 Committee Minutes

# Planning and Community Development CommitteeFebruary 17, 2015 – 10:00 AM

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

**Present: Chair Arlene Wright; Councillors Scott Mackey, Alan Barfoot, Paul McQueen, Sue Paterson, Barb Clumpus, Norman Jack and Gail Ardiel; and Warden Kevin Eccles**

**Staff**

**Present: Sharon Vokes, Acting Chief Administrative Officer; Randy Scherzer, Director of Planning; Kevin Weppler, Director of Finance; Geoff Hogan, Director of Information Technology; Bryan Plumstead, Tourism Manager; Petal Furness, Interim Manager Museum and Archives; Scott Taylor, Senior Planner; Sarah Morrison, Intermediate Planner; Alisha Buitenhuis, Planner and Tara Warder, Recording Secretary**

## Call to Order

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

## Adoption of the Agenda

*PCD23-15* Moved by: Councillor Barfoot Seconded by: Councillor Paterson

**THAT the Planning and Community Development Committee agenda dated February 17, 2015 be adopted as presented.**

 Carried

## Declaration of Pecuniary Interest

There was none.

## Minutes of Meetings

### Traynor Public Meeting minutes dated January 15, 2015 and Viking Cives Public Meeting Minutes dated January 26, 2015

The minutes were reviewed.

*PCD24-15* Moved by: Councillor McQueen Seconded by: Councillor Jack

**THAT the following public meeting minutes be adopted as presented:**

* **Traynor Public Meeting Minutes dated January 15, 2015**
* **Viking Cives Public Meeting Minutes dated January 26, 2015**

 Carried

## Business Arising from the Minutes

### Planning and Community Development Committee minutes dated January 15, 2015

These minutes are for information only as they were adopted by Grey County Council on February 3, 2015.

### Addendum to Report PDR-PCD-25-14 Von Westerholt Farms Ltd and Lavolit Ltd. Addendum to Merit Report

Alisha Buitenhuis addressed the Committee on the above report and outlined the location of the subject lands, approximately 1.39 kilometres west of Holstein on the south east corner of the intersection of Highway 6 and Grey Road 9.

Staff are recommending that support be given to the proposed Official Plan Amendment. The effect of the amendment would be to re-designate the subject lands from “Rural” to “Rural with Exception” to permit a severance.

*PCD25-15* Moved by: Warden Eccles Seconded by: Councillor McQueen

**THAT the proposed amendment to the County of Grey Official Plan to re-designate the subject lands from ‘Rural’ to ‘Rural with Exception’ for the lands described as Lot 19 and Part of Lot 20, Concession 1, geographic Township of Egremont in the Township of Southgate, to allow for the severance of a residential parcel containing a dwelling and a pond be supported;**

**AND THAT the Addendum to Report PDR-PCD-25-14 be received;**

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

 Carried

The remaining Planning reports were considered later in the meeting.

## Reports – Information Technology

### ITR-PCD-02-15 Connected County Funding

Geoff Hogan presented the above report to the Committee, requesting authorization to allocate $50,000 to fund contract staff/consultant to undertake data collection and analysis of provider infrastructure in Grey County for the Broadband Initiative. Further, staff wish to transfer $1,000,000 from the One-Time Funding reserve to a Broadband Infrastructure Reserve in order to have funds set aside which show a serious commitment to broadband development in the County.

Discussion occurred on the costs of Grey County’s portion of the project, as well as who the partners are in the Western Ontario Warden’s Caucus. The formula used to determine each partner’s contribution was also discussed. Mr. Hogan noted that the formula utilizes land area and population, as well as ability to pay, determined by property assessment.

Mr. Hogan noted that there are concerns from the private sector that the County will fund networks which will compete with the small providers. Mr. Hogan stated that this is not the intent and the desire is to have more carriers which results in increased competition. There is a desire to provide fibre where it currently does not exist and to leverage the infrastructure that has already been installed.

*PCD26-15* Moved by: Councillor Barfoot Seconded by: Councillor Clumpus

**WHEREAS the initial results of the County’s Economic Development Action Plan indicate that the implementation of high quality broadband needs to be a priority of Grey County;**

**AND WHEREAS local projects to improve broadband in the County that align with the regional South West Integrated Fibre Technology (SWIFT) project will speed up broadband improvements in the County;**

**AND WHEREAS the County does not yet have sufficient information on the specific status and location of broadband infrastructure in the county;**

**NOW THEREFORE BE IT RESOLVED THAT Report ITR-PCD-02-15 be received;**

**AND THAT $50,000.00 be funded from the One-Time Funding Reserve to fund contract staff or consultants to gather and analyze information on provider infrastructure in Grey County.**

Carried

*PCD27-15* Moved by: Councillor Barfoot Seconded by: Councillor Clumpus

**WHEREAS the initial results of the County’s Economic Development Action Plan indicate that the implementation of high quality broadband needs to be a priority of Grey County;**

**AND WHEREAS local projects to improve broadband in the County that align with the regional South West Integrated Fibre Technology (SWIFT) project will speed up broadband improvements in the County;**

**NOW THEREFORE BE IT RESOLVED THAT Report ITR-PCD-02-15 be received;**

**AND THAT $1,000,000 be transferred from the One-Time Funding Reserve to a Broadband Infrastructure Reserve specifically earmarked for future fibre based broadband infrastructure in Grey County.**

 Carried

## Reports - Finance

### Addendum to Report CCR-PCD-02-15 2015 Budget Report to the Planning and Community Development Committee

Randy Scherzer and Sharon Vokes addressed the Committee on the above report as a follow up to the original draft budget. Mr. Scherzer and Mrs. Vokes outlined the areas where changes were made to the draft budget as requested by the Committee, resulting in a decrease of $50,250.

*PCD28-15* Moved by: Councillor Paterson Seconded by: Warden Eccles

**THAT the Addendum to Report CCR-PCD-02-15 regarding recommendations for amendments to the 2015 Draft Budget be received as presented;**

**AND THAT the following revisions to the Planning and Community Development Committee portfolio as recommended in Addendum to Report CCR-PCD-02-15, be incorporated in the Draft 2015 Budget for County Council’s consideration:**

* **General Forestry Operating - reduce Transfer to Reserve budget line by $20,000**
* **Planning Capital – reduce the Transfer to Reserve levy contribution by $20,250 by removing contributions towards a future Natural Heritage Study Update ($3,250), a Future Active Transportation Master Plan ($4,000), and a future Transportation Master Plan Update ($3,000), and a reallocation of reserve funds from the Planning Legal Reserve to the future Archaeological Master Plan Reserve ($10,000)**
* **Visitor Services– reduce Staff Training & Development budget line by $1,000**
* **Museum Collection Management – reduce Professional & Consulting fees budget line by $1,000**
* **Museum Marketing and Promotions – reduce Brochures/Books budget line by $1,000**
* **Economic Development – reduce Studies/Reports budget line by $7,000**

**AND FURTHER THAT the following additional revisions be incorporated in the 2015 Draft Budget for County Council’s consideration:**

* **Increase the Planning Operating – Professional and Consulting fees budget line by $4,500 to be offset by a Transfer From Reserve (Waste Management Reserve) of $4,500 resulting in a zero net levy increase. The additional $4,500 is to cover off any additional expenses relating to the completion of the Landfills Study and to have the consultant prepare a digital catalogue of the background information associated with this project.**
* **Reallocate $1,500 from the Natural Heritage Study – Professional and Consulting fees budget line to a Natural Heritage Study - Travel and Meal Expenses budget line to cover any travel and mileage expenses associated with this project.**

 Carried

## Reports - Planning

### Addendum to Report PDR-PCD-03-15 Viking Cives Ltd. Merit Report

Scott Taylor presented the above report, outlining the location of the subject lands within the Municipality of West Grey on Grey Road 109. Mr. Taylor noted that the proposed development would be an expansion of the existing facility. An Official Plan Amendment is required to re-designate the subject lands from “Rural” and “Hazard Lands” to “Space Extensive Industrial” and “Hazard Lands”.

Mr. Taylor provided a highlight of the comments received on the matter, regarding the setbacks on the wetlands, impacts on potential endangered species, noise, water usage and impact on neighbouring wells.

Staff are recommending that the proposed amendment be supported subject to the concerns being addressed regarding any endangered species.

The Committee discussed the proposal, noting its positive benefits in terms of additional jobs that will result.

Further discussion occurred on why this is considered Bobolink territory if it had been farmed. Staff noted that further Ministry of Natural Resources and forestry comments on this matter are pending.

*PCD29-15* Moved by: Councillor Mackey Seconded by: Councillor Ardiel

**THAT the proposed County of Grey Official Plan Amendment to re-designate a portion of the lands described as Part Lot 31, Pt. Div. 1 to 2, Concession 1, Geographic Township of Normanby, Municipality of West Grey, from the ‘Rural’ and ‘Hazard Lands’ designations to the ‘Space Extensive Industrial’ and ‘Hazard Lands’ designations be supported, subject to receiving supportive comments from the Saugeen Valley Conservation Authority;**

**AND THAT the Addendum to Report PDR-PCD-03-15 be hereby received;**

**AND FURTHER THAT the appropriate by-law be prepared for consideration by County Council, subject to receiving support on the Official Plan Amendment application from the Saugeen Valley Conservation Authority.**

 Carried

### Addendum to Report PDR-PCD-39-14 Traynor Addendum to Merit Report

Alisha Buitenhuis addressed the Committee on the above report regarding a proposed Official Plan Amendment and outlined the location of the subject lands within the Municipality of Meaford. Staff are recommending that the proposal be supported which would have the effect of re-designating the lands from “Agricultural” to “Agricultural with Exception” and “Hazard Lands”.

*PCD30-15* Moved by: Councillor Barfoot Seconded by: Councillor McQueen

**THAT the proposed amendment to the County of Grey Official Plan to re-designate the subject lands from ‘Agricultural’ to ‘Agricultural with Exception’ and ‘Hazard Lands’ for the lands described as Part Lot 27, Concessions 5 and 6, geographic Township of Sydenham in the Municipality of Meaford, to allow for the severance of a residential dwelling containing a barn and a pond be supported;**

**AND THAT the Addendum to Report PDR-PCD-39-14 be received;**

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

 Carried

The Committee briefly recessed, then reconvened.

### PDR-PCD-09-15 Primary Public Safety Answering Position – Owen Sound Police Services Single Source

Randy Scherzer presented the above noted report. It was noted that currently, Owen Sound Police Services operates the service. The current annual fee is .50 per person per year based on the number of permanent residents in the servicing area.

The County has received a letter from the Owen Sound Police Services requesting a fee increase to .56 cents. Staff outlined the fees other municipalities pay.

Staff are recommending that Owen Sound Police Services be contracted to provide this service and that the contract be single sourced.

Concern was expressed with the lack of prior notice for the increase.

*PCD31-15* Moved by: Warden Eccles Seconded by: Councillor Jack

**WHEREAS the County of Grey is responsible for the provision and operation of the Primary Public Safety Answering Position for the 9-1-1 serving area under the current 9-1-1 Public Emergency Reporting Service Agreement with Bell Canada;**

**AND WHEREAS the Owen Sound Police Services dispatch currently operate the Primary Public Safety Answering Position of 9-1-1 Emergency Response Services for the County of Grey under contract which has been in place since the inception of 9-1-1 in Grey County;**

**AND WHEREAS the current annual fee is calculated at a rate of fifty cents ($0.50) per person per year based on the number of permanent residents within the 9-1-1 serving area;**

**AND WHEREAS the current contract includes provisions for negotiating the annual fee for providing this service;**

**AND WHEREAS the Owen Sound Police Services has suggested an increase to fifty six cents ($0.56) per permanent resident per year which represents a twelve percent increase from the current rate which commenced in 2009;**

**AND WHEREAS it is important to maintain the integrity of the integrated 9-1-1 Public Emergency Reporting System that currently exists throughout Grey County;**

**NOW THEREFORE BE IT RESOLVED THAT Owen Sound Police Services be contracted as a single source for continuing to operate the Primary Public Safety Answering Position of 9-1-1 Emergency Response Services for Grey County at a rate of fifty six cents ($0.56) per person per year based on the number of permanent residents;**

**AND THAT staff be directed to prepare a contractual agreement with Owen Sound Police Services and to bring the agreement forward with the appropriate by-law for Council’s consideration.**

 Carried

### PDR-PCD-10-15 Development Charges Deferral Request

Randy Scherzer presented the above noted report regarding a request received from Graham Design and Construction for the deferral of development charges for the Pottawatomi Gardens development.

The proposed development is located on Alpha Street in the former Alpha Street Medical Arts building, which will be redeveloped into 12 life lease residential units.

Mr. Scherzer outlined the options available for consideration, including to defer the charges until a building permit is issued, until an occupancy permit is issued, or until a maximum time period has lapsed since the issuing of a building permit.

The Committee discussed the merits of the options.

It was noted that the City of Owen Sound has deferred the City’s development charges until occupancy permits have been issued in order to decrease the upfront costs to the developer. There is a desire to construct the units this year.

Randy Scherzer provided information on the grant in lieu program.

It was noted that appropriate measures will be included in the agreement such as potentially registering the agreement on title to ensure the County receives the development charges.

*PCD32-15 At the March 3, 2015 session of Grey County Council, the sixth paragraph of Resolution PCD32-15 was amended to state “AND THAT Council directs that the development charge payment for all the units be due at the time of issuance of the first occupancy permit(s);”*

*PCD32-15* Moved by: Councillor Barfoot Seconded by: Councillor McQueen

**WHEREAS subsection 15(2) of By-laws 4744-12 and 4745-12 being the County’s Development Charges By-laws provides that a development charge shall be payable in full on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies;**

**AND WHEREAS the County has received a request from a developer (Graham Design and Construction) to defer development charge payments for each residential unit upon issuance of an occupancy permit for a development in the City of Owen Sound known as ‘Pottawatomi Gardens’ which is a proposal to construct 12 life lease residential units within the Alpha Street Medical Arts Building with each unit price expected to be sold for less than $200,000;**

**AND WHEREAS Section 27 of the Development Charges Act, 1997, provides that a municipality may enter into an agreement to provide for a deferral of the development charge;**

**AND WHEREAS the City of Owen Sound has agreed to defer City development charges until occupancy permits have been issued;**

**NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-10-15 be received;**

**~~AND THAT Council directs that the development charge payments for each residential unit be due at the time of the occupancy permit for each unit (Option 2);~~**

**AND THAT Council directs that the development charge payment for all the units be due at the time of issuance of the first occupancy permit(s);** *Per Resolution CC44-15*

**AND THAT staff be directed to prepare a development charges deferral agreement with Graham Design and Construction for the ‘Pottawatomi Gardens’ development for Council’s consideration;**

**AND THAT staff be directed to prepare a development charges deferral program for Council’s consideration which would outline when the deferral of development charges would be considered for certain types of development on a go forward basis.**

Carried

### By-law Enforcement Officer Report – December 2014 and January 2015

The Committee reviewed the reports.

*PCD33-15* Moved by: Councillor Ardiel Seconded by: Councillor Jack

**THAT the By-law Enforcement Officer Reports for December 2014 and January 2015 be received for information.**

 Carried

## Reports – Clerk’s

### CCR-PCD-04-15 Grey County Warden’s Golf Tournament

Petal Furness addressed the Committee on the above report, requested by the Committee.

Staff are recommending that the golf tournament be discontinued. Staff will be exploring other avenues for fundraising activities.

*PCD34-15* Moved by: Councillor Ardiel Seconded by: Councillor Clumpus

**WHEREAS Grey Roots has organized the Grey County Warden’s Golf Tournament since 2009 to benefit the growth of Moreston Heritage Village;**

**AND WHEREAS the Golf Tournament Committee was disbanded in 2010 and the organization of the Golf Tournament is now organized by staff alone;**

**AND WHERAS this event requires hundreds of hours of staff time while providing declining financial benefits;**

**NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-04-15 be received and that the Grey County Warden’s Golf Tournament cease to be an annual event;**

**AND THAT the projected shortfall in revenue of $5,000 from cancelling the golf tournament be found through other fundraising mechanisms.**

 Carried

### CCR-PCD-07-15 Recommendations for Public Members to the Tourism Advisory Committee

Bryan Plumstead addressed the Committee on the above report, recommending the appointment of public members to the Tourism Advisory Committee.

Mr. Plumstead noted the importance of having members from the tourist industry on the Committee.

*PCD35-15* Moved by: Councillor McQueen Seconded by: Councillor Paterson

**WHEREAS Grey County has been recruiting for five public members to serve on the Tourism Advisory Committee,**

**NOW THEREFORE BE IT RESOLVED THAT Report CCR-PCD-07-15 be received;**

**AND THAT Philip Allanson, Don Braden, Gary Gingras, Peter Majewski and Monica Smith be appointed as public members of the Grey County Tourism Advisory Committee for the term 2015-18.**

 Carried

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

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

The Committee reviewed the above noted list.

Randy Scherzer noted that there are no changes to the Meaford and West Grey appeals. Confirmation has been received from the Board accepting the appellant’s withdrawal of their appeal against the Craigleith Village development.

It was also noted that an appeal has recently been received for the Sleepy Hollow West development based on a no decision.

## Correspondence

### Receive for Information - Chatham – Kent Neonicotinoid Pesticides in Ontario; Ontario Bee Keepers Association Response to Municipality of Chatham Kent’s Briefing Notes; Updated Proposed Source Protection Plan and Revised Assessment Report; Pottawatomi Gardens Development

*PCD36-15* Moved by: Councillor Barfoot Seconded by: Councillor Mackey

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

* **Chatham – Kent Neonicotinoid Pesticides in Ontario**
* **Ontario Bee Keepers Association Response to Municipality of Chatham – Kent’s Briefing Notes on Neonicotinoids**
* **Updated Proposed Source Protection Plan & Revised Assessment Report and Public Notice for Public Meetings and Commenting Period**
* **Pottawatomi Gardens Development**

 Carried

## Other Business

### Natural Heritage Systems Study – Green in Grey Verbal Update

Sarah Morrison addressed the Committee on the above, providing an overview of the purposes of this project. Ms. Morrison outlined what each of the stages involve. It was noted that various agencies have been invited to be part of the technical advisory committee. The first meeting will be February 25th, 2015 and public open houses will be scheduled for the end of March.

There was suggestion to reach out to agricultural users in the County and the benefits of the lower tiers posting the information on their websites.

### Transportation Master Plan Verbal Update

Randy Scherzer noted that the March 6th information session and public meeting are proceeding.

### Growth Management Study Verbal Update

Scott Taylor updated the Committee on the status of the above. The report examines projected growth in the next 20-25 years. This report will update the current Growth Management Strategy completed in 2008. Staff are hoping the study will be complete by mid to late 2015.

### Abandoned Landfills Study Verbal Update

Scott Taylor noted that the draft work from the consultant is encouraging and a report is forthcoming. The study examined the sites across the County identified as possible abandoned land fill sites. The draft report will outline any changes that will be required to the map, including re-locating some sites and the removal of other sites.

It was noted that this will ease issues down the road for developers looking to develop certain sites. The results of the study will be able to be utilized immediately, and will be implemented through an amendment to the County Official Plan.

### Sourcewater Protection Collaboration Project Verbal Update

Scott Taylor noted that the County, Bruce County and member municipalities are undertaking this project to assist in establishing documents and templates, and a GIS mapping extension to track threats to municipal drinking water systems.

Further, the County of Grey was approved for the collaboration funding in the amount of $15,000. The consultant has been hired for the templates and a mapping system will be developed to assist in this project.

## Next Meeting Dates

**February 18, 2015 – Official Plan Amendment 128 H. Bye Construction Joint Public Meeting – 9:00 AM – Township of Southgate Council Chambers**

**February 18, 2015 – Official Plan Amendment 126 Raco Joint Public Meeting – 7:00 PM Township of Georgian Bluffs Council Chambers**

**March 2, 2015 – Official Plan Amendment 130 Scenic Caves Joint Public Meeting – 5:00 PM Town of the Blue Mountains Council Chambers**

**Transportation Master Plan Municipal Information Session – Friday, March 6, 2015 from 1:30 PM to 4:30 PM – Grey Roots Theatre Room- 102599 Grey Road 18**

**Transportation Master Plan Public Meeting – Friday, March 6, 2015 from 6:00 PM – 8:00 PM – Grey County Council Chambers – 595 9th Avenue West, Owen Sound**

**Tuesday, March 17, 2015 at the Grey County Administration Building**

On motion by Councillor Ardiel, the meeting adjourned at 12:17 PM.

 Arlene Wright, Chair