



Committee Minutes

Planning and Community Development Committee February 16, 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 Sue Paterson, Scott Mackey, Barb Clumpus, Gail Ardiel, Kevin Eccles, Anna-Marie Fosbrooke, and Warden Alan Barfoot

Regrets: Councillor Arlene Wright

Staff

Present: Kim Wingrove, Chief Administrative Officer; Randy Scherzer, Director of Planning; Sharon Vokes, County Clerk/Director of Council Services; Kevin Wepler, Director of Finance; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Sim Salata, Collections Manager and Tara Warder, Committee Coordinator

Call to Order

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

Adoption of the Agenda

PCD37-16 Moved by: Councillor Fosbrooke Seconded by: Councillor Ardiel

THAT the Planning and Community Development Committee agenda dated February 16, 2016 be adopted as presented.

Carried

Declaration of Pecuniary Interest

There was none.

Minutes of Meetings

Development Charges Steering Committee minutes dated January 19, 2016 and February 2, 2016

The minutes were reviewed.

PCD38-16 Moved by: Warden Barfoot Seconded by: Councillor Mackey

THAT the minutes of the Development Charges Steering Committee dated January 19, 2016 and February 2, 2016 be received.

Carried

Business Arising from the Minutes

Planning and Community Development Committee minutes dated January 19, 2016

These minutes are for information only as they were adopted by Grey County Council on February 2, 2016.

Reports – Clerk’s

CCR-PCD-07-16 – Grey Roots Museum Artefacts Unfound Inventory

Sim Salata addressed the Committee on the above report regarding deaccessioning artefacts from the Grey Roots Museum permanent artefact collection. This process will assist in moving forward with the collections plan.

PCD39-16 Moved by: Councillor Clumpus Seconded by: Councillor Fosbrooke

WHEREAS the artefact inventory of the Grey Roots Museum permanent artefact collection is complete and their records updated;

AND WHEREAS a large number of artefacts have not been found and are presumed to have been destroyed in the 2001 artefact storage building fire or otherwise been physically compromised, or their histories impossible to identify;

NOW THEREFORE BE IT RESOLVED THAT the artefacts recommended for deaccessioning in Report CCR-PCD-07-16 be deaccessioned from the Grey Roots Museum's permanent artefact collection.

Carried

Reports – Planning

PDR-PCD-09-16 Cobble Beach Redline Revision

Randy Scherzer presented the above report. Mr. Scherzer outlined the subject lands, located within the Cobble Beach settlement area and proceeded to note the proposed revisions. Agency comments were outlined.

Staff addressed questions regarding the required road widening, noting that most widening has been obtained. The remaining widening will be obtained when the adjacent block is developed.

Committee discussed the merits of requiring all road widening at this stage.

PCD40-16 Moved by: Warden Barfoot Seconded by: Councillor Mackey

WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2004-02 by the County of Grey on October 13, 2005 and later revised on October 12, 2006;

AND WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2006-12 on March 15, 2007 and later lapsed on March 15, 2015;

AND WHEREAS a request has been received from the owner's agent requesting a major redline revision by combining the previously draft approved lots in Plan 42T-2006-12 to Plan of Subdivision 42T-2004-02 as well as some other minor revisions;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-09-16 be received;

AND THAT in consideration of the redline revisions as requested to the draft plan of subdivision and the matters to be consistent with under Subsection 51(24) of the Planning Act RSO 1990 as amended, the Planning and Community Development Committee hereby approves the

**redline request for Plan of Subdivision File 42T-2004-02
subject to the revised conditions set out in the Notice of
Decision;**

**AND THAT consideration be given to obtaining road
widening along the full frontage of the property,
including the undeveloped block.**

Carried

Deputations

Kelan Jylha, Account Manager – Municipal Property Assessment Corporation (MPAC)

Kelan Jylha addressed the Committee on gravel pit assessments. It was noted that MPAC values the active pit property value only and does not assess the business value of pits or quarries or the aggregate itself. Discussions are occurring on how to better value these properties.

Mr. Jylha spoke to the large number of gravel pits that are under appeal with the Assessment Review Board (ARB), noting that the majority of owners have joined a central appeal primarily led by the Ontario Stone, Sand and Gravel Association. No pits in Grey County are currently under appeal.

Mr. Jylha then spoke to the Advanced Disclosure Process.

It was noted that not enough information is available at this time to conclude how gravel pits impact the value of nearby properties. Sufficient sales data is required before an analysis can take place. This can take a long time as it is necessary to find comparable properties.

Mr. Jylha addressed questions regarding the appeal process and the methodologies used to determine property values. It was noted that pits are assessed as residential or farm until they are in operation and are then classed as industrial.

There are options available to municipalities if certain property values appear to be inaccurate.

For whoever would like to be a part of the advance disclosure process, please contact the MPAC Municipal Relation Representative or email consultations@mpac.ca.

The Committee briefly recessed, then reconvened.

PDR-PCD-05-16 Cleon Martin Minor Exemption

Sarah Morrison presented the above noted report regarding a request for a minor exemption for clear cutting under the County's Forest Management By-law. The property is within the Township of Southgate abutting the east side of Grey Road 109.

Ms. Morrison outlined the comments received from the various agencies and the public. Concerns about disrupting the surrounding ecosystem and river were expressed.

Ms. Morrison noted that the area proposed for clearing is within the significant woodlands designation. Staff are recommending that the minor exemption be refused. The applicant is aware of the recommendation and may pursue other options such as harvesting in accordance with the Forest Management By-law.

PCD41-16 Moved by: Warden Barfoot Seconded by: Councillor Mackey

WHEREAS an application for Minor Exemption (clear cutting) under the County's Forest Management By-law has been received for Part of Lots 58-60, Concession 3, in the geographic Township of Egremont, Township of Southgate;

AND WHEREAS adjacent landowners, the Township of Southgate Staff, Saugeen Valley Conservation Authority staff, 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 the Saugeen Valley Conservation Authority recommended that the application not be granted based on the natural heritage features identified on the subject lands;

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

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-12-15 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 Lots 58-60, Concession 3, in the geographic Township of Egremont, Township of Southgate, be refused.

Carried

PDR-PCD-06-16 Planning Public Meeting Process Report

Scott Taylor presented the above noted report, outlining the public meeting process and the requirements under the Planning Act.

The role of the representative of the Planning and Community Development Committee is to co-chair with the municipal Chair. The role of County staff is to read the regulations and outline comments, and answer questions on the process. Mr. Taylor outlined the types of public meetings the County would typically be involved in.

It was suggested that the term "County Planning Chair" be used to indicate the County's representative at these meetings.

The importance of further engaging with the public on planning matters and potential opportunities for improvements were cited.

PCD42-16 Moved by: Warden Barfoot Seconded by: Councillor Ardiel

WHEREAS the County of Grey is required to hold public meetings as part of the planning process,

AND WHEREAS the County and member municipalities seek to streamline the development application process for businesses and members of the public, while avoiding any duplication where possible,

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-06-16 be received for information purposes,

AND THAT the Report be circulated to municipal Clerks and Planning departments for their information,

AND THAT County Planning staff be directed to investigate more robust public consultation techniques for consideration as part of the County's pending Five Year Official Plan Review and other future strategic initiatives.

Carried

PDR-PCD-07-16 Town of Hanover Official Plan

Scott Taylor presented the above noted report, recommending that the Town of Hanover's Official Plan be approved.

Mr. Taylor highlighted the Official Plan review process.

PCD43-16 Moved by: Councillor Paterson Seconded by: Councillor Clumpus

THAT the Planning and Community Development Committee hereby approves the "Town of Hanover Official Plan" as adopted by By-law No. 2858-14, subject to the following modifications attached to Report PDR-PCD-07-16 as Schedule 1 and dated February 16, 2016.

Carried

PDR-PCD-08-16 Phragmites

Randy Scherzer addressed the Committee on the above noted report, outlining the impacts and options to control invasive phragmites.

Mr. Scherzer noted that front line staff would need to be educated on the differences between the invasive plant and the native plant if a program was put in place to eradicate. The Ontario government is also taking steps to eradicate invasive species.

Staff recommend that further action be taken to map locations of the invasive plant using the available tools. Staff should enter into discussions to talk about the eradication of the weed. Organizations such as the Georgian Bay Forever, The Ontario Federation of Agriculture and the Ontario Phragmites Working Group may also have an interest in coordinated efforts.

Options to control the weed were outlined, including implementing an integrated pest management plan, cutting and rolling of the plant and controlled burning. Mr. Scherzer stated the importance of educating the public on preventing the spread of phragmites.

There is no herbicide available in Canada to use in or over water. Phragmites thrives in wet areas.

PCD44-16 Moved by: Councillor Eccles Seconded by: Councillor Ardiel

WHEREAS Phragmites (European Common Reed) is an invasive perennial grass that grows and spreads easily in water and wetlands;

AND WHEREAS the Ontario government has recently enacted the Invasive Species Act which recognizes the importance of controlling the spread of invasive species and removing and eradicating invasive species from Ontario, including Phragmites;

AND WHEREAS the continued growth of Phragmites in wetlands is threatening agricultural, shoreline, and urban land in Grey County as well as other areas in Ontario;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-08-16 be received;

AND THAT correspondence be provided to the Federal and Provincial governments requesting their support and assurance that the following items will be addressed, as recommended by Conservation Ontario, in order to allow municipalities and other agencies to control and eradicate invasive Phragmites:

- 1. Expedite and streamline the approval of herbicides to enable control over water;**
- 2. Expedite and streamline approval of aerial treatments;**
- 3. Establish a province-wide invasive Phragmites control program; and,**
- 4. Control invasive Phragmites along Provincial Highways and provincial lands;**

AND FURTHER THAT staff be directed to work with local municipalities, local conservation authorities, and other interested organizations to map known locations of invasive Phragmites and to develop a coordinated plan to control and eradicate invasive Phragmites in Grey County using best available management practices.

Carried

By-law Enforcement Officer Report – January 2016

PCD45-16 Moved by: Councillor Clumpus Seconded by: Warden Barfoot

THAT By-law Enforcement Officer Report dated January 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 considered the list.

Correspondence

Township of Wainfleet- Request that Ontario Cancel RFP for Added Wind Power Generation

PCD46-16 Moved by: Councillor Ardiel Seconded by: Councillor Eccles

THAT the correspondence from the Township of Wainfleet regarding the request that Ontario cancel the RFP for added wind power generation be received for information.

Carried

Town of Aurora - Ontario Municipal Board Jurisdiction

PCD47-16 Moved by: Warden Barfoot Seconded by: Councillor Eccles

THAT the correspondence from the Town of Aurora regarding Ontario Municipal board jurisdiction be received for information.

Carried

Other Business

The Committee considered the Stewardship Grey Bruce minutes and the Grey County Federation of Agriculture.

Staff are currently doing research on Bill 100 and Bill 3 and will report back to Committee at a later date on their status and implications.

Next Meeting Dates

Planning and Community Development Committee
February 16, 2016

Tuesday, March 15, 2016 at the Grey County Administration Building

On motion by Warden Barfoot, the meeting adjourned at 12:16 PM.

Paul McQueen, Chair