
Planning and Community Development Committee

September 16, 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, Francis Richardson, Norman Jack, Duncan McKinlay and Kevin Eccles; and Warden Brian Milne

Regrets: Councillors Kathi Maskell and Paul McQueen

Staff

Present: Lynne Johnson, Acting Chief Administrative Officer; Sharon Vokes, County Clerk / Director of Council Services; Randy Scherzer, Director of Planning; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Bryan Plumstead, Tourism Manager and Tara Warder, Recording Secretary

Call to Order

Chair Wright called the meeting to order at 10:13 AM.

Declaration of Pecuniary Interest

There was none.

Business Arising from the Minutes

*Planning and Community Development Committee minutes dated
August 14, 2014*

These minutes are for information only as they were adopted by Grey County Council on September 2, 2014.

Reports – Clerk

CCR-PCD-30-14 Tourism and Wayfinding Signage

Bryan Plumstead addressed the Committee on the above report, providing a brief history of signage initiatives to date. Staff are recommending that a consultant be retained to undertake the creation of a Grey County Information and Tourism Signage Plan.

PCD98-14 Moved by: Councillor McKinlay Seconded by: Councillor McKay

WHEREAS having consistent signage on a road is essential to the overall safety of the road;

AND WHEREAS at the May 22, 2014 meeting of the Transportation Services Committee, staff was directed to develop a comprehensive road signage policy encompassing the criteria contained within Report CCR-TAPS-11-14 as well as such items as information and tourist signage;

AND WHEREAS Regional Tourism Organization 7 (RTO7) has developed a way- finding and tourism signage manual for the Counties of Grey, Bruce and Simcoe;

AND WHEREAS staff has researched the many types of information and tourism signage which includes directional and assurance signage;

NOW THEREFORE BE IT RESOLVED THAT the Planning and Community Development Committee receive Report CCR-PCD-30-14, and recommend that the Transportation and Public Safety Committee adopt a recommendation to contract the services of a consultant to create a Grey County Information and Tourism Signage Plan based upon the RTO7 Signage manual.

Carried

Deputations

Forestry Video Launch

Chair Wright confirmed that the video is going to be launched at the County Council meeting on October 7, 2014.

Tanya Coffin – ABATE and Final Frontier Weekend

Tanya Coffin addressed the Committee on the positive contributions the Association of Bikers for Awareness Training and Education (ABATE) makes with funds raised during the Final Frontier Weekend. Ms. Coffin is hopeful that the event will continue in the future.

Reports – Planning

Addendum to PDR-PCD-19-10 ABATE Official Plan Amendment No. 98

Scott Taylor presented the above report, providing an outline of the proposed Official Plan Amendment to the Committee. Mr. Taylor outlined the location of the subject lands, being Lot 45, Concession 3 SDR in the Municipality of West Grey.

The effect of the Official Plan Amendment would be to re-designate the subject lands to “Rural with Exceptions”, however maintaining the “Hazard Lands” and “Wetlands” designations. The application includes the proposal to permit camping, an outdoor concert, motorcycle rodeo, food sales and other vendors and souvenir sales on the Civic Holiday weekend.

Mr. Taylor provided details on the proposed site plan agreement as well as comments received from interested parties.

Inquiry was made regarding police presence, alcohol licensing and the involvement of the health unit in food sales on site.

PCD99-14 Moved by: Councillor McKinlay Seconded by: Councillor Richardson

THAT the proposed County Official Plan Amendment to re-designate the lands described as Lot 45, Concession 3 SDR, (geographic Township of Glenelg) Municipality of West Grey from the “Rural”, “Wetlands”, and “Hazard Lands” designations to the “Rural with Exceptions”, “Wetlands”, and “Hazard Lands” designations to permit an annual gathering of motorcycle enthusiasts be supported;

AND THAT the Addendum to Report PDR-PCD-19-10 be hereby received;

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

Carried

PDR-PCD-29-14 Blue Bay Villas Redline Revision 42-CDM-2013-03

Randy Scherzer addressed the Committee on the above noted report regarding proposed redline revisions to the Blue Bay Villas development, located on the southwest corner of McLeese Drive and Cobble Beach Drive in Cobble Beach.

The revision proposes to split Block 6 into two blocks, each containing two semi-detached dwellings. The number of units will not change.

PCD100-14 Moved by: Warden Milne

Seconded by: Councillor Jack

WHEREAS plan of condominium application 42-CDM-2013-03 known as Blue Bay Villas was draft approved on February 18, 2014;

AND WHEREAS the County has received proposed redline revisions from the owner to revise the draft approved plan by changing a total of 4 townhouse units into a total of 4 semi-detached units;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-29-14 be received;

AND THAT in consideration of the draft plan of condominium 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 request for Plan of Subdivision 42-CDM-2013-03, subject to the revised conditions set out in the Notice of Decision.

Carried

PDR-PCD-30-14 Georgian Gate Windfall Redline Revision 42T-2010-03

Randy Scherzer addressed the above report. The subject lands are located on the north side of Grey Road 19 between the roundabout on Grey Road 19 and the intersection of Grey Road 19 and Grey Road 21.

The proposed revisions would change the distribution of semi-detached and single detached dwellings in Phases 2 and 5. Mr. Scherzer provided an outline of the comments received.

PCD101-14 Moved by: Councillor Barfoot Seconded by: Councillor McKinlay

WHEREAS Plan of Subdivision File No. 42T-2010-03 received draft approval on November 15, 2011 with revisions to the plan approved on May 10, 2012;

AND WHEREAS the County is in receipt of a letter from the Applicant proposing further redline revisions to the draft plan by adjusting the distribution of semi-detached and single-detached dwelling types in Phase 2 and Phase 5 with the total number of draft approved units remaining the same;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-30-14 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-2010-03 subject to the revised conditions set out in the Notice of Decision.

Carried

PDR-PCD-31-14 Cobble Beach 3 Year Draft Approval Extension 42T-2004-02

Randy Scherzer presented the above report. The owner's agent has requested a three year draft approval extension for the Georgian Villas / Cobble Beach Subject Lands development located within Cobble Beach, east of Grey Road 1 and south of Presquile Road to Church Side Road East.

Extensions beyond one year require the approval of the Planning and Community Development Committee.

PCD102-14 Moved by: Councillor Richardson Seconded by: Councillor McKay

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, with several one year draft approval extensions being provided in the past;

AND WHEREAS a request has been received from the owner's agent requesting a three year draft approval extension;

AND WHEREAS the Township of Georgian Bluffs supports the request for an additional three year extension;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-31-14 be received;

AND THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision File 42T-2004-02 to October 12, 2017 under Section 51(33) of the Planning Act, RSO 1990, as amended.

Carried

By-law Enforcement Officer Report August 2014

PCD103-14 Moved by: Councillor McKinlay Seconded by: Councillor Jack

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

Carried

Sarah Morrison provided the Committee with information regarding the request from the Glenelg Nordic Ski Club to build a storage building on County owned forestry property within the Glenelg Klondyke Forest.

Chris May, Vice President – Glenelg Nordic Ski Club

Chris May addressed the Committee, requesting permission for the Glenelg Nordic Ski Club to build a storage facility within the County owned Glenelg Klondyke Forest Tract. The Club is seeking a new location to store its trail grooming and maintenance equipment. Mr. May noted the benefits of the Club, including economic development benefits, the promotion of healthy lifestyles and community engagement.

Mr. May outlined the proposed location of the building, as well as the size of the structure, suggested at 24'x30'.

The Committee spoke to the advantages of such a facility.

PCD104-14 Moved by: Warden Milne Seconded by: Councillor Eccles

THAT staff be directed to bring forward a report on how to implement an agreement with the Glenelg Nordic Ski Club to proceed with the request to build a storage facility within the Glenelg Klondyke Forest Tract.

Carried

Committee Review of Land Use Planning Appeals / Potential Appeals

Grey County Active Ontario Municipal Board (OMB) Appeals File List

The Committee reviewed the list and staff provided updates on the files.

Correspondence

Support for Municipal of Meaford's Opposition to Deep Geological Repository

PCD105-14 Moved by: Councillor McKinlay Seconded by: Councillor Eccles

THAT the correspondence and resolution from the Municipality of Meaford regarding opposition towards Ontario Power Generation's proposal to bury radioactive nuclear waste in the Grey Lakes Basin, be received for information.

Carried

Request from the Glenelg Nordic Ski Club for a Storage Building on Glenelg Klondyke Forest 24

Direction was provided earlier in the meeting following the deputation on the matter.

Simcoe County Support of Town of Grand Valley's Resolution for Use of Neonicotinoids

PCD106-14 Moved by: Warden Milne Seconded by: Councillor McKinlay

THAT the correspondence from the County of Simcoe regarding support for the Town of Grand Valley's resolution to ban the use of sprays containing neonicotinoids be received for information.

Carried

Other Business

Planning Department Update

Randy Scherzer provided an update to the Committee on the Transportation Master Plan, noting that the draft Plan will be circulated to the local municipalities and brought forward to the Committee in the near future for consideration.

Next Meeting Dates

Thursday, October 16, 2014 at the Grey County Administration Building

On motion by Councillor McKinlay the meeting adjourned at 11:18 AM.

Arlene Wright, Chair