



Committee Minutes

Planning and Community Development Committee

April 15, 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, Francis Richardson, Norman Jack, Duncan McKinlay and Kevin Eccles; and Warden Brian Milne

Regrets: Councillor Kathi Maskell

Staff

Present: Lance Thurston, Chief Administrative Officer; Randy Scherzer, Director of Planning; Sharon Vokes, County Clerk / Director of Council Services; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Sharon Melville, Buyer; Mike Alguire, Purchasing 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

Public Meeting Minutes dated March 19, 2014- Flanagan Pit – Township of Southgate – County File No. 42-07-06-OPA-124

The minutes were reviewed.

PCD42-14 Moved by: Councillor Barfoot Seconded by: Councillor Jack

THAT the public meeting minutes dated March 19, 2014 regarding the Flanagan Pit in the Township of Southgate be received.

Carried

Business Arising from the Minutes

Planning and Community Development Committee minutes dated March 18, 2014

These minutes are for information only as they were adopted by Grey County Council as presented on April 1, 2014.

Deputations

Jo Chisholm – Flanagan Pit Expansion

Ms. Chisholm addressed the Committee on the above noted matter. Ms. Chisholm introduced herself, and proceeded to speak to her concerns about the above file, including those related to the methods used in the hydrology study. Ms. Chisholm requested that the information contained within the planning justification report be supported by an affidavit, that an updated hydrology study be undertaken. Further, she requested that the report be endorsed by an engineer or geoscientist, that a site inspection be completed to determine the groundwater levels, and requested that the Committee undertake due diligence when making a decision on the matter.

Randy Scherzer noted that each application is reviewed on its own merits.

The Committee noted the importance of being confident with the completeness of the information in all the studies and approvals.

Genevieve Scott, Cuesta Planning Consultants Inc. – Flanagan Pit Expansion

Genevieve Scott addressed the Committee on the matter, noting that the pit is an expansion because it is adjacent to the existing quarry, however has been treated as a new application. Further, a full hydrology study is not required for the expansion, but was completed for the existing pit.

The Ministry of Natural Resources has signed off on the Natural Heritage Study and have no outstanding concerns.

Reports – Planning

Addendum to Report PDR-PCD-13-12 Flanagan Pit Expansion – County OPA 124 – Township of Southgate

Sarah Morrison addressed the Committee on the above noted matter. An application for an Official Plan Amendment (OPA) within the Township of Southgate has been received by the County from Cuesta Planning Consultants on behalf of H. Bye Construction. The effect of the OPA would be to allow for the expansion of an existing pit area. Ms. Morrison provided a history of the file to date, and highlighted the comments received from the public and the Conservation Authority. Staff are recommending that a by-law be brought forward for County Council's consideration which would redesignate the property.

PCD43-14 Moved by: Councillor Eccles Seconded by: Councillor Jack

WHEREAS an application for a County Official Plan Amendment Application has been received for an expansion of a pit into an area not designated 'Aggregate Resource Area' on Schedule B of the County Official Plan;

NOW THEREFORE BE IT RESOLVED THAT the Addendum to Planning report PDR-PCD-13-12 is hereby adopted;

AND THAT the proposed amendment to the County of Grey Official Plan to designate the subject lands as "Mineral Resource Extraction with Exceptions" for the lands described as Part of Lot 1, Concession 16, Township of Southgate (Geographic Township of Egremont) to permit the expansion of a gravel pit be supported;

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

PCD44-14 Moved by: Councillor Richardson Seconded by: Councillor Barfoot

Lost

WHEREAS the Planning and Community Development Committee could not support the application for an Official Plan Amendment as proposed in Addendum to PDR-PCD-13-12 based on the information provided;

AND WHEREAS this committee wishes to review additional information before making a final recommendation to County Council;

NOW THEREFORE BE IT RESOLVED THAT an additional Addendum Report be prepared to Planning and Community Development Committee on May 13th, 2014 on the matter;

AND THAT staff bring forward additional information to the next meeting respecting the following:

- Review the application with Transportation respecting the haul road
- Appropriately address questions and comments from Ms. Jo Chisholm's report

Carried

The Committee briefly recessed then reconvened.

PDR-PCD-10-14 Dufferin Grey ATV Club Request for Amendment for Memorandum of Understanding for Harkaway Forest

Sarah Morrison presented the above report. County staff have received a request from the Dufferin-Grey All Terrain Vehicle (DGATV) Club to extend the dates in which they are permitted to use the Harkaway Tract. The current Memorandum of Understanding (MOU) permits usage from June 1 to October 15. Staff are recommending that the MOU be amended to permit use from the Saturday of Victoria Day weekend in May to October 31st and that the County has the ability to close trails if conditions warrant.

The MOU will run for a one year term.

PCD45-14 Moved by: Councillor McKinlay Seconded by: Councillor Richardson

WHEREAS a request has been received from the Dufferin Grey All-Terrain Vehicle (ATV) Club for a change in the Memorandum of Understanding for the use of ATV's in the Harkaway Forest Tract from May 1st to November 30th;

AND WHEREAS Staff have considered that request and recommended an alternative proposal allowing the club to use the trails as early as the Saturday of the May long weekend, to no later

than October 31st with the condition that the County has the ability to close the trails if conditions are not suitable;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-10-14 be received;

AND THAT staff be directed to amend the Memorandum of Understanding with the Club for the Harkaway Tract;

AND THAT Grey County Council permit the Dufferin Grey ATV Club to use the Harkaway Tract with approval remaining in place, subject to the requirements in the Memorandum of Understanding being adhered to.

Carried

PDR-PCD-11-14 Enbridge Easement Request

Sarah Morrison presented the above report, requesting authorization for staff to enter into an easement agreement with Enbridge Gas Distribution for an easement across the CP Rail Trail in the former Township of Proton for a utility corridor to a residence.

PCD46-14 Moved by: Councillor Barfoot Seconded by: Councillor McKay

WHEREAS a request has been received from Enbridge Gas Distribution Inc. to grant an easement on title across the CP Rail Trail;

NOW THEREFORE BE IT RESOLVED THAT Reports PDR-PCD-11-14 regarding an easement request be received;

AND THAT staff be directed to enter into an easement agreement with Enbridge Gas Distribution Inc. for property located at Lots 211, 212, 213 Concession 3 SWTSR, Township of Proton, Township of Southgate, to allow for a utility corridor over the CP Rail Trail;

AND THAT a By-Law be prepared for County Council's consideration to register the easement across County property;

AND THAT all costs associated with registering the easement be borne by Enbridge;

AND THAT the term to include a requirement for Enbridge to register with ON1Call be included in the agreement.

Carried

PDR-PCD-12-14 Quarterly Purchasing Report Quarter 1 of 2014

Randy Scherzer spoke to the above noted report, outlining the purchases requiring reporting for the first quarter of 2014 as per the County's purchasing policy.

PCD47-14 Moved by: Warden Milne Seconded by: Councillor Eccles

THAT Reports PDR-PCD-12-14 regarding the quarterly purchasing report for Quarter 1 of 2014 be received for information.

Carried

PDR-PCD-13-14 Forest Property Acquisition

Randy Scherzer presented the above noted report, recommending that a by-law be prepared to authorize the Warden and Clerk to sign an agreement of purchase and sale to acquire a 100 acre parcel directly adjacent to the Dornoch Tract in the amount of \$155,000. Mr. Scherzer provided the Committee with a history of how the property came to Committee, noting that the executors of the estate of Bruce A. Krug approached staff and offered the County the opportunity to purchase the subject property and have accepted the County's offer to purchase.

The potential forestry revenue the property could produce was noted.

PCD48-14 Moved by: Councillor McKinlay Seconded by: Councillor Jack

WHEREAS Committee through closed session authorized staff to act as an agent for County Council to enter into negotiations with the executors of the Estate of Bruce A. Krug to purchase a 100 acre forest property legally described as Lot 9, Concession 3 EGR, geographic Township of Glenelg, Municipality of West Grey, which is directly adjacent to the Dornoch County Forest Tract;

AND WHEREAS the property was appraised at a value of \$155,000;

AND WHEREAS an Offer to Purchase has been accepted by the Estate of Bruce A. Krug in the amount of \$155,000, plus the non-recoverable portion of HST if applicable, conditional upon the approval of Council;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-13-14 be received;

AND THAT a by-law be prepared to authorize the Warden and Clerk to sign the final agreement of purchase and sale to acquire the

subject property in accordance with the Sale and Acquisition of Land Policy G-GEN-003;

AND THAT the purchase of the subject lands be funded from the Forestry Reserve in the amount of \$100,000, with the remaining amount to be funded from any surplus realized in the 2014 General Forestry operating budget, and if insufficient funds exist, that any shortfall in funding be funded from the One Time Funding Reserve;

AND THAT the \$25,000 in forestry revenue estimated to be realized in 2014 from the subject property be transferred to the Forestry Reserve;

AND THAT any other additional expenses related to the purchase of the property, including legal expenses, be funded from any surplus realized in the 2014 General Forestry operating budget, and if insufficient funds exist, that any shortfall in funding be funded from the Forestry Reserve.

Carried

PDR-PCD-14-14 Plotter and Scanner Replacement

Randy Scherzer addressed the Committee on the above report, requesting authorization to purchase a Multi-Function Plotter (MFP) funded from the Plotter Replacement Reserve and through any surplus realized in the 2014 Planning Department operating budget or the One Time Funding Reserve. Staff are recommending to single source the item to Hewlett Packard (HP) as it is the only company which manufactures true MFPs. The Request for Quotation documents will be distributed to HP dealers only.

The current plotter and scanner require replacement and the Information Technology Department has provided a temporary repair to the existing plotter. Once the County's Windows platform is upgraded, the scanner will no longer be supported. Space is also an issue with the current setup.

PCD49-14 Moved by: Councillor McKinlay Seconded by: Councillor Barfoot

WHEREAS the current large format scanner and plotter were purchased separately back in 2007 and 2010 respectively;

AND WHEREAS the current scanner will no longer be able to operate under the future operating system;

AND WHEREAS the current plotter requires a new network card that will cost approximately half of the original plotter cost and according to technical support other parts will likely fail now that the main network card has failed;

AND WHEREAS it is recommended that the scanner and plotter be replaced with a Multi-Function Plotter (MFP) combination unit in order to reduce the amount of space currently being utilized by the scanner and plotter and will be more efficient than the current units;

AND WHEREAS after extensive research from the County Information Technology Department it has been determined that Hewlett Packard (HP) is the only company that makes true MFP ink based products;

AND WHEREAS the funds to replace the scanner and plotter were not included in the 2014 Operating Budget due to the unexpected need to replace these units in 2014;

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

AND THAT staff be directed to purchase an MFP which will be quoted to Hewlett Packard dealers in accordance with the County's Purchasing Policy to an upset limit of \$20,000;

AND THAT the funds to purchase the MFP be taken from the Plotter Replacement Reserve in the amount of \$2,000, with the remaining amount to be funded from any surplus realized in the 2014 Planning Department's operating budget, and if insufficient funds exist, that any shortfall in funding be funded from the One Time Funding Reserve.

Carried

PDR-PCD-15-14 Cedarpoint – Three Year Draft Approval Extension

Randy Scherzer addressed the Committee on the above report. The subject subdivision is located within the Township of Southgate. The applicant is requesting an extension because the conditions will not be met in time due to a number of factors. The developer is currently working towards addressing the conditions. The developer believes the market is favourable for such a development. Southgate has supported the extension request, and staff are recommending it be granted.

PCD50-14 Moved by: Councillor McQueen Seconded by: Councillor Richardson

WHEREAS draft plan approval was granted for Plan of Subdivision File 42T-2007-10 by the County of Grey on May 15th, 2008;

AND WHEREAS a three year extension of draft approval was granted by the Planning and Community Development Committee on March 10, 2011;

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

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

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-15-14 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-2007-10 to May 15th, 2017 under Section 51(33) of The Planning Act, RSO 1990, as amended.

Carried

By-law Enforcement Officer Report April 2014

The Committee considered the report.

Concern was expressed concern with logs placed at the edge of the roadway in the Municipality of West Grey during snowy conditions.

Grey County Planning Active Development File List

The Committee reviewed the Development File List.

Randy Scherzer presented the above list. Staff can assist in addressing any questions on specific files.

Scott Taylor updated the Committee on the Artic Clear application in Southgate, noting that staff are moving forward with the file and will recommend refusal if no movement is made in the near future. Mr. Taylor noted that under the Planning Act, applications can either be approved, refused, or approved with modifications. A file cannot simply be closed.

Committee Review of Land Use Planning Appeals / Potential

Appeals

Grey County Planning Active Ontario Municipal Board (OMB) Appeals

File List

Randy Scherzer provided an update on the Harold Sutherland Construction Keppel Quarry. The agreement has been signed by the third party and will be proceeding to the Transportation and Public Safety Committee on April 17th and Council on May 6th.

With regard to the Rice Pit, the Ontario Municipal Board has accepted the settlement and the Official Plan Amendment is now in force and effect.

PCD51-14 Moved by: Councillor McKay Seconded by: Councillor Barfoot

THAT the Grey County Planning Active Ontario Municipal Board Appeals File List be received for information.

Carried

Correspondence

Letter of Thanks – Grey County Agricultural Services Centre; Updating the Schedule of Noxious Weeds in the Weed Control Act; Draft Large Renewable Procurement Request for Qualifications Materials Posted for Review and Comment

PCD52-14 Moved by: Councillor McQueen Seconded by: Councillor Jack

THAT the following correspondence be received for information:

- **Letter of Thanks – Grey County Agricultural Services Centre**

Carried

PCD53-14 Moved by: Councillor Richardson Seconded by: Councillor Barfoot

THAT the following correspondence be received for information:

- **Updating the Schedule of Noxious Weeds in the Weed Control Act – Removal of Milkweed and Addition of Dog-Strangling Vine**

- **Draft Large Renewable Procurement Request for Qualifications –
Materials Posted for Review and Comment**

Carried

Other Business

Planning Department Update

Randy Scherzer noted that staff will be attending training on the updated Provincial Policy Statement (PPS) and that there are positive changes in the updated statement, including more consideration for rural areas. Staff will provide a summary following the training this month.

An update on the high speed broadband initiative was provided.

Next Meeting Dates

Tuesday, May 20, 2014 at the Grey County Administration Building

On motion by Councillor McKinlay, the meeting adjourned at 12:18 PM.

Arlene Wright, Chair