

**MINUTES OF THE
COUNTY OF GREY
PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE
TUESDAY FEBRUARY 21, 2012 – 10:00 a.m.**

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

Present: Chair Arlene Wright, Councillors Terry McKay, Alan Barfoot, Harley Greenfield, Kevin Eccles and Warden Duncan McKinlay.

Regrets: Councillors Wayne Fitzgerald, Norman Jack and Kathi Maskell.

Staff

Present: Lance Thurston, CAO; Sharon Vokes, County Clerk/Director of Council Services; Randy Scherzer, Director of Planning; Heather Morrison, Deputy Clerk/Records Manager; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner and Barb Heerschap, Recording Secretary.

Chris Hachey, Grey Sauble Conservation Authority entered the meeting for the presentation of Addendum Report CCR-PCD-34-11 under Closed Meeting Matters.

Bryan Plumstead, Tourism Manager and Economic Development Co-ordinator entered the meeting for the presentation of Report CCR-PCD-20-12.

Brian Manser, Manager of Grey Roots, entered the meeting for the presentation of Reports CCR-PCD-14-12 and CCR-PCD-17-12.

Don Scott, Cuesta Planning Consultants entered the meeting for the presentation of Addendum No. 2 to Report PDR-PCD-23-11.

Jordan Lee, Planner entered the meeting for the presentation of Report PDR-PCD-10-12.

CALL TO ORDER

Chair Wright called the meeting to order.

DECLARATION OF PECUNIARY INTEREST

There was none.

MINUTES OF MEETINGS

Public Meeting Minutes dated January 18, 2012

The public meeting minutes were reviewed.

PCD37-12 Moved by Councillor McKay Seconded by Councillor Barfoot

THAT the minutes of the public meeting dated January 18, 2012 with regard to a proposed County Official Plan Amendment on lands described as Part Lots 16 and 17, Concession 5, Township of Georgian Bluffs (Geographic Township of Derby) to allow for the establishment of a small scale commercial use be received.

Carried

Public Meeting Minutes dated January 26, 2012

Councillor Eccles noted that he attended the Public meeting on behalf of the Municipality of West Grey.

Staff will amend the minutes to reflect this.

PCD38-12 Moved by: Councillor Barfoot Seconded by: Councillor Eccles

THAT the minutes of the public meeting dated January 26, 2012 with regard to a proposed County Official Plan Amendment No. 110 – Housing Policies be received as amended.

Carried

Planning and Community Development Committee minutes dated January 12, 2012.

This is for information only as these minutes have previously been approved by County Council at the February 7, 2012 session.

HUMAN RESOURCES UPDATE

Mr. Scherzer shared good news and advised that he is pleased to announce that Sarah Morrison has been promoted to Intermediate Planner and Jordan Lee, Planner is now permanent staff. Also, Carolyn Bailey has now taken on the task of Civic Address – 911 duties resulting in a promotion.

Chair Wright congratulated staff on behalf of the Committee.

CLOSED MEETING MATTERS

The Chair advised that the Committee will go into closed meeting at 10:09 a.m. for consideration of a certain matter.

PCD39-12 Moved by: Councillor McKay Seconded by: Councillor Eccles

THAT the Planning and Community Development Committee do now go into a closed session to discuss Confidential Report Addendum to CCR-PCD-34-11 which relates to a proposed or pending acquisition or disposition of land by the municipality or local board;

AND THAT the following staff members remain in attendance: Lance Thurston, Sharon Vokes, Heather Morrison, Randy Scherzer, Barb Heerschap and Chris Hachey, Grey Sauble Conservation Authority.

Carried

The Committee returned to the open meeting at 10:29 a.m.

The Chair confirmed that the Committee discussed only those matters identified in the resolution above.

REPORTS – CLERKS

CCR-PCD-12-12 – Forestry, Trails and Agriculture 2011 Work Plan Update

Heather Morrison presented the above noted report which identifies projects under the Forestry, Trails and Agriculture portfolio and their progress to date. She noted that coyote compensation claims have decreased over the past year.

PCD40-12 Moved by: Councillor Barfoot

Seconded by: Councillor McKay

WHEREAS as part of the Corporate Operating Plan, departmental work plans have been implemented to ensure alignment between the Corporate Strategic Plan and departmental operations;

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-12-12 be received for information.

Carried

CCR-PCD-14-12 – Grey Roots 2011 Work Plan Update

Mr. Manser presented the above noted report which identifies projects under Grey Roots Museum and Archives and their progress to date. He advised that Grey Roots will advertise for new volunteers to join Grey Roots. The new travelling exhibit, L'Chaim, is now complete which was funded by a grant from the federal government.

Mr. Manser advised that meetings are ongoing with the architect and Georgian College students regarding the new logo proposed for Grey Roots. He noted that ongoing training continues for staff who deals with the public to make certain that exceptional service is delivered.

PCD41-12 Moved by: Warden McKinlay

Seconded by: Councillor Greenfield

WHEREAS as part of the Corporate Operating Plan, departmental work plans have been implemented to ensure alignment between the Corporate Strategic Plan and departmental operations;

NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-14-12 be received for information.

Carried

CCR-PCD-17-12- Summary of 2011 Activities: Grey Roots Museum and Archives

Brian Manser presented the above noted report to provide the Committee with information regarding Archives, Museums Collections and Interpretive programming for the year 2011. The 2011 exhibits were highlighted along with funding received.

Questions and comments from the Committee commenced.

PCD42-12 Moved by: Warden McKinlay Seconded by: Councillor Barfoot

THAT Report CCR-PCD-17-12 providing the Planning and Community Development Committee with information related to Grey Roots Museum and Archives be received for information.

Carried

CCR-PCD-19-12 – Changes to Coyote Compensation Form

Heather Morrison presented the above noted report and indicated that a working group of Councillors and staff from Grey, Bruce and Huron counties was struck in 2010 to review changes to the coyote compensation program. She advised that the Ministry of Natural Resources has provided a new compensation form to all counties that currently have a coyote compensation by-law in place. She highlighted the standard conditions that have be placed on the forms and advised that a maximum of ten (10) coyotes can be claimed per compensation form.

Councillor McKay read a letter from a concerned citizen with regard to limiting the number of coyote claims per form.

Mrs. Vokes advised that these proposals are not new and that they were brought forward for discussion at a previous Committee meeting. She indicated that the paperwork process has not changed.

Heather Morrison advised that the County has been working with the local municipalities and are apprised of the upcoming changes.

PCD43-12 Moved by: Warden McKinlay Seconded by: Councillor Eccles

THAT Report CCR-PCD-19-12 regarding changes to the coyote compensation claim be received for information.

Carried

CCR-PCD-20-12 – Grey County Submission to the Southwestern Ontario Fund

Mr. Plumstead provided a brief overview of the above noted report. He advised that a consultation paper for the Southwestern Ontario Development Fund was released and the position of SWEA emphasized the fund should incorporate a mix of grants and loans with the focus on job creation through business. This group agreed that the share of funding should go towards business and suggested that all economic sectors should be allowed to participate.

Mr. Plumstead advised that he attended a session in Owen Sound which included an excellent mix of business owners, organizations, municipal staff, politicians and community futures and other organizations.

Mr. Plumstead indicated that a request for extension of deadline for submission of comments has been granted to February 21, 2012.

PCD44-12 Moved by: Warden McKinlay

Seconded by: Councillor McKay

THAT Report CCR-PCD-20-12 providing an update on the Consultation Paper for the South Western Ontario Development Fund be received for information;

AND THAT the submission included in the report be forwarded to the Ministry of Economic Development of Trade, Province of Ontario as the County of Grey's recommendations on the Consultation Paper for the South Western Ontario Development Fund;

AND FURTHER THAT the submission be made prior to approval of County Council to meet deadlines for submission.

Carried

By-law Enforcement Officer Report

This report was received for information only.

The Committee adjourned for a brief recess at 11:15 a.m.

The Committee re-convened at 11:25 a.m.

REPORTS – PLANNING

*Addendum No. 2 to PDR-PCD-23-11 – Official Plan Amendment Merit Report, East Part Lot 6, Concession 7, Township of Chatsworth (Geographic Township of Sullivan)
County File No.: 42-04-32-OPA-105, Applicant: Paul Long*

Mr. Scott entered the meeting to address the Committee with regard to Addendum No. 2 to PDR-PCD-23-11, Official Plan Amendment Merit report.

Mr. Scott spoke on the letter forwarded to Chair Wright which was included in the agenda package. He noted there is a century home on the property and the applicant has several parties interested in purchasing this home and restoring it.

Mr. Scott noted that his client has agreed to merge a residential lot back onto his farm on a property located approximately 750 metres northwest of the lands subject to the amendment, therefore this would be a reduction of residential lots in the original township block.

Mr. Scott advised that if the Committee supports this application he would recommend conditions be applied to the approval of the proposed Official Plan Amendment.

Chair Wright thanked Mr. Scott for his presentation.

Mr. Scherzer clarified statements made in the Cuesta Planning letter dated January 12, 2012. Mr. Scherzer advised that staff's position has not changed. Staff has concerns with creating a residential lot in an area where there is active farming and where the maximum lot density has already been exceeded. Mr. Scherzer noted that restoration of the house is not justification for the proposed Official Plan Amendment or the consent.

Mr. Scherzer also advised that the merging of the lots on a property that is located approximately 750 metres northwest of the subject lands is also not justification for the proposed consent as the maximum lot density applies to the original township lot.

Mr. Scherzer noted that this proposal is not consistent with Provincial Policy Statement and does not conform to the goals and objectives of the County Official Plan. He also indicated that if Council approves the Official Plan Amendment and the amendment is appealed to the Ontario Municipal Board, a Planner may need to be retained as County staff did not support the proposal.

A lengthy discussion then took place.

PCD45-12 Moved by: Councillor Greenfield Seconded by: Councillor McKay

WHEREAS the County has received an application for an Official Plan Amendment to the County Official Plan to re-designate lands described as East Part of Lot 6, Concession 7 (Geographic Township of Sullivan) Township of Chatsworth from the 'Rural' designation to the 'Rural with Exceptions' designation to allow for a severance;

AND WHEREAS the subject Official Plan Amendment application is not consistent with the Provincial Policy Statement and does not maintain the goals and objectives of the County Official Plan;

AND WHEREAS the County Staff did not support the associated Consent or Zoning By-law Amendment Applications;

NOW THEREFORE BE IT RESOLVED that the County of Grey refuses Official Plan Amendment Application 42-04-32-OPA-105;

AND THAT notice of the refusal be given in accordance with the *Planning Act* Regulations.

A recorded vote was requested by Councillor Barfoot:

Councillor Barfoot	Nay;
Councillor Eccles	Nay;
Councillor Greenfield	Yea;
Councillor McKay	Yea;
Warden McKinlay	Yea;
Chair Wright	Nay.

The motion was lost 3 to 3.

Staff requested direction from the Committee with regard to the wording that is to be included in the proposed Official Plan Amendment.

Mr. Scott then left the meeting.

PDR-PCD-09-12 – Irvine Hollis landfill inquiry, Part Lot 10, Divisions 2 and 3, Concession 1, Township of Chatsworth (Geographic Township of Holland)

Mr. Taylor presented the above noted report with regard to issues surrounding the development of a property with respect to the abandoned landfill site which has been mapped on the property. He noted that that the applicant has received affidavits from former municipal politicians and staff which noted there was no landfill on the applicant's property.

Mr. Taylor advised there was however a dump site along the Township road allowance abutting the property immediately to the north of the applicant's property.

Members asked staff if this constraint could be re-located to the area along the road allowance in a future housekeeping amendment. Staff advised that this could be included in a future housekeeping amendment.

PCD46-12 Moved by: Councillor Barfoot Seconded by: Councillor Eccles

That Report PDR-PCD-09-12 be received for information purposes;

AND THAT County staff be directed to forward a copy of Report PDR-PCD-09-12 to Mr. Irvine Hollis, the Township of Chatsworth and the Ministry of the Environment for their consideration;

AND FURTHER THAT County staff be directed to correct the location of the abandoned landfill site currently shown on Part Lot 10, Divisions 2 & 3, Concession 1 EGR, Township of Chatsworth, in the geographic Township of Holland, to a revised location along the Sideroad 3 road allowance, at the time of the next County Official Plan Housekeeping amendment.

Carried

The Committee adjourned for lunch at 12:25 p.m.

The Committee re-convened at 1:00 p.m.

Addendum to PDR-PCD-01-12 – Official Plan Merit Report, Part Lots 16 and 17, Concession 5, Township of Georgian Bluffs (Geographic Township of Derby) County file no.: 42-03-54-OPA-112, Applicant: 721665 Ontario Inc. Benj Art

Sarah Morrison presented the above noted report with regard to a proposed official plan amendment to allow for the establishment of a small scale commercial use on the above noted lands. She indicated that no verbal comments were made at the public meeting as

well as no concerns from agencies. She noted that that proposed official plan amendment conforms to Provincial Policy Statement and maintains the intent and direction of the County Official Plan; therefore, staff recommends that the official plan proceed to County Council for consideration.

PCD47-12 Moved by: Councillor Greenfield Seconded by: Councillor Barfoot

THAT the Planning and Community Development Committee Supports the proposed Amendment to the County of Grey Official Plan to re-designate the subject lands from “Rural”, “Wetlands” and “Hazard Lands” to “Rural with Exceptions”, “Wetlands” and “Hazard Lands” for the lands described as Part of Lots 16 & 17, Concession 5, (Geographic Township of Derby) Township of Georgian Bluffs;

AND THAT the Addendum to Planning Report PDR-PCD-01-12 is hereby adopted;

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

Carried

*Addendum to PDR-PCD-35-11 regarding proposed minutes of settlement, Part Lot 27, Concession 2, Municipality of Grey Highlands (Geographic Township of Euphrasia)
Applicants: Tracy Williams and Allan Hill*

Mr. Taylor presented the above noted report with regard to proposed minutes of settlement with respect to Municipality of Grey Highlands consent no. B16/2010. He provided a brief overview of the file and advised that the County appealed the decision of the consent as the proposal did not meet the minimum lot standards for a newly created lot in the Agricultural designation.

Mr. Taylor advised that the applicant applied for a County Official Plan Amendment and a municipal amendment to re-designate the entire property to Rural. The Ministry of Municipal Affairs and Housing and the Ontario Ministry of Agriculture Food and Rural Affairs indicated they could not support this proposal. The applicant has chosen to withdraw the Official Plan Amendment applications. The applicant now wishes to enter into minutes of settlement with the County on a revised consent proposal. The revised consent proposal would create an approximately 0.8 hectare non-farm lot in the Rural designation and retain approximately 39 hectare farm parcel.

PCD48-12 Moved by: Councillor Eccles Seconded by: Councillor Greenfield

WHEREAS the County of Grey has appealed the Municipality of Grey Highlands Consent application B16-2010 to the Ontario Municipal Board;

AND WHEREAS the proponent has submitted County Official Plan Amendment application 42-08-39-OPA-109, but since requested that the application be withdrawn, in favour of entering into minutes of settlement for the appeal on Municipality of Grey Highlands Consent application B16-2010;

NOW THEREFORE BE IT RESOLVED THAT that County staff be directed to engage the County's solicitor with respect to entering into minutes of settlement on Municipality of Grey Highlands Consent application B16-2010, for the creation of an approximately 0.8 hectare parcel in the north-east corner of the subject lands, while retaining an approximately 39 hectare parcel, subject to the proposed severed lot being appropriately rezoned;

AND FURTHER THAT Addendum to Report PDR-PCD-35-11 be forwarded onto the Municipality of Grey Highlands and the proponent for their consideration;

Carried

Addendum to Report PDR-PCD-23-11 (continued)

After a brief discussion, the following resolution was brought forward.

PCD49-12 Moved by: Warden McKinlay Seconded by: Councillor Eccles

WHEREAS the County has received an application for an Official Plan Amendment to the County Official Plan to re-designate lands described as East Part of Lot 6, Concession 7 (Geographic Township of Sullivan) Township of Chatsworth from the 'Rural' designation to the 'Rural with Exceptions' designation to allow for a severance;

NOW THEREFORE BE IT RESOLVED that the County of Grey supports Official Plan Amendment Application 42-04-32-OPA-105 to re-designate lands described as East Part of Lot 6, Concession 7 (Geographic Township of Sullivan) Township of Chatsworth from the 'Rural' designation to the 'Rural with Exceptions' designation to allow for a severance with the condition that a policy be included in the Official Plan Amendment that new residential dwellings are prohibited on the retained parcel of Lot 6, Concession 7, (Geographic Township of Sullivan);

AND THAT Addendum No. 2 to Planning Report PDR-PCD-23-11 be received;

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

AND THAT should the Official Plan Amendment be appealed to the Ontario Municipal Board that a planning consultant may need to be engaged as Addendum No. 2 to Staff Report PDR-PCD-23-11 recommends refusal of this application.

Carried

PDR-PCD-10-12 – Transportation Master Plan

Mr. Scherzer presented the above noted report and indicated that the Transportation Master Plan (TMP) is a project that was identified in the Transportation Department Review Report that should be completed in order to establish transportation needs. The Plan will support future development and asset management initiatives in order to be able to plan for future road construction projects based on projected growth and development.

Mr. Scherzer highlighted the proposed project deliverables. He explained the Terms of Reference for the Transportation Master Plan Steering Committee.

Goals for the Transportation Master Plan were reviewed. Mr. Scherzer explained the process involved for the Master Plan. The Transportation Master Plan project has been included in the 2012 budget.

PCD50-12 Moved by: Councillor Barfoot

Seconded by: Councillor Eccles

WHEREAS the 2012 Budget approved by County Council includes costs to hire a consultant to prepare a Transportation Master Plan for the County;

NOW THEREFORE BE IT RESOLVED that the Planning and Community Development Committee accepts Report PDR-PCD-10-12;

AND THAT Committee endorses the Terms of Reference for the Transportation Master Plan Steering Committee and the Technical Advisory Group as well as the proposed Transportation Master Plan deliverables;

AND THAT Committee directs staff to incorporate the proposed deliverables in the Request for Proposal and to circulate the Request for Proposal in accordance with the purchasing policies.

Carried

PDR-PCD-11-12 Planning Department 2011 Work Plan Update

Mr. Scherzer presented the above noted report on the projects identified in the Planning Department Work Plan and the current status of the strategic projects.

PCD51-12 Moved by: Warden McKinlay Seconded by: Councillor Barfoot

WHEREAS departmental work plans have been implemented to identify strategic projects within each Department that align with the Corporate Operating Plan approved by Council;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-11-12, which provides a status update on the strategic projects identified in the Planning Department Work Plan, be received for information purposes.

Carried

Addendum to PDR-PCD-08-12 – Source Protection Plans comments

Mr. Scherzer presented the above noted report with regard to draft Source Protection Plans.

Mr. Scherzer provided a brief overview of the draft source protection policies and highlighted the potential policy implications for the County.

A summary of the comments and the proposed policy revisions included in the report were presented.

The Committee complimented staff on a well written report.

PCD52-12 Moved by: Warden McKinlay Seconded by: Councillor Barfoot

WHEREAS the Source Protection Committee has circulated draft source water protection policies for comment;

AND WHEREAS staff have reviewed the proposed source protection policies;

NOW THEREFORE BE IT RESOLVED that the comments and recommended revisions to the Draft Source Protection Plans contained in the Addendum to Report PDR-PCD-08-12 be forwarded to the Saugeen Valley, Grey Sauble, Northern Bruce Peninsula Source Protection Committee and the South Georgian Bay Lake Simcoe Source Protection Committee for consideration.

Carried

CORRESPONDENCE

Resolution from the County of Huron relating to outcomes from a low frequency noise study dated December 21, 2011

PCD53-12 Moved by: Councillor Barfoot Seconded by: Councillor McKay

THAT the County of Grey support the resolution from the County of

Huron relating to outcomes from a low frequency noise study.

Carried

Letter from Ontario Power Generation dated February 6, 2012 relating to Six Month Public comment period for OPG'S Deep Geologic Repository

Mr. Scherzer advised that this matter applies more to municipalities in Bruce County.

PCD54-12 Moved by: Councillor Barfoot

Seconded by: Councillor Eccles

THAT the correspondence from the Ontario Power Generation be noted and filed.

Carried

Town of Halton Hills resolution dated February 6, 2012 regarding Provincial Regulations regarding Commercial Fill Operations

A brief discussion took place with regard to commercial fill operations. The Town of Halton Hills is requesting the Province to establish guidelines, regulations and a Provincially regulated approval process to govern the quality of fill imported.

PCD55-12 Moved by: Councillor McKay

Seconded by: Councillor Greenfield

THAT the County of Grey support the resolution from the Town of Halton Hills with regard to commercial fill operations.

Carried

OTHER BUSINESS

SWEA (Southwest Economic Alliance) voting members (correspondence attached) two members

Mrs. Vokes addressed the Committee with regard to voting members with SWEA.

The following names were brought forward:

Warden McKinlay, Councillor Eccles, Lance Thurston, CAO, Councillor McKay, Bryan Plumstead, Tourism Manager, and Sharon Vokes, Director of Council Services.

Appointment to Tourism Advisory Committee: two members of County Council (members of the Planning and Community Development Committee)

The following names were brought forward: Councillor Greenfield and Warden McKinlay.

Upcoming Appreciation Dinner

Mrs. Vokes reminded some members of the upcoming Appreciation dinner scheduled for March 28, 2012. Invitations were sent from the Clerk's office.

NEXT MEETING DATES:

Tuesday, March 20, 2012 @ 10:00 a.m. (Planning and Heritage components)

On motion, the meeting adjourned at 1:55 p.m.

Arlene Wright, Chair