



## Planning and Community Development

Thursday January 15, 2015 – 9:30 a.m.

The Planning and Community Development Committee met for a public meeting on the above date in the Grey County Council Chambers, Owen Sound, Ontario with the following members in attendance:

Present: Chair Arlene Wright

### County Staff

Present: Alisha Buitenhuis, Planner and Monica Scribner, Recording Secretary.

Also present: Keith Reid and Joni Turner, applicants and Mike and Slawka (Jerrie) Traynor, registered owners.

**Proposed County Official Plan Amendment on lands described as Part Lot 27, Concessions 5 and 6, known municipally as 324010 Side road 27 in Municipality of Meaford (Geographic Township of Sydenham) County file no.: 42-10-510-OPA-127**

## Call to Order

Chair Arlene Wright called the public meeting to order at 9:30 a.m.

Alisha Buitenhuis read the regulations.

As required by Section 17, 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 in the prescribed information.

In accordance with the *Planning Act* and the implementing Regulations being Ontario Regulation 543/06, 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. 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:

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 County Official Plan Amendment and does not make oral submissions at the Public Meeting or make written submission 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 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 County Official Plan Amendment, you must make a written request to the County of Grey at 595 9<sup>th</sup> Ave. East, Owen Sound, Ont. N4K 3E3 This can be mailed to the County or deposited with the Administrative Assistant, Monica Scribner this morning.

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

*Comments received from the following:*

Historic Saugeen Metis, dated November 26, 2014

- No objection or opposition to the proposed development, land re-designation, rezoning, Official Plan and/or Zoning By-law Amendments

Grey Sauble Conservation Authority (GSCA), dated December 12, 2014

- A portion of the property is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses; this area is associated with a small channelized watercourse
- A permit is required from GSCA for development within this area
- Natural Hazards identified on the property are associated with the aforementioned watercourse feature. The hazard area is mapped as a 15 metre setback from the watercourse and is appropriately zoned 'Environmental

Protection (EP)' within the Municipality of Meaford's Comprehensive Zoning By-law and designated as 'Environmental Protection' within the Municipality of Meaford's Official Plan; recommend that this area be designated 'Hazard' within the County of Grey Official Plan

- Several records of bobolink and eastern meadowlark in the general area (both Endangered); possible these species utilize subject lands; no negative impacts anticipated due to no changes to the existing farm operation proposed
- No objection, having included a map of hazard land to be incorporated.

Ministry of Municipal Affairs and Housing (MMAH), dated December 19, 2014

- As the subject property is designated as part of a prime agricultural area, Section 2.3 of the PPS, and more specifically policy 2.3.4.1 c) would apply. Policy 2.3.4.1 c) states that lot creation may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that:
  1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
  2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective.
- In accordance with Policy 2.3.4.1 c)1), the County must ensure that proposed severed residential property is limited to the minimum size needed to accommodate the use and appropriate sewage and water services. The County should consider including the small field immediately south of the dwelling with the proposed farm parcel, to be sold to the Reid's and merged on title with their existing 36.7 hectare farm. It is understood that this field contains some lands zoned and designated Environmental Protection (EP), however, the lands proposed to be retained and merged with the Reid farm also contain lands with the EP designation and zone.
- In this application, the farm consolidation will occur once the surplus residence has been severed. The County should ensure that the newly created remnant farm parcel is merged on title with the existing adjacent Reid farm property in accordance with Policy 2.3.4.1 c)2) of the PPS.

Elmer and Dianne Charlton, dated December 31, 2014

- Expressed support for the OPA because it will ensure the lands will remain in agricultural production



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- Expressed opposition for the OPA, listed the following concerns:
  - o Will no longer be a century farm
  - o Fifth severance off farm
  - o If house is sold, problems will result because of pool with respect to planting, spraying, harvesting, and also may complain about dust and noise
  - o If severance is approved then barn should come down because they often become an eyesore when they're allowed to stay with the residential parcel; also may result in too many animals in the barn and not enough grounds to support them and get rid of manure

Chair Wright asked if anyone wished to comment. There were no comments from either the applicants or the public.

Chair Wright thanked the public for their attendance and stated that the file will go back to the Planning Committee for a decision.

Chair Wright adjourned the public meeting at 9:36 a.m.

Chair Arlene Wright