



# Official Plan Review

*Our Town, Our Plan*

B.11.2

## STEERING COMMITTEE MINUTES

JULY 18, 2013, 1:00 to 3:00 pm  
Municipal Building - Engineering & Public Works Committee Room  
32 Mill Street, Thornbury, ON  
Steering Committee Meeting #11

**PRESENT:** John Corrigan, Scott Taylor, Mark Stone, R B Waind, David Finbow, Duncan McKinlay & Sharon Long.

Chair R B called the meeting to order at 1:10 p.m.

1. Approval of Agenda

Moved by: David Finbow                      Seconded by: John Corrigan

THAT the Official Plan Steering Committee Agenda dated July 18, 2013 be approved as printed, **CARRIED**

2. Declaration of Pecuniary Interest - None at this time.

3. Approval of Draft Minutes of January 9, 2013 (Steering Committee Meeting #10)

Moved by: David Finbow                      Seconded by: Scott Taylor

THAT the Official Plan Steering Committee Minutes dated January 9, 2013 be approved as amended, **CARRIED**

4. Update of Stakeholder Meetings

a. Town BRAC & AAC

David Finbow advised that they scheduled three meetings for May 31<sup>st</sup>, one with The Beaver River Advisory Committee, another with individuals identified by Ag. Committee to discuss Speciality Agriculture and the final was AG Committee.

The Beaver River meeting was well attended. Mark handed out briefing papers at this meeting. Some feedback was received from this meeting that can be utilized. This group deals with trail development along the Beaver

River and are concerned with what is happening around the river. David noted that they did not hear that we are heading in the wrong direction from this group.

The Specialty Ag. Meeting was not well attended as it was the first sunny day after days of rain. Michael Hoffman was in attendance from AgPlan and David and Mark took the opportunity to speak with Michael about the Specialty Ag. Designation. Michael prepared a power point presentation for this meeting and David will circulate this to the Committee members for their information. Michael advised there are 5 criteria in determining a Specialty Ag. Designation and felt we would be hard pressed to deem this a Specialty Ag. Crop area. David advised that he did circulate the package to those that were invited and is hoping to receive feedback from them. David indicated that this Committee has a decision to make to pursue this designation further, leave it as is, or leave it as is and Council ask the County of Grey to address the matter.

R B. Waind noted that the Province is looking at the PPS also and may be doing some revisions.

Scott Taylor advised that if the Steering Committee decides to send this to the County that The Blue Mountains and Meaford are the only municipalities who have this designation. Meaford has already adopted their 5 year review. Scott felt this should have been done in advance of Meaford adopting their plan but suggested that it could still be done. Scott questioned if Michael felt there was a need to get back in touch with OMAFRA.

R B Waind suggested we do what is best for the guys out there without having to get into any further discussions at the County level. R B Waind questioned who is best to make decisions on this, the agricultural community or the committee.

Mark Stone suggested that we get comments back from the Specialty Agriculture committee and forward them on to Michael.

R B Waind advised that we are far better suited for Ice Wine than the Niagara region and felt it was important to have this designation for the grapes grown in this area.

Duncan McKinlay advised that we have been growing apples in this area since 1840. Duncan suggested we use what the Province created in the Niagara region.

Mark Stone asked Scott if the County did any work as part of their review to look at agriculture.

Scott Taylor advised that they did not. They started in 2005 with a review of a study which was done in the 1990's to determine agriculture and the rural designations. Scott advised that OMAFRA did not want them to reopen on a site specific basis and noted the need to look at this on an overall basis. The 1990 document was a precursor to this document. The only change is in Southgate where through their Official Plan process they had designated more agricultural lands so the County recognized what was in their plan.

Duncan McKinlay noted some concern here and asked would it have been at the first adoption of the County Plan. Duncan noted it was perceived that it would be reviewed at the 5 year review.

David Finbow asked if they would do this as part of their next 5 year review.

R B Waind noted that we need to do what is best for our people in the business and noted the need to get their feedback from them with respect to this.

David Finbow advised that some landowners may be able to create 10 hectare parcels out of their holdings. David advised that when you look at severances in the Specialty Agriculture designation over the past 9 years, there were 7 severances. It is estimated that approximately 100 additional severances could occur on lands designated Specialty Agriculture based on the current OP policies related to consents.

Duncan McKinlay confirmed that he agrees this number could be between 60 and 100. Duncan feels there will be three guys in the next five years get into the apple business and suggested the rest will be corporate expansions.

John Corrigan suggested that the current Official Plan is past its best day and this Committee is charged with coming up with a new revised plan. John advised that he is not a farmer and cannot speak to this matter. John feels that it is critical that the people who were circulated need to provide their

input or sign off on this and suggested that we cannot wait any longer for them.

Mark Stone advised that he agrees with this approach. The goal is to get direction from the Steering Committee on a number of issues and spend the summer revising the plan to come back to the Steering Committee with a document that can then go to Council. Mark suggested that if recommendations are received from the Agriculture Committee that these be forwarded to Michael.

Duncan McKinlay felt we need to reach out to these people and get a response from them. John Corrigan agreed.

David advised that he appreciates their challenges and advised that we are in a position that we have to go back and we must be able to justify why we are taking it out.

Duncan McKinlay asked if the 25 acre parcels are for someone who is going to start into the apple business. Duncan felt they are not set up to create a bunch of little parcels that should be in the rural or agricultural designation and will end up in the rural estate designation. Duncan advised that land prices are higher and it is not enough of a bargain to buy to be put into a fine estate.

Scott Taylor advised that approximately 2 years ago the University of Guelph did a review with the new higher density crops. Instead of doing this in 50 years you can now do it in 15 years. Scott advised that the County struggled with this and allowing for the possibility for lower than 10 hectare lots.

Duncan McKinlay advised he would argue against smaller than 10 hectare parcels and felt that the land was the cheap part of the project.

Mark suggested that we have a bit of work to do on this and advised that he would like to know that number.

Duncan suggested that 10 acres would be suitable for apples.

Duncan suggested that we need to know if the property is tile drained or not.

David advised that he will follow up with the people who were circulated and suggested a date be set up with Mark and David to discuss with them.

Duncan suggested you would have better luck with an August meeting and suggested we offer them suggestions for a meeting.

John Corrigan agreed with this approach.

R B. Waind felt that we owed it to them to contact them to set up another meeting.

David suggested they are basically saying don't meet the test for PPS and take on OMAFRA. David advised that OMAFRA has never taken the land out before.

Duncan indicated that the Georgian Hills Vineyard property is about as far south as you can go to grow grapes. They have 50 acres there and have a 5 acre parcel and a 7 acre parcel planted to the west beyond the second outbuilding.

Mark advised that Michael provided an overview of the study and they spent some time with him on his methodology.

John noted the need to get the new plan into place in a timely fashion and felt this would extend it and suggested we make these changes in the next review.

R B Waind felt that with the expertise from Hoffman and if the Province has not done this before, you need to fight to justify it.

David asked if having these lands removed is in the best interest of the community.

b. June 15<sup>th</sup> Session

Mark advised that he and David met with a number of consultants and their developers and had talked to some residents before the meeting. He heard from a few people they had concerns with the designation title: "Residential Resort/Recreational Area" and that the title should emphasize 'residential-first'. Mark noted that Blue Mountain Resorts wants this same area to reflect the tourism and recreational focus.

David suggested that the right thing to do is to let the people know where we are at. He did not expect a lot of input and feels that the residents appreciated having the meeting.

c. High Level Actionable Items – Draft Official Plan (PDF attached)

Mark confirmed that they have been dealing with Grey Sauble Conservation Authority on the hazard layer for the mapping and they are considering specific property impacts. Through this they discovered that many properties and development areas that have received approvals have not been recognized by Grey Sauble Conservation Authority. They will meet with Andy Sorensen further to discuss this as they are having an analysis done.

Mark advised they are also talking about the Hazard area along the escarpment and advised that people are wondering why we are covering this area. Grey Sauble Conservation Authority are involved because of the steep slopes.

R B Waind asked when steep slopes became an issue with Grey Sauble Conservation Authority.

Mark confirmed that it is a mandate of the Conservation Authorities.

R B Waind suggested they have to be found and recognized.

Scott asked if the Nottawasaga Valley Conservation Authority mapping is appropriate and advised that it cover less area in The Blue Mountains than Grey Sauble Conservation Authority does.

Mark advised that a few property owners noted an issue with PSW's and where the wetland layer was hidden under other layers. The PSW's should come to the forefront.

Mark advised that consultants were in attendance to protect their clients interests. Mark advised that Castle Glen does have their approvals and questioned if these new policies superseded what they already have.

Mark advised they had not identified Craigeith as being within its own separate settlement area. Through the Terrasan project work and the Community Improvement Plan work there was a decision to identify a specific area at Craigeith.

Mark advised that on Schedule A-2 (Terrasan lands) they had a few landowners in this settlement area asking if their lands can be brought in to the Craigleith boundary.

David asked how was the Community Improvement Plan work intended to translate in the long term and should we identify this area or is there a need for it to be folded into a broader Craigleith area.

R B Waind asked if this was developer driven and a private individual driven.

Duncan asked if it was about mapping or something extra. Duncan advised that the Terrasan development does have a 3 acres chunk of land on the water and asked why they should have a higher density.

David advised that if our population grows, we are running out of amenity space and suggested we look at Northwinds Beach.

Duncan suggested that the Community Improvement Plan gives higher density if they kick in more than \$5,000.00 per year.

R B Waind asked if incentives were still available.

Mark advised that there are some schedules with property fabric while others do not. Mark noted that we should show property parcel fabric across the board.

Duncan as if it is an extra cost.

Mark advised no.

Duncan felt it was easier for people to understand with a parcel fabric.

R B Waind felt people need to be able to see it. This information could be available at the counter for other to display but suggested we need to be consistent.

David advised they are looking at creating more subschedules for clarity.

Mark advised that lot and concession numbers will also be placed on the maps. Castle Glen has their designations approved and Mark confirmed this

is a GIS transition issue and will correct it. Mark confirmed they have no intention to change designations or remove approvals through this process.

David advised that Schedule “B” Unit Yield Mapping – Growth Yields that they are paying for these extra units. Additional units come at a cost.

R B felt it should be a significant cost.

David felt we should maintain current unit yields in our Official Plan for Growth and Settlement.

Mark advised that GTDI have not yet submitted any detailed comments.

David advised that GTDI is wanting a mix of housing and achieving density levels consistent with the PPS and in line with the County Official Plan. He expects to receive a letter in this regard.

Mark advised that Blue Mountain Resorts wants more emphasis on Tourism and Recreation. Mark advised that the existing Official Plan has goals and objectives. Mark also suggested we have now expanded it to include cultural heritage and housing. Mark confirmed that Blue Mountain Resorts are not looking for a major revamp of this section.

David advised that the Conservation Authority identified the Millpond in the Village as a hazard and confirmed it is a man made pond.

Duncan asked about the Terrasan pond and asked if they wanted to recognize a no-build area around this also.

David and Mark will talk to Andy about this further and confirmed they will look at this area very carefully.

Mark asked if the applicable area on Schedule “A-3” is too large. Mark will further look at how the maps and schedules are captured.

David advised that they have extracted Official Plan Amendment 4 where there were appeals and advised that Schedule “A-4” is more of a function of the appeals.

John felt it would be helpful to have more detail shown.



Scott is thinking about it from Craigleith and Blue Mountain Resorts perspective. Any time you see hard black line or colour, it will raise the question why am I excluded and is this unique. Scott felt we needed to be conscious of this and asked how do we display this detail.

Mark suggested that we may want more schedules to show this.

Mark advised that the current draft Official Plan states that drive-throughs should be prohibited in the downtown areas of Thornbury and Clarksburg. Mark advised that the industry has expressed concerns with lack of consistency with other municipal official plans and objects to prohibitions in the Official Plan. Mark felt that, in general, proposed drive-throughs need to go through a public process and suggested we look at decisions by the OMB and other municipalities.

R B Waind asked if prohibition is the right thing to do,. It is the traffic ingress and egress that causes problems. R B suggested they are death traps but felt that if we allow them then our policies need to be very strict.

John asked how we dealt with Tim Horton's when they came in.

David advised they did not require a Traffic Impact Study and they pushed on the architectural appearance of the building. David confirmed that we did get some enhancements but advised that the sound location of the speakers is not so good.

John asked if that would that be a precedence that we build upon.

David advised that there are better best practices out there today.

R B suggested they need sufficient land so they can make it work on their land.

Mark confirmed that he will revise this section.

David suggested that there could be a 5 lane highway in Craigleith.

Duncan felt this would not happen because it would need to go over the escarpment.

David indicated that they show a Highway 26 by-pass around Collingwood.

### **Castle Glen**

Mark advised that they met with David Slade and Michael Larkin. Their issue is to make sure their secondary plan, policy and mapping stands on its own.

David indicated there was a recent Official Plan Amendment that outlined their environmental policies which were hard fought by Niagara Escarpment Committee, Conservation Authority, County of Grey and the Town.

David advised that all of Castle Glen Official Plan is part of our Official Plan and it states in our plan that if there is conflict, the current policies will prevail.

Duncan suggested that where they are gaps, the Official Plan would apply.

David suggested that he cannot imagine a downside. Apartments in houses could apply to them.

Duncan advised that this deal was fought out and this was the way we went down the road and we need to respect that and not allow extra units.

David and Mark confirmed that they have to be satisfied to address this. Mark suggested that we need to recognize what was done by the Ontario Municipal Board.

Duncan agrees with this comment.

Scott advised that Castle Glen meets the PPS conformity. This matter was discussed when the County plan was completed and it was decided at that time to leave it alone.

R B Waind suggested that we let sleeping dogs lie and suggested the criteria is stringent enough.

## **Thornbury/Clarksburg intensification/infilling**

Mark and David asked is this the best approach as provided for in the draft OP. They advised they are struggling with this and asked what the best approach is for the Town, Developers and Council.

Mark had previously suggested the concept of identifying stable residential neighbourhoods.

David suggested we wait on the detailed GTDI submission prior to making a decision.

Duncan felt there was no agreement in the community on this matter. Duncan felt that people want to know what might happen on the lot beside them and some people say flexibility is needed.

David advised that they have heard loud and clear from the residents that they want certainty that housing will develop on a grid pattern to what will exist now. David suggested to attainable/affordable housing we need to have a broader range of housing types with higher density (i.e. low rise and town houses).

R B Waind feels the appropriate place for attainable/affordable housing is Thornbury and Clarksburg area.

Duncan feels that we do not have anything that an average wage earner can afford within our community.

John advised that they now have small families moving into the condo development where he lives.

David advised that in the affordable housing study a figure of \$265,000.00 was used as being affordable. David confirmed that it was recently noted that the average selling price in this municipality is \$508,000.00.

#### **d. Landowner Meetings**

##### **Tyrolean Village Properties**

**197 Brophy's Lane** – issue here is that the property is designated hazard. Conservation Authority wants to keep it as hazard. They are requesting we remove the hazard as they do not feel they exist.

Duncan asked if they would be above a wave uprush.

R B asked how much different this is from other lands that were illegally filled.

Duncan advised that some of these properties now have houses on them.

David noted this is important because we have been consistent with the message sent. Properties need to be consistent with County Official Plan and PPS. At the same time, conditions on this property have changed.

Mark suggested they have to work out the hazard mapping. Once the layer is finalized we need to look at what goes in its place.

Scott felt that if we are flagging issues with Conservation Authority anyway, we could put it in the future secondary plan area and felt this is what they would recommend.

Mark advised the next step is to meet with the Conservation Authority before we formalize responses. Mark advised we have a lot of submissions and asked if we are sending letters or meeting with them again.

David advised that they will look at this property with the Conservation Authority.

**Tyrolean Lowlands** - There was an Ontario Municipal Board hearing on this property and there are special policy areas for this area for a further study. Options are leave it the way it is with special policy areas or a site specific application or Official Plan Amendment to remove the special policy area.

**Tyrolean Quanset Hut** – This is another special policy area and they have submitted a study for this property and were given a scoped EIS. They could retain a consultant for peer review or make a site specific application.

**Kandahar Lane** – David confirmed that this property has a piece designated RR39 and another piece zoned RR46. You could have 125 Commercial Resorts units on the RR39 property. The RR 46 is designated for a hotel site with 45 units. David confirmed that the draft plan approval expired on this property and there is a Short Term Accommodation designation around this piece. David asked do we want detached singles in this area or is the CRU appropriate in this area. The whole area has an RRRRA designation and questioned a residential designation surrounded by Short Term Accommodation uses. They are telling us it might be appropriate to allow for multiple unit buildings (i.e. an 8 plex).

Duncan felt they would not look much different if you drive by and suggested we do not want to permit four single family residential homes on this property.

**Eden Oak** – David advised they have had constructive meetings with them and felt we were close to moving forward on this. The remaining issues are transportation issues rather than density. The original application was for 217 units and it has been revised and may be pushing 200 given the greenfield and transitional issues. David confirmed we have had a public meeting on this and Council reserved to comment on this application. David advised we are working to address the comments from the community that the transportation issues remain.

**Jeff Becker** – This property is east of the Eden Oak property and is consistent with the Ontario Municipal Board Order on his property for 69 units. They are not looking for anything other than the current approvals to continue.

**Havens** – Mark advised there is a mapping issue with the Conservation Authority for the hazard on this property. It is current designated for 19 units and the Ontario Municipal Board approved it for 16 units. Mark noted the need to go back and look at unit yield and the hazard.

**Dave Harrington** – Dave does not think the mapping is consistent with the County mapping. Mark will look into this and suggests we might have to tweak the hazard mapping.

**LMCM Holdings** – Mark advised that they are permitted a 40 odd unit building on the old hotel site property.

**Tom Kritsch** – This property is within a Specialty Agriculture area and Tom is looking to remove certain lands from the settlement area and bring this in. Tom is thinking a Plan of Subdivision would be good on this property. Mark advised that they would like the Town to expand the settlement area to include these lands, and retract the settlement area somewhere else.

Duncan felt that we would need a comprehensive review to do this and suggested that the municipality would have to take the lead on this.

**Georgian Woodlands Phase III** – Mark advised that they want to ensure their current approvals that they received at the Ontario Municipal Board will be protected.

**Tabera** – Mark advised they expressed concern with respect to the mapping with respect with the toe to slope. Mark will take a closer look at this to ensure their RRRRA designation follows the mapping.

**Blue Mountain Resorts** – Mark advised they expressed issues with respect to the Hazard designations and had a good discussion about this.

**Rompsen Investment Corporation** - Mark confirmed this is located on the south side of Lakeshore East of Camperdown Road which currently has a draft plan application, Official Plan Amendment and Zoning By-law Amendment. David suggested that these applications be parked until the completion of the Official Plan review. They were looking for clarity to deal with the special policy area and suggested that if anything comes forward we need to see a comprehensive plan.

**Slopeside Development Inc.** – David confirmed this is the hostel located on Happy Valley Road located part way up the hill. It is within development control area and we have zoning. They would like to remove it from the development control designation and move to designation to permit a single detached dwelling. David advised this has been discussed with the Niagara

Escarpment Commission and the municipality has to adopt an Official Plan and implement a Zoning By-law. It is appropriate that we look at removing from the development control area but the toe of slope and brow is a huge piece. They are looking to deconvert the hostel into a Single Family dwelling and a 1000 square foot addition. This may require an amendment or a minor variance. David asked how do we work with the Niagara Escarpment Commission to get this property out of the development control area.

**Passero** - David advised that want to recognize current unit yield and we did not capture this designation under current Official Plan.

R B Waind advised there is private water in this area and it is a private laneway also.

David advised the unit yield was 16 and they want this to continue.

**Streetcar** – David advised this is located south of Sleepy Hollow Road, north of the Lendavay subdivision and west of Grey Road 19. The property is owned by a new purchaser who wants to ensure they have designation and not the residential infilling designation as they would like to make application for development. David advised that we did 2 plans to the west off Innsbruck & Salzberg.

The owner questioned if the pond on the property could be applied as part of the 40% open space. This is in the RR designation and would like to carry forward to a RRRRA designation and asked if this would conform.

David confirmed that the open space needs to be useable space.

Scott confirmed that the County has done a preconsultation on this property also.

**Lora Bay Heights** – David confirmed this property is just off Peel Street and application is for a 20 unit townhouses. This matter is currently before the Ontario Municipal Board.

**Thornbury Gate – Angelotti** – David advised that this plan puts it into a downtown area but restricts the height.

**Windfall** – David confirmed they wanted to ensure their current land use designations are carried forward. David asked if we are open to townhouses being put into their plan as long as they don't put all townhouses against Grey Road 19.

**Meridian Credit Union** – David advised they are concerned with woodlands criteria. They have done a lot of environmental work and they will go back and think about the discussion.

Duncan advised this is recent enough so why open it up.

Scott advised that they had an Official Plan Amendment and Zoning By-law Amendment but did not have significant woodlands. Scott asked what is the appropriate level of environmental review for this application.

**Skyline Investments** - David advised they are looking at 24 single and 28 townhouses and expressed concern with hazard boundary and unit yield.

**Victor Lebreche** – David advised that he represents the drive through and restaurant industry and is concerned about the elimination of drive throughs in the Official Plan.

**Siljon Investments Inc.** - David advised they are concerned because we were adding warehouse uses to their designation. If we give them what they currently have, they will be happy.

**Georgian Hills Vineyard** – David advised that John Ardiel is happy because the new Official Plan gives them more rights than the previous document.

Duncan confirmed this is a win-win for them.

5. Next Steps:

David advised that he and Mark have a lot of work to do. They will work with the Conservation Authority to hope to have another meeting in September. David confirmed they will try to talk or meet with the Specialty Agriculture people to get their input. After this we will be in a position to go



to Council and talk about issues. After this discussion we will proceed to an open house and public meeting.

Duncan advised that Council would be happy to go to the open house and public meeting stage and suggested we go to Council with a copy that will be a vision.

R B Waind questioned if this is adverse feedback as to where we were at the last session.

The meeting adjourned at 4:10 p.m.