



Planning and Community Development

Wednesday, June 8, 2016 – 7:30 p.m.

The Planning and Community Development Committee met with the Township of Georgian Bluffs Council for a joint public meeting on the above date in the Township of Georgian Bluffs, Springmount, Ontario with the following members in attendance:

County Planning Committee Members Present: Chair Paul McQueen

Municipal Committee Members Present: Mayor Alan Barfoot, Paul Sutherland, Tom Wiley, Carol Barfoot, Dwight Burley, Sue Carleton and Ryan Thompson.

Municipal Staff Present: Christine Fraser-McDonald, Holly Morrison, Rick Winters and Jung Oh.

County Staff Present: Scott Taylor, Senior Planner and Monica Scribner, Recording Secretary

Also present: Clint Stredwick, Consultant for the Applicant

Proposed County Official Plan Amendment, Proposed Local Official Plan Amendment and Proposed Zoning By-law Amendment on lands described as Plan 535, Lots 72 & 73, RP16R 1488 Parts 1 & 2, known municipally as 202466 Highway 6 & 21 in the Township of Georgian Bluffs (Geographic Township of Derby) County file number 42-03-540-OPA-134.

Call to Order

Mayor Barfoot called the public meeting to order and welcomed everyone to the joint public meeting on behalf of the Township and the County.

Mayor Barfoot introduced County staff and County Planning Chair, Paul McQueen.

Scott Taylor read the regulations.

The proposed Official Plan Amendments and Zoning By-law Amendment affect those lands described as Plan 535, Lots 72 & 73, known municipally as 202466 Highway 6 & 21, in the geographic Township of Derby, now in the Township of Georgian Bluffs.

The proposed County Official Plan Amendment would change the subject lands from the 'Space Extensive Commercial' designation to the 'Space Extensive Commercial with Exceptions' designation. The proposed Township Official Plan Amendment would re-designate the subject lands from the 'Sunset Strip Policy Area' designation to the 'Sunset Strip Policy Area with Exceptions' designation. The effect of the proposed Zoning By-law Amendment is to implement the Official Plan Amendments and re-zone the subject lands from the 'Space Extensive Commercial' (C4) zone to the 'Space Extensive Commercial with Exceptions' (C4-Special) zone. The collective effect of the amendments would be to provide for additional commercial uses on the subject lands, and allow the existing building to be divided into two units, and permit an 8.5% increase in the size of the existing building.

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 Regulation being Ontario Regulation 543/06 and 545/06, the County of Grey gave notice of this Public Meeting on behalf of the County and the Township, 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. The public meeting notice is located on the County web site at www.grey.ca.

It is imperative to note that

Any person or public body may attend the Public Meeting and make written and/or verbal representation either in support of or in opposition to this proposal. If a person or public body that files an appeal of the decision of the County of Grey in respect of the proposed Official Plan Amendments or Zoning By-law Amendment and does not make oral submissions at the Public Meeting or make written submissions to the County of Grey before the proposal is approved or refused, the Ontario Municipal Board may dismiss the appeal.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Grey in respect of the proposed Official Plan Amendments and Zoning By-law Amendment before the approval authority gives or refuses to give approval to the Official Plan Amendment, the person or public body may

not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

If you wish to be notified of the decision of the proposed Official Plan Amendments 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.

If you wish to be notified on the decision of the Zoning By-law Amendment, please make a similar request to the Township.

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 received from the following:

Niagara Escarpment Commission (NEC), dated April 7, 2016

“Provided there is no development within the Escarpment Natural Area, including any site alterations (e.g., grading) associated with the addition to the building; the addition to the existing building does not exceed the maximum height of 10 m (33ft) permitted under the C4 Zone of the Township’s By-law; and, the County and the Township are satisfied that adequate servicing is available to accommodate the new uses, we have no objection to the applications.”

Grey Sauble Conservation Authority (GSCA), dated April 8, 2016

We generally have no objection to the approval of the subject applications in principle. We recommend that specific details of the proposal, including the recommended stormwater controls be provided with the circulated site plan control application and/or GSCA permit application.

City of Owen Sound, dated April 19, 2016

"In consideration of Staff Report CS-16-046 respecting County of Grey Official Plan Amendment 42-03-540-OPA-134, City Council direct:

1) THAT the City Clerk provide a copy of this report together with Council's resolution on the matter to the Township of Georgian Bluffs and the County of Grey as the City's preliminary comment on the applications.

2) THAT the City indicate preliminary concern with respect to the proposed County Official Plan Amendments and Zoning By-law Amendment from a growth management and servicing perspective.

3) THAT the City request a copy of the County of Grey staff report evaluation of the Provincial Policy Statement and County of Grey Official Plan."

Historic Saugeen Metis, dated May 24, 2016

"The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments."

Township of Georgian Bluffs, dated June 3, 2016

Josh Planz, Chief Building Official/By Law Enforcement stated: "I have reviewed the engineer's comments on the current site servicing for the Staples Building. I agree if the loading is to remain the same, then the existing holding tank is sufficient. I would recommend that each unit has their own holding tank. This would allow the tenants to have control over their own pumping schedule and pumping costs."

Grey County Forests & Trails, dated March 18, 2016

No concerns expressed with the applications.

Ministry of Municipal Affairs and Housing (MMAH) on behalf of Ministry of the Environment and Climate Change (MOECC) & Ministry of Transportation (MTO), dated June 3, 2016

MMAH notes that some of the new proposed uses on site may not be 'dry' in nature and that the County may wish to scope the permitted uses to 'dry' uses only.

MOECC have raised questions about the existing holding tank and potable water on-site. Additional hydrogeological information may be required.

"MTO has no concerns with the application as proposed, however, as the property lies within the MTO Permit Control Area (PCA), Building and Land Use Permits and Sign Permits are required from MTO before any grading/construction commences. As a condition of MTO permits, detailed grading, site plans and signing plans are required to be submitted for our review and approval."

COMMENTS FROM MUNICIPAL PLANNER

Jung Oh, Municipal Planner gave an overview of the applications.

COMMENTS FROM APPLICANTS CONSULTANT

Clint Stredwick stated that this is a first step to help the owners of the Staples store (Skyline Retail Real Estate Holdings) become more efficient. Currently they are not using their store to full capacity so this would help by allowing them to lease out some of the unused store area. If the process proceeds as hoped, Skyline could offer this opportunity to Staples, followed by a site plan at that time. Skyline needs the certainty that this plan can move forward to encourage their tenant to stay.

COMMENTS FROM COUNCIL

Mayor Barfoot asked for clarity about the Growth Management Study comment by the City of Owen Sound. Mr. Taylor remarked that the motion from the City and related staff report speak to growth management in general, rather than as a specific reference to the Growth Management Study. The City notes the PPS direction of directing growth to settlement areas, where it can be serviced appropriately. This site is a designated commercial area and has development uses permitted. The most suitable type of tenant required for that location would be a low user of water and sewage, which is of a size that would not functionally compete with downtown retail.

Councillor Burley remarked on the Ministry of Environment (MOECC) comment about holding tanks. Mr. Taylor stated that the MOECC have a history of the sunset strip and there were some comments made in Mr. Stredwick's report that speak to the frequency of how often the holding tank is pumped out. A tenant which is a higher user of water could change the servicing needs and then the MOECC would become the approval authority if using above 10,000 liters per day. Mr. Taylor noted that he is unaware of how MOECC considers the bio digester in this regard.

Mayor Barfoot mentioned that from a business standpoint, as long as it's for a dry use, it would make sense to have two holding tanks on site.

COMMENTS FROM THE PUBLIC

None

Chair Barfoot thanked everyone for coming and adjourned the public meeting at 7:47 p.m.

Chair Paul McQueen