic Development Advisory Committee, is hereby endorsed;

AND THAT the following members of the Economic Development Action Plan Steering Committee are named to the Economic Development Advisory Committee: Ashley Chapman, Brian

Davenport, Karen Ferri, Don Lewis, Warden Kevin Eccles, Planning and Community Development Chair Arlene Wright, and Councillor Barb Clumpus,

AND THAT additional committee members are named: Lynda Bumstead, Marion Lougas, and Lance Thurston.

Carried

CCR-PCD-19-15 Heat Pump Compressors

Petal Furness addressed the above noted report. Staff are requesting authorization to purchase five heat pump compressors for Grey Roots.

PCD81-15 Moved by: Councillor Ardiel Seconded by: Councillor Barfoot

WHEREAS five of the six heat pump compressors used to heat and cool the Grey Roots facility have failed since January of this year, with only of them which could be brought back to working order for the time being;

AND WHEREAS a compressor has been ordered to replace the first unit that failed in January;

AND WHEREAS the heat pump compressors control the temperature and humidity within the facility which is needed to properly keep safe the objects in the collections and the paper documents within the archives;

AND WHEREAS Grey Roots depends upon its annual Community Museums Operating Grant (CMOG) which requires daily readings of temperature and humidity levels, and should these levels not fall within the approved range, Grey Roots would be in jeopardy of not receiving this funding;

AND WHEREAS agreements with agencies for travelling exhibits have requirements for certain temperature and humidity levels;

AND WHEREAS much strain is being placed on the remaining two compressors which could cause total failure of the system;

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-19-15 regarding the purchase and installation of five heat pump compressors be received;

AND THAT the Committee hereby endorses the purchase and installation of new compressors for the remaining five heat pumps at an estimated cost of approximately \$31,000;

AND THAT the cost be funded from the Grey Roots Building Improvements Reserve;

AND FURTHER THAT staff are hereby authorized to proceed with the purchase of the compressors in advance of Council's approval of this recommendation under the authority of Section 24.13(b) of the Procedural By-law.

Carried

Committee Review of Land Use Planning Appeals / Potential Appeals

Grey County Active Ontario Municipal Board Appeal File List

The Committee reviewed the List.

Correspondence

County of Peterborough – Ontario Imagery Strategy

PCD82-15 Moved by: Warden Eccles Seconded by: Councillor McQueen

THAT the County of Grey support the correspondence from the County of Peterborough dated April 14, 2015 and the resolution dated April 1, 2015 regarding the Ontario Imagery Strategy.

Carried

Provincial Planning Initiatives – Resolution from Township of Severn

PCD83-15 Moved by: Councillor McQueen Seconded by: Warden Eccles

THAT the resolution from the Township of Severn regarding Provincial Planning Initiatives and a request for the Province to remove the proposed freeze on amendments to Official Plans or Zoning By-laws within two years of passing be supported.

Carried

Municipality of Trent Lakes – Demonstrated Need for Aggregates

PCD84-15 Moved by: Warden Eccles Seconded by: Councillor Ardiel

THAT the correspondence from the Municipality of Trent Lakes regarding the demonstrated need for aggregates be received for information.

Carried

Receive For Information

PCD85-15 Moved by: Councillor Barfoot Seconded by: Councillor Clumpus

THAT the following correspondence be received for information:

- **Municipality of Meaford – Resolution – Grey Bruce Food Charter**

Carried

Other Business

There was none.

Next Meeting Dates

Tuesday, June 16, 2015 at the Grey County Administration Building

On motion by Councillor McQueen, the meeting adjourned at 2:10 PM.

Arlene Wright, Chair