



# Corporation of the County of Grey Committee Minutes

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## Planning and Community Development Committee Minutes May 10, 2012 – 10:00 a.m.

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, Kevin Eccles, Harley Greenfield, Norman Jack, Kathi Maskell, Terry McKay, Wayne Fitzgerald and Warden Duncan McKinlay

### Staff

Present: Lance Thurston, CAO; Sharon Vokes, Clerk/Director of Council Services; Randy Scherzer, Director of Planning; Kevin Wepler, Director of Finance; Heather Morrison, Deputy Clerk/Records Manager; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Jung Oh, Planning Student and Kathie Nunno, Recording Secretary

### Call to Order

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

### Declaration of Pecuniary Interest

There was none.

### Minutes of Meetings

**PCD74-12** Moved by: Councillor Barfoot

Seconded by: Councillor Greenfield

**THAT the minutes of the public meeting dated April 16, 2012 to discuss a proposal for a County Official Plan Amendment and Municipal Zoning By-law Amendment affecting the lands described as Part Lots 43, 44 and 45, Concession 1, Municipality of West Grey (Geographic Township of Glenelg) be received.**

Carried

*Planning and Community Development Committee Minutes dated April 17, 2012*

These minutes are for information only as they were adopted by Grey County Council on May 1, 2012.

### Business Arising from Minutes

There was none.

## Human Resources Update

Scott Taylor introduced Jung Oh, the new student planner to the committee. Jung comes from Markham, Ontario and has finished his second year at University of Waterloo. The Committee welcomed Jung.

## Delegation

Scott Patterson, Senior Planner with Labreche Patterson and Associates Inc. attended the meeting to speak to Addendum to PDR-PCD-06-12, Official Plan Amendment No. 80 proposed revisions. Mr. Patterson outlined his client's position, referred to a letter from the Ministry of Municipal Affairs and Housing and requested that a decision on the above-noted report be deferred or postponed to facilitate opportunity for further discussion. Staff noted that a pre-hearing has been scheduled for June 25, 2012 and noted that it is not anticipated that this particular matter will be resolved at that time. Chair Wright thanked Mr. Patterson for his presentation.

## Reports - Planning

### *Addendum to PDR-PCD-06-12 – Official Plan Amendment No. 80 proposed revisions*

Scott Taylor presented the above report which provided an update and recommendation regarding future proposed minutes of settlement. Mr. Taylor provided an overview of communication received in connection with Official Plan Amendment No. 80, consideration and consultation that has occurred in this regard as well as outlining legislative and regulatory considerations. Significant discussion ensued.

**PCD75-12** Moved by: Warden McKinlay

Seconded by: Councillor McKay

**WHEREAS County Council adopted Official Plan Amendment 80 on March 3, 2009;**

**AND WHEREAS the Ministry of Municipal Affairs and Housing approved Official Plan Amendment 80 with modifications on February 14, 2011;**

**AND WHEREAS there are currently three appeals against Official Plan Amendment 80 recognized by the Board including an appeal from Insicon Inc., Cuesta Planning Consultants Inc. and the Town of Hanover;**

**AND WHEREAS staff have met with the appellants in an attempt to resolve the issues identified in the appeal letters from the appellants;**

**NOW THEREFORE BE IT RESOLVED that the County supports the proposed policy revisions to Official Plan Amendment 80 identified in the Addendum to Report**

**PDR-PCD-06-12 and directs staff to provide the proposed policy modifications to the Ministry of Municipal Affairs and Housing for review and that the proposed policy modifications be presented to the Board through minutes of settlement;**

**AND THAT the County solicitor be authorized to enter into minutes of settlement on Official Plan Amendment 80, for the matters contained within the Addendum to Report PDR-PCD-06-12, or minor revisions thereto.**

Carried

*PDR-PCD-15-12 Revised Plan of Subdivision, Part Lot 16, Concession 1, Town of The Blue Mountains, Applicant: Georgian Gate/Windfall Limited, County file no.: 42T-2010-03*

Randy Scherzer presented the above report recommending support of the request for redline revisions to the plan of subdivision. Mr. Scherzer outlined the changes that were facilitated.

**PCD76-12** Moved by: Warden McKinlay

Seconded by: Councillor Eccles

**WHEREAS Plan of Subdivision File No. 42T-2010-03 received draft approval on November 15, 2011;**

**AND WHEREAS the County is in receipt of a letter from the Applicant proposing redline revisions to the draft plan;**

**NOW THEREFORE BE IT RESOLVED that the Planning and Community Development Committee accepts Planning Report PDR-PCD-15-12;**

**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-2010-03 subject to the revised conditions set out in the Notice of Decision.**

Carried

The Chair declared a five-minute recess at 11:12 a.m. The Committee reconvened at 11:18 a.m.

*Addendum No. 2 to Report PDR-PCD-08-12 – Source Protection policy Comments*

Randy Scherzer presented the above report with regard to source protection policy comments, noting that the majority of the comments and revisions recommended previously have been addressed. The policies related to the management of storm water were discussed.

**PCD77-12** Moved by: Councillor Greenfield

Seconded by: Councillor Barfoot

**WHEREAS** comments supported by County Council were provided to the Source Protection Authorities with respect to draft Source Protection Plans during the pre-consultation process;

**AND WHEREAS** the Source Protection Authorities have revised the draft Source Protection Plans based on comments received from various agencies, municipalities and counties and have now commenced the public consultation process;

**AND WHEREAS** the County has now received draft source protection plan policies for the Township of Southgate as part of the Lake Erie Source Protection Region;

**AND WHEREAS** staff have reviewed the revised source protection policies as well as the draft source protection policies for the Township of Southgate;

**NOW THEREFORE BE IT RESOLVED** that the comments and recommended revisions to the Draft Source Protection Plans contained in the Addendum No. 2 to Report PDR-PCD-08-12 be forwarded to the Saugeen Valley Conservation Authority, Grey Sauble Conservation, Northern Bruce Peninsula Source Protection Authority, the South Georgian Bay Lake Simcoe Source Protection Authority and the Lake Erie Source Protection Authority for consideration.

Carried

*PDR-PCD-17-12 Plan of Subdivision, Part of Lots 1 and 2, Concession 6 Municipality of Grey Highlands (Geographic Township of Euphrasia) Beaver Valley Village, Applicant: Martin and Maria Kiener, County file no.: 42T-2007-16*

Randy Scherzer presented the above report providing a recommendation regarding the plan of subdivision application.

**PCD78-12** Moved by: Councillor Fitzgerald

Seconded by: Councillor Maskell

**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 gives Draft Approval to Plan of Subdivision File 42T-2007-16 subject to the conditions set out in the Notice of Decision.

Carried

*PDR-PCD-18-12 Plan of Condominium, Part Lot 16, Concession 1, West of the Garafraxa Road,*

*Municipality of West Grey (Geographic Township of Bentinck) Owner: South Grey Condominium Number 1, c/o Ron Lind, County file no. 42-CDM-2007-04 (Lapsed)*

Scott Taylor presented the above report requesting consideration to process the proposed development of one additional residential unit as a condominium exemption. The development received draft approval previously which subsequently lapsed. Mr. Taylor reported that the Municipality of West Grey staff indicated that they have no objection to the condominium exemption process for the sixth unit.

**PCD79-12** Moved by: Councillor Barfoot

Seconded by: Councillor Eccles

**WHEREAS Plan of Condominium File Number 42-CDM-2007-04 received draft approval on July 12, 2007, and subsequently lapsed on July 12, 2011;**

**AND WHEREAS County Council passed By-law 4421-07 which allows the Director of Planning and Development to process and approve condominium exemptions in accordance with the terms and conditions set out in the Condominium Application form and Guidelines, as approved by the Planning and Community Development Committee, as permitted legislatively by Section 9(7) of the Condominium Act, R.S.O. 1998, as amended;**

**AND WHEREAS the above noted development proposal does not fully meet the terms and conditions set out in the Condominium Application Form Guidelines;**

**NOW THEREFORE BE IT RESOLVED that Addendum to Planning Report PDR-PCD-18-12 be accepted;**

**AND THAT the proposed development of one (1) additional residential unit be processed as a condominium exemption application, given the history of the proposed development.**

Carried

*Addendum to PDR-PCD-27-11 Addendum to Official Plan Amendment Merit Report, Part lot 28, Concession 11, Town of The Blue Mountains, Applicant: Dennis Breadner, County file no. 42-42-00-OPA-106*

Scott Taylor presented the above report regarding an application to amend the County of Grey Official Plan for the purpose of permitting a sand and gravel pit on the subject lands.

**PCD80-12** Moved by: Councillor Barfoot

Seconded by: Councillor Greenfield

**THAT the proposed Amendment to the County of Grey Official Plan to re-**

**designate the subject lands from “Special Agriculture”, “Rural” and “Hazard Lands” to “Mineral Resource Extraction” and “Hazard Lands” for the lands described as Part Lot 28, Concession 11, (Geographic Township of Collingwood) Town of The Blue Mountains, be supported;**

**AND THAT the Addendum to PDR-PCD-27-11 is hereby adopted;**

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

Carried

Chair Wright declared a lunch recess at 12:10 p.m. The Committee reconvened at 12:45 p.m.

### **Reports – Clerk’s**

#### *CCR-PCD-29-12 Request Funds from Trails Reserve for Culvert Pre-Engineering*

Heather Morrison presented the above report to request funds from the trails reserve to cover costs of pre-engineering services for culvert repairs and replacements.

**PCD81-12** Moved by: Councillor Barfoot

Seconded by: Councillor Jack

**WHEREAS a culvert and bridge inspection on the CP Rail trail was completed in 2011 by AECOM to plan for future capital projects;**

**AND WHEREAS the first culvert repair cost has come in lower than the costs contained within the inspection report;**

**AND WHEREAS in order to better plan for repairs/replacements on culverts 15 and 36 in 2014 and 2015 respectively, that pre-engineering services be sought in 2012 to provide more accurate capital costs;**

**NOW THEREFORE BE IT RESOLVED THAT staff be directed to proceed to request for proposal for pre-engineering services for the repairs/replacement of culverts 15 and 36;**

**AND THAT the funds required for this be taken from the Trails Reserve to a maximum of \$50,000 inclusive for both culverts.**

Carried

#### *CCR-PCD-32-12 Harkaway Tract ATV Request*

Heather Morrison presented the above report requesting use of the Harkaway Forest Tract by the Dufferin Grey ATV Club.

**PCD82-12** Moved by: Councillor Greenfield

Seconded by: Councillor McKay

**WHEREAS at the May 13, 2010 Planning and Community Development Committee meeting, a resolution was passed permitting the Dufferin Grey ATV Club to use the main trail in the County's Harkaway Forest Tract for a trial period from June 1, 2010 to October 15, 2010;**

**AND WHEREAS this permission was granted with conditions as outlined in report CCR-PCD-32-10 including but not limited to completion of a risk management and covering 90% of the costs associated with necessary repairs to the trail to ensure rider and trail safety;**

**AND WHEREAS the Dufferin Grey ATV Club was unable to complete the risk assessment before the end of the season and therefore unable to use the Harkaway trail as approved;**

**AND WHEREAS in 2011 permission was again sought from the Dufferin Grey ATV Club to use ATVs on the Harkaway Tract and subsequently approved by County Council May 3, 2011 conditional on all conditions in report CCR-PCD-32-10 being met;**

**AND WHEREAS to date all conditions have not been met with the gate re-installation still to be completed;**

**NOW THEREFORE BE IT RESOLVED THAT permission be granted to the Dufferin Grey ATV Club to use the main trail in the County's Harkaway Forest Tract on a trial basis from June 4, 2012 to October 15, 2012 contingent on the completion of all conditions as outlined in report CCR-PCD-32-10 to the satisfaction of County staff.**

Carried

*CCR-PCD-33-12 Recommendations for Public Members of the Tourism Advisory Committee*

Sharon Vokes presented the above report regarding the membership of the Tourism Advisory Committee.

**PCD83-12** Moved by: Councillor Maskell

Seconded by: Councillor Fitzgerald

**WHEREAS Report CCR-GOV-09-12 established the Tourism Advisory Committee (TAC) and accepted the Terms of Reference for TAC;**

**AND WHEREAS Report CCR-GOV-09-12 recommended that the former members**

**of the Tourism committee be invited to be members of the TAC;**

**NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-33-12 providing recommendations for Members of the Public for the Tourism Advisory Committee be received;**

**AND THAT Suzanne Ainley, Philip Allanson, Delton Becker, and Don Braden be accepted as stakeholder members.**

Carried

*CCR-PCD-34-12 Request for CP Rail Trail Crossing Agreement*

Heather Morrison presented the above report outlining a request from a property owner to grant an easement on title across the CP Rail Trail for access to landlocked property. Mrs. Morrison noted that the owner named in the initial resolution, Allen, will need to be changed in the resolution to Enoch and Naomi Bauman as the property has already changed hands.

**PCD84-12** Moved by: Councillor Eccles

Seconded by: Councillor Jack

**WHEREAS there are numerous properties that are bisected by the CP Rail Trail where residents require access over the CP Rail Trail to 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 Enoch and Naomi Bauman for property located at Lot 218 Concession 2, Township of Southgate 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

**Reports – Financial Matters**

*CCR-PCD-31-12 First Quarterly Financial Analysis*

Sharon Vokes presented a review of the first quarter financial analysis for agriculture, forestry, heritage, tourism and economic development to March 31, 2012.



**PCD85-12** Moved by: Councillor Maskell

Seconded by: Councillor Barfoot

**THAT Report CCR-PCD-31-12 regarding the analysis of the financial statements of agriculture, forestry, heritage, tourism and economic development to March 31, 2012 be received as presented.**

Carried

*CCR-PCD-26-12 Five Year Capital Forecast Heritage Tourism and Trails*

Sharon Vokes presented the five year capital forecast for the functions of heritage, tourism and trails. Projects identified include ongoing maintenance of bridges and culverts on the CP Rail Trail, construction of a historic machinery and equipment exhibit building at Grey Roots, construction of a church and print shop in Moreston Heritage Village, updates to the main Grey County gallery and branding. Discussion ensued around the approach for culverts requiring upgrades including repair versus replacement.

**PCD86-12** Moved by: Councillor Greenfield

Seconded by: Councillor McKay

**THAT Report CCR-PCD-26-12 regarding the 2013 – 2017 Five Year Capital Forecast be received;**

**AND THAT the Capital Forecast for Heritage, Tourism and Trails as presented be forwarded to the Director of Finance for inclusion in the corporate capital forecast 2013 – 2017.**

Carried

*PDR-PCD-16-12 Five Year Capital Forecast Planning*

Randy Scherzer presented the five year capital forecast for planning. Seven projects were identified including the transportation master plan, natural heritage study, development charges update, growth management study update, housing study update, archaeological master plan and future replacement of the large format colour plotter. Staff were requested to check on allocating incidental expenses such as task force per diems and hall rentals in connection with the implementation of development charges updates.

**PCD87-12** Moved by: Councillor Barfoot

Seconded by: Councillor Jack

**THAT Report PDR-PCD-16-12 regarding the 2013 – 2017 Five Year Capital Forecast be received;**

**AND THAT the Capital Forecast for the Planning and Development Department be received as presented and forwarded to the Director of Finance for inclusion in the corporate capital forecast 2013 – 2017.**

Carried

*CCR-PCD-35-12 Quarterly Purchasing Report*

Sharon Vokes presented the above which was for information only.

**PCD88-12** Moved by: Warden McKinlay

Seconded by: Councillor Eccles

**THAT Report CCR-PCD-35-12 regarding the quarterly purchasing report for the Planning and Community Development Committee be received for information only as presented.**

Carried

## **Correspondence**

*Correspondence from the Township of Chatsworth dated May 2, 2012 regarding removal of abandoned landfill Lot 10, Concession 1 EGR, Township of Chatsworth, Irvine Hollis*

Staff were requested to bring forward a report to the next Planning and Community Development Committee meeting, including relevant correspondence and communication, to outline the direction pertaining to the outcome of the above-referenced landfill site identified in the County of Grey Official Plan.

## **Other Business**

*Representative from Council to participate on the Program Advisory Community (PAC)*

Mrs. Vokes noted she has received a request from Ray Robertson, Executive Director and President of the Grey Agricultural Services to invite a representative from Council to participate on the Program Advisory Community (PAC) for the Alternative Land Use Service (ALUS) Program. Mrs. Vokes advised that this is a wonderful opportunity to be involved in this pilot project as the focus in Grey Bruce will be environmental impacts and the project comes with funding to directly support farmers.

**PCD89-12** Moved by: Councillor Barfoot

Seconded by: Councillor Eccles

**THAT Warden McKinlay be appointed to represent the County on the Program Advisory Committee for the Alternative Land Use Service (ALUS) Program.**

Carried

*Potential appeal, zoning by-law amendment no. 36-2012, Township of Georgian Bluffs  
(Geographic Township of Derby)*

Sarah Morrison discussed with the Committee a recently passed zoning by-law amendment in the Township of Georgian Bluffs. She noted that County staff did not support this application. The zoning by-law amendment implements a consent application to sever a 22.87 hectare parcel of land while retaining a 50.4 hectare. The proposed severance would be the tenth lot off the original lot and therefore would exceed the County's rural lot density provisions (6 lots permitted). The interpretation of rural density policies has been clarified through Official Plan Amendment No. 80.

**PCD90-12** Moved by: Councillor Barfoot

Seconded by: Councillor Eccles

**THAT no action be taken on zoning by-law amendment no. 36-2012 on lands described as Part Lots 16 and 17, Concession 6, Township of Georgian Bluffs (Geographic Township of Derby).**

Carried

#### *Consideration of Culvert Pre-Engineering*

Staff were requested to ensure that all options relating to culvert pre-engineering be presented for consideration.

#### **Next Meeting Dates**

**Joint Public Meeting – Wednesday, June 6, 2012 at 7:00 p.m.** at the Township of Southgate Municipal Office to consider a proposed County Official Plan Amendment – Applicant: H. Bye Construction Ltd. County file no.: 42-07-06-OPA-115

**Joint Public Meeting – Monday, June 11, 2012 at 2:00 p.m.** at the Municipality of West Grey Municipal Office to consider a proposed County Official Plan Amendment – Applicant: BJ & S Enterprises and J & K Agro Services Inc. County file no: 42-05-10-OPA-114

**Tuesday, June 19, 2012 at 10:00 a.m.**

On motion by Councillor McKay, the meeting adjourned at 1:57 p.m.

Arlene Wright, Chair