



Corporation of the County of Grey Committee Minutes

Planning and Community Development Committee Minutes October 16, 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, Wayne Fitzgerald, Harley Greenfield, Norm Jack, Kathi Maskell, Terry McKay; and Warden Duncan McKinlay.

Regrets: Councillor Kevin Eccles.

Staff

Present: Lance Thurston, CAO; Sharon Vokes, County Clerk/ Director of Council Services; Randy Scherzer, Director of Planning; Scott Taylor, Senior Planner; Heather Morrison, Deputy Clerk/Records Manager; Kevin Wepler, Director of Finance; and Barb Heerschap, Recording Secretary.

Call to Order

Vice Chair Greenfield called the meeting to order at 10:03 a.m.

Declaration of Pecuniary Interest

There was none.

Minutes of Meetings

Tourism Advisory Committee meeting minutes dated September 21, 2012

PCD149-12 Moved by: Councillor McKay

Seconded by: Councillor Jack

THAT the minutes of the Tourism Advisory Committee dated September 21, 2012 be approved as presented;

AND THAT the following recommendation be endorsed:

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THAT Report CCR-TAC-52-12, Strategic Directions for Tourism, be received for information.

Carried

Transportation Master Plan Steering Committee minutes dated September 27, 2012.

PCD150-12Moved by: Councillor Maskell

Seconded by: Councillor Barfoot

THAT the minutes of the Transportation Master Plan Steering Committee meeting dated September 27, 2012 be approved as presented.

Carried

Business Arising from the Minutes

Planning and Community Development Committee minutes dated September 13, 2012

These minutes are for information only as they were adopted by Grey County Council on October 2, 2012.

Reports - Planning

PDR-PCD-34-12 Former Landfill and Dump Sites in Grey County

Randy Scherzer introduced the above noted report and noted that Committee directed staff to report back on a protocol with regard to issues relating to location and potential removal of landfills that are questionable as identified in the County Official Plan as a constraint.

Through a power point presentation, Scott Taylor presented a power point presentation. He indicated that staff have been working with local municipalities since 2005 collecting more accurate information. He indicated that within County Official Plan Amendment No. 80 some landfill sites were corrected, and some still need to be corrected.

It was noted that some municipalities have completed D-4 studies on some former sites within their settlement areas at a cost of \$3,500 to \$15,000. Mr. Taylor advised that staff have spoken with an engineering firm who advised that the issue could be addressed by a two phase project which would include;

Phase 1 – Spend two weeks confirming mapping and locations before undertaking site visits at a total cost of \$8,000 to \$10,000. The County would then receive a list of sites that were former “dump” sites which may pose minimal future risk, and a list of those sites that were former landfills and warrant future D-4 studies prior to development on or in proximity to such sites.

Phase 2 – Municipalities could determine whether they would like to undertake D-4 studies for individual landfills at a cost of \$3,500 to \$7,500 per landfill.

Mr. Taylor indicated there is currently no money in the Planning budget for this project.

The Committee agreed to utilize the money from the Waste Management reserve to fund this project in the 2013 budget.

PCD151-12 Moved by: Councillor Wright

Seconded by: Councillor Barfoot

WHEREAS the County Official Plan currently contains mapping for existing and known abandoned landfill sites;

AND WHEREAS these landfill sites constrain future development on and in proximity to the sites;

AND WHEREAS the current mapping and location of the known abandoned landfill sites are not completely accurate;

AND WHEREAS Committee directed staff to report back on a protocol with regard to issues relating to location and potential removal of landfills that are questionable as identified in the County Official Plan as a constraint;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-34-12 be received for information purposes;

AND THAT staff be further directed to rectify the known mapping issues, through the information provided by municipal staff, at the time of the next housekeeping amendment to the County Official Plan;

AND FURTHER THAT staff be directed to include up to \$15,000.00 in the 2013 budget to be funded from the Waste Management Reserve for the purposes of hiring a consultant to undertake Phase One work described in this report, to make further mapping and policy changes to the County Official Plan within the next housekeeping amendment.

Carried

Reports – Financial

FR-CS-35-12 2013 Corporate Wide Budget Overview and Background

Kevin Wepler presented an overview of the Corporate budget. He indicated that the County adopted a Corporate Strategic Plan that provides focus on the County's long term goals.

Mr. Wepler reviewed and discussed the budget at a glance. He noted the timeframe for the 2013 budget and indicated that the budget will be brought forward to County Council on November 6, 2012 for advance review and consideration. He advised that the 2013 budget will be brought to the final 2013 Council Session on November 27, 2012 for final approval and for Council to adopt the estimates of revenue and expenditures.

Discussion then followed with regard to staffing enhancements and new initiatives for 2013. Staff indicated they are looking for suggestions as to what is affordable and welcome any direction from Council.

PCD152-12 Moved by: Councillor Barfoot Seconded by: Councillor Wright

THAT Report FR-CS-35-12 regarding the 2013 Corporate Wide Budget Overview and Background be received;

AND THAT the CAO be instructed to bring a report back to the November 6, 2012 session of County Council with options for potential reductions to the draft 2013 budget to meet targets of a 0% increase and a 1% increase.

Carried

The Vice Chair declared a five minute recess at 11:30 a.m. The Committee reconvened at 11:35 a.m.

CCR-PCD-51-12 2013 Planning and Community Development Portfolio Draft Budget

Randy Scherzer reviewed the 2013 Planning budget consisting of Planning, Civic Addressing, Agriculture, Forestry, and Trails.

Mr. Scherzer indicated that the Planning budget includes a transfer of funds from reserves for future studies which have been identified in the five year capital forecast. The five year capital proposed that these funds would come from the levy, however in order to reduce the impact on the levy the proposal is to transfer these fund from existing reserves to new reserves.

The Agriculture budget includes the management of the County's forest management by-law, beaver and coyote control, and funding to organizations that support the agricultural industry. This proposed budget reflects an increase of \$1,447.

The Forestry budget includes the management of the County forest properties and trail development. The expenditures for 2013 is \$159,300 which is offset by the projected forestry revenues from tree harvesting (\$190,000) and a transfer from reserve of \$5,000 resulting in an estimated surplus of \$35,700. The proposal is to phase in the increase in revenue over two (2) years to make sure the revenue is sustainable. He indicated that a forestry education video is being proposed to create awareness of the County's forests and the management plan including forest certification, education of land owners on sustainable forest management.

The Trails budget encompasses the CP Rail Trail. There is a capital portion that includes funding for the rehabilitation/replacement of Culvert 21 in the Township of Chatsworth. The proposed capital budget includes the use of Federal Gas Tax Funding, one time funding from reserves and

levy to offset the estimated costs associated with Culvert 21. The trails capital budget requires for 2013 a levy contribution of \$100,380 which is a levy increase of \$76,395.

Sharon Vokes reviewed the 2013 Economic Development, Tourism and Grey Roots budgets.

Mrs. Vokes indicated that the Economic Development budget includes previous funding allocated to a joint Grey Bruce initiative to support local food be shifted to a staff person dedicated to economic development and in particular, local food for Grey County.

The Tourism budget indicates an overall increase of \$4,015 which includes the updating of the tourism website. Mrs. Vokes advised that this project will be funded through savings from the 2012 budget to cover additional costs and complete the work in 2013.

The Heritage (Grey Roots) budget indicates an overall increase of \$58,192 primarily as a result of cost of living increases. A new shelving unit to house future acquisitions from the Marine Rail Museum is slated to be purchased in 2013.

PCD153-12 Moved by: Councillor McKay

Seconded by: Councillor Maskell

THAT the Planning, Civic Addressing, Heritage, Agriculture, Forestry, Trails Economic Development and Tourism 2013 budgets as amended be forwarded to County Council for its consideration.

Carried

Reports – Clerk’s

CCR-PCD-54-12 Request to adjust budget allocation for Tourism Website Redevelopment

Sharon Vokes presented the above-noted report regarding the tourism website redevelopment. She indicated that this project has been a key strategic priority over the past two years. She advised that a draft Request for Proposal has been created and is being finalized.

PCD154-12 Moved by: Councillor Maskell

Seconded by: Councillor Barfoot

WHEREAS re-development of Grey County Tourism’s website www.visitgrey.ca has been identified as a key strategic priority;

AND WHEREAS costs to implement the website are expected to be in the range of \$80,000 to \$100,000;

AND WHEREAS the proposed 2012 tourism budget includes an allocation of \$50,000 to be funded from reserves;

AND WHEREAS there is adequate surplus within the Tourism and Economic Development departmental budgets in 2012 to fund the additional cost of the website re-development;

AND WHEREAS staff are ready to proceed with a Request For Proposal for the Tourism website re-development in order to meet 2013 tourism season deadlines;

NOW THEREFORE BE IT RESOLVED THAT funding of \$95,000 be allocated to re-development of the Tourism website with the additional funding of \$45,000 funded from surplus within the Tourism and Economic Development budgets;

Carried

Reports Planning (cont.)

PDR-PCD-28-12 County Official Plan Amendment Merit report, Part Lot 1, Concession 9, Municipality of West Grey (Geographic Township of Bentinck) Applicant: PHTS Logistics – 1716299 Ontario Inc.

Scott Taylor presented the above noted report with regard to a proposed County Official Plan Amendment. The proposed official plan amendment application is to allow for the expansion of an existing transportation depot/warehouse/storage facility which would exceed the provisions of the small scale industrial use as permitted in the Rural designation.

Staff advised that sufficient documentation has been submitted to date to deem the application complete and recommended that the proposal proceed to a public meeting.

PCD155-12 Moved by: Warden McKinlay

Seconded by: Councillor Barfoot

THAT the Report PDR-PCD-28-12 is accepted as presented.

AND THAT this 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” to “Rural with Exceptions” for the lands described as Part of Lot 1, Concession 9, (Geographic Township of Bentinck) Municipality of West Grey, provided the Municipality of West Grey is prepared to hold a joint public meeting in consideration of the necessary local amendment requirements.

Carried

Addendum No. 2 to Report PDR-PCD-06-12 Update on Official Plan Amendment No. 80 Minutes of Settlement

Randy Scherzer presented the above noted report and gave a brief overview. He advised that the Minutes of Settlement have now been signed by the Municipality of West Grey and the Town of Hanover to resolve the appeal from the Town of Hanover and presented to the Ontario Municipal Board. The Board approved the modifications identified in the minutes of settlement

and all the appeals are now resolved which concludes all outstanding matters related to Official Plan Amendment No. 80.

Councillor Maskell thanked County staff for working together with the Town to resolve these issues and move forward.

PCD156-12 Moved by: Councillor Maskell

Seconded by: Councillor Barfoot

WHEREAS the County supported modifications to Official Plan Amendment No. 80 identified in the Addendum to Report PDR-PCD-06-12 and directed staff to provide the proposed policy modifications to the Ministry of Municipal Affairs and authorized entering 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;

AND WHEREAS minutes of settlement were signed with the Town of Hanover and the Municipality of West Grey which included the supported modifications, with some minor revisions thereto, that were approved by the Ontario Municipal Board on October 9, 2012;

NOW THEREFORE BE IT RESOLVED that Addendum No. 2 to Report PDR-PCD-06-12 which provides an overview of the minutes of settlement entered between the Town of Hanover and the Municipality of West Grey be received for information purposes.

Carried

The Committee adjourned for lunch and then reconvened.

Forestry/Trails update

Heather Morrison presented a power point presentation on an overview of the County forestry/trails.

Mrs. Morrison reviewed the past accomplishments, opportunities, revenue and stewardship of the County forests.

Mrs. Morrison also provided an overview of the CP Rail Trail. She reviewed the past accomplishments, opportunities, revenue and stewardship of the trails. Mrs. Morrison outlined the priorities for 2012/2013.

Mrs. Vokes thanked Mrs. Morrison for this presentation. She also thanked Council and Committee for their support.

Active Planning Applications up to September 30, 2012

The Committee received this update for information only.

PCD157-12 Moved by: Warden McKinlay

Seconded by: Councillor McKay

THAT the quarterly update on active planning applications be received for information.

Carried

By-law Enforcement Officer Report

This above noted report was presented for information only.

PCD158-12 Moved by: Councillor Barfoot

Seconded by: Warden McKinlay

THAT the By-Law Enforcement Officer report be received for information.

Carried

Correspondence

Email from Michael Risk regarding appeal of County of Grey Official Plan Amendment no. 99 and concerns related thereto

Scott Taylor addressed the above noted email and indicated that the concern is with regard to proposed County Official Plan Amendment No. 99 in the Municipality of West Grey. He indicated that the matter is before the Ontario Municipal Board and Mr. Risk is concerned with the former proposed entrance from Baptist Church Road.

Mr. Taylor advised that the Hearing is adjourned to November as the Developer has changed the proposed entrance location to Grey Road 4. The Transportation Services Department is reviewing this new proposed entrance.

Letter from the Grey County Historical Society regarding Culvert 21 received on September 11, 2012

The Committee received a letter with regard to Culvert 21 from the Grey County Historical Society commending County Council on their decision to retain the bridge.

Municipal Workshops Source Protection

The Source Protection Plan policy implementation municipal workshops are scheduled for November 7, 2012, in Owen Sound and November 9, 2012 in Walkerton. There is no charge for these workshops.

Other Business

First Nations consultation update

Randy Scherzer updated the Committee on First Nations consultation discussions. An applicant for a proposed County Official Plan Amendment has consulted with First Nations. A draft agreement was provided to the Applicant which identifies a number of requirements including funds to perform a technical review, funds for legal fees associated with preparing an agreement, on-going monitoring of the proposed development and potential compensation. The Applicant has raised concerns with the requirements identified in the draft agreement. Staff anticipates that a similar situation could arise for other applications as well.

Based on discussions with provincial staff, County staff will organize a meeting between the Applicant and Saugeen Ojibway Nation to try to resolve any outstanding matters.

Staff will continue to update Committee on this matter.

Next Meeting Date

Thursday November 15, 2012 or Tuesday November 20, 2012 (To be confirmed)

On motion by Councillor McKay the meeting adjourned at 1:30 pm

Harley Greenfield, Vice Chair