



MEETING NOTES
Agricultural Advisory Committee
September 17, 2008
8:00 pm to 10:00 pm
L.E.Shore Memorial Library

Committee Members Present: Chairman Ross Arthur, James McKinlay, Sid Dykstra, Jacquie Hendry

Regrets: Grant McMurchy, Brad Oakley, Jeff Wilson, John Ardiel, Cindy Welsh

TOTBM Staff: Peter Tollefsen, Lisa Kidd, Lori Carscadden

1. **Approval of May 28, 2008 Meeting Notes:** meeting notes were received as presented.

2. **Business from May 28, 2008 meeting:**
 - 3.ii) Cultural Heritage Landscape Assessment
 - Jacquie Hendry attended the workshop in April;
 - consultant will be finishing their work and submitting to Council;
 - a public meeting was held in July/08 and the document is being used as reference material, i.e. recreation, other development types, etc.
 - clarification requested on the difference between a “wind turbine” and “wind mill”; a wind turbine meaning a large structure generating energy on the grid and wind mill meaning to be used on a small scale, i.e. personal use;
 - a report from the consultant is expected October/08 on the Cultural Heritage Assessment.
 - Policy in the Official Plan for Renewable Energy (including windfarms) likely in January/09;

 - 2.iii) Growing the Greenbelt
 - discussion as to whether or not there should be some compensation to the farmers when loss of their land is involved, perhaps in the form of a rental fee;
 - “compensation” was a word that was strongly used at the OFA meeting recently in Toronto;

 - 3.i) Minimum Distance Separation (MDS)
 - discussion on whether or not developers should be responsible for more setbacks when the development is adjacent to a livestock facility, i.e. cattle grazing next to the development boundary;
 - MDS provides for separation between buildings, i.e. location of the building is determined through MDS setbacks;
 - there is a Trespassing Act but very little enforcement; “No Trespassing” signs are hard to keep posted.

3. **Resignation of Ryan Hayhurst**

Chairman Arthur referred to the first two meetings of the Committee wherein it appeared that there was a lot of critical opinions/comments regarding some of the discussions. Although some comments may have seemed critical, it was in no way intended to offend anyone. Mr. Arthur further stated that he places a lot of value on Town staff members as they carry a lot of weight through the processes they encounter. He stated that staff are the people who influence and shape policies that affects the Committee.

Mr. Hayhurst's resignation will be referred to Council.

4. **Initiatives Requiring Committee Feedback**

i) *Required from the Committee: contact list for a Rural Economic Development Strategy*

Lisa Kidd provided an update on the Rural Economic Development Strategy. Staff is currently preparing a Terms of Reference to do the Strategy. A Request for Proposal (RFP) will be going out and there will be a posting seeking proposals back from consultants. The Strategy process is modelled after Bracebridge, even though the differences are great in terms of agriculture. The work undertaken by Bracebridge was significant and a good process to model.

Lisa asked the Committee to provide her with a list of contacts (with permission) to engage in the consultation process. Also, the Committee may wish to consider submitting the names of organizations such as Christian Farmer Groups, Rural Gardens, etc. for the same purpose. Lisa felt that the Committee has a far greater reach to and knowledge of those types of contacts. A one-on-one consultation may be done if that group/person does not feel comfortable attending meetings. Surveys would not be the only way of participating in the process. As a single mechanism for collecting ideas, they are not effective.

ii) *County of Grey Official Plan – Five Year Review*

- **Staff Report dated August 18, 2008**

- Peter Tollefsen updated the Committee on recent staff reports to Council on the County Official Plan stating that information was circulated to members at the May 28/08 mtg.

Committee comments were as follows:

- the TOTBM does not allow for a lot of severances in the rural area but the County Official Plan isn't as stringent; this needs to be tightened;
- surplus farm dwellings with lands to be consolidated into larger parcels; County is looking to change that;
- looking for economic diversity in the rural area such as other agricultural uses, i.e. wineries;

PT - (a zoning by-law amendment would be required for any new or expanding operations);

- commercial wind energy could be established in the County O.P. as to how the local municipality can have more restrictive policies;

- is there any municipal control over water taking as there doesn't seem to be any data available to prove any repercussions from water taking in the past; what can this Committee do to slow this water taking process down?

PT – (an amendment to the County O.P. would be required and the developer would have to publicly demonstrate that there are or have been any adverse affects to the surrounding area);

PT – (the Town has made comments regarding the road upgrade on the Paradise Springs watertaking proposal);

- has significant woodland mapping been identified in the O.P. as a specific designation or a resource constraint?

PT – (It is more restrictive in the County OP, i.e. an impact study would have to be done if a developer had a proposal; significant woodlands to be more protected);

- the mapping is pretty general but will look at some in the future with our own O.P.;

- why are wineries specific instead of being small scale industrial?

PT – (Small sustainable activities is great but how do you control it from not ballooning into other related spin-offs, i.e. craft store where they might sell samples, restaurant, etc. - The County policy will look at these types of things).

- our municipality is so different to the rest of the County so how do we fit what we have into the County O.P.?

PT – (we can be more restrictive than the County Plan with more detailed policy).

- Page 14, Section 2.1.2(2) Uses Permitted Policies – there appears to be an exception being made for specific people in the County. Discussion was had on the local farmers being so restricted but a developer can come in and get what he wants; there needs to be a balance.

- Page 16, 2.1.3(1) Development Criteria Policies– 200 acres vs. 100 acres – we need to be firm on this; need to be treated the same.

- Page 25, Section 2.3.3(1)(b) – MDS – lots created under the old MDS meet todays MDS standards? Is there much difference in the setbacks? – we are looking to see how lots are affected and how many are next to livestock operations. **Action:** PT to provide information for the next meeting in this regard.

- **Page 3 of the August 18/08 Planning Staff Report #PL.08.96** – Concern that some Hamlet are to be removed from the County O.P. mapping;

- has anyone looked at the rural fabric?
 - Discussion on these issues amongst the Committee members. It was stated that there is a sense of community within these small hamlets and if that is taken away, eventually they will cease to exist; where will community support come from? We should be reinforcing and strengthening these small areas rather than taking away.
- PT – (noted that the County proposed Plan is to have new definitions of urban centres. Hamlets are now defined as ‘Tertiary Settlement Areas’. Table 6 includes Ravenna and Heathcote but not Banks, Redwing, Gibraltar or Slabtown. There is an Official Plan boundary placed around the small hamlets to limit expansion as there is no water or sewer services in the area).

Staff Report dated September 03, 2008

- PT stated that there is a concern with comments received from public agencies, i.e. Ministry of Natural Resources (MNR) and Ministry of Agriculture and Food (OMAFRA). The County of Grey Director of Planning is taking agency comments to the Planning Committee in order to discuss these comments further with the agencies.
- process of the County O.P. is ongoing and comments from this Committee will be forwarded onto the County.

ii) Other Business:

- i) OMAFRA E-Bulletin – this information was quite informative to the Committee members.

Stats Canada – the Committee would like to get some information showing the comparison from 2000 to 2005; **Action:** PT to provide information for the next Committee meeting.

- ii) Committee members requested that Town staff seek out the intentions of Brad Oakley and Chris Knott regarding attendance at meetings. **Action:** Lori Carscadden to contact both members and report back to the Committee.

iii) Committee Feedback – the Committee members indicated that they feel a lot of progress has been made since they first met and valuable information is being brought forward through discussions and from Town staff.

- iii) **Next Meeting Date:** At the Call of the Chair

- iv) **Adjournment:** at 10:15 p.m.