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## Planning and Community Development Committee

December 16, 2014 – 9:00 AM

The Planning and Community Development Committee met on the above date at the County Administration Building with the following members in attendance:

Present: Councillors Scott Mackey, Alan Barfoot, Paul McQueen, Barb Clumpus, Arlene Wright, Norm Jack and Gail Ardiel; and Warden Kevin Eccles

Regrets: Councillor Sue Paterson

### Staff

Present: Derik Brandt, Chief Administrative Officer; Sharon Vokes, County Clerk / Director of Council Services; Randy Scherzer, Director of Planning; Heather Morrison, Deputy Clerk / Records Manager; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Alisha Buitenhuis, Planner and Tara Warder, Recording Secretary

## Call to Order

Sharon Vokes called the meeting to order at 9:00 AM.

## Election of the Chair and Vice Chair

Mrs. Vokes called for nominations for Chair of the Planning and Community Development Committee for 2015.

*PCD01-15* Moved by: Councillor Jack                      Seconded by: Councillor Clumpus

**THAT Councillor Wright be nominated Chair of the Planning and Community Development Committee for 2015.**

On motion by Warden Eccles, nominations closed.

Councillor Wright accepted the nomination and was acclaimed Chair of the Planning

and Community Development Committee for 2015.

Mrs. Vokes then called for nominations for Vice Chair of the Planning and Community Development Committee for 2015.

*PCD02-15* Moved by: Councillor Ardiel                      Seconded by: Councillor Mackey

**THAT Councillor McQueen be nominated Vice Chair of the Planning and Community Development Committee for 2015.**

On motion by Councillor Wright, nominations closed.

Councillor McQueen accepted the nomination and was acclaimed Vice Chair of the Planning and Community Development Committee.

Councillor Wright then assumed the Chair.

## Adoption of the Agenda

*PCD03-15* Moved by: Councillor McQueen                      Seconded by: Councillor Barfoot

**THAT the Planning and Community Development Committee agenda dated December 16, 2014 be adopted as presented.**

Carried

## Declaration of Pecuniary Interest

There was none.

## Business Arising from the Minutes

*Planning and Community Development Committee minutes dated  
November 13, 2014*

These minutes are for information only as they were adopted by Grey County Council on November 25, 2014.

## Reports – Planning

*PDR-PCD-01-15 Kerbel Plan of Condominium 42-CDM-2008-11/Niagara*

*Escarpment Plan Amendment PG203-14*

Scott Taylor provided information on the above report, outlining the location of the subject lands, comments received from the public and various agencies, and a history of the development to date.

PCD04-15 Moved by: Councillor McQueen Seconded by: Councillor Jack

**WHEREAS the County has received plan of condominium application 42-CDM-2008-11 for lands described as Lots 7 and 8, and Part of Lot 9, Concession 2, geographic Township of Euphrasia, Municipality of Grey Highlands;**

**AND WHEREAS Municipality of Grey Highlands Official Plan Amendment 18 has been approved by the County of Grey;**

**AND WHEREAS the corresponding Development Permit applications have been approved by the Niagara Escarpment Commission;**

**AND WHEREAS the Niagara Escarpment Commission has recently requested comments on proposed Niagara Escarpment Plan Amendment PG 203-14 for these same subject lands;**

**NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-01-15 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 plan of condominium File 42-CDM-2008-11, subject to the conditions set out in the Notice of Decision;**

**AND THAT the County support proposed Niagara Escarpment Plan Amendment PG 203-14 to allow for the approval of a five-unit plan of condominium on the subject lands;**

**AND THAT staff be directed to forward this report onto the Niagara Escarpment Commission as the County of Grey's comments on Niagara Escarpment Plan Amendment PG 203-14.**

Carried

*PDR-PCD-02-15 Habitat for Humanity Grey Bruce – Condominium*

### *Exemption Application*

Randy Scherzer addressed the Committee on the above report regarding a condominium exemption application from Habitat for Humanity. Mr. Scherzer outlined the location of the units located within the Town of Hanover and noted that the units are occupied.

It was further noted that the proposal meets all the conditions in the Condominium Application Form as well as the guidelines approved by the Planning and Community Development Committee except for the requirement that the proposal has received Planning Act approval within the last three years. The application has gone through an extensive public process and the Town of Hanover has no objections to the exemption.

Mr. Scherzer indicated that if the exemption is approved, the development will be subject to condominium exemption application and final approval fees totalling \$2160. Habitat for Humanity has requested that the fees be waived. Staff are seeking direction on this matter.

Staff addressed questions and comments from the Committee regarding the proposed waiving of fees, the application process for attaining housing in a Habitat for Humanity home, and whether policies exist to keep the housing at an affordable rate. Mr. Scherzer indicated that historically, fees have generally not been waived. A comprehensive review of planning fees will be undertaken.

PCD05-15    Moved by: Councillor Ardiel                      Seconded by: Councillor Barfoot

**WHEREAS the County has received a Condominium Exemption Application 42-CDM-2014-05 from Habitat for Humanity Grey Bruce for eight (8) units that have been constructed in the Town of Hanover;**

**AND WHEREAS the Town of Hanover and Habitat for Humanity Grey Bruce have entered into a Site Plan Agreement and the Town of Hanover has no objections to the Plan of Condominium being approved for registration;**

**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 Planning Report PDR-PCD-02-15 is received;**

**AND THAT support be given for processing this development as a condominium exemption application.**

Carried

*PCD06-15* Moved by: Councillor Barfoot                      Seconded by: Councillor Mackey

**WHEREAS the County has received a request from Habitat for Humanity Grey Bruce to waive the fees associated with the condominium exemption application (\$1,080) and the final approval of the plans (\$1,080);**

**AND WHEREAS the units will be sold at an amount that is below the provincially set Homeownership Program Housing Price Limit and is also below the affordable housing amount as defined in the County Housing Study;**

**NOW THEREFORE BE IT RESOLVED that the fees associated with the condominium exemption application and final approval of the plans be applied.**

Carried

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*PDR-PCD-03-15 Viking Cives*

Scott Taylor presented the above noted report, recommending that the proposed Official Plan Amendment application to re-designate 4.5 hectares of the subject land from "Rural" to "Space Extensive Industrial" proceed to the public meeting stage.

The application was received from Viking Cives Ltd., with the intent of expanding its manufacturing operations within the Municipality of West Grey. The existing plant abuts the subject property.

*PCD07-15* Moved by: Warden Eccles                      Seconded by: Councillor McQueen

**THAT Report PDR-PCD-03-15 regarding proposed Official Plan Amendment Number 129, to permit the expansion of an industrial facility, be received;**

**AND THAT following the submission of preliminary engineering work, the proposal proceed to a Public Meeting to consider an amendment to the County of Grey Official Plan to re-designate a portion of the subject lands from the 'Rural' designation to the 'Space Extensive Industrial' designation for lands described as Part Lot 31, Pt. Div. 1 to 2, Concession 1, Geographic Township of Normanby, Municipality of West Grey, provided the Municipality of West Grey is prepared to hold a joint public meeting in consideration of the necessary Zoning By-law Amendment requirements.**

Carried

*Addendum to Report PDR-PCD-16-14 Information Report Sleepy Hollow  
Developments East*

Sarah Morrison addressed the Committee on the above report, recommending that draft approval be given to eight single detached lots as part of the Sleepy Hollow development located south of Sleepy Hollow Road and west of County Road 19.

The applicant has also requested that draft approval be given for a period of five years, however the County and the Town of the Blue Mountains' recommended draft approval period is typically three years and are maintaining that recommendation for this application as well.

*PCD08-15* Moved by: Councillor Ardiel                      Seconded by: Councillor Barfoot

**WHEREAS an application for draft plan approval was received for Plan of Subdivision File 42T-2014-01 by the County of Grey;**

**NOW THEREFORE BE IT RESOLVED THAT Addendum to Report PDR-PCD-16-14 be received;**

**AND THAT in consideration of the draft plan of subdivision and the matter 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-2014-01, subject to the conditions set out in the Notice of Decision.**

Carried

*By-law Enforcement Report – December 2014*

The Committee considered the above report.

## Correspondence

*Receive for Information – Niagara Escarpment Commission*

*Appointments Information*

The Committee considered the above correspondence.

## Other Business

### *Committee Appointments*

PCD09-15 Moved by: Councillor Barfoot                      Seconded by: Councillor Jack

**THAT the following appointments be confirmed for 2015:**

**Tourism Advisory Committee** Councillors Clumpus and Ardiel

**Grey County Forest Stewardship Network** Councillor Jack

**Grey County Federation of Agriculture** Warden Eccles and Councillor McQueen (alternate)

**Niagara Escarpment Commission** – Councillors McQueen and McKean

**Economic Development Action Plan Steering Committee** – Warden Eccles, Councillor Wright and Councillor Clumpus

Carried

*Delegation Requests – Rural Ontario Municipal Association / Ontario*

*Good Roads Association 2015 Conference*

There were none.

## Next Meeting Dates

**Thursday, January 15, 2015 at the Grey County Administration Building**

On motion by Councillor Jack, the meeting adjourned at 9: 55 AM.

Planning and Community Development Committee  
December 16, 2014

Arlene Wright, Chair