



# Committee Minutes

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## Planning and Community Development Committee

June 17, 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, Paul McQueen, Kathi Maskell, Francis Richardson, Norman Jack, Duncan McKinlay and Kevin Eccles; and Warden Brian Milne

### Staff

Present: Sharon Vokes, County Clerk / Director of Council Services; Randy Scherzer, Director of Planning; Kevin Wepler, Director of Finance; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner 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.

## Business Arising from the Minutes

*Planning and Community Development Committee meeting minutes dated May 20, 2014*

These minutes are for information only as they were adopted by Grey County Council as presented on June 3, 2014.

## Reports – Clerk's

### *CCR-PCD-20-14 Five Year Capital Forecast Planning and Community Development Committee 2015-2019*

Sharon Vokes and Randy Scherzer presented the above report, noting the proposed projects in the capital forecast.

It was noted that the funding request from Georgian College at the June 3<sup>rd</sup> Council meeting is not included in the forecast and will come forward in a report in the future. The Committee also discussed Natural Heritage systems, the Transportation Master Plan, and development charges.

*PCD69-14* Moved by: Councillor Richardson      Seconded by: Warden Milne

**THAT Report CCR-PCD-20-14 regarding the 2015 – 2019 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 2015 – 2019.**

Carried

### *CCR-PCD-22-14 Rural Roadmap*

Sharon Vokes presented the above report regarding the Ministry of Rural Affairs “Rural Roadmap – A Path Forward”. This document contains a plan and various initiatives for rural Ontario and places a priority on investing in people, infrastructure, business and regions, and continuing the conversation.

*PCD70-14* Moved by: Warden Milne      Seconded by: Councillor Barfoot

**THAT Report CCR-PCD-22-14 regarding the Ministry of Rural Affairs recent Rural Roadmap: The Path Forward be received for information.**

Carried

## Reports – Planning

### *PDR-PCD-20-14 Byers Two Year Draft Approval Extension Request*

Sarah Morrison addressed the above report. The subject property is located directly east of Grey Road 1 and north of Balmy Beach Road.

The owner's agent has requested a two year extension for draft approval. The Township of Georgian Bluffs has supported the extension, and County staff are recommending that the request be granted.

*PCD71-14* Moved by: Councillor Maskell                      Seconded by: Councillor Eccles

**WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2006-08 by the County of Grey on August 16<sup>th</sup>, 2011;**

**AND WHEREAS a request has been received from the applicant requesting an additional two year draft approval extension;**

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

**NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-20-14 be received and that under the authority delegated to it by Grey County Council, the Planning and Community Development Committee hereby grants an extension of draft approval for subdivision file no. 42T-2006-08 to August 16, 2016 under Section 51(33) of The Planning Act, RSO 1990, as amended.**

Carried

*PDR-PCD-21-14 Development Charges Grant in Lieu – Affordable Housing Projects*

Randy Scherzer presented the above report and provided a history of various requests for grants in lieu and the positions that Council has taken in the past on the matter.

The options for development charges relief were provided, as well as the advantages and disadvantages of each. Mr. Scherzer indicated that if staff's recommendation is endorsed, a report with additional information on the grant program will come forward at a later date.

***PCD72-14 Resolution CC89-14 from the July 8, 2014 session of Grey County Council:***

***THAT Resolution PCD72-14 be adopted as presented in the minutes of the Planning and Community Development Committee meeting of June 17<sup>th</sup>, 2014.***

*PCD72-14* Moved by: Warden Milne                      Seconded by: Councillor Maskell

**WHEREAS a delegation from the Habitat for Humanity appeared before Council on May 6, 2014;**

**AND WHEREAS Council requested staff prepare a report to consider providing a grant-in-lieu of Development Charges for affordable housing projects;**

**AND WHEREAS Council has considered this matter previously and determined that a grant-in-lieu for affordable housing projects not be provided;**

**NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-21-14 be received;**

**AND THAT consideration be given as part of the preparation of the 2015 budget that a \$50,000 grant-in-lieu fund be established to provide a development charges grant-in-lieu program whereby twice a year applications or expressions of interest would be received from affordable housing developers;**

**AND FURTHER THAT staff be directed to explore opportunities for providing a relief/rebate for County planning application fees as part of the comprehensive review of planning application fees scheduled to commence later this year if proposed affordable housing units meet the definition of affordability as outlined in the Housing Study, or any subsequent updates to the Housing Study definition.**

Lost

*PCD73-14* Moved by: Councillor McQueen                      Seconded by: Councillor McKay

**THAT Option 2 of Report PDR-PCD-21-14 to consider grant in lieu and/or exemption options as part of the next review of the Development Charges By-law be brought forward, scheduled to commence in 2016.**

Carried

*PCD74-14* Moved by: Councillor McQueen                      Seconded by: Councillor McKay

**THAT staff be directed to explore opportunities for providing a relief/rebate for County planning application fees as part of the comprehensive review of planning application fees scheduled to commence later this year if proposed affordable housing units meet**

**the definition of affordability as outlined in the Housing Study, or any subsequent updates to the Housing Study definition.**

Carried

The Committee recessed then reconvened.

*PDR-PCD-22-14 First Nations and Six Nations – Land Claims and Consultation Protocol*

Randy Scherzer presented the above report before the Committee as a result of a request from County Council to consider supporting the Six Nations of the Grand River in its attempt to gain federal and provincial support to resolve outstanding matters related to land claim disputes.

Staff are recommending that a letter be prepared from the Warden's Office addressed to the Federal and Provincial governments, encouraging them to consult with the leaders of the Saugeen Ojibway Nation (SON) and Six Nations of the Grand River to resolve outstanding land claims and matters related to the duty to consult. Further, staff wish to continue discussion with the SON, Six Nations of the Grand River and Metis to develop adequate consultation protocols.

*PCD75-14* Moved by: Councillor McKinlay      Seconded by: Warden Milne

**WHEREAS Council directed staff at the May 6, 2014 Council meeting to prepare a report regarding the request from the Six Nations of the Grand River to support their pursuit for provincial and federal support to resolve outstanding matters related to land claim disputes;**

**AND WHEREAS there are many outstanding First Nations land claim disputes throughout the Province of Ontario, including the land claims of the Saugeen Ojibway Nation and the Six Nations of the Grand River within Grey County;**

**AND WHEREAS the unresolved land claim disputes provides uncertainty for developers and can lead to potential delays in the processing of development applications;**

**AND WHEREAS a Supreme Court of Canada Decision indicates that the duty to consult and accommodate with Aboriginal communities rests with the Crown;**

**NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-22-14 be received;**

**AND THAT it be recommended that the Warden write a letter to the Federal and Provincial Government encouraging them to engage in consultation with the leaders of the Saugeen Ojibway Nation and the Six Nations of the Grand River to work towards a resolution of the outstanding land claim issues and to provide support and guidance on matters related to the duty to consult;**

**AND FURTHER THAT staff be directed in the interim to continue to have discussions with Saugeen Ojibway Nation, the Six Nations of the Grand River, and Metis to develop consultation protocols in order to establish a process and mechanism to ensure appropriate and adequate consultation with Aboriginal communities.**

Carried

*Addendum to Report PDR-PCD-05-14 Source Protection Implementation Funding*

Scott Taylor presented the above report. The Committee requested that further opportunities for collaboration be explored and that consideration be given to using a greater share of the funds allocated to the County for collaborative efforts among the lower tier municipalities.

*PCD76-14* Moved by: Councillor McKay                      Seconded by: Councillor Richardson

**WHEREAS the Province of Ontario has set up a Source Protection Municipal Implementation Fund to provide one-time grant funding to offset a portion of the costs for small, rural municipalities in preparing to implement drinking water source protection plans;**

**AND WHEREAS the County of Grey has received grant funding in the amount of \$58,729 for eligible activities undertaken by the County, with the possibility of up to an additional \$15,000 for collaborating with other municipalities;**

**NOW THEREFORE BE IT RESOLVED THAT the Addendum to Report PDR-PCD-05-14 be received;**

**AND THAT Council hereby directs staff to circulate the 'Risk Management Official / Risk Management Inspector In-A-Box' memo**

**to member municipalities who received Source Protection Municipal Implementation Funds as a collaborative approach towards utilizing the Source Protection Municipal Implementation Fund.**

Carried

*Addendum to Report PDR-PCD-34-12 Landfills Property Access Agreement Report*

Scott Taylor presented the above report, noting that an RFP was issued for consulting services to study former landfill sites in Grey County. Some former sites are on private property and agreements with the landowners are needed prior to the consultant, Azimuth Environmental Consulting, entering the property.

Staff are recommending that authority to sign temporary property access agreements be delegated to the Director of Planning or designate. It is recommended that Azimuth Environmental Consulting be the designate.

*PCD77-14* Moved by: Councillor McQueen      Seconded by: Councillor Barfoot

**WHEREAS the County has hired Azimuth Environmental Consulting Inc. to provide consulting services on studying former landfill sites;**

**AND WHEREAS the accepted terms of reference for the study included the possibility of site visits to private properties which may include former landfill sites, where private property access is granted;**

**NOW THEREFORE BE IT RESOLVED that Addendum to Report PDR-PCD-34-12 be received;**

**AND THAT authorization to sign the temporary property access agreements be delegated from the Warden and Clerk to the Director of Planning or his/her designate for the landfills study project;**

**AND FURTHER THAT staff be directed to distribute the temporary property access agreements to landowners for the purposes of permitting Azimuth Environmental Consulting Inc. access to private properties, should the landowners grant access through signed agreements.**

Carried

## Correspondence

### *Receive for Information*

PCD78-14 Moved by: Councillor Eccles                      Seconded by: Councillor Richardson

**THAT the following correspondence be received for information:**

- **Blue Mountain Watershed Trust Foundation (BMWTF) Letter Regarding Status of Natural Heritage Systems Study**

Carried

## Committee Review of Land Use Planning Appeals / Potential Appeals

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

The Committee reviewed the above list.

Mr. Scherzer noted that that the Grey Highlands Local Official Plan Amendment 17 - Ilesalnieks appeal has been withdrawn and the County will no longer be a party to the hearing.

Further, an appeal has been received for the former Terrasan property, now known as Craigleith Village (Meridian) in Craigleith. The appeal is specific to storm water management and drainage concerns. Mr. Scherzer indicated that the County will not be a party to the hearing unless otherwise directed by Committee and Council in accordance with the County's appeal process.

## Other Business

### *Planning Department Update*

Randy Scherzer noted that the Krug Forest property has been purchased by the County and the County now owns 100 acres north of the Dornoch Tract and will move forward with incorporating it into the forestry system. An upcoming harvest will be taking place.

Mr. Taylor briefed the Committee on the update to the County's Growth Management Strategy. Correspondence was recently sent out to municipal staff for some input into



the project, and a meeting will be held with municipal staff in mid – late August, after responses have been received.

## Next Meeting Dates

**Tuesday, July 22, 2014 at the Grey County Administration Building**

On motion by Councillor Jack, the meeting adjourned at 12:58 PM.

Arlene Wright, Chair