



Committee Minutes

Grey County – The Blue Mountains Task Force

November 28, 2017 – 1:00 PM

The Task Force met on the above date at the County Administration Building with the following members in attendance:

Present: Grey County Warden Alan Barfoot; Blue Mountain Councillors Michael Martin, Joe Halos and John McGee; and Grey County Councillors Ian Boddy, Selwyn Hicks and Kevin Eccles;

Staff

Present: Kim Wingrove, Grey County Chief Administrative Officer; Shawn Everitt, Town of the Blue Mountains Chief Administrative Officer; Heather Morrison, Deputy Clerk/Records Manager; Randy Scherzer, Director of Planning and Tara Warder, Committee Coordinator

Call to Order

Warden Barfoot called the meeting to order at 1:09 PM.

Adoption of the Agenda

TBM03-17 Moved by: Councillor Martin Seconded by: Councillor Eccles

That the Grey County – The Blue Mountains Task Force agenda dated June 28, 2017 be adopted as presented.

Carried

Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

Items for Discussion

Approve Minutes of June 28, 2017 and August 22, 2017

TBM04-17 Moved by: Councillor Halos

Seconded by: Councillor Hicks

That the Grey County – Blue Mountains Task Force minutes dated June 28, 2017 and August 22, 2017 be adopted as presented.

Carried

Revised Terms of Reference

Kim Wingrove noted that there was a request to have the final version of the Terms of Reference circulated to the Task Force. The Terms of Reference were then outlined. The purpose of the group is to act as an informal task force to discuss issues and share information between the two municipalities. Minutes will be posted following the adoption of each of the respective councils.

Clarification was made regarding who chairs each of the meetings. It was noted that the Chair and Vice Chair will rotate depending on which municipality hosts the meeting. Staff will make this change in the Terms of Reference.

Development Charges Discussion

Randy Scherzer noted that if there were any outstanding questions or concerns on Development Charges, he is available to answer them.

A question arose whether development charges that originated from the Blue Mountains are allocated back to the Blue Mountains.

Mr. Scherzer noted that development charges are distributed throughout the County according to the development charges background study. Development charges are intended for growth related projects. The reserve fund is just a general reserve fund and not to be allocated to any singular area.

Councillor Martin noted that the primary objective in these discussions is to make sure the allocations are within some proportion of the amount of tax the Blue Mountains contributes.

Discussion occurred on the phasing in of development charges.

Staff indicated that Grey County only collects development charges on residential properties and not commercial/industrial.

Staff will send an update to members to confirm whether Grey County is at the maximum value as recommended by Hemson Consulting.

Staff confirmed that developers pay both local and county development charges if both tiers have development charges. The local municipality collects on behalf of the County. The majority of Grey County development charges go towards county roads which supports transportation throughout the county. There has to be growth related projects identified as well.

Subdivision Control Memo

Randy Scherzer noted that staff prepared the above noted memo to address questions from the Task Force, noting that many of the delegated items are actually delegated through the Planning Act.

There are joint applications between the County and the lower tier and the County works with the municipalities as much as possible to ensure the best process is achieved. County staff attend the subdivision/condominium public meetings, and the two tiers work on notices together as well.

Randy Scherzer spoke to the condominium exemption process and redline revision process.

It was noted that the exemption process typically involves an ownership change and is more a legal process. The County has developed criteria to guide this process in consultation with the local municipalities, however staff can look at the criteria again to make sure it still fits. Further, the County makes sure letters of support are received from the local municipalities before proceeding with approval.

With respect to the Redline Revision process, after a plan of subdivision has been draft approved, a change may be needed to the plan. Sometimes many changes are proposed and this can trigger the need for a new plan. Staff noted that many plans were approved by the Province and do not have a lapse date. Staff have started reviewing the older draft plans and recommend including a lapse date and also looking at some of the conditions as well.

Staff spoke to concerns regarding increased workload for Town of the Blue Mountains staff if they took on the role of approving plans of subdivision and condominium. The Blue Mountains had previously suggested that the municipality look at taking over this role. Staff noted that they are always looking for ways to improve processes to ensure they are working as efficiently as possible. Staff are recommending this process stay the way it currently is and continue to look at process improvements.

Councillor Martin noted that after looking at subdivision approvals further, that status quo is the best option at this time.

Discussion occurred on planning notices and notice signage. It was noted that any Official Plan or subdivision going forward will have larger signage so it's visible to people and contains clear contact information.

Discussion occurred on licensed gravel pits as well.

The Task Force noted the need to have conversations with owners of these developments to understand their plans as municipal infrastructure is impacted.

Coordination of County Approvals and Works

It was noted that the Blue Mountains was not aware of the work occurring on Bruce Street in Thornbury and wondered about ways to improve the communication on these works.

It was noted that having meetings on upcoming projects is beneficial. It is possible to have joint meeting with residents for county projects.

Kim Wingrove indicated that if municipalities submitted their projects plans, the County could map the upcoming projects for people's reference and access.

Social Services Funding

Inquiry was made as to what the budget allocations are for social services.

Staff noted that social services funding is allocated based on the need within the area. As far as the amount of tax dollars allocated towards social services, it is a relatively small amount of funds.

The Blue Mountains would like to have a better understanding of what kinds of operations the municipality funds and where the services are allocated throughout the County.

The programming related to where funds flow is highly regulated. Children's Services is an area that has had move movement recently. The County is looking to provide support and work with operators and providers to ensure they have space, wages and funding for purchasing equipment.

Further discussion occurred on Events for Life. Staff will look at this further and communicate about the programs available.

Economic Development

Housing Report – HDR-CW-12-17 Transition and Transformation of the Grey County Housing System

The Town of the Blue Mountains councillors noted that most of the County social housing is in Owen Sound and Hanover. The Blue Mountains needs affordable housing and assisted housing as well and they want to explore what can be done to assist the municipality with its housing requirements.

Discussion occurred on whether there should be affordable housing within every new development and whether municipalities need to look at mandating developers to implement attainable housing. Staff want to further explore the incentives that can be given to developers to achieve this, as well as proposed processes to get the conversation going. The difficulty of keeping attainable housing at an attainable price was noted.

Clarification was given between affordable housing and attainable housing.

Discussion occurred on Grey County's policy on waiving development charges. Randy Scherzer noted that there is no ability to waive development charges for affordable housing. We don't have the approval authority to have our own Community Improvement Plan (CIP), but the County can request it. The ability to partner with local municipalities to provide incentives through CIPs for affordable housing were highlighted and this will be explored further in consultation with local municipalities in 2018.

Transit

The benefits of a County wide transit authority were discussed.

The need to explore different options for providing transit such as partnerships with Uber, car sharing and carpooling lots were noted as well.

Other Business

There was no other business.

Next Meeting Dates

To Be Determined

On motion by Councillor Eccles, the meeting adjourned at 2:54 PM.

Grey County – The Blue Mountains Task Force
November 28, 2017
Alan Barfoot, Chair