



Committee Minutes

Planning and Community Development Committee March 15, 2016 - 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 Paul McQueen; Councillors Scott Mackey, Sue Paterson, Barb Clumpus, Arlene Wright, Anna-Marie Fosbrooke and Kevin Eccles; and Warden Alan Barfoot; Councillor John McKean was also in attendance on behalf of Councillor Gail Ardiel

Regrets: Councillor Gail Ardiel

Staff

Present: Kim Wingrove, Chief Administrative Officer; Randy Scherzer, Director of Planning; Sharon Vokes, County Clerk/Director of Council Services; Geoff Hogan, Director of Information Technology; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Kelly Henderson, Planner; Rob Hatten, Communications Officer and Tara Warder, Committee Coordinator

Call to Order

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

Adoption of the Agenda

PCD48-16 Moved by: Councillor Wright Seconded by: Councillor Fosbrooke

THAT the Planning and Community Development Committee agenda dated March 15, 2016 be adopted as presented.

Carried

Declaration of Pecuniary Interest

There was none.

Minutes of Meetings

Tourism Advisory Committee minutes dated March 3, 2016 and the Development Charges Steering Committee minutes dated February 18, 2016

The minutes were reviewed.

PCD49-16 Moved by: Councillor Eccles Seconded by: Warden Barfoot

THAT the minutes of the Tourism Advisory Committee meeting dated March 3, 2016 and the Development Charges Steering Committee minutes dated February 18, 2016 be adopted as presented.

Carried

Business Arising from the Minutes

Planning and Community Development Committee minutes dated February 16, 2016

These minutes are for information only as they were adopted by Grey County Council on March 1, 2016.

Deputations

Doug Crocker, Chatsworth Taxpayers Association for a Safe and Healthy Environment – Bumstead Pit Application

Doug Crocker addressed the Committee on the financial impact of zoning changes from the Bumstead Pit operation in the Township of Chatsworth. Mr. Crocker spoke to the fiscal impact on the Township of Chatsworth and the negative effects on market values on nearby properties. Mr. Crocker requested that the County deny the proposed changes.

Mr. Crocker noted that the proponent should be required to pay all costs of the pit as the sole beneficiary.

As calculated by Mr. Crocker, the total market value decline of neighbouring properties anticipated to occur from the pit would be \$14 million. Mr. Crocker further suggested that he calculated the net market value loss to the County to be \$4.3 million.

Committee inquired as to the status of the haul route agreement. Staff noted that the financial figures pertaining to the road use agreement have not been finalized yet. It is recommended that the Township and proponent discuss the haul route prior to approval of the pit.

Reports – Information Technology

ITR-PCD-03-16 SWIFT Resolution

Geoff Hogan presented the above noted report, requesting that Council pass a resolution in support of an application for funding under the Small Communities Fund by Southwestern Integrated Fibre Technology Inc. (SWIFT).

PCD50-16 Moved by: Councillor Eccles Seconded by: Warden Barfoot

WHEREAS Grey County has been providing ongoing financial and human resource support to the South West Integrated Fibre Technology (SWIFT) high speed broadband initiative since its inception in 2012;

AND WHEREAS a new Not-For-Profit entity, Southwestern Integrated Fibre Technology Inc. (SWIFT Inc.), has been incorporated by the Western Ontario Warden’s Caucus (WOWC) to manage the SWIFT project;

AND WHEREAS Grey County council passed a resolution of support for the submission of an application for funding under the Small Communities Fund by the WOWC;

NOW THEREFORE BE IT RESOLVED THAT Report ITR-PCD-03-16 be received;

AND THAT Grey County Council support the submission for an application of funding under the Small Communities Fund by SWIFT Inc. for funding to assist with the SWIFT high speed broadband initiative in south western Ontario.

Carried

Reports - Planning

PDR-PCD-15-16 Plateau East - Redline Revisions – 42T-94004

Randy Scherzer addressed the Committee on the above noted report regarding redline revisions for the Plateau East draft plan of subdivision. Mr. Scherzer outlined the location of the subject lands, located in the Town of the Blue Mountains off of Grey Road 21. The proposed revisions include increasing the total single detached dwellings from 37 to 39 and reduce the existing open space block spaces.

PCD51-16 Moved by: Councillor McKean Seconded by: Councillor Mackey

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 July 16, 2013;

AND WHEREAS plan of subdivision application 42T-94004 includes two developments known as Monterra South (Second Nature) and Plateau East;

AND WHEREAS the Owner has requested revisions to the Plateau East development which would increase the total single detached residential lots from 37 lots to 39 lots, reduce the existing size of the open space blocks, and reduce the minimum front yard setback from 7.5 metres to 6.0 metres for lots 173 to 183;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-15-16 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-94004, subject to the revised conditions set out in the Notice of Decision.

Carried

PDR-PCD-10-16 Kraemer Subdivision Information Report

Scott Taylor presented the above noted information report regarding an overview of a proposed subdivision in the Town of Hanover. Mr. Taylor outlined the location of the subject lands, located off of 24th Avenue. The subdivision is proposed to have 38 lots, housing 47 units.

Mr. Taylor noted the future road connections to the north and south of the property. It was noted that the proponent has completed a study respecting a former landfill site nearby the property and has received recommendations to address any impacts on the development.

The Committee discussed the proposed subdivision. Concern was expressed about subdivisions only having once entrance. Mr. Taylor noted that a Traffic Impact Study has been submitted and Transportation Services staff and other agencies will comment on the results.

PCD52-16 Moved by: Councillor Wright Seconded by: Councillor Eccles

THAT Report PDR-PCD-10-16 regarding an overview of proposed planning application 42T-2016-02, to establish a plan of subdivision consisting of twenty-nine (29) detached dwelling lots and nine (9) semi-detached dwelling lots (for a total of 18 semi-detached units) on lands described as Part Lots 11 and 12, Concession 1, North of the Durham Road, (geographic Township of Bentinck) in the Town of Hanover, be received for information.

Carried

PDR-PCD-11-16 Skyline Retail Holdings Official Plan Amendment Merit Report

Scott Taylor presented the above noted report regarding a proposed Official Plan Amendment for the Township of Georgian Bluffs. The proposed amendment is to permit an exception to allow for the redevelopment of the commercial lot where Staples currently exists and to permit some additional uses.

It was noted that Staples no longer requires the entire space for its operations and would like to subdivide the building into two commercial units.

PCD53-16 Moved by: Warden Barfoot Seconded by: Councillor Paterson

THAT Report PDR-PCD-11-16 regarding proposed Official Plan Amendment Number 134, to consider site specific commercial exceptions on a property, 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 'Space Extensive Commercial' designation to the 'Space Extensive Commercial with Exceptions' designation for lands described as 202466 Highways 6 & 21, Geographic Township of Derby, Township of Georgian Bluffs, provided the Township of Georgian Bluffs is prepared to hold a joint public meeting in consideration of the necessary Township Official Plan and Zoning By-law Amendment requirements.

Carried

PDR-PCD-12-16 Conn Pit Merit Report

Sarah Morrison presented the above noted report regarding a proposed Official Plan Amendment to re-designate the subject lands from the "Rural" designation to "Rural with Exceptions" to permit a pit operation. The subject lands are located in the Town of the Blue Mountains.

Staff addressed questions from the Committee regarding rehabilitation of quarries. It was noted that, where possible, it is desirable to rehabilitate the pit to its original state, but when a pit is below the water table, this can be difficult to achieve. Often, a pond remains on the site which helps with regeneration.

PCD54-16 Moved by: Councillor McKean Seconded by: Councillor Eccles

THAT Report PDR-PCD-12-16 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 a pit operation on the lands described as Part 1, RP 16R9097, Lot 6, Concession 4, geographic Township of Collingwood, in the Town of The Blue Mountains, provided the Town of The Blue Mountains is prepared to hold a joint public meeting in consideration of the necessary Official Plan and Zoning By-law Amendment requirements.

Carried

PDR-PCD-13-16 2016 Project – Culvert 16-74

Sarah Morrison addressed the Committee on the above noted report. Staff are recommending that money included in the 2016 budget to replace Culvert 16 be used to fund the replacement of Culvert 74 instead, as it has been discovered that Culvert 16 is not a culvert but possibly an old water refill station.

Randy Scherzer noted that the structure will be left intact in its current form.

PCD55-16 Moved by: Councillor McKean Seconded by: Warden Barfoot

WHEREAS Culvert#16 on the CP Rail Trail was slated for replacement by the County of Grey in 2016;

AND WHEREAS after further site investigation it is was determined that the structure that exists at this location is not a culvert, but what is believed to be an old water refill station which is located approximately 1km south of Massie Road on the CP Rail Trail;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-13-16 be received;

AND THAT based on the AECOM report the next culvert with highest need for replacement is Culvert 74 which is approximately 0.5 km north of Southgate Road 24 on the CP Rail Trail;

AND FURTHER THAT the 2016 approved budget reserve funding of \$60,000 for Culvert 16 be utilized to fund the replacement/rehabilitation of Culvert 74 in 2016.

Carried

PDR-PCD-16-16 County Official Plan Update

Randy Scherzer addressed the Committee on the above report. The Planning Act requires that Official Plans are reviewed every five years. Grey County's review is due in 2017.

Staff are recommending that the process commence this year. It was noted that updating the Official Plan was a part of the recent strategic plan

discussions.

Mr. Scherzer noted that municipalities are required under the Planning Act to hold a Special Meeting, Open Houses, a Public Meeting, and to circulate agencies during the review. These processes however, may be insufficient for the Official Plan review. The Planning Department has attempted to reach out to the public, and hopes to further explore the use of creative engagement techniques for this update. Social media, web based surveys, direct public outreach and better use of the website are some possibilities. Engaging the Economic Development Steering Committee will also be important.

Further, Planning staff want to develop a branding and communications campaign to increase awareness and receive important feedback from the community.

Randy Scherzer outlined a proposed work plan.

The Committee noted it would be beneficial for Committee to comment and be included in the discussions, whether through a workshop or other forum.

Kim Wingrove noted that staff will be contacting the local CAOs to invite them to meet with the CAO and Warden, and receive feedback from the individual councils. Mr. Scherzer spoke to the desire to engage the local municipal councils and the community.

Mr. Scherzer outlined the difference between a new Official Plan and an update.

PCD56-16 Moved by: Councillor Mackey Seconded by: Councillor Fosbrooke

WHEREAS there are number of studies that have been completed or are nearing completion that include policies that can be incorporated into the County Official Plan;

AND WHEREAS the last five year review update to the County Official Plan was adopted by the County on March 3, 2009, approved by the Province on February 14, 2011 and later approved by the Ontario Municipal Board on June 25, 2012 and October 9, 2012;

AND WHEREAS the Planning Act requires that municipalities review their Official Plans at a minimum of every five years to ensure that they are current and up to date;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-16-16 be received which identifies some of the background information that could be considered for updates to the Official Plan and outlines a process for updating the Official Plan;

AND THAT staff be directed to commence the process for the County Official Plan Update, including the scheduling of a Special Meeting of Council, and to initiate the outreach initiatives identified in the Report to gain as much as input as possible on what should be considered in the Official Plan.

Carried

PDR-PCD-17-16 Housing Study Data Update

Randy Scherzer addressed the Committee on the above report regarding the Housing Study Data update. Mr. Scherzer noted the importance of updating the data so it can be considered when developing policies and programs.

SHS Consulting was awarded the contract to update the data.

Mr. Scherzer highlighted some of the updates to the data. It was noted that parts of the data demonstrate a need for more suitable housing for single or two person households, as well as households with greater than four people.

The maximum affordable housing prices were highlighted, noting that this varies across local municipalities.

Mr. Scherzer then noted that overall, the average rent and average house prices in Grey County increased by 20% from 2006 to 2011. In contrast, median household income increased by 13.2% which suggests that incomes are not keeping pace with increases in housing prices.

Staff noted that there is a bill being proposed that would allow municipalities to incorporate affordable housing into developments and require that a certain percentage of dwellings be affordable.

Mr. Scherzer explained the existing tools which assist with affordable housing. Such tools may include permitting second units in homes or ensuring that developments are providing a mixed range of housing options.

Initial discussions have occurred on the release of the Provincial Housing Strategy update. Staff will be reviewing this and bringing information forward

to the Committee.

PCD57-16 Moved by: Councillor Fosbrooke Seconded by: Councillor Clumpus

WHEREAS the 2015 budget included funds to complete a Housing Study Data Update in order to update the data from the 2010 Housing Study to be utilized by both the County Housing Department and the County Planning Department;

AND WHEREAS SHS Consulting was awarded the contract to conduct the Housing Study Data Update;

NOW THEREFORE BE IT RESOLVED THAT PDR-PCD-17-16 which provides highlights from the Housing Study Data Update be received;

AND THAT staff be directed to utilize this information for various housing programs and policies and to share this data with the local municipalities.

Carried

By-law Enforcement Officer Report – February 2016

PCD58-16 Moved by: Councillor Eccles Seconded by: Councillor McKean

THAT the By-law Enforcement Officer Report dated February 2016 be received for information.

Carried

Committee Review of Land Use Planning
Appeals/Potential Appeals

Grey County Active Ontario Municipal Board Appeals File List

The Committee reviewed the list. Randy Scherzer outlined the recent updates.

Other Business

Discussion Regarding Bill 100 – Proposed Amendments to the Ontario Trails Act

Randy Scherzer spoke to the correspondence from the Ontario Federation of Agriculture regarding Bill 100. Mr. Scherzer indicated that landowners have the option to grant an easement to an eligible body if they wish to have an easement for a trail on their property. If the landowner does not agree, the easement cannot be registered.

It was noted that the Bill has been resulting in confusion and concern from landowners.

The Bill has led to landowners requesting removal of trails on their property. There is hope that the Province addresses some of the concerns raised.

Grey County Federation of Agriculture minutes dated January 20, 2016

These minutes were provided for information.

Staff will be bringing forward a report regarding All-Terrain Vehicles (ATVs) and side by sides.

Green in Grey Natural Heritage Study

Committee requested an update on the study.

Mr. Scherzer noted that staff have received comments with respect to mapping and will try to incorporate property boundaries on the website mapping. Staff can look at how to incorporate parcel mapping with some of the Green in Grey mapping.

Staff will be summarizing comments received and making changes to the draft document which will be provided to Committee.

Next Meeting Dates

Regular Meeting - Tuesday, April 19, 2015 at the Grey County Administration Building

On motion by Councillor Wright, the meeting adjourned at 12:23 PM.

Paul McQueen, Chair