Planning and Community Development Committee

June 18, 2013 – 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, Kathi Maskell, Francis Richardson, Norman Jack, John Bell; and Warden Duncan McKinlay

Regrets: Councillor Wayne Fitzgerald

Staff Present: Lance Thurston, Chief Administrative Officer; Sharon Vokes, County Clerk / Director of Council Services; Randy Scherzer, Director of Planning; Kevin Weppler, Director of Finance; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Alisha Buitenhuis, Planner; Anneleis Eckert, Student Planner and Tara Warder, Recording Secretary

Call to Order

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

New Staff Introductions

Randy Scherzer introduced Anneleis Eckert, who has joined the County as a student planner for the summer. Mr. Scherzer also introduced Alisha Buitenhuis who was hired to fill the vacant Planner position with Grey County.

Declaration of Pecuniary Interest

There were none.

Minutes of Meetings

Tourism Advisory Committee minutes dated May 21, 2013
The Tourism Advisory Committee minutes were reviewed. Randy Scherzer noted that a Special Meeting was held by the Tourism Advisory Committee to discuss the Transportation Master Plan in order to ensure that tourism is addressed within the Plan. The Tourism Advisory Committee made a series of suggestions and recommendations which were further discussed by the Transportation Master Plan Steering Committee. Mr. Scherzer stated that a session will be scheduled, giving local municipal councils the opportunity to hear the proposals in terms of road and bridge rationalization as well as potential transfer options and possible financial implications. Further discussions with stakeholder groups, staff and political officials will occur as the Plan proceeds.

_PCD61-13_ Moved by: Councillor Barfoot Seconded by: Councillor Bell

THAT the minutes of the Tourism Advisory Committee dated May 21, 2013 be adopted as presented;

AND THAT the following recommendation contained therein be endorsed:

THAT the Tourism Advisory Committee recommends, in respect to the Transportation Master Plan, that the Road Rationalization Criteria be revised to recognize the tourism industry’s importance to Grey County as a strong economic driver as indicated by Goal 3 of Grey County’s Corporate Strategic Plan;

AND THAT this level of importance be reflected accordingly in the criteria of the Road Rationalization Plan.

Carried

Business Arising from the Minutes

_Planing and Community Development Committee minutes dated May 21, 2013_  

These minutes are for information only as they were adopted by Grey County Council as presented on June 4, 2013.

Reports – Financial

_CC-PCD-12-13 Five Year Capital Forecast Planning and Community Development Committee_

Sharon Vokes and Randy Scherzer presented the above report, outlining the proposed capital projects over the next five years and provided details on the projected costs. Staff addressed questions and comments from the Committee on the capital forecasts for Grey Roots, Economic Development, Trails, and Planning and Development.
Staff noted that there is an online donation portal for those who wish to make a donation to the Culvert 21 project. A media release on the matter will be issued in the near future. It is hoped that construction on Culvert 21 will begin in the next two weeks. A permit is still required from the Grey Sauble Conservation Authority.

**PCD62-13** Moved by: Councillor McKay Seconded by: Councillor Maskell

THAT Report CCR-PCD-12-13 regarding the 2014 – 2018 Five Year Capital Forecast be received;

AND THAT the Capital Forecast as presented be forwarded to the Director of Finance for inclusion in the corporate Capital Forecast 2014 – 2018.

Carried

Reports – Clerk

**CCR-PCD-11-13 Grey Roots Governance Policy**

Sharon Vokes presented the above report. Mrs. Vokes indicated that in order to be eligible to receive the Community Museums’ Operating Grant from the Ministry of Culture, Tourism and Sport, a governance policy needs to be in place. Staff are recommending approval of the policy in order to meet the Ministry’s guidelines.

**PCD63-13** Moved by: Councillor Barfoot Seconded by: Councillor McKay

WHEREAS the Ministry of Culture, Tourism and Sport requires all Ontario Museums to demonstrate good governance, public accountability and fiscal responsibility by publicly accountable bodies that follow clearly defined mission and goals and maintain openness in decisions and operations through written policies;

AND WHEREAS the annual Community Museums’ Operating Grant which all qualifying Ontario museums receive is dependent upon providing policies which meet the Ministry Governance and Finance standards;


Carried
Reports – Planning


Scott Taylor presented the above report, regarding a proposed Municipality of West Grey and Town of Hanover County Official Plan Amendment (OPA). Staff are recommending that the proposed OPA proceed to a Public Meeting. The subject lands are located within the Municipality of West Grey adjacent to the Town of Hanover.

The Municipality of West Grey and the Town of Hanover have been collaborating in order to refine their growth projections and determine the lands to be included within the future secondary plan. The proposal aims to re-designate the subject lands to Highway Commercial and Open Space designations. The properties would be serviced by the Town of Hanover.

*PCD64-13  Moved by: Councillor Bell  Seconded by: Councillor Richardson*

**THAT the Report PDR-PCD-19-13 regarding the proposed Municipality of West Grey – Town of Hanover County Official Plan Amendment for the establishment of a Secondary plan be received;**

**AND THAT the proposal proceed to a Public Meeting to consider an amendment to the County of Grey Official Plan to re-designate the subject lands from ‘Hazard Lands’ and ‘Agricultural’ with a ‘Future Secondary Plan Area’ overlay to the ‘Primary Settlement Area’ and ‘Hazard Lands’ designations, which will be divided between the ‘Highway Commercial’ and ‘Open Space’ designations within the Secondary Plan for the lands described as Part of Lots 8, 9, 10 and 11, Concession 1 South of the Durham Road (SDR), 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 Zoning By-law Amendment requirements.**

Carried

*PDR-PCD-20-13 2339789 Ontario Inc. Minor Exemption*

Sarah Morrison addressed the Committee on the above noted report respecting a request for a Minor Exemption for clear cutting under the County’s Forestry Management By-law. The subject property is located in the Township of Southgate on the northwest corner of Highway 89 and Southgate Sideroad 21.
The applicant intends to clear cut the lands for farming purposes. The agencies consulted did not voice objection to the application provided that no trees are cut within the wetland area of the property.

Staff noted that the monitoring for compliance will be completed by Carl Sadler and that charges and a stop work order can be issued under the County’s Forestry Management By-law if violations occur.

PCD65-13 Moved by: Councillor Bell Seconded by: Councillor Barfoot

WHEREAS an application for Minor Exemption (clear cutting) under the County’s Forest Management By-law has been received for Lot 32, Concession 1, in the geographic Township of Proton, Township of Southgate;

AND WHEREAS adjacent landowners, the Township of Southgate Staff, Grand River Conservation Authority staff and the County’s Forest Manager were notified of the application and asked to provide comments on the request;

AND WHEREAS the Grand River Conservation Authority indicated that there was a wetland area that should not be cleared;

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-20-13 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 Lot 32, Concession 1, in the geographic Township of Proton, now the Township of Southgate, be approved for the areas outside of the wetland boundary, as indicated in the Grand River Conservation Authority mapping.

Carried

PDR-PCD-21-13 Pre-Engineering Services for Culvert Projects on the CP Rail Trail

Randy Scherzer provided information on the above report. Staff are recommending that a Request for Proposal (RFP) be issued for pre-engineering services for the repair of Culverts 15 and 9 on the CP Rail Trail.

Staff cited that the costs to repair the culverts will be more clear after the pre-engineering assessment is completed.

PCD66-13 Moved by: Councillor Richardson Seconded by: Councillor Jack
WHEREAS a culvert and bridge assessment on the CP Rail Trail was completed in 2011 by AECOM to plan for future capital projects;

AND WHEREAS the culvert repair/replacement costs have been lower than costs contained with the assessment report;

AND WHEREAS $50,000 from the Trails Reserve was approved by Council in 2012 to proceed with a request for proposal for pre-engineering services for the repairs or replacement of Culvert 15 and Culvert 36 which did not proceed in 2012 and was not carried over in the 2013 budget;

AND WHEREAS AECOM has provided an updated culvert priority list recommending that Culvert 15 and Culvert 9 be repaired or replaced next;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-21-13 be received;

AND THAT staff be directed to proceed with a request for proposal for pre-engineering services for the repair or replacement of Culverts 15 and 9 on the CP Rail Trail;

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

Carried

The Committee briefly recessed then reconvened.

_PDR-PCD-22-13 Quarterly Purchasing Report Quarter 1 of 2013_

Randy Scherzer presented the Quarterly Purchasing Report for the first quarter of 2013 in accordance with the requirements of the Purchasing Policy. Mr. Scherzer noted that the only purchase requiring reporting was the Meaford Highlands Peer Review in the amount of $26,282.81. There were six bids submitted for this RFP, which was awarded to MHBC.

Scott Taylor provided the Committee with an update on the proposed Meaford Highlands project, noting that the cost of the peer review will be paid by the proponent. The review looks at the demographic aspects of the development, being a proposed 1071 unit resort located between Meaford and Thornbury. It is anticipated that a draft peer review report on the development will be received by the end of June 2013.

_PCD67-13_ Moved by: Councillor Bell Seconded by: Councillor Maskell
THAT Report PDR-PCD-22-13 regarding the Quarterly Purchasing Report for the first quarter of 2013 be received for information.

Carried

The remaining reports were considered later in the meeting.

Closed Meeting Matters

There were none.

Committee Review of Land Use Planning Appeals / Potential Appeals

Ontario Municipal Board Appeals List

Randy Scherzer addressed the Committee on the pending appeals before the Ontario Municipal Board. Mr. Scherzer indicated that the issues surrounding the Niagara Escarpment Plan Amendment with the Harold Sutherland quarry expansion in Georgian Bluffs have been resolved and amendments were made to the Niagara Escarpment conditions. Potential dates for a prehearing for the Ontario Municipal Board process are being scheduled.

Mr. Scherzer further updated the Committee on the Matesa appeal, noting that evidence was provided by County and Town of the Blue Mountains staff to the OMB in support of the Minutes of Settlement. The Board gave approval to the Plan of Subdivision and Zoning By-law Amendment and the matter is now resolved. Moving forward, the proponent will need to meet the conditions of draft approval.

Reports - continued

Verbal Update – Unwilling Host for Wind Turbines

Scott Taylor provided an update to the Committee regarding the above noted matter and provided details on both the existing Feed In Tariff (FIT) Version 2 Rules and the proposed changes. Mr. Taylor indicated that under the existing FIT Version 2 rules, an unwilling host resolution must be provided by lower tier or single tier municipalities according to the definitions in the FIT program. Based on discussions with Ministry of Energy staff it does not appear that upper tiers have been contemplated for being able to pass unwilling host resolutions.
The Ministry has announced they are replacing the large scale FIT program with a competitive procurement process. It was noted that under the new system, the Ontario Power Authority shall not offer a large contract FIT if a project does not have at least one prioritization point. The changes would not appear to provide municipalities with a veto power regardless of whether a resolution has been passed. Existing FIT contracts will continue to be honoured, while those applications currently in progress will be returned to the applicants who will be invited to apply under the new procurement process.

Mr. Taylor elaborated on the priority point system used for wind turbine projects.

Warden McKinlay indicated that the Town of the Blue Mountains has passed a resolution declaring the Municipality to be a non-willing host for industrial wind turbines.

County staff noted that Grey County’s Official Plan contains a general clause which states that the County supports the concept of alternative energy systems, however acknowledges there can be land use issues related to the siting of renewable energy systems.

**PCD68-13** Moved by: Councillor Barfoot Seconded by: Councillor Richardson

**THAT the County of Grey takes the position that motions which declare a municipality to be considered a non-willing host be left to the lower tier municipalities of Grey County as per the verbal report regarding research on non-willing host resolutions provided by staff on June 18, 2013;**

**AND THAT staff provide a report to the Planning and Community Development Committee on details regarding proposed changes to wind turbine regulations by the Province.**

Carried

**Verbal Update – Additional Culvert on CP Rail Trail South of Highway 26**

Randy Scherzer provided an update on the additional culvert required south of Highway 26 in the City of Owen Sound as outlined in Report PDR-PCD-15-13. It was noted that the trail is being washed out during times of intense rainfall and melts and requires repair and monitoring by staff. At the meeting held March 19, 2013, the Committee requested that additional sizing and pricing options for the culvert be provided for further consideration. Staff noted that options were explored, however staff are now recommending that the culvert replacement be delayed until 2014 budget discussions due to competing priority projects.

**PCD69-13** Moved by: Councillor McKay Seconded by: Councillor Richardson
THAT the verbal report regarding the need for an additional culvert on the CP Rail Trail south of Highway 26 further to Report PDR-PCD15-13 be received for information.

Carried

Correspondence

Resolution from the City of Peterborough dated April 8, 2013 – Request for a Province Wide Strategy to deal with the management of the Emerald Ash Borer

The Committee considered the above correspondence and noted that the Federation of Canadian Municipalities has requested the federal government to be more proactive on combatting pests, such as the Emerald Ash Borer, in forests. Further, the Committee stated that the Province of Ontario needs to provide greater leadership and work collaboratively with municipalities to develop Forestry Management Plans in order to mitigate and plan for possible damage by forestry pests.

PCD70-13 Moved by: Councillor Richardson Seconded by: Councillor Bell

THAT the correspondence received from the City of Peterborough dated April 8, 2013 regarding a request for a province wide strategy to deal with the management of the Emerald Ash Borer be received for information.

Carried

Township of Wainfleet Letter to Premier Kathleen Wynne dated June 3, 2013 – Working with Communities on Wind Turbine Projects

The Committee considered the above correspondence.

PCD71-13 Moved by: Councillor Bell Seconded by: Councillor McKay

THAT the correspondence received from the Township of Wainfleet dated June 3, 2013 regarding working with communities on wind turbine projects be supported and sent to the local Board of Health, local Members of Provincial Parliament and Members of Parliament.

Carried

Resolution from the Township of West-Lincoln dated May 27, 2013 – Resolution to Province regarding the Township of West Lincoln Will Not sign a Community Vibrancy Agreement with any Industrial Wind Turbine Applicant

The Committee considered the above correspondence.

PCD72-13 Moved by: Councillor Bell Seconded by: Councillor Barfoot
THAT the correspondence received from the Township of West Lincoln dated May 27, 2013 regarding the Township of West Lincoln’s declaration to not sign a community vibrancy agreement with any industrial wind turbine applicant, be supported. 

Carried

Other Business

Call for Delegation Requests for the Association of Municipalities of Ontario (AMO) Conference

There were no requests for delegation status at the AMO Conference.

Next Meeting Dates

Tuesday, July 16, 2013 at the Grey County Administration Building

On motion by Councillor Jack, the meeting adjourned at 11:51 AM.

Arlene Wright, Chair