

## Joint Public Meeting – OPA 143

Monday, September 24, 2018 – 6:00 p.m.

A Grey County public meeting was held at the Municipality of Meaford Council Chambers, Meaford, Ontario with the following members in attendance:

Municipal Council Members Present: Mayor/Chair Barb Clumpus, Deputy Mayor Harley Greenfield; Councillors Shirley Keaveney, Tony Bell, Jaden Calvert, Steve Bartley, and Mike Poetker

Municipal Staff Present: Liz Buckton, Matt Smith

County Staff Present: Stephanie Lacey-Avon, Intermediate Planner; Hiba Hussain, Planner; and Monica Scribner, Recording Secretary

Also present: Krystin Rennie, Applicants Consultant, Dan Merley, CC Tatum Associates and Jason Miller, Applicant

Proposed County Official Plan Amendment, Local Official Plan Amendment and Zoning By-law Amendment on lands described as Part Lot 1 & 2, Concession 1, in the Municipality of Meaford (Geographic Township of St. Vincent) County file number 42-10-480-OPA-143.

## Call to Order

Chair Clumpus called the public meeting to order then welcomed everyone on behalf of the County. Introductions then followed.

Stephanie Lacey-Avon read the regulations.

The proposed County Official Plan Amendment, Local Official Plan Amendment and Zoning By-law amendment affect those lands described as Concession 1, Part Lot 1 & 2, known locally as 357038 The Blue Mountains-Meaford Townline in the geographic Township of St. Vincent now in the Municipality of Meaford.

This development requires three applications, a County of Grey Official Plan Amendment, a Local Official Plan Amendment, and a Municipality of Meaford Zoning By-law Amendment. In order for the development to move forward, approvals are

needed on all of the applications. The County makes the decision on the County Official Plan Amendment application and the Municipality makes the decision on the Local Official Plan Amendment and Zoning By-law Amendment application. If the Local Official Plan Amendment is adopted by the Municipality it is then sent to the County for final approval.

The lands are designated as 'Rural' and 'Hazard Lands' in the County Official Plan and as 'Rural' and 'Environmental Protection' in the Municipality of Meaford Official Plan. The proposed County Official Plan Amendment would consider exceptions to the small scale commercial and industrial use definition to allow for a larger winery facility. The subject property is 60.6 hectares. The proposed winery building is 25,000 square feet (2,322 square metres) in size, including 6,600 square feet (613 square metres) for agricultural uses, 12,000 square feet (1,114 square metres) for agricultural related uses, and 6,400 square feet (594 square metres) for on-farm diversified uses. An additional 10,328 square feet (959 square metres) of commercial space is requested by the applicant, whereas 8,072 square feet (750 square metres) is permitted as of right.

The proposed Municipal Official Plan Amendment would create a site-specific exception to Sections B2.3.3 (Permitted Uses), B2.1.4.7 (Small Scale Commercial & Industrial Uses) & B2.1.4.9 (Wineries) of the Official Plan to permit a restaurant on-site and to allow on-farm diversified uses up to 6,400 square feet.

The Zoning By-law amendment would increase the maximum permitted gross floor area for the retail and tasting space within the winery and amend Table 8.1 Use Permissions to include a restaurant as a permitted use within the winery.

As required by Section 17 and 34 of the Planning Act RSO 1990, as amended, Council shall ensure that at least one public meeting is held, notice of which shall be given in the manner and to the persons and public bodies containing the prescribed information.

In accordance with the Planning Act and the implementing Regulations the County of Grey gave notice of this Public Meeting, by individual prepaid first class mail to persons within 120 metres based on the most recent assessment information provided by MPAC (Municipal Property Assessment Corporation), and to an extensive list of agencies as set out in the regulations. A sign was also posted on the property. The public meeting notice is located on the County web site at [www.grey.ca](http://www.grey.ca).

It is imperative to note that:

If a person or public body would otherwise have an ability to appeal the decision of the County of Grey, in reference to the official plan amendment, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a

public meeting or make written submissions to Grey County before the plan amendment is decided upon, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Grey in reference to the official plan amendment, before the plan amendment is decided upon, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the proposed Official Plan Amendment you must make a written request to the County of Grey at 595 9th Ave. East, Owen Sound, Ontario N4K 3E3. This can be mailed to the County or deposited with the Administrative Assistant, Monica Scribner this evening. We have business cards here today if you need the contact information.

If you wish to be notified of the decision of the Local Official Plan Amendment or Zoning By-law Amendment, please make a written request to the Municipality of Meaford at 21 Trowbridge Street West, Meaford, Ontario N4L 1A1. This can be mailed to the Municipality of Meaford or can be deposited with the Clerk, this evening.

If there are any comments, questions or concerns for those in attendance this evening please address the Chair and give your name and Lot and Concession, or civic address, for the record.

### **Comments were received from the following:**

#### Historic Saugeen Metis (HSM), dated August 22, 2018

The Historic Saugeen Metis have no objection or opposition to the application. If the proposed future development involves an undisturbed or previously undeveloped site, we would like to be informed about any archaeological studies that may become available.

#### Grey Sauble Conservation Authority (GCCA), dated September 13, 2018

GSCA reviewed the file and have the following comments:

1. That the changes to the Hazard Area outlined on the attached map be appropriately identified as Environmental Protection (EP) in the site-specific Zoning By-Law Amendment.
2. All development must be located outside of the areas identified on the attached mapping as hazard areas. This includes the reconfiguration of the proposed septic location and shifting of the southeast parking lot.

If the proponent wishes to encroach within areas mapped as natural hazard, we would require the completion of an appropriate engineering study to support a reduced setback. In addition, if a reduced setback is requested for hazards associated with the watercourse features, we would require the completion of an Environmental Impact Study (EIS) to address sections 2.1.6 and 2.1.8 of the PPS.

Permits are required from this office for the development and site alterations within the areas regulated under Ontario Regulation 151/06.

Gail Whitbeck of Lot 1, Concession 1 Meaford, dated September 16, 2018

Ms. Whitbeck lives to the south of the proposed winery. Her five main concerns are music volumes, general noise in the evening disturbing the peaceful atmosphere, odours from the restaurant, wildlife attraction to the restaurant, and garbage in the ravine.

## **COMMENTS FROM THE APPLICANTS CONSULTANT**

Krystin Rennie of Georgian Planning Solutions presented information on the proposed winery application. The applicant currently owns another vineyard in the area and is excited to open a winery that is proposed to include a wine tasting area, sales area and a restaurant. On site would be farm supplies, parking, grapevines, and an area for grape storage and crushing. She explained the winery falls in line with the Provincial Policy Statement (PPS) and would be a great addition to Grey County.

## **COMMENTS FROM THE MUNICIPAL STAFF/COUNCIL**

Chair Clumpus asked for comments from council and staff; at the time there were none.

## **COMMENTS FROM THE PUBLIC**

The following individuals spoke at the public meeting:

John Ardiel, Clarksburg

Alar Soever, Thornbury

John White, Town of The Blue Mountains

Mark Skinner, Meaford

Sheryl Mercer, Blue Mtns/Meaford Townline

Andrea Matrosovs, Clarksburg

Anthony Belcher, Grey Highlands

Peter Crozier, Meaford

Elizabeth Bennett, Meaford

Melanie Robison, Meaford

Grant Mackey, Meaford

Joanne Flewwelling, Meaford

Peter Weiler, Thornbury

**Public supportive comments were:**

- Excited for what this new winery can provide for the area
- In favour of the winery as long as the concerns raised are addressed
- In favour of agri-tourism

**Public concerns are:**

- Increased traffic - need of traffic study, and broaden the scope of review to extend beyond Meaford municipal boundaries
- Difficult area to get to and has a large hill and weepy trees
- Gully impassible and can be dangerous
- Concerns the roads are not built to withstand a significant increase in traffic flow
- Existing traffic pressure in the area, as evidenced by the possibility of a five lane highway
- Regulating traffic speeds
- Traffic impact on Foster street for staff and/or delivery vehicle access
- Clarksburg Heritage Bridge:
  - Ability to handle the heavy traffic load?
  - Is often not maintained
  - Often closed in winter
  - Very steep
  - In need of major upgrades
- Possible stormwater issues
- Will there be tour buses
- Increased foot traffic on the hiking trails
- Music
- Environmental and noise pollution
- No natural pond on the subject property
- Peace and beauty may be disrupted
- Concerns with possible odour, sludge ponds and wastewater

- Safety concerns for walkers, drivers and cyclists due to the possible increase of impaired drivers
- Night sky requirements to minimize light pollution
- Inappropriate to have a restaurant in that area
- Need for a hydrogeological study to calculate the water usage for the guests, staff, pond fill-up, gardens and grapevine watering that could impact the neighbouring wells
- Need to make sure both neighbouring municipalities (Town of The Blue Mountains and Grey Highlands) are well informed
- Possibility that The Town of The Blue Mountains could help with upkeep of road maintenance
- Not neighbourly to build a large project in that location
- Concern for how the neighbour relationship will be
- Some members in attendance did not receive notification
- Concern that Town of The Blue Mountains staff were unaware of the proposal

## **CLARIFICATION TO ADDRESS CONCERNS RAISED**

### **Meaford Municipal Planner, Rob Armstrong**

- Both municipalities – Grey Highlands and Town of The Blue Mountains were circulated
- A traffic study was completed and can be found on both the County of Grey and Municipality of Meaford websites. Peer review of this study will take place.
- As per the Planning Act, anyone within 120 meters were sent notification of the meeting. Anyone living outside of that perimeter would not have received the mailout.

### **Applicant, Jason Miller**

- In the attempt to be neighbourly and informative, they visited the neighbours to discuss their concerns and in doing so, they resituated the main access road further north on the subject property.
- Although not originally planted by the current owner, the grapes have been growing on the land since 2011.
- Maximum of 178 guests capacity

### **Applicants Consultant, Krystin Rennie**

- Night sky is looked at during the site plan approval stage and they will use night sky compliant lighting
- There will be no customer traffic using the Foster Street access
- The grapes storage and crushing will happen inside the building, therefore there should be no displeasing odour

### **Project Engineer, Dan Hurley**

- A traffic study was completed that did look at the restaurant and road capacity. Concerns with which way traffic will proceed will be looked at further. A Peer Review will include the Town of The Blue Mountains staff.
- Wastewater will be determined during review and approval from the Ministry.
- Usage of water per day will be quite low and would not require a permit since it is not of significant depth.
- Willing to work with the Municipality on any concerns.

Following the question and comment period, Chair Clumpus assured the public they would be notified of the next steps and that the three municipalities (Meaford, Grey Highlands, and The Town of The Blue Mountains) will work together. She then thanked everyone for coming and adjourned the public meeting at 6:57 p.m.

Planning Chair Barb Clumpus