Planning and Community Development Committee

October 15, 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, Wayne Fitzgerald, Kathi Maskell, Francis Richardson, John Bell; and Warden Duncan McKinlay

Regrets: Councillor Norm Jack

Staff Present: Lance Thurston, Chief Administration Officer; Sharon Vokes, County Clerk / Director of Council Services; Randy Scherzer, Director of Planning; Kevin Weppler, Director of Finance; Geoff Hogan, Director of Information Technology; Brian Manser, Museum Manager; Bryan Plumstead, Tourism Manager; Doug Johnstone, Financial Analyst; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Karin Noble, Archivist; Sim Salata, Collections Manager and Tara Warder, Recording Secretary

Call to Order

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

Declaration of Pecuniary Interest

There was none.

Minutes of Meetings

Tourism Advisory Committee minutes dated September 17, 2013

The Tourism Advisory Committee minutes were reviewed.

PCD104-13 Moved by: Councillor Barfoot Seconded by: Councillor McKay
THAT the minutes of the Tourism Advisory Committee dated September 17, 2013 be adopted as presented;

AND THAT the following recommendations contained therein be endorsed:

THAT a letter be sent from Warden McKinlay to the Regional Tourism Organization 7 (RTO7) Board of Directors explaining Grey County’s concerns with the lack of collaboration within RTO7 and its support of Destination Marketing Organizations;

AND THAT the letter request prompt action be taken to correct the issues as RTO7 is a publicly funded entity.

WHEREAS Grey County’s Destination Development Action Plan for the period of 2010 to 2013 is essentially complete;

AND WHEREAS tourism’s focus is very different to that of economic development;

THEREFORE BE IT RESOLVED THAT the Tourism Advisory Committee recommends that Grey County undertake a new three to four year tourism destination development plan;

AND THAT the new tourism destination development plan be created separate from a Grey County economic development plan;

AND FURTHER THAT the new tourism destination development plan be mindful of Grey County’s overall economic development initiatives.

Carried

Public Meeting minutes – Township of Chatsworth – Official Plan

Amendment 111 - Grant Pit dated September 18, 2013

The Public Meeting minutes were reviewed.

PCD105-13 Moved by: Councillor Bell Seconded by: Councillor Fitzgerald

THAT the Township of Chatsworth public meeting minutes dated September 18, 2013 regarding Official Plan Amendment 111 (Grant Pit) be adopted as presented.

Carried
Business Arising from the Minutes

Planning and Community Development Committee minutes dated September 17, 2013

These minutes are for information only as they were adopted by Grey County Council on October 1, 2013.

Reports – Finance

FR-PCD-38-13 2014 Corporate Budget Overview and Background

Kevin Weppler provided an outline of the corporate budget overview and background. A draft budget has been prepared by staff and reflects an estimated tax increase of 1.07%. The final assessment growth figure will be provided by the Municipal Property Assessment Corporation at the end of the year. Mr. Weppler provided information on caseloads, new initiatives, staffing and potential risks within the draft budget.

Staff addressed questions and comments from the Committee regarding the change in benefit carriers and staffing changes.

Councillor McKay declared a conflict of interest with respect to the above report and vacated his seat and did not participate in any discussion or vote on the matter.

PCD106-13 Moved by: Councillor Maskell Seconded by: Councillor Barfoot

THAT Report FR-PCD-38-13 regarding the 2014 Corporate Budget Overview and Background be received for information. Carried

Reports – Clerk

2014 Planning and Community Development Budget Summary

The Committee considered the above summary in conjunction with the budget report.

CCR-PCD-22-13 2014 Draft Budget for Planning and Community Development Committee Portfolio

Randy Scherzer and Sharon Vokes presented the above report outlining each of the
budgets under the Planning and Community Development Committee’s portfolio. The total corporate net levy increase equals approximately 0.27%.

Staff addressed questions and comments from the Committee on collaboration with Georgian College on the local food regulation project, the status of the Grey Roots’ logo sculpture in front of Grey Roots and the Orange Lodge building at the Museum. Staff noted that it is important to have direction from the Committee on any requirements it has with respect to an agreement with the group proposing to construct the Orange Lodge early in the process. Discussion was also held with respect to potential partnerships with local agricultural associations.

**PCD107-13** Moved by: Councillor Bell Seconded by: Councillor Fitzgerald

**THAT Report CCR-PCD-22-13 regarding the Draft 2014 budget be received;**

**AND THAT the 2014 budget for the Planning and Community Development Committee portfolio be forwarded as presented to County Council for its consideration.**

Carried

**CCR-PCD-23-13 Collections Management Policy and Acquisitions and Deaccessions Procedure**

Sim Salata presented the above report, recommending the adoption of the Collection Management Policy and Acquisitions and Deaccessions Procedure. Ms. Salata provided a history of the need for the policy and procedure as well as the intent of both.

Staff addressed questions from the Committee on the lending policy and practices as well as the deaccessioning policy and the process associated with deeds of gift.

**PCD108-13** Moved by: Councillor Richardson Seconded by: Councillor Maskell

**WHEREAS a Collections Management Policy is good professional practice as it is one of the overall institutional policies that guide the Museum and Archives in fulfilling its public trust responsibilities and in ensuring that Grey Roots meets its Mission;**

**AND WHEREAS Heritage Policy: Acquisitions GR-02-07 is due for revision;**

**AND WHEREAS the annual Community Museums’ Operating Grant which all qualifying Ontario museums receive is dependent upon**
providing an updated document which meets the Ministry Collecting Standard;

NOW THEREFORE BE IS RESOLVED THAT Collections Management Policy MS-GR-002 be adopted as presented in Report CCR-PCD-23-13 and that Acquisition and Deaccession Procedure MS-GR-002-001 be adopted to replace Heritage Policy: Acquisitions GR-02-07.

Carried

The Committee briefly recessed then reconvened.

CCR-PCD-24-13 Archives Saturday Hours and Staffing Report

Karin Noble presented the above report, requesting approval to increase the hours of the Assistant Archivist from 28 hours per week to 35 hours. The increase will enable better coverage of the Archives making it more accessible, particularly for students. Additionally, the collection is continuing to grow and the additional hours will enable the Archives to ensure that requests, including those of the County and its member municipalities, continue to be met in a timely fashion.

PCD109-13 Moved by: Councillor Barfoot Seconded by: Councillor Richardson

WHEREAS County Council endorsed report CCR-HC-34-10 to amend a reduction in Grey Roots hours of operation to allow for the Archives to be open on Saturdays in the Summer Season from 1:00–5:00 PM;

AND WHEREAS the Archives can improve service by the advertisement of Archives Saturday winter season openings by appointment;

AND WHEREAS, by its nature, the volume of holdings in the Archives increases through private donation and municipal transfer with a corresponding increase in workload;

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-24-13 be received;

AND THAT consideration be given in the 2014 budget process to include additional funding at an estimated 2014 annualized cost of $9,100 to move the Assistant Archivist position to be full time (additional seven hours per week);

AND if the funding is supported in the 2014 budget that approval is
hereby given to advertise Saturday openings by appointment in the Archives.

Carried

Reports - Planning

_addendum to PDR-PCD-38-11 1800331 Ontario Inc. / HSC Construction_

Gravel Pit Report – Official Plan Amendment 111

Scott Taylor presented the above report requesting support for County Official Plan Amendment 111 to permit a gravel pit, known as the Grant Pit. Mr. Taylor outlined the location of the subject lands and noted the concerns received as a result of the application. Concerns were related to water quality, truck and noise traffic, and real estate values, among others.

PCD110-13 Moved by: Councillor Fitzgerald   Seconded by: Councillor Bell

THAT the proposed County Official Plan Amendment to re-designate a portion of the lands described as Part Lot 14 and Part Lot M, Concession 4, (Geographic Township of Sullivan) Township of Chatsworth, to the “Mineral Resource Extraction with Exceptions” designation be supported;

AND THAT the Addendum to Report PDR-PCD-38-11 be hereby received;

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

Carried


Randy Scherzer addressed the above report recommending draft approval of the Delphi Court Plan of Condominium and approval of the redline revision to file 42-CDM-2007-15.

The Delphi Court development proposes the creation of 11 vacant land condominium lots with two single detached units, two semi-detached units and seven townhouse units. The proposed redline revisions include removing the future road block from 42-
CDM-2007-15 as these lands will form part of the access road into Delphi Court.

*PCD111-13* Moved by: Warden McKinlay       Seconded by: Councillor Maskell

WHEREAS an application for a draft plan of condominium being 42-CDM-2013-01, known as Delphi Court, has been submitted to the County;

AND WHEREAS a request has also been received to revise the draft approved plan of condominium being 42-CDM-2007-15 which was draft approved in May 2009 which is associated with the proposed plan of condominium application 42-CDM-2013-13 and are owned by the same landowner;

NOW THEREFORE BE IT RESOLVED that the Addendum to Report PDR-PCD-16-13 be received;

AND THAT in consideration of the proposed draft plan of condominium and the matters to have regard for under Subsection 51(24) of the Planning Act RSO 1990 as amended, the Planning and Community Development Committee hereby gives draft approval to Plan of Condominium File 42-CDM-2013-01 subject to the conditions set out in the Notice of Decision as well as hereby approves the redline revision to Plan of Condominium File 42-CDM-2007-15, subject to the revised conditions set out in the Notice of Decision.

Carried

*PDR-PCD-35-13* Rolling Green Court Plan of Condominium 42-CDM-2013-05

Sarah Morrison presented the above report regarding a plan of condominium application from Skyline Blue Mountain Development Inc. to reapprove a draft plan. Ms. Morrison provided a brief history of the condo plan to date, noting that the proposed plan is consistent with the expired plan. The subject lands are located north of Jozo Weider Boulevard beside the Monterra Golf Course.

The condominium plan will contain municipal water and sewer services. Staff will provide a detailed analysis of the application following the public meeting on November 13th, 2013.

*PCD112-13* Moved by: Councillor McKay       Seconded by: Councillor Fitzgerald

THAT Report PDR-PCD-35-13 regarding an overview of proposed
plan of condominium application 42-CDM-2013-05 to reinstate draft
plan approval for nine (9) vacant land condominium lots for lands
described as Part of Lots 9 & 11, Block 17 and Rolling Green Court,
Plan 1065 (geographic Township of Collingwood) Town of the Blue
Mountains, be received.

Carried


Randy Scherzer presented the above report respecting a plan of condominium
application from Georgian Villas Inc., also known as Cobble Beach, to create 41
townhouse units. Blue Bay Villa Plan of Condominium is located within the Cobble
Beach Settlement area.

Mr. Scherzer noted that the final composition of the unit sizes will be dictated by the
final purchaser agreements should this development be draft approved. Staff will
provide a detailed analysis of the application following the public review process.

PCD113-13 Moved by: Councillor Barfoot Seconded by: Councillor Bell

THAT Report PDR-PCD-37-13 regarding an overview of proposed
plan of condominium application 42-CDM-2013-03 to create forty-one
(41) new condominium townhouse units for lands described as Part
of Block 75, Plan 16M-15, Part 2 on Plan 16R-10059, Cobble Beach
(geographic Township of Sarawak) Township of Georgian Bluffs, be
received for information.

Carried

Addendum to PDR-PCD-14-13 Large Scale Renewable Energy

Procurement Information Report

Scott Taylor provided information on the above report as a follow up to Report PDR-
PCD-14-13. It was noted that the Ontario Power Authority has issued its internal
recommendations on the Province’s Large Renewable Procurement Process. The new
process will involve a Request For Proposal (RFP) process with the Province issuing an
intake of applications.

18 recommendations were presented, however they are general at this time. Concerns
have been raised from municipalities as to the level of detail required for submissions
under the RFPs.

Staff will continue monitoring the process and will provide feedback when needed.
THAT Addendum to Report PDR-PCD-14-13 be received for information;

AND THAT staff be directed to report back to the Planning and Community Development Committee on any future changes or commenting opportunities with respect to the Large Renewable Energy Procurement process.

Carried

Grey County Planning Active Development File List

Randy Scherzer presented the above quarterly file list.

By-law Enforcement Officer Report September 2013

The Committee considered the above report.

THAT the By-law Enforcement Officer Report dated September 2013 be received for information.

Carried

Committee Review of Land Use Appeals

The Committee considered the list of land use appeals. Scott Taylor noted that Official Plan Amendment 14, being the five year review of the Municipality of Meaford, has been appealed. Staff are hopeful that an agreement can be made with the appellant to resolve the appeal.

THAT the Grey County Active Development File list be received for information.

Carried

Correspondence
Correspondence from Michael Risk – Sutherland Pit – Ontario Municipal Board Case PL110437

Scott Taylor addressed the above noted correspondence, noting that the Ontario Municipal Board approved the pit and further hydrogeological work has been undertaken in accordance with the Ontario Municipal Board order and the conditions of the license.

PCD117-13 Moved by: Councillor Bell Seconded by: Councillor Fitzgerald

THAT the correspondence from Michael Risk and the AMO correspondence regarding the Sutherland Pit be received.

Carried

Closed Meeting Matters

There were none.

Other Business

Planning Department Update

Randy Scherzer provided an update on Culvert 21 and requested direction from the Committee on whether to include a hand rail with an approximate cost of $5000 - $6000 alongside the culvert.

Staff are proposing that a ribbon cutting take place on November 14th at 2:00 PM. Individuals who donated to the project will be invited to attend the event.

PCD118-13 Moved by: Councillor McKay Seconded by: Councillor Richardson

THAT the County of Grey supports the construction of a hand rail along Culvert 21;

AND THAT the hand rail be constructed within the budget.

Carried

Next Meeting Dates

Thursday, November 14, 2013 at the Grey County Administration Building
On motion by Councillor Fitzgerald, the meeting adjourned at 12:28 PM.

Arlene Wright, Chair