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## Planning and Community Development Committee

### October 13, 2016 – 10:00 AM

The Planning and Community Development Committee met on the above date at the County Administration Building with the following members in attendance:

Present: Chair Paul McQueen; Councillors Scott Mackey, Sue Paterson, Barb Clumpus, Anna-Marie Fosbrooke, Gail Ardiel and Kevin Eccles; and Warden Alan Barfoot

Regrets: Councillor Arlene Wright

#### Staff

Present: Kim Wingrove, Chief Administrative Officer; Sharon Vokes, County Clerk/Director of Council Services; Randy Scherzer, Director of Planning; Kevin Wepler, Director of Finance; Petal Furness, Manager, Grey Roots Museum and Archives; Bryan Plumstead, Tourism Manager; Heather Morrison, Deputy Clerk/Records Manager; Rob Hatten, Communications Officer; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner and Tara Warder, Committee Coordinator

## Call to Order

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

## Adoption of the Agenda

**CC138-16** *THAT the minutes of the Planning and Community Development Committee dated October 13, 2016 and the recommendations contained therein be adopted and engrossed in the minutes as amended, by changing resolution PCD114-16 to reflect that the agenda was adopted as amended by adding a discussion on a car rally.*

**PCD114-16** Moved by: Councillor Mackey                      Seconded by: Councillor Paterson

- 1. That the Planning and Community Development Committee agenda dated October 13, 2016 be adopted as presented.**

## Declaration of Pecuniary Interest

There was none.

## Minutes of Meetings

Public Meeting minutes dated September 7, 2016 and September 28, 2016; and the Economic Development Advisory and Tourism Advisory Committee meeting minutes dated September 21, 2016

The minutes were reviewed.

*PCD115-16* Moved by: Warden Barfoot

Seconded by: Councillor Clumpus

**1. That the following minutes be received:**

- **Public Meeting Minutes dated September 7, 2016 – Hensall Co-op Official Plan Amendment**
- **Public Meeting Minutes dated September 28, 2016 – Misty Meadows Official Plan Amendment 133 – Southgate – September 28, 2016**
- **Economic Development Advisory and Tourism Advisory Committee meeting minutes of September 21, 2016**

Carried

## Business Arising from the Minutes

Planning and Community Development Committee minutes dated September 15, 2016

These minutes are for information only as they were adopted by Grey County Council on October 4, 2016.

## Deputations

*Jon Linton, TCI Management Consultants – Grey Roots Strategic Plan*

Sharon Vokes introduced Jon Linton of TCI Management Consultants.

Mr. Linton provided background information on Grey Roots and outlined attendance statistics, noting that they have been increasing over the years. Mr. Linton provided an overview of the strategy, including the Mission, Vision and strategic goals of Grey Roots.

The benefit of rentals was noted. Mr. Linton stated that a benefit of rentals is that it can be done in a way that increases exposure and builds up visitor base.

Mr. Linton addressed questions from the Committee regarding virtual exhibits. It was noted that virtual exhibits will not completely replace physical exhibits. A combination of the two approaches is ideal.

The opportunity for increased marketing was identified.

The role and importance of Councillors promoting Grey Roots to residents and visitors was highlighted.

## Reports – Clerk's

### CCR-PCD-26-16 Grey Roots Strategic Plan

Sharon Vokes spoke to the Committee on the above report, noting that staff have discussed ways to increase outreach in some of the municipalities that are not visiting Grey Roots as significantly as others.

An apple exhibit is planned for 2018. Committee inquired as to whether there is opportunity to bring exhibits to special events throughout the County. Ms. Vokes noted that this is the direction the Strategic Plan will take the County.

The possibility of corporate sponsorships was discussed. Further discussion occurred on a suggestion to have a car rally tour that takes people to various points around the County. Canada 150 funding is still available for events like this.

Kim Wingrove noted that ideas for events can be discussed and staff can see what can be done.

*PCD116-16* Moved by: Councillor Mackey                      Seconded by: Councillor Clumpus

- 1. That Report CCR-PCD-26-16 regarding an update to Grey Roots' strategic plan (2016 – 2020) be received; and**
- 2. That the strategic plan for Grey Roots (2016 – 2020) be adopted as presented; and**
- 3. That staff begin implementation of the plan.**

Carried

## Reports – Planning

### Addendum to PDR-PCD-21-16 ATV Requests for the CP Rail Trail

Sarah Morrison presented the above report.

Ms. Morrison outlined the outstanding requests from the Dufferin Grey ATV Club to permit side-by-sides on the CP Rail Trail and permit ATVs on the trail from Sunny Valley Road to 20<sup>th</sup> Street East.

Staff are recommending that the request for use of side by sides be denied. Ms. Morrison outlined the reasons for the recommendation, including the need for significant upgrades and widening to the trail. Additional land would need to be acquired in some sections, and there are some sections that cannot be widened. There are issues with the size of the gates as well.

With respect to the extension, staff are recommending that the request be denied. ATVs are permitted on County road ways for a trial period and can access many amenities by using the roadways. If the extension request was to be entertained, staff noted that the Niagara Escarpment Commission (NEC) would not support widening in some sections.

Staff addressed questions from the Committee regarding regulations on ATV size, the use of snowmobiles on that section of trail, and the estimated cost to do the upgrades. Ms. Morrison noted that ATVs would be a new use on this section of trail so a Development Permit application is needed. Snowmobiles are an existing use and are permitted.

#### *Tim Allen, Dufferin Grey ATV Club*

Tim Allen of the Dufferin Grey ATV (DGATV) Club addressed the Committee and outlined the specifications of standard ATVs and side-by-sides. Mr. Allen noted that the DGATV Club has agreed to pay for the gate upgrades if side-by-sides and the extension are permitted. The Club does not wish to go beyond 20<sup>th</sup> street.

Mr. Allen addressed questions from the Committee regarding use of side-by-sides in the DGATV Club. He spoke to the increasing sales and use of side-by-sides.

Randy Scherzer noted that another option the Committee can consider is to view these requests as part of the Recreational Trails Strategy.

PCD117-16 Moved by: Councillor Eccles

Seconded by: Councillor Clumpus

- 1. That the Addendum to Report PDR-PCD-21-16 be received; and**

- 2. That no further decision be made on trail access for ATVS and side-by-sides until the Recreational Trails Strategy Report is presented.**

Carried

## PDR-PCD-35-16 Recreation Forest Trails Master Plan

Sarah Morrison presented the above noted report. Staff hope that the study will be complete for the end of 2017 in order for all four seasons to be considered.

Staff are recommending that funds be allocated from the Trails Reserve to conduct the study.

Staff addressed questions from the Committee regarding the status of the trails reserve. Staff are comfortable that there are sufficient funds to cover the cost of the study. \$50,000 per year goes into that reserve.

Discussion occurred on the need to incorporate big picture view on how the trails master plan reaches other departments and services of the County. Staff noted that the study will focus on the County owned properties but that they cannot be viewed in isolation.

*PCD118-16* Moved by: Councillor Mackey      Seconded by: Councillor Fosbrooke

- 1. That Report PDR-PCD-35-16 be received; and**
- 2. That \$20,000 be considered in the 2017 budget to complete a Recreational Trails Master Plan using funds from the Trails Reserve.**

Carried

## PDR-PCD-36-16 Chasson Subdivision Extension Request

Randy Scherzer presented the above noted report. Staff are recommending that the three year draft extension be granted.

*PCD119-16* Moved by: Councillor Fosbrooke      Seconded by: Councillor Paterson

- 1. THAT the Planning and Community Development Committee receives Planning Report PDR-PCD-36-16 and;**
- 2. THAT the Planning and Community Development Committee hereby grants an extension of draft approval for Plan of Subdivision File 42T-2007-14 to November 14, 2019 as per the Planning Act.**

Carried

## PDR-PCD-37-16 Windfall Subdivision – Redline Revision

Randy Scherzer presented the above noted report.

*PCD120-16* Moved by: Warden Barfoot

Seconded by: Councillor Ardiel

**Whereas all written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision, now be it resolved:**

- 1. That Report PDR-PCD-37-16 be received;**
- 2. That in consideration of the redline revisions as requested to the draft plan of subdivision and the matters to be consistent with under the Planning Act, the Planning and Community Development Committee hereby approves the redline request for Plan of Subdivision File 42T-2010-03 subject to the revised conditions set out in the attached Notice of Decision.**

Carried

## Addendum 2 to PDR-PCD-33-15 Official Plan Amendment 133

Scott Taylor presented the above noted report to Committee. It was noted that the proponent considered changes to the original proposal. A second public meeting was held and the application was re-circulated in response to the proposed changes. Mr. Taylor outlined the public comments received and addressed questions regarding designations and estimated traffic and a traffic study, as well as the size of the operation.

*PCD121-16* Moved by: Councillor Eccles

Seconded by: Councillor Ardiel

**Whereas all written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision; now be it resolved:**

- 1. That proposed Official Plan Amendment Number 133 to the County of Grey Official Plan to re-designate the subject lands from the 'Rural' designation to the 'Rural with Exceptions' and 'Hazard Lands' designations to allow for an exception to permit a market (general store) on the lands described as Part Lot 29, Concession 4, geographic Township of Egremont, in the Township of Southgate, be supported, and;**

2. **That the Addendum # 2 to Report PDR-PCD-33-15 regarding proposed County Official Plan Amendment Number 133 be received, and;**
3. **That the revised by-law be prepared for consideration by County Council.**

Carried

## Addendum to PDR-PCD-35-15 - Niagara Escarpment Plan Proposed Amendments

Randy Scherzer presented the above noted report. Mr. Scherzer estimates the loss in tax revenue from lands to be redesignated to Escarpment Natural Area designation, and therefore eligibility for the Conservation Land Tax Incentive Program, to be \$698,000 for Grey County and the local municipalities. This estimate is based on 2016 current assessment values and the current uptake of the program.

Mr. Scherzer spoke to additional proposed changes, including giving ability to the County to manage the Pretty River Tract. Further changes were noted.

Committee discussed the criteria of the Conservation Land Tax Credit Program.

*PCD122-16* Moved by: Councillor Mackey                      Seconded by: Councillor Clumpus

1. **That the Addendum to Report PDR-PCD-35-15 be received which provides further information regarding the proposed changes to the Niagara Escarpment Plan; and**
2. **That the Report be sent to the Province and the Niagara Escarpment Commission as further comments regarding the proposed changes to the Niagara Escarpment Plan prior to Council approval as per Section 24.13(b) of Procedural By-law 4876-14 as amended, in order to meet the October 31, 2016 deadline.**

*PCD123-16* Moved by: Councillor Eccles                      Seconded by: Councillor Mackey

1. **That the motion be amended by further stating that the County of Grey request the Niagara Escarpment Commission be disbanded.**

Councillor McQueen declared a conflict of interest and left the chair and Warden Barfoot took his place.

Lost

Chair McQueen resumed the Chair. The Committee voted on the motion as originally presented and it was Carried.

The remaining Planning reports were considered later in the meeting.

## Reports - Finance

### FR-PCD-32-16 Corporate Budget Overview and Background

The Committee reviewed the report.

*PCD124-16* Moved by: Councillor Fosbrooke      Seconded by: Warden Barfoot

- 1. That Report FR-PCD-32-16 regarding the 2017 Corporate Budget Overview and Background be received for information.**

Carried

The Committee recessed, then reconvened.

### PDR-PCD-38-16 2017 Draft Budget Report

Kevin Weppler introduced the budget report. The Planning and Community Development Committee budget as proposed requires a 3.27% increase over the 2016 budget.

Randy Scherzer, Kim Wingrove, Bryan Plumstead, Petal Furness and Sharon Vokes spoke to the main impacts on the budget.

Discussion occurred on the use of volunteerconnection.ca and whether this could be beneficial for Grey County.

Committee inquired about the equipment needed to clean the floor at the Museum and whether this could be included in the RFT for cleaning. Staff noted that it is a large piece of equipment and a private contractor likely does not have this machine. Staff noted the cleaning RFT will be re-issued soon and will need to be reviewed as a result of the expansion of the Administration Building.

*PCD125-16* Moved by: Warden Barfoot      Seconded by: Councillor Paterson

- 1. That Report PDR-PCD-38-16 regarding the draft 2017 budget be received and;**
- 2. That the 2017 budget for the Planning and Community Development Committee portfolio be forwarded as presented to County Council for its consideration.**

Carried



## Reports – Planning (continued)

### PDR-PCD-39-16 Planning Advisory Committee Terms of Reference

Randy Scherzer noted that the Terms of Reference were provided to the Economic Development Advisory Committee and they are accepting of the terms.

Committee discussed the opportunity to merge the Tourism Advisory Committee and the Economic Development Advisory Committee together. Staff noted that they can look at the possibility of holding additional joint meetings in the future. Merging the two committees can be considered for the new term of council.

Councillor Mackey and Councillor Fosbrooke left the meeting at this time.

*PCD126-16* Moved by: Councillor Eccles                      Seconded by: Councillor Clumpus

- 1. That Report PDR-PCD-39-16 regarding revised Terms of Reference for the Economic Development Advisory Committee be received; and**
- 2. That the revised Terms of Reference for the Economic Development and Planning Advisory Committee as attached to Report PDR-PCD-39-16 be endorsed.**

Carried

### Addendum to PDR-PCD-10-16 1786934 Ontario Inc. Plan of Subdivision

Scott Taylor presented the above report, outlining the location of the subject lands and the proposed subdivision plan. Comments received from the public and agencies were highlighted.

Committee discussed the design of the cul-de-sacs and inquired as to whether there are any issues with snow removal and these cul-de-sacs. It was noted that in some municipalities the buildup of snow on the road has been creating issues.

*PCD127-16* Moved by: Councillor Paterson                      Seconded by: Councillor Eccles

**Whereas all written and oral submissions received on the applications were considered; the effect of which helped to make an informed recommendation and decision; and**

- 1. That Addendum to Report – PDR-PCD-10-16 be received; and**

- 2. That in consideration of the draft plan of subdivision application 42T-2016-02 for lands described as Part Lots 11 and 12, Concession 1, North of the Durham Road, (geographic Township of Bentinck), Town of Hanover, and the matters to have regard for under Subsection 51 (24) of the Planning Act, the Grey County Planning and Community Development Committee approves this plan of subdivision to create twenty-nine (29) detached dwelling lots and nine (9) semi-detached dwelling lots (for a total of 18 semi-detached units), subject to the conditions set out in the Notice of Decision.**

Carried

## PDR-PCD-40-16 Quarterly Purchasing Report – Quarter 2 of 2016

Randy Scherzer presented the above report as required by the purchasing policy.

*PCD128-16* Moved by: Councillor Ardiel                      Seconded by: Warden Barfoot

- 1. That Report PDR-PCD-40-16 regarding the quarterly purchasing report for Quarter 3 of 2016 be received for information.**

Carried

## Grey County Planning Active Development File List

The Committee reviewed the list.

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

### *Grey County Active Ontario Municipal Board Appeals File List*

The Committee reviewed the list.

## Correspondence

### City of Belleville – Municipal Resolution on Supporting Agricultural Experts in Their Fields

Staff will consult with Grey County Agricultural Services and bring the resolution back to a future committee meeting with more information.

## Receive for Information

*PCD129-16* Moved by: Councillor Eccles

Seconded by: Councillor Ardiel

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

- **Letter from David Sugarman – Vandalism in Camp Oliver Tract**
- **Report from Roger Cook – County Funding of SMART**

Carried

## Other Business

Councillor Ardiel recently attended a fracking tour and provided information to the Committee.

## Next Meeting Dates

**Thursday, November 10, 2016 at the Grey County Administration Building**

On motion by Warden Barfoot, the meeting adjourned at 1:44 PM.

Paul McQueen, Chair