

John Corrigan felt the people in attendance were a good group of active people.

Mark Stone advised that he was very pleased with the open house. It was on schedule with a good turnout and knowledgeable/engaged participants.

R B Waind felt that the facilitators that lead round table discussions were good.

Mark Stone indicated that the people sitting at his table were a diverse group with members from the agricultural community, a business owner and representation from The Blue Mountain Watershed Trust.

David Finbow suggested that the facilitators should have moved around. Mark Stone indicated that he did talk to Glenn about this & Glenn indicated he tends to leave it as is if the group is working well.

David Finbow indicated that they were asked for another session on the last workshop being Growth Management, Intensification, Transportation & Design. David indicated there is money there to do another session and Cindy Welsh has a report going to the Planning & Building Committee on July 4th, 2011 for Council approval.

b) D. Kerr e-mail dated June 20, 2011 RE: Natural Heritage Systems Approach

David Finbow advised that the Watershed Trust is interested in a natural heritage system approach which our current Official Plan speaks to already. We need to do this to understand constraints on the process.

R B Waind felt that this should be looked at in depth & noted the need to address this in some way.

Scott Taylor advised that their policy of their five year review was to look at this. They are looking at a natural heritage approach for similar areas with individual feature maps. Their staff have been looking at this & pricing it out. Looking at this one year down the road. Phoned consultants to get a time frame & pricing already. Scope & scale need to be looked at. Focus on development areas or future development areas. No approval has been given by County Council to move forward with a natural heritage systems study, but staff have recommended such a study in the Five Year Capital.

R B Waind advised that the Nottawasaga Valley Conservation Authority working with the Town of Collingwood on this study. The Blue Mountains could have hired them also to do this study. David Finbow advised that our staff was never approached for a report or an opinion. He first became aware of this when he noted on the Town of Collingwood agenda that they executed an agreement with the Nottawasaga Valley Conservation Authority for this.

R B Waind indicated that our Council rep or staff should have been in touch with us to participate in this.

David Finbow noted that he talked to Chris Hibberd today to see if we could become involved.

David Finbow advised he spoke to Nancy Farrar on this. Nancy advised there is little or no input required by them other than mapping resources.

R B Waind indicated it was a good missed opportunity with the bulk of Grey County going through Grey Sauble.

David Finbow noted that Nottawasaga Valley Conservation Authority would have provided it within the areas of our municipality being Craigeith & south of Grey Road 19.

R B Waind advised that some special interest groups (Blue Mountain Watershed Trust & Agriculture group) wished to meet with our Consultant on this project. David advised that the workplan does not have this kind of interaction for special groups only through Agencies, Boards & Committees. R B Waind will approach them to do a written presentation. David Finbow will contact Don Kerr on this.

5. New Business:

a) Meeting with the Agricultural Advisory Committee

Cindy Welsh advised that Peter Tollefsen is trying to set up a meeting with the Agricultural Advisory Committee with the Consultant to attend which will be similar to the Agencies, Boards & Committee meeting.

Mark Stone will contact Peter Tollefsen to set up a date for this.

There is good background information with respect to speciality crops etc. Hopefully sit down with them for 15 minutes in July.

R B Waind felt there was some good discussion at the public session regarding agriculture. There was a lot of talk about retired farmers staying on the property while another family members continue farming the farm or a trailer or some form of accommodation on the property for 4-5 years then they disappear.

Mark Stone advised that Bill 140 is looking at the ability to allow granny flats for a 20 year period instead of the current 10 years under the *Planning Act*. In the end, it must be removed when its intended usage is completed. R B Waind felt this should be considered in the specialty ag & speciality crops areas.

Mark Stone advised there are already policies to say this. They have to go through a Temporary Use By-law. Mark suggested we look at the criteria & indicated there is a lot of merit in considering these types of uses.

David Finbow advised that we do have policies already in place for granny flats. There are alignment issues with the County Official Plan. The Zoning By-law allows for apartments in houses and there is approval for this. Clear direction was received from the previous Council with respect to this.

R B Waind advised that the criteria may have to be modified slightly.

David wondered if the real question was modifications to the Official Plan. Do we want to implement policies in our Zoning By-law or do we permit them as of right.

R B Waind indicated that we do not want to make them onerous to rural area.

David Finbow noted there are issues dealing with building envelopes on fabric given the limited access of Grey Road 13.

David Finbow indicated there are a number of people carving up acreage for large houses.

R B Waind indicated that we make this clear when we meet with them. They need to be on side for it to be effective. Ag Committee on side.

Scott Taylor advised that they are struggling with Special Agriculture lot sizes in Meaford, as some growers are requesting smaller farm parcels of approximately 10 acres in size. Currently the Official Plan restricts the minimum farm size to 25 acres. The requested changes are partially resulting from higher density orchards, where it is possible to obtain high yields on small acreages. Young retirees may want to plant high density orchards and make a profit in 15 years on smaller acreages. Scott advised that one landowner has requested a two-tier approach to Special Agriculture policies, to accommodate new and traditional growers. In Special Agriculture lands along municipal roads a 10 acre lot size would be permitted, while on Provincial Highways and County Roads, where new entrance possibilities are limited, 25 acres would remain the operable lot size. Scott advised that the Province has utilized 40 acres as the minimum lot size in recent Provincial Plans.

R B Waind indicated you cannot force people to do certain things once it has happened.

David indicated we needed to reflect on this when we meet with Ag Committee. David indicated the settlement area is not being changed through this review. Lots of fights in this – municipal services to get there.

b) Steering Committee Meeting #4

Mark Stone questioned if the next steering committee meeting would be after the next public session? Mark advised they will continue with work plan.

Next meeting - Tuesday September 20th – 4:00 pm.

c) J. McGee Submission Dated Density, Intensification and Height Treatment

John Corrigan went through the John McGee submission which came about as part of the Telfer Homes development. Density was not an issue because it was issued in our current plan. The following were points made by John to the Committee:

- Formula for what is permitted.
- Industrial lot – so many units on this for open space.
- What is already allowed – come up with some strategy to increase density.
- Limits as to what you would allow – existing density as to allowable.
- What is the right number?

Duncan McKinlay asked John if there is any place you could have a three storey apartment building & indicated this would have to go closer to downtown.

David pointed out that with higher density you must have services available such as library services, schools & transportation.

- Telfer is saleable

David advised that John McGee was interested in dealing with this issue while he was on Council and questioned what is the purpose of this 5 year review, is decreasing density part of our review, we would be competing with PPS regarding intensification, requiring some certainty as to what is going to occur & where.

R B Waing noted that we already have got so many units per hectare imbedded in the Official Plan.

Duncan felt that we have overstepped the scope of a five year review with respect to this matter.

- Maximum densities are now in the Official Plan.

David advised this is a huge battle to discuss later and questioned if this was part of the scope of a 5 year review.

- Inactive policies on density in the OP.
- Big blocks of land – what is going to happen here. Need to add onto this.

Mark Stone advised we need a snapshot of what is out there with respect to intensification etc. and suggested we need to set out criteria early on.

Mark felt this document was too detailed for an Official Plan but components could potentially be considered for the Zoning By-law. Need to ensure policies can be implemented.

Cindy Welsh to talk to Kevin Muir about this – Community Design Guidelines & ask him the question.

- Mark Stone - need to have flexibility when dealing with intensification. Topography etc. comes into play.
- Duncan McKinlay -how much of an increase can you have over what distance.
- John Corrigan – more information on this.

Bob Waind noted the difference in urban area intensification , expanded at similar rate will have less impact.

Scott Taylor – County Official Plan Amendment 80 requires an average development density of 20 units per net hectare for all Primary Settlement Areas, with the exception of Owen Sound and Hanover, where an average development density of 25 units per net hectare is utilized.

Not an upset limit. Expanding in the future how targets were met.

David Finbow questioned how the settlement area is defined and noted when that is done, they are done.

Currently we are at 5 units per hectare.

Scott Taylor noted this is difficult to administer.

Mark Stone is monitoring policy in County Official Plan. Question to Scott Taylor - there will be on a yearly basis and before next 5 year review.

Scott Taylor noted the County policy is very broad. See that there are designated growth areas to allow for medium density.

Mark Stone asked how accessory apartments would be taken into account.

Scott Taylor noted intensification targets got modelled through Province for accessory apartments or semi-detached.

David Finbow asked do these policies apply to recreational area.

Mark Stone noted they would apply to Thornbury, Clarksburg, Lora Bay and Craigeleith.

Bob Waind noted the difference between permanent population vs part time population. Most other areas will be principal dwelling units.

Part timers are okay if we provide 40% open space.

Not as concerned as permanent people for densities.

David Finbow suggested the number quickly becomes 35-40 units per hectare.

Mark Stone will check out the Ministry website on this.

d) Ontario Municipal Board Decision – Short Term Accommodations

David Finbow advised that the decision came down in favour of the Town.

Bob Waind indicated that the implementation of same is the next problem.

Duncan McKinlay suggested that taxes go up 5% for the next 5 years to implement licensing.

David Finbow suggested that the Committee makes reference to exhibits at Board and he confirmed that the Town consented to these exhibits.

A new definition was set out making reference to housekeeping units within dwellings.

e) J. Corrigan E-mail dated May 19, 2011 – Wind Turbines

John Corrigan advised that wind turbines are planned for construction in the Markdale area which have been grandfathered under The Green Energy Act. The Developer is upset because they had wind turbines ordered.

Cindy Welsh advised that the municipality has no powers with respect to this.

Duncan questioned what powers with Cultural Heritage Study? David advised this would not help because of Green Energy Act.

Cindy Welsh noted the NEC – visual assessment will apply in Escarpment lands.

John Corrigan noted this is a sensitive thing across the Province.

f) J. Corrigan E-mail dated May 24, 2011 – Hydro Transmission Lines

John Corrigan cannot say if Hydro Transmission Lines have received any complaints. Pull lines from private land to municipal road allowance.

Duncan McKinlay noted that under the Electricity Act they can do it but they need a road agreement with municipality.

g) J. Corrigan E-mail dated May 30, 2011 – Local Churches

John advised that he has the permission of some of the local churches to put announcements in their bulletins with respect to the Official Plan 5 Year Review.

h) Continuation of Work Plan – Next Steps

Mark Stone is going to continue with work plan specific tasks. Nick & Mark discussed intensification review & urban design and they could do a session in the fall.

Moved by Duncan that the Steering Committee adjourn at 6:40 p.m.