

## Planning and Community Development Committee

February 18, 2014 – 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, Paul McQueen, Kathi Maskell, Francis Richardson, Duncan McKinlay and Kevin Eccles; and Warden Brian Milne

Regrets: Councillor Norman Jack

### Staff

Present: Lance Thurston, Chief Administrative Officer; Randy Scherzer, Director of Planning; Sharon Vokes, County Clerk / Director of Council Services and Tara Warder, Recording Secretary

Chris Hachey, Land Management Coordinator for Grey Sauble Conservation Authority was also in attendance.

## Call to Order

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

## Declaration of Pecuniary Interest

There was none.

## Business Arising from the Minutes

*Planning and Community Development Committee minutes dated  
January 21, 2014*

These minutes are for information only as they were adopted by Grey County Council as amended on February 4, 2014.

## Reports – Planning

### *By-law Enforcement Officer Report February 2014*

The Committee considered the by-law enforcement officer report for February 2014. Mr. Scherzer noted that this year's heavy winter has provided good conditions for forestry harvesting.

PCD30-14 Moved by: Councillor McKay                      Seconded by: Councillor McKinlay

**THAT the By-law Enforcement Officer Report for February 2014 be received for information.**

Carried

### *Addendum to PDR-PCD-37-13 Blue Bay Villas*

Randy Scherzer presented the above report regarding the draft approval for the Blue Bay Villas condominium townhomes. The proposed development would be located within the Cobble Beach Settlement area and proposes to create 41 condominium townhouse units as a continuation of the existing condominium townhouse units on Block 75. Mr. Scherzer provided a brief history of the development to date and noted that the new units will be maintained by the home owners to a higher degree than the current units, resulting in reduced condo fees for buyers of the new condos.

Mr. Scherzer updated the Committee on the comments received, noting that owners of the existing units expressed concerns surrounding possible loss in equity of the existing homes, and would like to investigate ways to consolidate with the new condominium rather than having two separate condo corporations.

Staff noted that the Saugeen Ojibway Nation (SON) has indicated that further consultation and accommodation may be required with the SON. Staff requested that further comments be received prior to February 3, 2014. Further comments have not been received to date, however certain conditions may be considered during the site plan approval process.

PCD31-14 Moved by: Councillor McKinlay                      Seconded by: Councillor Barfoot

**WHEREAS an application for a draft plan of condominium being 42-CDM-2013-03, known as Blue Bay Villas, has been submitted to the County;**

**NOW THEREFORE BE IT RESOLVED that the Addendum to Report PDR-PCD-37-13 be received;**

**AND THAT in consideration of the proposed draft plan of condominium and the matters to have regard for under Subsection 51(24) of the Planning Act RSO 1990 as amended, the Planning and Community Development Committee hereby gives draft approval to Plan of Condominium File 42-CDM-2013-03 to create forty-one (41) condominium townhouse units for lands described as Part of Block 75, Plan 16M-15, Part 2 on Plan 16R-10059, Cobble Beach (geographic Township of Sarawak) Township of Georgian Bluffs, subject to the conditions set out in the Notice of Decision.**

Carried

## Committee Review of Land Use Planning Appeals / Potential Appeals

Randy Scherzer provided an update to the Committee, noting that the Board has approved the Minutes of Settlement for the Georgian Bluffs Official Plan appeal. The Official Plan is now in force and effect.

The appellant has withdrawn the appeal for the Owen Sound Official Plan Five Year Review.

Staff noted that a draft haul route agreement is being developed for the Harold Sutherland Construction Keppel Quarry and staff are hopeful a hearing can be avoided if the parties agree on the terms of the agreement.

## Other Business

### *Planning Department Update*

Randy Scherzer updated the Committee on the need for a County Official Plan Amendment (OPA) for the Flanagan Pit. A public meeting will be held on March 19, 2014 at 10:00 AM at the Egremont Optimist Centre in Holstein and a staff report will come forward recommending approval of the OPA.

Warden Milne declared a pecuniary interest with regard to the Flanagan Pit discussion and did not partake in any discussion on the matter.

Brief discussion occurred on the siting of wind turbines and staff confirmed they do review and provide comments in a limited scope, as there is a municipal consultation process.

## Closed Meeting Matters

The Chair advised that the Committee will go into closed meeting at 10:50 AM for consideration of a certain matter.

*PCD32-14* Moved by: Councillor Maskell                      Seconded by: Warden Milne

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

- i.        **A proposed or pending acquisition of land by the municipality with respect to Report PDR-PCD-09-14 Potential Forest Land Acquisition pursuant to Section 239 (2) (c) of the Municipal Act, 2001.**
- ii.       **Adoption of the closed meeting minutes of March 19, 2013**

Carried

*PCD33-14* Moved by: Councillor Maskell                      Seconded by: Councillor Richardson

**THAT the Planning and Community Development Committee do now return to open session at 11:11 AM.**

Carried

## Next Meeting Dates

**Tuesday, March 18, 2014 at the Grey County Administration Building**

On motion by Councillor Richardson the meeting adjourned at 11:12 AM

Arlene Wright, Chair