



The Corporation of the County of Bruce
Planning and Development Committee
Minutes

February 18, 2016
9:30 a.m.
Council Chambers
Walkerton, Ontario

Present: Warden Mitch Twolan
Councillors David Inglis, (Chair), Robert Buckle, Anne Eadie, Paul Eagleson, Milt McIver and Mike Smith

Staff: Kelley Coulter, Chief Administrative Officer
Chris LaForest, Director of Planning
Brian McHattie, Planner
Bruce Stickney, Manager of Land Use
Lisa Brocklebank, Project Coordinator
Leah Barrie, Senior Planner
Mollie Kuchma, Planner
Vicky Ly, Project Coordinator
Donna Van Wyck, Deputy Clerk

Regrets: Councillor Janice Jackson

1. Pecuniary Interest

There were no declarations of pecuniary interest.

2. Public Meeting

A. Bruce County Official Plan Amendment BCOPA #200-15.49

The Chair opened the Public Meeting and indicated that a presentation would be made by the Staff Planner. Following the presentation members of the public will be given an opportunity to speak to the matter. There were no members of the public present to speak to the application.

Moved by Councillor Anne Eadie
Seconded by Councillor Robert Buckle

That Bruce County Official Plan Amendment Number 200-15.49 be approved as follows:

5.5.13.62 Notwithstanding the policies of Section 6.5.3.3 (Consents-Agricultural Areas) of this plan, the lands described as Site Specific Policy Area 5.5.13.62 on Schedule "A" Land Use Plan (South Section), (Lots 1-2, Concession 7, geographic Township of Arran, Municipality of Arran-Elderslie) may be divided into more than two parts, but shall not be severed into more than two farm lots and two non-farm lots. All other policies of Section 6.5.3 (Land Division Policies) apply.

Carried

B. Bruce County Official Plan Amendment BCOPA #201-16.26

The Chair opened the Public Meeting and indicated that a presentation would be made by the Staff Planner. Following the presentation members of the public will be given an opportunity to speak to the matter.

Mollie Kuchma, Planner presented Bruce County Official Plan Amendment BCOPA #201-16.26. Ms. Kuchma indicated to the Committee that since the time of writing the report, modifications were made to the draft by-law. A copy of the by-law with the recommended changes was presented at the public meeting. Mr. Ron Davidson spoke in support of the application. There were no other members of the public present to speak to the application.

**Moved by Councillor Milt McIver
Seconded by Warden Mitch Twolan**

That Bruce County Official Plan Amendment Number 201-16.26 be approved as follows:

"Schedule "A" Land Use (South Section – Lakeshore)" of the County of Bruce Official Plan is hereby amended as shown on Schedule "A";

Re-designating lands from "Rural Area" to "Rural Recreational Area Special"; and further adding the following to subsection 5.3.11 Exceptions – Rural Recreation Area;

Notwithstanding the policies of 5.3 (Rural Recreational Area) of this Plan, the lands described as Site Specific Policy Area 5.3.11.2 on Schedule "A" Land Use Plan (Part Lots 51-55, Lake Range, geographic Township of Bruce, Municipality of Kincardine) may be used in accordance with the following policy:

Site disturbance shall be limited to a maximum of 0.4 hectares of land per lot, all of which shall occur within the "Rural Recreational Area Special" portion of the lot. More detailed development restrictions as required to carry out the recommendations of the Environmental Impact Study (prepared by AWS dated February 2015) shall be contained in the implementing Zoning By-law Amendment. The exact boundary of the development envelopes shall be provided in the implementing Zoning By-law Amendment.

All other policies of Section 5.3 (Rural Recreational Area) apply.

Re-designating lands from "Rural Area" to "Rural Area Special"; and further, adding the following to subsection 5.6.9 Exceptions – Rural Area:

Notwithstanding the policies of 6.5 (Rural Area) and 6.5.3.4 (Consents – Rural Areas) of this Plan, the lands described as Site Specific Policy Area 5.6.9.22 on Schedule "A" Land Use Plan (Part Lots 51-55, Lake Range, geographic Township of Bruce, Municipality of Kincardine) may be severed to a maximum size of 46.6 hectares and may be subdivided into 3 (three) Non-Farm Residential lots including the retained lot.

A lot shall not be severed until the appropriate zoning has been placed on those lands by way of a Zoning By-law Amendment. The Zoning By-law Amendment shall implement the recommendations of the Environmental Impact Study (prepared by AWS dated February 2015) and, where required, the recommendations of an engineering report pertaining to Floodplain Analysis subject to the satisfaction of the Municipality, County and Saugeen Valley Conservation Authority.

Site disturbance shall be limited to a maximum of 0.4 hectares of land per lot, all of which shall occur within the "Rural Area Special" portion of the lot. More detailed development restrictions as required to carry out the recommendations of the Environmental Impact Study (prepared by AWS dated February 2015) shall be contained in the implementing Zoning By-law Amendment. The exact boundary of the development envelopes shall be provided in the implementing Zoning By-law Amendment.

All other policies of Section 6.5.3 (Land Division Policies) and 5.6 (Rural Area) apply.

Re-designating lands from "Rural Area" and "Hazard Land Area" to "Hazard Land Area Special"; and further, adding the following to subsection 5.8.8 Exceptions – Hazard Land Area:

Notwithstanding the policies of 5.8 (Hazard Land Area) of this Plan, the lands described as Site Specific Policy Area 5.8.8.3 on Schedule "A" Land Use Plan (Part Lots 51-55, Lake Range, geographic Township of Bruce, Municipality of Kincardine) may be used in accordance with the following policy:

No development or site alteration shall be permitted except for the removal of dying or dead trees in the interest of human and property safety. This notwithstanding, site alteration may be permitted in the "Hazard Land Area Special" designation only for the purposes of constructing a driveway as required to obtain vehicular access from the municipal road to "Rural Area Special" designated are of a lot. Such site alteration shall not exceed four metres in width and the area of such site alteration shall be clearly defined in the implementing Zoning By-law.

Carried

3. Action Items

A. Ontario Federation of Snowmobile Clubs

**Moved by Councillor Mike Smith
Seconded by Councillor Anne Eadie**

That a by-law be introduced authorizing the Warden and Clerk to sign a five year agreement with multiple clubs of the Ontario Federation of Snowmobile Clubs.

Carried

B. Rural Economic Development (RED) Program

**Moved by Councillor Anne Eadie
Seconded by Councillor Robert Buckle**

That the staff be authorized to apply to the Rural Economic (RED) Program within the funding criteria and under the general terms as outlined in the report dated February 18, 2016.

Carried

C. Business Enterprise Centre Serving Bruce County

**Moved by Councillor Mike Smith
Seconded by Councillor Anne Eadie**

That a by-law be introduced authorizing the execution of a Memorandum of Understanding between the Corporation of the County of Bruce and the Town of Saugeen Shores regarding the transition of the responsibility for the programs and operation of the Saugeen Shores Business Enterprise Centre.

Carried

4. Information Items

The following reports were received for information:

- Upcoming Economic Development Event – March 24, 2016
- Angel Investor Network
- Spruce the Bruce 2015 Year End Report
- Electric Vehicle Chargers Ontario Program Grant
- 2016 Envirothon
- 2015 Trails Summary Report

Bruce Stickney provided highlights on the changes to Bill 73: The Smart Growth for Our Communities Act, 2015 being an Act to amend the Development Charges Act, 1997 and the Planning Act. A report will be brought to the Committee for further discussion on how a Planning Advisory Committee will fit into the County structure, including terms of reference, members, etc. and the requirement to have one member of the public sit on this committee.

5. Next Meeting

The next meeting of the Planning and Development Committee will take place on Thursday, February 19, 2016 at 9:30 a.m. in the Council Chambers, County of Bruce Administration Centre. Walkerton, Ontario.

6. Adjournment

**Moved by Councillor Robert Buckle
Seconded by Councillor Anne Eadie**

That the meeting of the Planning and Development Committee adjourn at 11:15 a.m.

Carried

**Councillor David Inglis, Chair
Planning and Development Committee**