Committee of the Whole
February 8, 2018 – Following Council
Council Chambers, Grey County Administration Building

1. Call to Order
2. Declaration of Pecuniary Interest
3. Determination of Items Requiring Separate Discussion
4. Consent Agenda

That the following Consent Agenda items be received; and

That staff be authorized to take the actions necessary to give effect to the recommendations in the staff reports; and

That the correspondence be supported or received for information as recommended in the consent agenda.

a. Correspondence from Crime Stoppers – Donation Request

That the correspondence from Crime Stoppers of Grey Bruce regarding a donation request be received for information.

b. PDR-CW-08-18 By-law Enforcement Reports – Quarter 4 and Year End Totals for 2017

That Report PDR-CW-08-18 regarding the quarterly By-law Enforcement Officer report for Quarter 4 of 2017 as well as a 2017 year-end total summary be received for information.

5. Items For Direction and Discussion


b. Addendum to PDR-CW-41-17 Sutherland 42-03-620-OPA-140 – Georgian Bluffs

That all written and oral submissions received on Official Plan Amendment Number 140 were considered and helped to make an informed recommendation and decision; and
That Addendum to Report PDR-CW-41-17 be received, and that Amendment Number 140 to consider site specific exceptions for lands described as Part Lot 23, Concession 19, Geographic Township of Keppel, in the Township of Georgian Bluffs, to re-designate the subject lands from the ‘Agricultural’ designation to the ‘Agricultural with Exceptions’ designation, be supported, and a by-law to adopt the County Official Plan Amendment be prepared for consideration by County Council.


That Report PDR-CW-06-18 regarding an overview of proposed plan of subdivision application 42T-2017-05, to establish a plan of subdivision consisting of eight (8) detached dwelling lots on lands described as Part of Lot 27, Concession 3, (geographic Township of Sarawak) in the Township of Georgian Bluffs, be received for information.

d. PDR-CW-07-18 Monterra Phase 2 Redline Revision Information Report – The Blue Mountains

That Report PDR-CW-07-18 regarding an overview of proposed redline revisions to draft approved plan of subdivision 42T-89009 on lands described as Part of Lot 18, Concession 1, (geographic Township of Collingwood) in the Town of The Blue Mountains, be received for information.

e. TR-CW-07-18 Keady Petition Drains

That Report TR-CW-07-18 be received and that Grey County file a petition with the Township of Chatsworth for two drains and request the Township to petition for these drains; and

That funds from the Minor Capital Budget be allocated to fund Grey County’s portion of drainage work in the hamlet of Keady to gain legal outlet for Grey County road storm runoff.

f. TR-CW-08-18 Grey Road 3 and Grey Road 16 Intersection Project Delay

That Report TR-CW-08-18 be received and that the request to delay the Grey Road 3 and Grey Road 16 (Keady) Intersection Project in 2018 be approved; and

That the revised project date be established upon completion of the petition drain planning as per report TR-CW-07-18 Keady Petition Drains.

g. TR-CW-09-18 Grey Road 40 Asphalt Overlay

That Report TR-CW-09-18 be received and that Grey County release a tender to pave Grey Road 40 from the Grey/Bruce Line to Grey Road 3 in conjunction
with the project to pave Grey Road 40 from Grey Road 3 to Desboro; and

That the funding be obtained from the Grey Road 16 and Grey Road 3 (Keady) intersection project delay as summarized in report TR-CW-08-18.

i. Tourism Advisory Committee minutes dated January 24, 2018

That the Tourism Advisory Committee minutes dated January 24, 2018 be adopted as presented; and

That the following recommendations contained therein be endorsed:

1. That Resolution TAC03-17 regarding licensing cyclists be rescinded.

2. That Report CAOR-TAC-05-18 be received; and

   That the Tourism Research and Data Analyst project be supported and that staff be directed to move forward in securing further project partners and funding; and

   That staff will bring a report to County Council once the project is finalized, and that Grey County’s contribution to this project be funded from the Tourism Reserves as a one-time project up to $20,000.

j. Economic Development and Planning Advisory Committee minutes dated January 30, 2018

That the Economic Development and Planning Advisory Committee minutes dated January 30, 2018 be adopted as presented; and

That the following recommendations contained therein be endorsed:

1. That Report CAOR-ED-04-18 titled New to Grey Initiative Update be received for information.

2. That Report PDR-ED-05-18 titled Community Improvement Plan Development be received; and

   That staff be directed to develop a community improvement plan program that would provide potential incentives to address current economic development barriers and that would help support member municipalities initiatives and priorities through existing or future community improvement plans.

k. LTCR-CW-10-18 Home and Community Support Services Renovations

That report LTCR-CM-10-18 regarding renovations in the tenant space at Lee Manor be received; and
That $127,000 in funding be received by Grey County from Home and Community Support Services Grey Bruce for the completion of the proposed renovations; and

That The Warden and Clerk be authorized to execute the contract between Grey County and Home and Community Support Services Grey Bruce for the completion of renovations prior to the February 8, 2018 Committee of the Whole Minutes being confirmed by County Council per Section 25.6 b. of Procedural By-law 5003-18.

6. Administration Building Addition/Renovation Update

7. Other Business

8. Notice of Motion

9. Adjournment
January 30, 2018

Warden and Members of Grey County Council
The County of Grey
County Building, 595 9th Avenue East
Owen Sound ON N4K 3E3
penny.colton@grey.ca, warden@grey.ca

Dear Warden and Members of Grey County Council:

Crime Stoppers of Grey Bruce Inc. is urgently requesting A DONATION IN THE AMOUNT OF $2,000 from The County of Grey, OR A COMMITMENT OF A DONATION IN THE AMOUNT OF $2,000 EACH YEAR FOR THE NEXT FIVE (5) YEARS. Crime Stoppers representatives would be pleased to make a presentation to your council about the program and answer any questions your Councillors may have.

Crime Stoppers is at a crisis point. There are enough funds left to support this program for the next two years. Without the assistance of your municipality, and every other municipality in Grey Bruce, the program will then have to close due to lack of funding.

What is Crime Stoppers?

Each Crime Stoppers organization is a separate entity, which focuses on assisting with the prevention of crime in their local communities. Crime Stoppers is not part of the local police services, and the only assistance the organization receives from the Ontario Provincial Police is one liaison officer/coordinator, at their cost, to assess tip viability and report back to the Crime Stoppers Board of Directors for tip reward payout. Crime Stoppers does not receive direct funding from the provincial or any other government.

Crime Stoppers is a completely volunteer based organization. Each Board of Directors is comprised wholly of volunteers from the respective local communities.

Statistics for Grey and Bruce Counties

Over the past 30 years, tips provided to Crime Stoppers of Grey Bruce Inc. have led to the solving of 2,613 cases, with more than 1,590 arrests and the seizure of nearly $52 Million in stolen property and illegal drugs. Approved awards for these tips amounted to more than $256,500.

How Does Crime Stoppers Work?

Crime Stoppers offers telephone and encrypted internet based services that allow anyone to provide tips with anonymity guaranteed. In exchange for the tips, rewards of up to $2,000, approved by the respective Board of Directors, are offered. These rewards are completely funded by donations from municipalities like yours, who believe Crime Stoppers offers an invaluable tool in the fight against crime.
**How are Donations Used?**

Donations are used to pay out rewards, purchase office supplies and equipment, assist with attendance fees at local events to promote Crime Stoppers, and for core funding to keep the program running.

Please contact us to arrange a presentation to your council or to answer any questions you may have. Crime Stoppers of Grey Bruce Inc. thanks you for your commitment to fighting crime and ensuring safer communities for the future generations of Grey and Bruce Counties.

Yours truly,

[Signature]

Elizabeth (Betty) Egerdeen  
President, Crime Stoppers of Grey Bruce Inc.  
crimestopgb@bmts.com  
519-371-6078
Recommendation

1. That Report PDR-CW-08-18 regarding the quarterly By-law Enforcement Officer report for Quarter 4 of 2017 as well as a 2017 year-end total summary be received for information.

Executive Summary

The By-law Enforcement Officer provides a quarterly update on the number of permits (Intents to Cut) and activities associated with the County Forest Management By-law. This is provided to Council for information to understand the number of permits issued throughout Grey County and within each local municipality. All of these harvests are selective harvests that are classified as good forestry. This report also includes year-end totals within each local municipality as well.

Permits are sent to the respective municipality when they are received, so that if there are corresponding processes (i.e. road permits, half load restrictions, etc.) then the municipality will have sufficient time to obtain that information.

Background and Discussion

The By-law Enforcement Officer provides a quarterly update on the number of permits (intents to cut) and activities associated with the County Forest Management By-law. This is provided to Council for information to understand the number of permits issued throughout Grey County and within each local municipality. All of these harvests are selective harvests that are classified as good forestry. This report also includes year-end totals within each local municipality as well.
Permits are sent to the respective municipality when they are received, so that if there are corresponding processes (i.e. road permits, half load restrictions, etc.) then the municipality will have sufficient time to obtain that information.

October 2017

Twenty (20) intents to cut received and eighteen (18) approved during the month of October. Two (2) were refused as they did not meet the good forestry provisions of the County Forest Management By-law. Twenty three (23) site visits of current operations and post-harvest inspections occurred during this time. Breakdown of intents were:

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Number of Permits Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Blue Mountains</td>
<td>-</td>
</tr>
<tr>
<td>Chatsworth</td>
<td>2</td>
</tr>
<tr>
<td>Georgian Bluffs</td>
<td>2</td>
</tr>
<tr>
<td>Grey Highlands</td>
<td>5</td>
</tr>
<tr>
<td>Hanover</td>
<td>-</td>
</tr>
<tr>
<td>Meaford</td>
<td>5</td>
</tr>
<tr>
<td>Owen Sound</td>
<td>-</td>
</tr>
<tr>
<td>Southgate</td>
<td>2</td>
</tr>
<tr>
<td>West Grey</td>
<td>4</td>
</tr>
</tbody>
</table>

November 2017

Twenty (20) intents to cut were received and approved during the month of November. Eighteen (18) site visits of current operations and post-harvest inspections occurred during this time. Breakdown of intents were:

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Number of Permits Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Blue Mountains</td>
<td>-</td>
</tr>
<tr>
<td>Chatsworth</td>
<td>4</td>
</tr>
<tr>
<td>Georgian Bluffs</td>
<td>-</td>
</tr>
<tr>
<td>Grey Highlands</td>
<td>6</td>
</tr>
<tr>
<td>Hanover</td>
<td>-</td>
</tr>
<tr>
<td>Meaford</td>
<td>3</td>
</tr>
<tr>
<td>Owen Sound</td>
<td>-</td>
</tr>
<tr>
<td>Municipality</td>
<td>Number of Permits Issued</td>
</tr>
<tr>
<td>----------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Southgate</td>
<td>3</td>
</tr>
<tr>
<td>West Grey</td>
<td>4</td>
</tr>
</tbody>
</table>

**December 2017**

Twenty Six (26) intents to cut received and approved during the month of December. Twelve (12) site visits during this time of operations and post-harvest inspections.

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Number of Permits Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Blue Mountains</td>
<td>2</td>
</tr>
<tr>
<td>Chatsworth</td>
<td>-</td>
</tr>
<tr>
<td>Georgian Bluffs</td>
<td>1</td>
</tr>
<tr>
<td>Grey Highlands</td>
<td>7</td>
</tr>
<tr>
<td>Hanover</td>
<td>-</td>
</tr>
<tr>
<td>Meaford</td>
<td>-</td>
</tr>
<tr>
<td>Owen Sound</td>
<td>-</td>
</tr>
<tr>
<td>Southgate</td>
<td>9</td>
</tr>
<tr>
<td>West Grey</td>
<td>7</td>
</tr>
</tbody>
</table>

Lily Oak tract was completed in mid-December by Bester Forest Products, a very nice job done with a feller buncher. Operations have started at Chatsworth (Tract 45) and are progressing well.

Camp Oliver Egremont was started during the Christmas break by Moggie Valley and was completed in early January. The spruce plantation was in pretty rough shape but looks much better now.

Inventory for the new management plan has been ongoing.

**Year-end Totals 2017**

A total of two hundred and ten (210) permits were applied for during the year. A total of eight (8) were refused as they did not meet the requirements of the County Forest Management By-law. The following is a breakdown of year-end totals:

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Number of Permits Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Blue Mountains</td>
<td>6</td>
</tr>
<tr>
<td>Chatsworth</td>
<td>19</td>
</tr>
<tr>
<td>Municipality</td>
<td>Number of Permits Issued</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Georgian Bluffs</td>
<td>19</td>
</tr>
<tr>
<td>Grey Highlands</td>
<td>48</td>
</tr>
<tr>
<td>Hanover</td>
<td>-</td>
</tr>
<tr>
<td>Meaford</td>
<td>29</td>
</tr>
<tr>
<td>Owen Sound</td>
<td>-</td>
</tr>
<tr>
<td>Southgate</td>
<td>27</td>
</tr>
<tr>
<td>West Grey</td>
<td>62</td>
</tr>
</tbody>
</table>

**Legal and Legislated Requirements**

Forest permits (Intents to Cut) are administered by the By-law Enforcement Officer as per the Forest Management By-law.

**Financial and Resource Implications**

There are no anticipated financial/staffing/legal/IT considerations related to the report above and beyond what is included within the budget and within the scope of regular duties of staff and the By-law Enforcement Officer.

**Relevant Consultation**

☑ Internal: Planning Staff

☒ External: By-law Enforcement Officer (Lee Thurston, Grey Sauble Conservation Authority)

**Appendices and Attachments**

*None*
Recommendation


Executive Summary

The Ontario government has acknowledged a need to fundamentally reform the income security system and this includes the transformation and modernization of Social Assistance. Working groups on Income Security Reform and First Nations Income Security Reform came together in 2016 with overarching goals to invest in people, address adequacy and recognize the experience of Indigenous people. The results of their work were documented in the report Income Security: A Roadmap for Change.

The Roadmap includes 20 detailed recommendations that will steer fundamental changes to the system with specific advice to government to help guide decision making. Most notable to the delivery of Social Services in Grey County are recommendations related to:

- Achieving Income Adequacy
- Engaging the Whole Income Security System
- Transforming Social Assistance
- Helping those in Deepest Poverty

The Roadmap recommends major investments in and improvements to programs that affect the lives of low-income people in Ontario. It reflects a different approach to supports and services that puts people at the centre of the system. The complete Roadmap for Change with detailed recommendations can be read at Income Security: A Roadmap for Change
Background and Discussion

The Roadmap for Change is meant to be read in its entirety as much time and effort was made to provide cross sector recommendations and a holistic approach to change. For the purpose of this update, highlights will only include recommendations most affecting changes to social assistance over the next 10 years. Notable recommendations include:

Achieving Income Adequacy

The Roadmap recommends that government make a commitment to providing low-income people in Ontario with incomes that are adequate, by adopting a Minimum Income Standard over the next 10 years

- Set the Minimum Income Standard initially at the Low Income Measure (LIM), currently about $22,000 for a single person with 30% more for people with disabilities. If your income is below the LIM number, it means your income is not adequate.

The recommendation means that the government would commit to making investments into both social assistance rates and other benefits, in order to bring everyone up at least to these amounts.

Engaging the Whole Income Security System

Programs need to work together across the entire income security system to help low-income people achieve economic and social inclusion.

- Introduce a portable housing benefit to assist all low-income people with the high cost of housing, whether or not they receive social assistance. This benefit would pay for a portion of the “affordability gap” between their actual rent and what an affordable rent would be relative to their income. If rent is more than 30% of income, there is an “affordability gap”. The Roadmap recommends creating a housing benefit in the next two years that would initially cover 25% of the gap and increase over the next 10 years.
- Make essential health benefits available to all low-income people, beginning with ensuring those in deepest poverty have access to the services they need.
- Move income support for children outside of social assistance so all low income families can benefit.

Transforming Social Assistance

Implement significant legislative changes to simplify rules and help people overcome barriers.

- Change the legislative framework for social assistance programs to set the foundation for a culture of trust, collaboration and problem-solving.
- Redesign the social assistance rate structure so that all adults have access to a consistent level of support that does not distinguish between basic needs and shelter, e.g. Flat rate depending on whether single or couple.
- Implement a First Nations based approach which reflects traditional values and offers a range of services ensuring physical, spiritual, mental and emotional well-being.
- Improve social assistance rules and redesign benefits to make it easier for people to pursue their employment goals and realize the benefits of working.
- Modernize income and asset rules so people can maximize the income sources available to them and save for the future.
- Maintain and strengthen Ontario Disability Support Program as a distinct program for people with disabilities and co-design an “assured income” approach.

Helping those in Deepest Poverty

The Roadmap recommends an immediate, significant increase to social assistance rates, because this is the most immediate way to make progress towards economic inclusion. The recommended increases are:

- Create a flat rate structure immediately to improve the incomes of those receiving less than the base benefit rates (see above).
- Set the OW Standard Flat Rate at $794 / month (a 10% increase) and the ODSP Standard Flat Rate at $1,209 / month (a 5% increase) starting in Fall 2017.
- Increase the OW flat rate by 7% and the ODSP flat rate by 5% in 2018.
- Increase the OW flat rate by 5% and the ODSP flat rate by 5% in 2019.

The current Social Assistance system is rule based and complex stemming from the Ontario Works and ODSP legislative framework. The report indicates that it emphasizes the “wrong priorities” and does not reflect the challenges for people with multiple barriers and little opportunity for sustainable employment.

Local Implications

Improvements as a result of the Poverty Reduction Strategy have seen increased child benefits, more health benefits available outside of Social Assistance and significant changes to assets and income exemptions. In Grey County the caseload composition has changed as a result and many of the concerns in the Roadmap are reflected in our statistics.

<table>
<thead>
<tr>
<th>Caseload Composition</th>
<th>2007</th>
<th>2017</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average # of months on Assistance</td>
<td>18.6</td>
<td>33.73</td>
<td>15.13</td>
</tr>
<tr>
<td>Percentage of Sole Support Parents</td>
<td>41</td>
<td>28</td>
<td>-13%</td>
</tr>
<tr>
<td>Percentage of caseload with earnings</td>
<td>17.06</td>
<td>21.05</td>
<td>4%</td>
</tr>
<tr>
<td>Ontario Works Caseload(benefit units)</td>
<td>873</td>
<td>1324</td>
<td>51.66%</td>
</tr>
</tbody>
</table>
Planning is occurring within the Social Services department to determine how to best serve our changing client base and support clients that are employed. Changes in legislation that may decrease administrative functions and promote a culture of “respect, collaboration, support and autonomy” would support our current vision of being a person-centered operation and allow staff more time to spend being collaborators and assist vulnerable clients with meeting longer term goals.

Legal and Legislated Requirements

Changes to the Ontario Works Act and Ontario Disability are expected by the Fall of 2018. The extent of changes is not known at this time.

Financial and Resource Implications

The financial impact is unknown at this time at the local level. In 2018 the Ontario Works program will be funded 100% provincially, therefore it is projected this would have minimal financial impact at the local level. The ministry will be procuring a third party to undertake a review of the Ontario Works Program Delivery Funding Model with completion expected by Fall 2018.

Relevant Consultation

- Internal
  - Grey County Housing if impacted by Portable Housing benefit implemented
  - Finance department regarding impacts review of Ontario Works Program Delivery Funding Model

- External
  - Poverty Task Force

Appendices and Attachments

Income Security: A Roadmap for Change

Presentation Slides on Income Security and Ontario’s Roadmap for Change prepared by Anna Cain, Director – Ontario Works Branch, Ministry of Community and Social Services

Respectfully submitted by,

Barb Fedy, Director of Social Services
Melissa McCulloch, Ontario Works Manager
INCOME SECURITY AND
ONTARIO’S ROADMAP FOR CHANGE

Anna Cain, Director - Ontario Works Branch, MCSS
Presentation to the South West Region SMG
November 17, 2017
FEDERAL AND PROVINCIAL INCOME SECURITY BENEFITS PROVIDED TO ONTARIANS ($ MILLIONS)

- Employment Insurance $5,478
- Ontario Tax Credits, primarily Trillium Tax Benefits $2,675
- GAINS $127
- Ontario Works and ODSP (including health benefits) $8,522
- Workplace Safety and Insurance Board Benefits $2,252
- Ontario Children's Benefits $1,689
- Federal Children's Benefits $7,210
- Canada Pension Plan $18,434
- GST Credit $1,706
- Working Income Tax Benefit $466
- OAS (Including GIS & Spouse's Allowance) $17,142
WHY THIS MATTERS - THE PROBLEM

- The income security system was designed for the workforce of the past, where many people had long-term, well-paying jobs.

- Today, low-paying, part-time jobs of short duration are much more common.

- Many people have long-standing barriers to work and social inclusion due to:
  - intergenerational poverty
  - history of colonialism
  - mental health and addiction issues.

- More people turn to social assistance as a “first resort” despite the limitations of these programs.
WHY THIS MATTERS - THE HUMAN TOLL

- Essential needs are increasingly out of reach for many people.
- It’s harder for people to climb out of poverty.
- More people have disabilities and are facing barriers to employment and social inclusion and higher costs of living.
- Poverty and low-income are negatively impacting people’s health and well-being.
- Systemic racism and discrimination are contributing to entrenched inequity.
THE COST OF INACTION

Poverty is expensive and costs us all.

In 2008, it was estimated that poverty costs $32 to $38 billion a year in Ontario — around $2,300 a year for every household in the province.

The cost of inaction is high.

The status quo is not free. It comes with a high price tag and worse outcomes for people living in poverty. Investing in a fair society requires moving people out of poverty as well as preventing people from falling into poverty in the first place.

Ontario has taken steps to combat poverty through the Poverty Reduction Strategy as well as efforts aimed at ending homelessness and forging a new relationship with Indigenous peoples through reconciliation.

Income security is a thread that connects all of these efforts to address poverty in Ontario.
CREATING A ROADMAP FOR CHANGE

- Ontario government tasked three Working Groups to examine the income security system and make recommendations on improvements
- A multi-year plan
- Identifies the steps needed to reach a modern, responsive and effective system
- Help those most affected by poverty
- Keep others from falling into poverty
- Improve our overall prosperity
INCOME SECURITY: FUTURE STATE

Social and Economic Inclusion

- Essential Health Needs
- Effective Safety Net
- Employment Support
- Help Raising Children
- Support for People with Disabilities
- A Safe Home
INCOME SECURITY: GUIDING PRINCIPLES

Adequacy - Rights - Reconciliation - Access to Services

Economic and Social Inclusion - Equity and Fairness - Sustainability - Respect and Dignity
THE ROADMAP TO CHANGE – RECOMMENDATIONS

- The roadmap includes 98 recommendations, which provide a priority sequence with a focus on the first three years.
- Some of the key areas for reform and notable recommendations include:

  **Achieving Income Adequacy**
  - The Province should publicly commit to a Minimum Income Standard that will be achieved over a 10-year period (by 2027–28).
  - Established at PRS Low-Income Measure (LIM) (PRS LIM-50, plus an additional 30% for persons with a disability)

  **Engaging the Whole Income Security System**
  - Introduce a housing benefit to assist all low-income people with the high cost of housing.
  - Create a supplement to the Ontario Child Benefit for the lowest income families as social assistance rates structure is redesigned.
  - Make essential health benefits available to all low-income people, beginning with ensuring those in deepest poverty have access to the services they need.
THE ROADMAP TO CHANGE – RECOMMENDATIONS

Transforming Social Assistance

- Redesign the social assistance rate structure so that all adults have access to a consistent level of support regardless of living situation.
- Introduce an approach to serving people receiving social assistance that promotes a culture of trust, collaboration and problem-solving as a priority.
- Maintain and strengthen Ontario Disability Support Program as a distinct program for people with disabilities and co-design an “assured income” approach.

Helping Those in Deepest Poverty

- Immediately increase the income support available through social assistance as a readily available means for early progress towards adequacy.
- Over the next three years implement the following rate increases:
  
  **Ontario Works**
  - 10% (2018-19)
  - 7% (2019-20)
  - 5% (2020-21)

  **ODSP**
  - 5% (2018-19)
  - 5% (2019-20)
  - 5% (2020-21)
THE ROADMAP TO CHANGE – RECOMMENDATIONS

Indigenous and First Nations

• Take steps to ensure that social services are ultimately controlled by, determined by and specific to First Nations.
• Broaden program outcomes to encompass social inclusion.
• Simplify processes and provide tools for a more holistic, individualized approach that offers wrap-around services.
• Programs, services and supports provided through social assistance should better reflect the realities of living within First Nations communities.
THE ROADMAP TO CHANGE – SEQUENCING REFORM

- The reforms recommended in the Roadmap are designed to be phased-in over time to allow for planning and design with partners and experts and based on “lessons learned”.

- Some changes should be tested in advance, so adjustments can be made prior to broad implementation.

- Actions in the first three years are designed to target those most in need and build momentum for further change.

- Many of the reforms will require ongoing dialogue with people affected by change, front-line workers, service managers and delivery partners, advocates, Indigenous peoples and organizations, and other experts.
THE ROADMAP TO CHANGE – WHERE IT LEADS

Outcomes for Individuals

• People have greater control over their own lives.

• They are able to meet their essential needs.

• They find it easier to use the system and connect to the supports and services they need.

• They are empowered and equipped to better achieve personal success.

• They have improved sense of personal agency, respect and dignity.

• They have greater social and economic inclusion.
THE ROADMAP TO CHANGE – WHERE IT LEADS

Outcomes for the System

• Supports and services are modern, effective, responsive and sustainable.

• Supports and services are delivered efficiently, with improved transparency.

• Supports and services are accessible and respectful — reducing barriers that do not support people’s abilities, capacities or goals.

• The system is simpler and less confusing.

• The system is more flexible and better able to adapt to people’s diverse and changing needs.

• The system recognizes the value of early intervention.

• Front-line staff and delivery partners are empowered to make a positive difference in people’s lives.
THE ROADMAP TO CHANGE: WHAT’S NEXT?

- The Roadmap has been posted online at ontario.ca/incomeseecurity
- There is a 60-day period for the public to provide feedback online
- The government will be developing a multi-year plan for income security in early 2018 that draws on the Roadmap and its recommendations
SA IMPROVEMENTS

- SA program improvements and other system changes in recent years support the guiding principles of the Roadmap, including:
  
  - Targeted rate increases for Ontario Works singles ($100 increase in BN for singles) and people with disabilities
  
  - Increases to asset limits under both programs (From $2500 to $10,000 for singles on Ontario Works)
  
  - Changes to the treatment of gifts and voluntary payments ($10,000 per year fully exempt as income, funds used to purchase primary residence, exempt vehicle or first and last month’s rent exempt as assets)
  
  - Exemption of child support payments and all federal child benefits
  
  - Individuals are no longer required to "prove" their disability twice — if they have been deemed eligible for ministry-funded adult developmental services they do not have to verify their disability to qualify for ODSP
  
  - Simplified and streamlined ODSP medical review process
  
  - Development of SA modernization strategy – multiple initiatives, including:
    - Simplified and streamlined aspects of service delivery (e.g., reloadable payment card in ODSP and piloting Ontario Works implementation with Toronto, replacing paper drug card with Ontario Health Card)
    - Electronic Document Management (Kingston ODSP prototype)
  
  - Implementation of Healthy Smiles Ontario and initiatives under the Long Term Affordable Housing Benefit (Portable Housing Benefit)
UPCOMING

- The ministry will be procuring a third party to undertake a review of the Ontario Works Program Delivery Funding Model – procurement is expected to get underway in late November 2017 with project completion by Fall 2018
  • Will include consultation with all 47 CMSMs/DSSABs

- Innovation projects – Intensive Case Management (Sault Ste. Marie and Niagara)
QUESTIONS?
Committee Report

Addendum to PDR-CW-41-17

Date: February 8, 2018

Recommendation

1. That all written and oral submissions received on Official Plan Amendment Number 140 were considered and helped to make an informed recommendation and decision; and

2. That Addendum to Report PDR-CW-41-17 be received, and that Amendment Number 140 to consider site specific exceptions for lands described as Part Lot 23, Concession 19, Geographic Township of Keppel, in the Township of Georgian Bluffs, to re-designate the subject lands from the ‘Agricultural’ designation to the ‘Agricultural with Exceptions’ designation, be supported, and a by-law to adopt the County Official Plan Amendment be prepared for consideration by County Council.

Executive Summary

This report considers a proposed official plan amendment in the Township of Georgian Bluffs to permit the severance of a surplus farm dwelling. The amendment is required because the original farm parcel is less than 40 hectares in size, which in the ‘Agricultural’ designation is the required minimum, before a surplus farm dwelling can be severed. Accompanying the official plan amendment application, are applications for consent and zoning by-law amendment to the Township of Georgian Bluffs. It is recommended that Amendment Number 140 be supported and a by-law to adopt the amendment be prepared for consideration by County Council.

Background and Discussion
Grey County has received an application from the owner at 402558 Grey Road 17 to amend the County of Grey Official Plan. The subject lands are legally described as Part Lot 23, Concession 19, geographic Township of Keppel, in the Township of Georgian Bluffs. The amendment would allow an exception to the 'Agricultural' designation to permit a surplus farm dwelling severance. The severance will create a 0.74 hectare non-farm lot containing a farmhouse, along with the barn and storage building. The retained balance of the farm (~29 hectares) will be used for cash-cropping purposes, and rezoned to prohibit new residential dwellings. The proposed development requires consent and rezoning applications from the Township of Georgian Bluffs. Through this exception to the Agricultural designation, a surplus farm dwelling severance will be considered, which is not currently permitted by the County Plan for a lot of this size (i.e. the County Plan permits surplus farm dwelling severances on 40 hectare parcels and this parcel is 29.7 hectares).

The subject lands are located along the south side of Grey Road 17, approximately 900 metres west of Wolseley, the site also fronts along Mountain Lake Drive to the south. Mountain Lake Drive is only seasonally maintained, while Grey Road 17 is maintained year-round. A new access off Grey Road 17 can be located in the northeast section of the property, or a field entrance off of Mountain Lake Drive could also be sited in the south of the property. Currently the lands are approximately 29.7 hectares, of which approximately 28.7 hectares are cash-cropped. Situated on the property are the aforementioned dwelling, barn and storage building. No livestock currently occupy the barn. The size and shape of the proposed severed parcel have been carefully designed in order to minimize the amount of cropland that will be taken out of production from the severance. In order to keep the existing septic system with the dwelling, it is necessary to include a three-metre wide swath of cropland along the east side of the house. This means approximately 240 square metres of current cropland will be lost. An air photo showing the subject lands and surrounding properties has been included as Map 1, while the proposed severance boundaries are shown on Map 2 below.
Map 1: Airphoto of the Subject Property and Surrounding Lands

Surrounding the subject lands are wetlands and a forested area to the north. To the east, west and to the south of the property is a mixture of wetland, forested areas and areas that are currently in agricultural production.

Ron Davidson, Land Use Planning Consultant Inc. has submitted a Planning Justification Report in support of the proposal, and Orion Environmental Solutions have prepared an Agricultural Impact Assessment. Copies of all reports and background materials can be found at the below link.

[Link to OPA 140 Background Materials]
Map 2: Proposed Severance (Courtesy Ron Davidson, Land Use Planning Consultant Inc.)

A joint public meeting with the Township of Georgian Bluffs was held on November 15, 2017. A copy of the minutes from the public meeting can be found at the below link.

Public Meeting Minutes

Kelly Henderson, who did the majority of the County Planning work on this file, originally drafted an early version of this staff report. Kelly has since taken another planning position elsewhere, so staff completed the report in her absence.

Public and Agency Comments Received

Public Comments

Victoria Boulter dated, November 14, 2017

In an email, Ms. Boulter noted concerns about the lot shape and size of the proposed non-farm parcel. She also raised concerns with the access to Grey Road 17, specifically the ‘S-Bend’ near the property and the poor visibility that can occur at this section of the road.

The County received one verbal comment at the public meeting, where Victoria Boulter;

‘Thanked County staff for providing clarity about the file prior to the meeting. She was happy to hear that the road will be reconstructed by the Transportation Services department in 2018. She would like it put in writing that there should be a band of trees planted to protect the drifting snow over that farmland. She is also concerned with the odd shape of the property and wondered if it could be changed to a rectangle shape to help for future owners.’

Agency Comments

Comments were received from the following agencies.

Niagara Escarpment Commission, dated November 14, 2017

The Niagara Escarpment Commission (NEC) noted that the subject property is not located within the areas of the Niagara Escarpment Plan or within the Development Control area. The NEC has no objection to the subject amendments or consent, provided the applications conform to the County Official Plan policies.

Historic Saugeen Metis, dated October 10, 2017

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department have reviewed the relevant documents and have no objection or opposition to the proposed land re-designation, rezoning, and land severance.
Grey County Transportation Services, dated January 15, 2018

Transportation Services have provided multiple sets of comments on this file. Most recently in January 2018 Transportation Services noted they have no concerns with the revised entrance proposal. Transportation Services have also noted that this section of Grey Road 17 is due for reconstruction in 2018.

Bluewater District School Board, dated October 20, 2017

The School Board has no comments or concerns with this planning application at this time.

Hydro One, dated October 2, 2017

Hydro One has reviewed the documents concerning the noted application and have no concerns at this time.

Grey Sauble Conservation Authority, dated November 10, 2017

Grey Sauble Conservation Authority (GSCA) generally has no objection to the approval of the subject application. A permit is required from GSCA should any development and/or site alteration be proposed within the area regulated under Ontario Regulation 151/06. We are also recommending that the ‘Wetland’ zone be revised to the Provincially Significant Wetland boundaries.

Ministry of Municipal Affairs, dated October 19, 2017

The Ministry of Municipal Affairs got comments from the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA), who noted that ‘they have reviewed the Planning Report and Agricultural Impact Assessment prepared. It appears that the proposed consent for a residence surplus to a farm dwelling is consistent with the lot creation policies of the Provincial Policy Statement (PPS). The consultant has stated in the Planning Report that the required MDS setback is exceeded. In addition, Section 2.3.4 of the PPS is addressed. The County should ensure that the residence is in fact surplus to a farming operation as per the PPS definition.’

Township of Georgian Bluffs Operations Department, dated October 6, 2017

The Township of Georgian Bluffs Operations Department have no comments on this application.

Township of Georgian Bluffs Planning Department, dated December 22, 2018

The Township Planner noted:

"There was no opposition recorded at the Public Meeting or in the agency comments as noted in the Township of Georgian Bluffs staff planning report PL.2017.39. I have attached a copy of the planning report and the minutes from the November 15, 2017 Public Meeting for your reference. The Township has no further concerns with respect to Grey County Official Plan Amendment 140."

Addendum to PDR-CW-41-17

Date: February 8, 2018
Analysis of Planning Issues

In rendering decisions, planning authorities must have regard to matters of Provincial interest under the Planning Act, and be consistent with the Provincial Policy Statement (PPS). Decisions within the County must also conform to the County of Grey Official Plan, and any Municipal Official Plans or Provincial Plans in effect. In this case, neither the Township Official Plan nor the Niagara Escarpment Plan are in effect for this property.

Provincial Interest – Legislation, Policy, Guidelines

Section 2 of the Planning Act sets out matters of Provincial interest, which all land use decisions shall have regard for in rendering any decision under the Act. Most notable to this proposed Official Plan Amendment are the following clauses, with some staff comments below.

(a) the protection of ecological systems, including natural areas, features and functions,

There are no significant environmental features mapped in the area to be severed on the subject lands. The proposed development site is adjacent to small pockets of Significant Woodlands and Other Identified Wetlands, as well as Provincial Significant Wetlands. A small portion of karst topography also exists on the south end of the retained parcel. The proposed development will not impact these environmental features, as development already exists on the severed parcel and it is simply a new lot line being added.

(b) the protection of agricultural resources of the Province,

The subject property is designated ‘Agricultural’ on Schedule A to the County Official Plan. Within the Agricultural designation, surplus farm dwelling severances are permitted, however there is criteria that needs to be met in order to qualify for a severance ‘as-of-right’. The PPS also contemplates this type of severance, and does not place a minimum lot size on the farm parcel that must be met before a severance can be considered.

The proposed development will remove approximately 240 square metres of current cropland out of production. However, this is required in order to keep the existing septic system with the dwelling. An Agricultural Impact Assessment was completed for this property and reviewed by OMAFRA staff.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The provision of effective water, wastewater, and communication systems has not been questioned for this application. The proposed dwelling is already serviced, and no new residential dwellings can be built on the retained lands.

Initially, some concerns were raised about getting safe access to the retained parcel off Grey Road 17, which is the only abutting road that would provide year-round access. Transportation Services staff have found an entrance location on the property which meets the County standards for new entrances. Transportation Services staff have also noted that the road will be reconstructed this year, to alleviate some of the current road concerns.

(o) the protection of public health and safety,
Some questions raised prior to and at the public meeting stemmed from concerns over potential access to the property and the road conditions in the area, but these have been addressed above.

The proposed official plan amendment has regard for matters of Provincial interest under the Planning Act.

Provincial Policy Statement (PPS 2014)

Section 2.3.4.1 of the PPS provides for the lot creation in prime agricultural areas for a residence surplus to a farming operation as a result of farm consolidation. These permissions are conditional on ensuring that new residential dwellings are prohibited on the vacant remnant farm parcel. The proposed severance is required as a result of farm consolidation, where the current farmer does not need an additional house. This severance and farm operator would meet the Provincial criteria for eligibility for a surplus farm dwelling severance. Associated with the official plan amendment, is a zoning amendment to the Township that will rezone the retained parcel for no new residential dwellings.

Another requirement of the PPS is that the severed lands be as small as possible, to remove minimal land from agricultural production. The proposed severed lot, ~ 0.74 hectares, is abnormally shaped, to remove minimal lands from the remnant farm, other than those required for the house, outbuildings, and septic system. As part of the development review process, questions arose as to whether or not additional lands could be included with the severed lands, to facilitate the future residential landowner having some livestock. The PPS is however clear that the severed lands are to be “limited to a minimum size needed to accommodate the use and the appropriate sewage and water services”. County staff cannot favourably recommend a larger sized severed parcel as it would not be consistent with the PPS.

Section 2.3.3.3 of the PPS requires Minimum Distance Separation (MDS) formulae to be met for new land uses or the creation of lots. MDS setback can be met for the proposed use, and all required setbacks have been exceeded. It should be noted that the existing barn, which is not currently used for livestock purposes, will be severed with the house to avoid potential land use conflicts in the future.

The applicant has submitted a Planning Report and an Agricultural Impact Assessment report that are aimed at addressing the agricultural policies of the PPS. County, Township, and Provincial planning staff are satisfied with the contents of these reports.

Section 2.1 of the PPS requires the protection of significant natural heritage features across the Province. As noted above, there would not appear to be any impacts on significant environmental features as a result of these applications. GSCA staff have not raised any environmental concerns in this regard.

Proposed Amendment 140 is generally consistent with the PPS.

County of Grey Official Plan

All new development proposals within the County must conform to the purposes and policies of the Official Plan.
The proposed amendment would not be changing the principle use of the farm; it would reduce the size of the retained parcel to 28.96 hectares and create a non-farm lot of approximately 0.74 hectares. As noted above, the subject lands are currently designated as ‘Agricultural’ on Schedule A to the County Plan. An amendment is required for the proposed development as the subject property is an undersized farm parcel (approx. 29.7 hectares) and therefore does not qualify for a surplus farm dwelling severance ‘as-of-right’. Section 2.1.4(1) of the County Official Plan permits the creation of one lot in the Agricultural designation provided that the original farm parcel is a minimum of 40 hectares and no lot creation has been provided for in the past. It shall be noted that the original Lot 23, Concession 19, geographic Township of Keppel, was 40 hectares in size. However, because of the lake and the bend in Grey Road 17, which bisects the original Lot 23, the 40 hectare parcel was not kept as one contiguous parcel.

Both the County Plan and the PPS limit lot creation in the Agricultural designation to preserve as much land as possible for farming and food production, and to limit the possibility for conflict between farm and non-farm neighbours. Surplus farm dwelling severances are a divisive issue across the Province. Many farm groups also seem to be ‘divided’ on this topic. Some people are of the opinion that severing a house will create land use conflict in the future, and render the retained of lesser value if it cannot have a dwelling on it. This same opinion questions whether these retained parcels could also be an impediment to young farmers entering the industry, and needing land and a dwelling. However, others have pointed out that farming is a business, and like many other types of businesses, the key to growth is expansion. Many farmers need to grow their land-base but have no need for additional houses, and no desire to be landlords. The ability to sever a surplus farm dwelling severance is a necessary tool for farmers to be able to expand their businesses, and preserves these houses from being torn down or falling into disrepair.

County staff and Council have had many discussions on the ‘pros and cons’ of surplus farm dwelling severances. While the County used to take a more restrictive approach to surplus farm dwelling severances; the County was forced to ‘re-think’ this approach following an unsuccessful defense of our policy at the Ontario Municipal Board (OMB). The County’s current policy closely aligns with the PPS, which permits such severances. One area of deviation, is the requirement for needing 40 hectares to qualify for such a severance, i.e. the County requires a minimum of 40 hectares before one can be considered for a surplus farm dwelling severance, whereas the PPS does not. County Planning staff still believe this to be a reasonable criterion. However, in this case an exception is being considered based on the fact that it was the road which bisected the 40 hectare original lot, not the creation of additional non-farm parcels.

The requirements for official plan amendments are outlined in section 6.3 of the County Plan, while the detailed Agricultural policies are found in section 2.1 of the Plan. It is the primary objective of the Plan to protect the ‘primary way of life’ through farming operations continuing to be the dominant land use. Therefore, Agricultural productivity of the land is a key consideration in assessing this application. It is for this reason that the Agricultural Impact Assessment was required. This Assessment supports the proposed severance and notes that minimal land will be removed from production.

County staff have been reticent to consider surplus farm dwelling severances on smaller farms, for fear of ‘setting a precedent’ which opens our Agricultural lands up to too many non-farm severances. County staff have carefully considered this application, and spoken with our colleagues at the Province on the matter. Staff do not view this as precedent setting for the
entire Agricultural designation, but rather see it as a somewhat unique circumstance where a road has bisected the original lot (i.e. from the original crown survey).

Provincially Significant Wetlands have been designated north of Grey Road 17, and in a very small portion on the eastern boundary of the proposed retained parcel. The Wetlands will not be disturbed by this severance, as no new dwellings or development (other than creating the new lot boundary) are being proposed through these applications. A small portion of the retained parcel has been mapped within the ‘Special Policy Area’ (karst) mapping on Appendix A to the County Plan. No development is being proposed within this section of the property, and no new residential dwellings would be permitted on the retained parcel. Significant Woodlands have been mapped north of Grey Road 17 and south of Mountain Lake Drive, but these features will not be disturbed by the proposed severance.

County of Grey’s Local Agricultural Food Strategy

Grey County’s Local Agricultural Food Strategy completed a strengths, weaknesses, opportunities and threats (SWOT) analysis, which examined threats to the industry, i.e. changes to the external environment that negatively impact the operation or sector. One threat that was identified was restrictive/limiting land use regulations, i.e. farm severances. One of the actions within this strategy is to support efforts to protect and expand the land base under production. One of the tasks under this action is to coordinate with the County’s Planning department to implement policies that focus on protection of land base, within a framework of flexible policies that support and protect a wide range of agricultural practices. This proposed Official Plan Amendment will help to support this strategy and action on a site-specific basis.

The Agricultural consent policies, including criteria for surplus farm dwelling severances, will be an important discussion on the draft Recolour Grey policies.

The proposed Official Plan Amendment application conforms to the goals and intent of the County Official Plan, and would appear to align with other objectives of the County, including Economic Development. Staff would however recommend a cautious approach to considering new lot creation in the Agricultural designation, including surplus farm dwelling severances.

Legal and Legislated Requirements

There are no anticipated legal considerations associated with the proposed official plan amendment, beyond those normally encountered in processing an amendment. Should the application be appealed to the Ontario Municipal Board additional legal resources may be required. However, it should be noted that if County Council approves Amendment 140, and that decision is appealed, then the County would not be a party to the hearing, unless otherwise directed by Council to do so.

Financial and Resource Implications

There are no anticipated financial or staffing considerations associated with the proposed official plan amendment application, beyond those normally encountered in processing such applications. The County has collected the requisite application fees for this application.
Relevant Consultation

☒ Internal: Planning and Transportation Services Staff

☒ External: Township of Georgian Bluffs, required agencies under the Planning Act, and the public

Appendices and Attachments

Report PDR-CW-41-17

Proposed Official Plan Amendment # 140 Text

Proposed Official Plan Amendment # 140 Land Use Schedule
Recommendation

1. That Report PDR-CW-06-18 regarding an overview of proposed plan of subdivision application 42T-2017-05, to establish a plan of subdivision consisting of eight (8) detached dwelling lots on lands described as Part of Lot 27, Concession 3, (geographic Township of Sarawak) in the Township of Georgian Bluffs, be received for information.

Executive Summary

The County has received a plan of subdivision application (42T-2017-05) that proposes to create a total of eight (8) single detached lots and a future development block within the settlement area of East Linton. The proposal is to service the 8 lots with municipal water and private septic systems. Various reports have been submitted with the proposed subdivision application. The application and supporting studies will be circulated to prescribed agencies and the public for review and comment. The proposed development also requires an amendment to the Township of Georgian Bluffs Official Plan as well as an amendment to the Township of Georgian Bluffs Zoning By-law. The Township of Georgian Bluffs will be holding a public meeting for the applications in the near future. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

Background and Discussion

The County has received a plan of subdivision application that proposes to create eight (8) single detached lots and a future development block within the settlement area of East Linton. The subject lands are located at Part of Lot 27, Concession 3, geographic Township of Sarawak, in the Township of Georgian Bluffs. The subject lands are approximately 18 hectares.
in size and are located south of Church Sideroad East and east of Grey Road 1 (see Map 1 – airphoto of subject lands). The proposed eight lots would gain access off a road to be constructed that would connect to Church Sideroad East (see Map 2 – proposed subdivision plan).

The Cobble Beach development which includes a golf course and residential dwellings is located north of the subject lands. There are existing residential dwellings to the west and east of the subject lands. Directly south of the subject lands is the proposed Georgian Shores development which is currently draft approved for 16 lots and a future development block. The proposal is to service the eight detached lots with municipal water and private septic systems.

Map 1: Airphoto of Subject Lands

The proposed development also requires an amendment to the Township of Georgian Bluffs Official Plan as well as an amendment to the Township of Georgian Bluffs Zoning By-law.

Pre-submission consultation between the proponent, the Township of Georgian Bluffs and the County identified the submission requirements for the proposed plan of subdivision. The following reports have been submitted with the subdivision application;

1. Planning Justification Report,
2. Functional Servicing/Stormwater Management Report,
3. Environmental Impact Assessment,
4. Hydrogeological Report (which includes a karst topography component),
5. Servicing Options Report, and
6. Stage 1 and 2 Archaeological Assessment.

Copies of all background reports and plans can be found at [this link](http://example.com).

**Map 2: Proposed Subdivision Plan**

![Map of Proposed Subdivision Plan]

**Analysis of Planning Issues**

When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2014, and conform to any Provincial Plans or official plans that govern the subject lands. In this case, the County of Grey Official Plan and the Township of Georgian Bluffs Official Plan all have jurisdiction over the subject property.

**Provincial Policy and Legislation**

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where services are readily available. The proposed plan of subdivision is within a settlement area that is currently serviced by municipal water and private septic systems (partial services). The PPS indicates that the preferred form of servicing for settlement areas is full municipal
services. The PPS indicates that partial services shall only be permitted where they are necessary to address failed private services in existing development or within settlements areas to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The proponent has submitted a hydrogeological report, a servicing options report and a functional servicing report to analyse the options for servicing the proposed development. These reports will be peer reviewed to determine if they address the requirements of the PPS, the County and Township Official Plans, as well as the Ministry of Environment and Climate Change guidelines.

The supply of an adequate range of residential housing types is required in both Provincial documents. The provision of a suitable transportation network, both pedestrian and vehicular, is also noted in the Provincial legislation and policy. In this case, the proposed plan of subdivision is providing a single housing type.

Environmental features on-site have been reviewed through an Environmental Impact Assessment which will be circulated for agency review.

**County Official Plan**

The proposed plan of subdivision is designated as ‘Secondary Settlement Area’ within the County Official Plan. Parts of the subject lands are also identified as a Special Policy Area (karst topography) and Significant Woodlands.

The Secondary Settlement Area policies in the County Official Plan indicates that where partial services exist, development shall only be permitted to allow for the development of vacant and/or underutilized lots as well as the creation of lots, subject to satisfying the following requirements:

(a) the development is within the reserve sewage system capacity or reserve water system capacity,
(b) site conditions are suitable for the long-term provision of such services, and
(c) provided the development is within the existing settlement area.

As noted previously, the Township and the County intend to have the servicing reports peer reviewed to ensure they address the policy and technical requirements.

Section 2.8 of the County Plan provides policies on both the Special Policy Area and Significant Woodlands that have been identified on the subject lands. An Environmental Impact Assessment and a Hydrogeological Report have been submitted to address these matters. These studies will be circulated to various agencies for review.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above. Elsewhere in section 5 of the Plan are policies which govern roads and transportation. These policies will be further analysed following agency review and the public process.

**Township of Georgian Bluffs Official Plan**
The Township of Georgian Bluffs Official Plan designates the subject lands as ‘Future Development’ with a small strip of land on the eastern boundary of the subject lands designated as ‘Environmental Hazard’. The proposed Georgian Bluffs Official Plan Amendment would designate the lands where the proposed lots are located as ‘Residential’ with the remaining lands being kept as ‘Future Development’ and ‘Environmental Hazard’.

A detailed analysis of Provincial, County, and Township policy has not been offered at this stage; however, following the public and agency review processes, a comprehensive planning analysis and final recommendations will be provided.

Legal and Legislated Requirements

The application will be processed in accordance with the Planning Act.

Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed subdivision, beyond those normally encountered in processing a subdivision application. The County has collected the requisite fee and peer review deposit for this application.

Relevant Consultation

☒ Internal: Planning Staff

☒ External: Township of Georgian Bluffs, required agencies under the Planning Act, and the public.

Appendices and Attachments

None
Recommendation

1. That Report PDR-CW-07-18 regarding an overview of proposed redline revisions to draft approved plan of subdivision 42T-89009 on lands described as Part of Lot 18, Concession 1, (geographic Township of Collingwood) in the Town of The Blue Mountains, be received for information.

Executive Summary

Draft Approved Plan of Subdivision 42T-89009 (Monterra Phase 2) was originally draft approved on July 19, 1990 and revised on February 25, 1999. The current draft approved plan which is situated on the southwest corner of Grey Road 21 and Monterra Road consists of 32 single detached lots and a multi-residential block. The County has received proposed redline revisions which propose changes to the lot layout of the 32 single detached lots and would eliminate the multi-residential block. The proposed changes are to accommodate requested adjustments related to the stormwater management as recommended by the Town and Grey Sauble Conservation Authority. The proposed redline revisions will be circulated to agencies and the public for review. The Town will be holding a public meeting for the proposed revisions and the associated zoning by-law amendment in the near future. Following the public process, and agency comments, a thorough analysis and staff recommendation will be provided.

Background and Discussion

Plan of Subdivision 42T-89009 was originally draft approved on July 19, 1990 and revised on February 25, 1999. The current draft approved plan consists of 32 single detached lots and a multi-residential block on lands described as Part of Lot 18, Concession 1, geographic Township of Collingwood, Town of The Blue Mountains. The subject lands are located at the
southwest corner of Grey Road 21 and Monterra Road (see Map 1 – airphoto of subject lands). The County has received proposed redline revisions to the draft plan. The redline revisions propose to change the lot layout of the 32 single detached lots and to eliminate the multi-residential block (see Map 2 – proposed redline revisions). The Planning Report submitted with the redline revision application indicates that the revisions are required to address stormwater management comments from the Town and Grey Sauble Conservation Authority.

Map 1: Airphoto of Subject Lands

The proposed development also requires an amendment to the Town of The Blue Mountains Zoning By-law.

Pre-submission consultation between the proponent, the Town and the County identified the submission requirements for the proposed plan of subdivision. The following reports have been submitted with the subdivision application;

1. Planning Justification Report,
2. Stormwater Management Report,
3. Functional Servicing Report,
4. Traffic Brief, and
5. Revised Draft Plan.

Copies of all background reports and plans can be found at this link.
In addition to the reports submitted, the proponent has also requested an exemption to the County Transportation Services Entrance Permit Procedure/Policy. This will be considered by the County Transportation Services Department as part of the review of the application.

Map 2: Proposed Subdivision Plan

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the Planning Act, be consistent with the Provincial Policy Statement (PPS) 2014, and conform to any Provincial Plans or official plans that govern the subject lands.
In this case, the Niagara Escarpment Plan, the County of Grey Official Plan and the Town of The Blue Mountains Official Plan all have jurisdiction over the subject property.

**Provincial Policy and Legislation**

Both the Planning Act and the PPS speak to the efficient use of land within settlement areas, where services are readily available. The proposed plan of subdivision is within a recreational settlement area that is serviced by municipal water and sewer services.

The subject lands are identified as Escarpment Recreation Area in the Niagara Escarpment Plan which contemplates development of this nature. The subject lands are outside of the Niagara Escarpment Development Control Area and therefore a development permit is not required from the Niagara Escarpment Commission (NEC). The proposed redline revisions will be circulated to the NEC for review and comment.

The supply of an adequate range of residential housing types is required in both Provincial documents. The provision of a suitable transportation network, both pedestrian and vehicular, is also noted in the Provincial legislation and policy. In this case, the proposed redline revisions are proposing a single housing type.

**County Official Plan**

The proposed plan of subdivision is designated as ‘Recreational Resort Area’ within the County Official Plan. Significant Woodlands are also identified on the subject lands. Within the Recreational Resort Area designation, the County Plan generally defers to the detailed land use policies and development standards of the municipal official plan or secondary plans.

Section 2.8 of the County Plan provides policies on Significant Woodlands that have been identified on the subject lands. The proposed redline revisions are within the existing development footprint of the draft approved plan and therefore an environmental impact study was not required to be submitted with the redline revision application.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above. Elsewhere in section 5 of the Plan are policies which govern roads and transportation.

**Town of The Blue Mountains Official Plan**

The Town Official Plan designates the subject lands ‘Residential Recreational Area’. The purpose of the Residential Recreation Area designation is to ‘recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses and recognize areas where some residential uses are located to support and provide access to resort and recreational amenities’.

A detailed analysis of Provincial, County, and Town policy has not been offered at this stage; however, following the public and agency review processes, a comprehensive planning analysis and final recommendations will be provided.
Legal and Legislated Requirements
The application will be processed in accordance with the Planning Act.

Financial and Resource Implications
There are no anticipated financial, staffing or legal considerations associated with the proposed redline revisions, beyond those normally encountered in processing the application. The County has collected the requisite fee for this application.

Relevant Consultation
☒ Internal: Planning Staff
☒ External: Town of The Blue Mountains, required agencies under the Planning Act, and the public.

Appendices and Attachments
None
Recommendation

1. That Report TR-CW-07-18 be received and that Grey County file a petition with the Township of Chatsworth for two drains and request the Township to petition for these drains; and

2. That funds from the Minor Capital Budget be allocated to fund Grey County’s portion of drainage work in the hamlet of Keady to gain legal outlet for Grey County road storm runoff.

Executive Summary

Grey County has applied and been approved for $49,500 in grant money through CWWF (Clean Water and Waste Water Fund) to perform drainage investigations at 3 locations throughout the County where there have been concerns with respect to outlet for storm runoff. The locations to be investigated included Grey Road 30 (Lower Valley Road), the hamlet of Badjeros on Grey Road 9 and the Hamlet of Keady at the intersection of Grey Road 16 and Grey Road 3.

Grey County received preliminary reports for the Grey Road 30 and Badjeros locations, and a final report for Keady. Transportation Services would like to move forward with implementing recommendations for the Keady location at this time, as it would ideally move through the process to have legal outlets established prior to the planned road construction in the hamlet.

Background and Discussion

The hamlet of Keady is challenged with the high point being at the intersection of Grey Road 16 and Grey Road 3, and only having 1 natural watercourse in which storm water can be
realistically drained (which constitutes a "legal outlet") to Keady Creek to the north. The proposed construction will mitigate all runoff to the north of the intersection and some, but not all, to the east, west and south. The natural topography leaves the remaining storm water runoff typically lying adjacent to the roadway with no direct route to follow, eventually working its way across low lying tracts of private property to Keady Creek.

Ideally, all storm runoff from the road(s) would be directed to a legal outlet. The best option to achieve this goal would be to petition for drains (commonly referred to as a Municipal Drain) to convey water to a legal outlet (usually a natural watercourse).

A petition for drainage works is proposed to create 2 new outlets for County Road storm water runoff.

East End of Keady

A manmade drainage channel at the east end of the hamlet running from Grey Road 16 northerly to Keady Creek is existing, and a successful petition would ideally apply the recommended design alternative, as illustrated in the attached GRY: Keady-Drainage Study report on page 13, Section 7.1.4 Easterly Culvert - Option 2 - Tile Drain/Open Ditch Across Private Property. This would allow an outlet at that location with some modifications likely required to the existing culvert and channel. The existing culvert is planned to be replaced under the road construction project, while modifications (deepening) to the existing channel are estimated to cost approximately $5,000.

South and West Ends of Keady

An existing low lying depression runs from the south end of the hamlet, north westerly and crosses at the west end of the hamlet, before out letting to Keady Creek to the north. The private landowners have previously installed a tile to accommodate runoff across the south west quadrant of the hamlet. A successful petition would ideally apply the recommended design alternative to allow County Road storm water runoff from both the south end and west end of the hamlet to get to a legal outlet and eventually to Keady Creek. Estimated cost has not been determined, but may run between $50,000 -$100,000. These options are illustrated in the attached GRY-001: Keady-Drainage Study report through pages 18 to 20, Section 7.2.4 Southerly and Westerly Culverts - Option 2 - Open/Tile Drain Across Private Property, or Section 7.2.5 Southerly and Westerly Culverts - Option 3 - Convert Existing Private Tile to Municipal Drain.

It is to be noted that land owners affected by the construction of the drains may be resistant to the proposal and/or the County may not be in agreement with the Drainage Engineer’s recommended alternative, and construction of legal outlets may not take place. If this were to be the outcome, the status quo would remain with storm water drainage lying adjacent to the roadway, eventually working its way across low lying tracts of private property to Keady Creek. This equates to a do nothing option.

If the petition does not move through to construction, the County, as petitioner for the drains, would then be responsible to pay the entire cost of the required drainage engineer’s report which is estimated to be $25,000.
Legal and Legislated Requirements

The County is required to file a petition for drainage to the lower tier municipality. The petition would be filed with either The Township of Georgian Bluffs or the Township of Chatsworth. As the majority of storm water requiring accommodation originates in the Township of Chatsworth, it would be the preferred township to petition.

Financial and Resource Implications

Estimated to be $25,000 for drainage engineering, and another $55,000 to $105,000 to construct outlets to the east, south and west for an estimated total of $80,000 to $130,000, for which the costs would be assessed to all property owners who benefit (Grey County, Township of Chatsworth, Township of Georgian Bluffs, and private property owners included) and divided as per the Drainage Engineer’s assessment of cost breakdowns.

Due to lower tier municipal budgetary constraints, if the petition moves forward to construction, it may be delayed to 2019 or beyond to allow for funding allocation.

Relevant Consultation

☒ Internal (list)

Committee of the Whole for Grey County by way of this report

☒ External (list)

- Informal discussion with residents at Keady Public Information Meeting held November 21, 2017 to discuss road project
- Discussion with Jamie Morgan of the Township of Chatsworth at Keady meeting November 21, 2017 and email on January 26, 2018
- Informal contact made by GMBbluePlan to impacted residents of Keady, as well as the Township of Chatsworth and Township of Georgian Bluffs, indicating a Petition for Drainage Works may be forthcoming
- Informal discussion with Rick Winters of the Township of Georgian Bluffs on January 17, 2018

Appendices and Attachments

GRY-001 Keady-Drainage Study
Recommendation

1. That Report TR-CW-08-18 be received and that the request to delay the Grey Road 3 and Grey Road 16 (Keady) Intersection Project in 2018 be approved; and

2. That the revised project date be established upon completion of the petition drain planning as per report TR-CW-07-18 Keady Petition Drains.

Executive Summary

Report TR-CW-07-18 Keady Petition Drains outlines the findings of the Keady Stormwater Study. The study and potential establishment of new outlets for the stormwater in Keady will directly impact the Grey Road 3 and Grey Road 16 (Keady) intersection improvement project. It is recommended to delay the Keady intersection project until the Grey County resolves the stormwater issues and secures more legal stormwater outlets.

Background and Discussion

On Tuesday November 21, Grey County Transportation Services held a public meeting at the Keady Community Centre to inform the public on the upcoming Keady intersection improvement project scheduled for 2018. The meeting was extremely well attended and a large number of attendees have since forwarded comments for Grey County to review.

The most dominant sentiment by the majority of residents was that water issues existed in Keady and the residents were hoping they would be resolved through the project. At that time, the Keady Stormwater report was still being completed, and it was anticipated that the project
would need to utilize the only existing outlet, and would have limited impact on improving the stormwater issues in Keady.

Report TR-CW-07-18 Keady Petition Drains outlines the findings of the Keady Stormwater Study which won't be resolved before construction was scheduled to begin in April 2018. The improvements proposed in the Keady Stormwater Study will directly impact the design of the Keady stormwater system. For example, if 3 legal outlets are secured, the storm pipes could likely be shallower.

In addition, Grey County has applied to the Ministry of the Environment and Climate Change for a permit for the stormsewer. This application was submitted in December 2017 and the current approval window can be up to 6 months.

Grey County Transportation Services staff is recommending that the project be delayed until the Keady stormwater improvements are complete (or at least ready for construction). The project will be designated for a different year in the upcoming 10 year capital plan in May 2018.

The Grey Road 16 project from Keady to Concession 5 Derby/Concession 6 Chatsworth would remain in the 2018 program.

Legal and Legislated Requirements

The project delay would cause no legal concerns. The road is not in hazardous condition and can be maintained.

Financial and Resource Implications

The 2018 Construction and Resurfacing budget reflects $1,400,000 for the project. As the project is delayed, $550,000 of the budget would be allocated to paving Grey Road 40 as per report TR-CW-09-18 Grey Road 40 Asphalt Overlay while the remainder would be contributed to the Transportation Services General Reserve for future use at the intersection. The intersection will be re-allocated in the 10 year capital plan for 2019-2029.

Relevant Consultation

☒ Internal (list)

Committee of the Whole for Grey County by way of this report

☐ External (list)

Appendices and Attachments

GRY 001: Keady-Drainage Study
Committee Report

Committee Report

To: Warden Halliday and Members of Grey County Council

Committee Date: February 8, 2018

Subject / Report No: TR-CW-09-18

Title: Grey Road 40 Asphalt Overlay

Prepared by: Pat Hoy, Director of Transportation Services

Reviewed by: Kim Wingrove, CAO

Lower Tier(s) Affected: Township of Chatsworth

Status: Recommendation adopted by Committee as presented per Resolution CW56-18;

Recommendation

1. That Report TR-CW-09-18 be received and that Grey County release a tender to pave Grey Road 40 from the Grey/Bruce Line to Grey Road 3 in conjunction with the project to pave Grey Road 40 from Grey Road 3 to Desboro; and

2. That the funding be obtained from the Grey Road 16 and Grey Road 3 (Keady) intersection project delay as summarized in report TR-CW-08-18.

Executive Summary

The 2018 Construction and Resurfacing budget indicated that Grey Road 40 from Grey Road 3 to Desboro would be completed with 2 lifts (100mm) of hot mix and fully paved shoulders. Due to the delay of the Grey Road 3 and Grey Road 16 (Keady) intersection in 2018, the opportunity exists to extend this paving of Grey Road 40 to the Grey/Bruce Line.

Transportation Services is recommending utilizing $550,000 from the Grey Road 3 and Grey Road 16 (Keady) intersection project to complete paving of 2 lanes with 1.2m paved shoulders in 2018.

Background and Discussion

Grey County Council approved the 2018 budget on January 25, 2018. The budget included completion of Grey Road 40 from Grey Road 3 to Desboro.

The 5 year capital approved in 2017 indicated that all new asphalt projects would include 2 lifts (90mm-100mm) of hot mix. This would extend the life of the asphalt roads far beyond a 50mm lift of hot mix as the majority of previous construction completed. The abundance of heavy
trucks and farm equipment has made a previously acceptable 50mm hot mix paving standard generally deficient.

Returning to previously paved projects and adding the second lift of hot mix will be a priority in the upcoming 10 year (formerly 5 year) capital plan.

With the delay of the Grey Road 3 and Grey Road 16 intersection (Keady) in report TR-CW-08-18, and completion of Grey Road 40 from Grey Road 3 to Desboro, a good opportunity exists to extend the contract to pave a second lift on Grey Road 40 from Grey Road 3 to the Grey/Bruce Line.

This section of Grey Road 40 was paved with a single 50mm lift of hot mix in 2016.

Legal and Legislated Requirements

N/A

Financial and Resource Implications

The cost estimate for the asphalt overlay of the 5.4km section of Grey Road 40 from the Grey/Bruce Line to Grey Road 3 is $550,000. There is potential cost savings as Grey Road 40 from Grey Road 3 to Desboro would be in the same contract with the same contractor who would already be mobilized onsite. It also increases the tender schedule from 2.6km to 8km which should lead to more competitive pricing.

Grey County has also previously obtained $101,200 in funding through the Ontario Municipal Commuter Cycling Program for Grey Road 40 (from Grey Road 3 to Desboro).

Relevant Consultation

☒ Internal (list)
Committee of the Whole for Grey County by way of this report

☒ External (list)

Appendices and Attachments

2018 Grey Road 40 Pulverize and Pave Map
2018 Grey Road 40 Pulverize and Pave Map

Figure 1

2018 - Grey Road 40 Pulverize and Pave

- Green: Addition
- Red: Approved
- Gray: Grey County Road
- Black: Municipal Road
Committee Minutes

Tourism Advisory Committee
January 24, 2018 – 10:00 AM

The Tourism Advisory Committee met on the above date at the County Administration Building with the following members in attendance:

Present: Chair Gary Gingras; Councillors Selwyn Hicks and Gail Ardiel; Philip Allanson; Andrew Siegwart, Andrea O’Reilly, Jim Diebel and Jim Halliday

Staff Present: Kim Wingrove, CAO; Bryan Plumstead, Tourism Manager; Amanda Pausner, Tourism Partner and Media Relations Specialist; Heather Aljoe, Tourism Marketing and Communications Specialist; Mary Jane Hills, Administrative Assistant and Tara Warder, Committee Coordinator

Call to Order

Vice Chair Phillip Allanson called the meeting to order at 10:00 AM.

Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

Business Arising from the Minutes

Resolution TAC03-17 from the October 11, 2017 meeting (Referred back by Committee of the Whole to Tourism Advisory Committee for further review)

Bryan Plumstead updated the Committee on research he has conducted on the resolution from the Committee with respect to licensing cyclists and explained the lead in to the conversation on the subject.

Mr. Plumstead spoke to the Ontario Municipal Commuter Cycling Program grant from the Province. Grey County has been approved for funding under this program and the money will be put towards assisting with cycling infrastructure and paved shoulders.
Tourism Advisory Committee
January 24, 2018

Staff’s recommendation is that, through that plan, the County looks at whether there is a way for cyclists to contribute to the cost of paved shoulders. Committee members spoke to the ways that cyclists contribute to local economies.

The Committee discussed the importance of exploring ways through education and awareness to deter cyclists from inappropriate activities. Licensing cyclists may not be the best way to achieve this.

Discussions occurred on the need for garbage receptacles and washroom facilities in appropriate areas.

Gary Gingras then entered the meeting.

TAC08-18 Moved by: Andrew Siegwart Seconded by: Andrea O’Reilly

That Resolution TAC03-17 regarding licensing cyclists be rescinded.

Carried

Gary Gingras then took the chair.

Reports – Tourism

CAOR-TAC-05-18 Tourism Research and Data Analyst Project

TAC09-18 Moved by: Philip Allanson Seconded by: Jim Diebel

That Report CAOR-TAC-05-18 be received; and

That the Tourism Research and Data Analyst project be supported and that staff be directed to move forward in securing further project partners and funding; and

That staff will bring a report to County Council once the project is finalized, and that Grey County’s contribution to this project be funded from the Tourism Reserves as a one-time project up to $20,000.

Carried

Destination Development Action Plan

2017 Year End Report Card

Amanda Pausner outlined Pillar 1 of the Destination Development Action Plan (DDAP) and spoke to the various events and sessions that have been held. The importance of
harvesting relationships with the media was outlined. It was noted that the business community is starting to value the tours that media writers do. The Committee noted that if there is anything they can do to assist staff with promoting the presence of these writers, to contact them to assist.

Heather Aljoe outlined Pillar 2 of the DDAP and spoke to the brand style guide. The Committee discussed opportunities in the future for different approaches to marketing alongside other organizations.

A point arose whether there is value in the County advertising internationally or conducting marketing in a more integrated way. It was noted that the County has tourism assets that are not yet ready for international visitors. Discussions occurred on being future ready.

Bryan Plumstead then outlined Pillars 3 and 4 of the DDAP.

**SWOT and Trends – 2018 Marketing and Destination Development Strategy**

Heather Aljoe updated the Committee on the SWOT and Trends Marketing and Destination Development Strategy. Staff requested that the Committee review the materials and advise on any recommended changes.

The Committee suggested moving Food and Agritourism to Opportunities from Strengths. Another suggestion was to change the wording under Threats to “capacity issues in select areas”.

**Labour Market Task Force Update**

Andrew Siegwart presented a Labour Market Task Force update, noting a economy wide labour crunch and issues with transportation and housing.

Discussion occurred on issues surrounding attainable housing and development charges in terms of cost and who should bear the burden of the costs.

**Municipal Accommodation Tax**

Staff suggested that the members read about the tax and if they have comments, to advise.

There is a need to communicate out to municipalities what the tax is. Most communities will likely wait until after the municipal election to decide whether to implement such a tax.
If such a tax is implemented, communities need to report on the results and where the money is spent.

It was noted that in small areas, the tax is not appealing.

Other Business

There was no other business.

Next Meeting Dates

Wednesday, April 11, 2018 at 10:00 AM.

On motion by Phillip Allanson, the meeting adjourned at 1:18 PM.

Gary Gingras, Chair
The Economic Development and Planning Advisory Committee met on the above date at the County Administration Building with the following members in attendance:

Present: Don Lewis; Ashley Chapman; Fred Varkaris and Karen Ferri; Councillors Barb Clumpus and John Bell and Warden Stewart Halliday

Regrets: Brian Davenport

Staff Present: Kim Wingrove, Chief Administrative Officer; Randy Scherzer, Director of Planning; Savanna Myers, Manager of Economic Development; Steve Furness and Philly Markowitz, Economic Development Officers; Jacinda Rudolph, Outreach Coordinator; Mary Jane Hills, Administrative Assistant and Tara Warder, Committee Coordinator

Call to Order

Kim Wingrove called the meeting to order at 7:34 AM.

Election of the Chair and Vice Chair

ED01-18 Moved by: Councillor Clumpus Seconded by: Warden Halliday

That Brian Davenport be nominated as Chair of the Economic Development and Planning Advisory Committee for 2018.

Brian Davenport was acclaimed Chair of the Economic Development and Planning Advisory Committee for 2018.

ED02-18 Moved by: Councillor Bell Seconded by: Karen Ferri

That Don Lewis be nominated as Vice Chair of the Economic Development and Planning Advisory Committee for 2018.

Don Lewis was acclaimed Vice Chair of the Economic Development and Planning Advisory Committee for 2018.
In the absence of the Chair, Don Lewis continued the meeting as Vice Chair.

Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

Reports – CAO

CAOR-ED-04-18 New to Grey Update

Jacinda Rudolph provided a New to Grey update. Ms. Rudolph noted that one of her initial projects was to undertake an environmental scan. She noted that there is a need to focus on the newcomer retention aspect before the attraction effort. For this initiative, newcomers have been defined as people who relocated from outside the community to work and/or live in our community. They could be from another country or from within Canada.

A kickoff event will be held to show Grey County’s support and encouragement of newcomer attraction and retention. The importance of including this in workplace culture was noted.

Discussion occurred on the difficulty of finding housing and child care. Ashley Chapman noted that the newcomers they retain generally have a connection to the area.

ED03-18 Moved by: Councillor Clumpus Seconded by: Councillor Bell

That Report CAOR-ED-04-18 titled New to Grey Initiative Update be received for information.

Carried

Reports - Planning

PDR-ED-05-18 Community Improvement Plan Development

Randy Scherzer and Savanna Myers addressed the Committee on the above report. A Community Improvement Plan (CIP) is a tool under the Planning Act that allows municipalities to identify a certain area within the community and provides incentives in these areas for economic development and growth.

Mr. Scherzer noted that the County doesn’t have the ability to pass its own Community Improvement Plan. Only regions and single tiers and municipalities that have received an exemption from the Ministry are able to undertake this.
Elgin County however has developed a CIP program that establishes a template for local municipalities to adopt through existing or future CIPs and provides funding or incentives to help promote new development. One area Grey County would like to target is attainable housing. Mr. Scherzer provided examples of incentives that could assist including land and refunds on development charges.

Staff would like to further explore what areas to target and are seeking the Committee’s input on what should be addressed. The hope is that the program be developed this year and that funds be sought for 2019.

Savanna Myers spoke to the background work that has taken place to date.

Mr. Scherzer noted that the Planning Act limits what can be done under an upper-tier CIP, and the benefit to taking the template approach is that you don’t have to get permission of the Minister and it may not be as limited as what the Act permits for upper-tier CIP’s.

Discussion occurred on the tax incentives and possible ways the incentives could be provided. It was noted that more municipalities are providing CIPs into rural areas. Historically they have been focused on downtown areas.

Committee members were asked to review the information and get in touch with staff with any input and comments.

ED04-18 Moved by: Councillor Clumpus Seconded by: Fred Varkaris

That Report PDR-ED-05-18 titled Community Improvement Plan Development be received; and

That staff be directed to develop a community improvement plan program that would provide potential incentives to address current economic development barriers and that would help support member municipalities initiatives and priorities through existing or future community improvement plans.

Carried

Update on Recolour Grey

Randy Scherzer provided an update on the Recolour Grey process, noting that the draft Official Plan was presented to Committee of the Whole on November 24th. Information sessions have been held and staff are meeting with the Province on January 31st to review the draft plan.

Mr. Scherzer highlighted the Recolour Grey interactive map for the Committee.
If Committee members have any feedback, they are asked to contact staff. Blocks of time have been set aside in February to give local municipal staff, agencies, developers, consultants, and the public an opportunity to meet with staff to discuss the Official Plan.

The anticipated timelines were noted. The hope is that the Province can approve the Official Plan in six months following adoption of the Plan by Council.

There will be public meetings and workshops for municipal staff and councils in upcoming months.

**Hospitality and Tourism Sector Partnership Labour Market Strategy and Manufacturing and Construction Sector Partnership Labour Market Strategy**

Savanna Myers spoke to the studies. It was reinforced that there is a labour shortage and also a need for training and affordable/available housing.

The studies also showed that youth, ages 15-24, in the region participate in the work force at a higher rate than the provincial average. It was previously thought that there was potential within this pool to help solve shortages, however they are already participating at a high rate.

The studies have yielded results that will assist staff in further developing their work and strategies.

**CAOR-CW-02-18 Community Hub Update (For information)**

This report was presented to Council last week and has been brought to the Committee for information.

Discussions have occurred with stakeholders and a staged launch of the Community Hub is expected in September. This partnership gives Georgian College the opportunity to expand programming locally. Mr. Varkaris noted the various programs that may be offered by Georgian College in the future, including millwright programs, hair styling and automotive programs.

One of the things the College is looking at is ensuring the right program mix is available for the community and the facilities that exist. There is a need for space and a hub next door to Georgian will be highly beneficial.
CAOR-CW-03-18 Small Business Enterprise Centre Transition (For information)

This report proceeded to Council last week and is before this Committee for information. If the Small Business Enterprise Centre (BEC) is transitioned to the County, it will help increase the profile as a regional service. It was noted that the service is available to anyone in the Province.

The goal to make the transition is April 1, 2018.

There is an opportunity to build the understanding of what the BEC is and what is provides.

It was noted that the BEC functions best when it’s a true network with partnerships. There are many organizations that can assist spreading awareness, including the BIAs, Chambers and organizations such as 4H.

Other Business

The following dates and upcoming events were highlighted:

February 9 – Awake @ 8 (Bruce Power, Grey County), Quality Inn
February 14 – New to Grey Kick Off, Grey Roots Museum
February 28 – Regional Job Fair, Bayshore Community Centre
April 5 – Warden’s Breakfast, Grey County Admin Building

Roundtable Updates

Barb Clumpus noted that next Mayor’s forum will take place at Meaford Hall on April 6th. It will be a day long event on attainable housing and there will be many relevant organizations present.

Ashley Chapman noted that Chapman’s has completed a recent expansion.

It was noted that Grey County is working with Simcoe and Bruce Counties for a regional Agri-Food Business Retention and Expansion (BR+E).

Karen Ferri spoke to a recent Community Longtable event in which funds were able to be donated to various charities.

Fred Varkaris noted that Georgian College has received money towards new equipment to update teaching spaces. It is positive to see revenue being allocated to the Owen Sound.
Staff are getting ready for the upcoming Think Canada event.

Don Lewis spoke to the growing interest in Agri-tourism.

Next Meeting Dates

**Wednesday, April 25th at 7:30 AM**

On motion by Councillor Bell, the meeting adjourned at 9:17 AM.

Don Lewis, Vice Chair
Committee Report

To: Warden Halliday and Members of County Council

Committee Date: February 8, 2018

Subject / Report No: LTCR-CW-10-18

Title: Home and Community Support Services Renovations

Prepared by: Lynne Johnson, Director of Long Term Care

Reviewed by: Kim Wingrove, Chief Administrative Officer

Lower Tier(s) Affected: All Grey County

Status: Recommendation adopted by Committee as presented per Resolution CW57-18;

Recommendation

1. That report LTCR-CW-10-18 regarding renovations in the tenant space at Lee Manor be received; and

2. That $127,000 in funding be received by Grey County from Home and Community Support Services Grey Bruce for the completion of the proposed renovations; and

3. That The Warden and Clerk be authorized to execute the contract between Grey County and Home and Community Support Services Grey Bruce for the completion of renovations prior to the February 8, 2018 Committee of the Whole Minutes being confirmed by County Council per Section 25.6 b. of Procedural By-law 5003-18.

Executive Summary

Report LTCR-CW-02-17 approving the receipt of approximately $250,000 from Home and Community Support Services Grey Bruce (HCSS) for renovations in the tenant space at Lee Manor was approved by County Council on February 23, 2017.

Unfortunately, HCSS was informed that the renovations would have had to been substantially completed by the end of March 2017 in order to proceed with project. HCSS received this information after County Council approved the recommendation. The project could not be completed within the short time available and therefore the money was not transferred in 2017.

Background and Discussion

Throughout 2017, HCSS worked with the architect to develop and refine plans to renovate
expanded tenant space at Lee Manor. Funding of $127,000 has been secured and HCSS wishes to proceed immediately with a revised project within the new budget amount.

The project is ready for tender and based on the revised scope of the project, the architect believes that there will be interested parties that are able to substantially complete the project by the end of March.

Financial and Resource Implications

County Council is being asked to provide approval to receive $127,000 from HCSS and undertake a scaled back version of the project that was approved in 2017.

Grey County staff will be responsible for tendering and the Building Service Supervisor at Lee Manor will provide general oversight on the project in collaboration with the architect. Staff will be involved with all aspects of the project to ensure that required measures are in place to avoid any disruptions to the ongoing, daily operations at Lee Manor.

Should there be unanticipated costs, HCSS will work with the County and contractor to identify areas of change to bring the project spending back in line with the budget.

The work will be procured by Grey County and follow the County’s Purchasing Policy and procedures. To meet the condition of funding timeline, staff request approval to proceed, prior to the February 22 County Council meeting confirming February 8, 2018 Committee of the Whole minutes.

Relevant Consultation

☒ Internal Lee Manor Administrator and Building Service Supervisor, Finance, Purchasing and Agreement staff
☒ External Home and Community Support Services of Grey Bruce, Grant Diemert Architect

Appendices and Attachments

Home and Community Support Services Lee Manor Renovation Agreement
THIS AGREEMENT made this ______ day of _____________________, 20____, in duplicate between:

The Corporation of the County of Grey
(referred to in this Agreement as “the County”),

-And-

Home and Community Support Services of Grey-Bruce
(referred to in this Agreement as “HCSS”);

Given that HCSS has requested additional program rental space at Lee Manor, 875 6th Street East, Owen Sound, ON N4K 5W5, owned and operated by the County;

And given that the County is willing to renovate the auditorium and relocate the tenant area tub room at Lee Manor to provide the additional space requested, and that HCSS will provide 100% of the funding required for the renovation;

And given that the County agrees to lease the renovated space to HCSS upon completion of the renovation;

The County and the HCSS agree as follows:

1.0 Definitions
1.1 In this Agreement:
   a) “Agreement” means this agreement and Schedule A - HCSS Renovation Project Scope.
   b) “HCSS Renovation Project” or “the Project” means the work to be completed under Schedule A.
   c) “Project Manager” means a person who will oversee and document all aspects of the HCSS Renovation Project to completion. The Project Manager will work closely with HCSS to ensure that the scope and direction of the Project is on schedule.
   d) “Schedule A” means the HCSS Renovation Project scope document attached, complete with description and timeline to complete the HCSS Renovation Project.

2.0 Term
2.1 This Agreement is effective as of the date all parties have signed the Agreement and terminates upon completion of the HCSS Renovation Project. (the “Term”).
2.2 The target date for the completion of the Project is March 31, 2018. The County will make best efforts to meet the target date, and no penalty shall be brought against the County in the event that the target date is not met.

3.0 Responsibilities of HCSS

3.1 HCSS will provide $127,000, estimated to be 100% of the cost of the HCSS Renovation Project, prior to its commencement, following the signing of this Agreement by both parties.

3.2 All work required for the HCSS Renovation Project will be completed and expensed up to a maximum of the $127,000 in funding provided by HCSS. If the results of the procurement for the Project, as per the drawings in Schedule B, exceed the $127,000 in funding, then revisions to the scope of the Project, as approved by the County and HCSS, will be required to reduce the HCSS Renovation Project to the maximum funding amount of $127,000.

4.0 Responsibilities of the County

4.1 The County will administer the contract to complete the HCSS Renovation Project as per Schedule A attached, and will identify a County employee to act as Project Manager to oversee the HCSS Renovation Project.

4.2 The County will obtain and pay for all necessary municipal, provincial and federal approvals, authorizations and permits, and these costs will be part of the $127,000 estimated HCSS Renovation Project.

5.0 Financial Arrangements

5.1 The County will provide payment to all third parties for all costs relating to the HCSS Renovation Project.

5.2 Any and all cost overruns must be approved by HCSS in advance of the related work being completed.

5.3 Upon completion of the HCSS Renovation Project, the County will provide HCSS with a statement showing the total cost of the Project, and will provide copies of all invoices included in the final total amount of the statement.

5.4 If the final amount is less than $127,000, the County will reimburse HCSS the amount of the difference.

5.5 If the final amount is more than $127,000, the County will invoice HCSS for the outstanding amount due, and HCSS will provide payment of the invoice within 30 days of receipt.

5.6 At the conclusion of the HCSS Renovation Project, the completed improvements to Lee Manor as a result of the Project will become part of Lee Manor to the
benefit of the County, and HCSS hereby waives all rights to any claim against the County with respect to its funding of the HCSS Renovation Project.

6.0 Termination

6.1 Either party may provide the other with written notice of its intent to terminate this Agreement prior to the commencement of the HCSS Renovation Project if the HCSS funding does not materialize or the Project procurement cannot meet the $127,000 budget amount.

7.0 Notice

7.1 Any notice required to be given under this Agreement must be in writing and sent to the other party at the address indicated below.

For the County:
County Clerk
County of Grey Administration Building
595 9th Ave E
Owen Sound, ON N4K 3E3
Fax Number: 519-376-8998
Email: countyclerk@grey.ca

For HCSS:
Home and Community Support Services of Grey-Bruce
St Francis Place, Suite 104
340 10th St East
Owen Sound, ON N4K 6P7
Contact Andy Underwood aunderwood@homecommunitysupport.com
Fax: 519-372-2091

7.2 Notices delivered by fax or e-mail will be deemed to be received on the next business day after the fax or e-mail is electronically confirmed received. Notices sent by mail will be deemed to be received on the fifth day after mailed unless mail service is disrupted. Hand delivered notices will be considered received on the business day of delivery.

8.0 Force Majeure

8.1 The County shall not be held responsible for any damage, delays, or cancellation of the Project as a result of war, invasions, insurrection, demonstrations, or as a result of decisions by civilian or military authorities, fire, flood, human health emergency, strikes and generally as a result of any event that is beyond the reasonable control of the County.

9.0 Governing Law
9.1 This Agreement will be governed by and interpreted in accordance with the laws of the Province of Ontario and the laws of Canada. The parties submit to the exclusive jurisdiction of the courts of Ontario with respect to any matter arising under or related to this Agreement.

10.0 Severability

10.1 Each of the provisions contained in this Agreement is distinct and severable. A declaration of invalidity or unenforceability of any clause will not affect the validity or enforceability of the other clauses in this Agreement.

11.0 Entire Agreement

11.1 This Agreement and its attached schedules is the entire agreement between the parties with respect to the HCSS Renovation Project and replaces all prior written or verbal agreements, understandings, negotiations and/or discussions.

12.0 Amendment of Agreement

12.1 This Agreement can only be changed by a written document signed by both parties.

13.0 Successors and Assigns

13.1 This Agreement benefits and binds the parties and their respective successors and permitted assigns.

13.2 Neither party may assign all or any part of this Agreement without the written approval of the other party.

14.0 Adherence to Laws

14.1 The parties to this Agreement agree to follow all applicable federal and provincial laws and municipal by-laws in carrying out the terms of this Agreement.

15.0 Dispute Resolution

15.1 A dispute between the parties relating to the interpretation or implementation of this Agreement will be addressed through good faith negotiation, with or without the assistance of a mediator. The parties agree that in the event that they are not able to reach a resolution of all the matters in dispute after mediation, then the matters remaining in dispute will be finally determined by arbitration in accordance with the provisions of the Ontario Arbitrations Act.

15.2 The location for an arbitration hearing will be within the County of Grey at a location to be determined by the County.
The County and the HCSS, intending to be legally bound, have executed this Agreement on the date first written above.

The Corporation of the County of Grey

________________________________________
Stewart Halliday, Warden

________________________________________
Heather Morrison, Deputy Clerk

Together, we have full authority to sign on behalf of the County

Home and Community Support Services of Grey Bruce

________________________________________
Andy Underwood, Executive Director

________________________________________
Kevin Juffs, Treasurer

Together, we have full authority to sign on behalf of the HCSS.
Schedule “A” - HCSS Renovation Project Scope

1.0 Scope

1.1 HCSS requires additional program space and has offered to fund the renovation of two (2) areas of Lee Manor at its own expense. The renovation includes changes to the auditorium area and relocation of the tenant area tub room.

1.2 A new lease agreement reflecting the revised square footage will be entered into by both parties on completion of the HCSS Renovation Project.

2.0 Shared Responsibilities

2.1 HCSS and the County agree to the current drawings dated January 16, 2018, completed by G.M. Diemert Architect Inc. as outlined in Schedule B.

2.2 Any change orders must be approved in writing by both parties.

3.0 HCSS Representative Responsibilities

3.1 The HCSS Representative will attend the following meetings with the County’s Project Manager:

   a) A pre-construction meeting to confirm all issues are clarified prior to construction;

   b) Weekly (regular workday to be firmed up at the pre-construction meeting) site meetings as required to review the status of the schedule, updates to schedule, address any changes and review the status of overall contract progress;

   c) A final walkthrough of the site just prior to the final completion to identify any deficiencies and/or repairs required. The final completion date is estimated to be March 31, 2018.

4.0 County Responsibilities

4.1 The County will administer the contract for the HCSS Renovation Project, and will provide a Project Manager to lead throughout and complete the build.
Schedule “B” - G.M. Diemert Architect Inc. Drawings