



Grey
County

Joint Public Meeting Minutes

Planning and Community Development

Monday, July 13, 2015 – 1:30 p.m.

The Planning and Community Development Committee met with the Municipality of West Grey council for a joint public meeting on the above date in the Municipality of West Grey Council Chambers, Durham, Ontario with the following members in attendance:

County Planning Committee Members Present: Alternate Chair Kevin Eccles and Norman Jack

Municipal Committee Members Present: Carol Lawrence, Bev Cutting, Don Marshall, Mark Turner, John Bell, Rob Thompson and Doug Hutchison

Municipal Staff Present: Ron Davidson, Planner

County Staff Present: Alisha Buitenhuis, Planner, Shalaka Jadhav, Planning Student and Monica Scribner, Recording Secretary

Also present: Nolan Moss, Cuesta Planning Consultants Inc.

Proposed Official Plan Amendment and Proposed Zoning By-law Amendment on lands described as Part Lot 8, Concession 8, known municipally as 441324 Concession 8 NDR in the Municipality of West Grey (Geographic Township of Bentinck) County file number 42-05-280-OPA-131.

Call to Order

Chair Bell called the public meeting to order and welcomed everyone to the Joint Public meeting on behalf of the Municipality.

Chair Eccles welcomed everyone on behalf of the County. Introductions then followed.

Alisha Buitenhuis read the regulations.

The proposed Official Plan Amendment and Zoning By-law Amendment affect those lands described as Part Lot 8, Concession 8, known municipally as 441324 Concession 8 NDR in the geographic Township of Bentinck, now in the Municipality of West Grey.

The proposed Official Plan Amendment would change the subject lands from 'Rural' and 'Hazard Lands' to 'Rural with Exception' and 'Hazard Lands' to allow for the severance of one 4.2 hectare residential lot containing a dwelling. The retained parcel would be used for conservation purposes. The reason an Official Plan Amendment is required is that the proposed severed parcel is within an Aggregate Resource Area, in which non-farm lot creation is not permitted.

The corresponding Zoning By-law Amendment from the Municipality of West Grey would rezone the lands from the 'Rural' (A2) and 'Natural Environment' (NE) zones to the 'Rural Exception' (A2-344), 'Open Space Exception' (OS-345) and 'Natural Environment' (NE) zones. The 'A2-344' zone would reduce the lot area and frontage requirements as required to permit a 4.1 hectare lot. The 'OS-245' and 'EP' zone would restrict the use of the 15.9 hectare parcel for conservation purposes.

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 Municipality, 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 Amendment or the decision of the Municipality of West Grey in respect to the proposed 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 Amendment or the decision of the Municipality of West Grey in respect of the proposed Zoning By-law Amendment before the approval authority gives or refuses to give approval to the Official Plan Amendment, or the Zoning By-law 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 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 afternoon.

If you wish to be notified of the decision of the Zoning By-law Amendment, you must make a written request to the Municipality of West Grey at 402813 Grey County Road 4, Durham, Ontario, N0G 1R0. This can be mailed to the Municipality or deposited with the Clerk, Mark Turner this afternoon.

If there are any comments, questions or concerns for those in attendance this afternoon 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 (HSM), dated May 25, 2015

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

Saugeen Valley Conservation Authority (SVCA), dated May 26, 2015

SVCA Regulation

The northerly and southerly portions of the property are subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O, 1990, Chap. C. 27 and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

Although mapping showing the Regulation Limits on the property is not available at this time, the NE zone plus a 50 metre offset distance from the zone boundary should be used as an approximate screening area within which the Regulation could apply.

Natural Heritage

The significant natural heritage features affecting the subject property are the Significant Woodlands, habitat of threatened or endangered species and fish habitat associated with the unnamed tributary of Habermehl Creek.

It has come to the attention of the SVCA that habitat of endangered species or threatened species may be located in the area of the proposed development. Provided the applicable legislation referenced by Section 2.1.7 of Provincial Policy Statement (PPS) is addressed by the applicant associated with this proposal then Threatened or Endangered Species polices have been accommodated. Please contact the Ministry of Natural Resources and Forestry (MNRF) to address this policy.

County of Grey Official Plan

Section 2.8.1 of the County of Grey Official Plan states that for new development proposed within 50 metres of a Significant Woodland, being the adjacent lands, an Environmental Impact Study (EIS) will be required if it is likely the development would have a negative impact on the feature or area.

It is the understanding of the SVCA that no new development is proposed in association with this application.

Municipality of West Grey Zoning By-Law 37-2006

According to the Municipality of West Grey Zoning By-Law 37-2006, the westerly and southerly portions of this property are zoned Natural Environment (NE). In general, no new buildings or structures are permitted in the NE zone.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this application for consent. The Authority is of the opinion that the application for consent appears to conform to the relevant policies of the County of Grey Official Plan and the Provincial Policies referred to in the Agreement.

COMMENTS FROM APPLICANT'S CONSULTANT

Mr. Moss stated this application is going to safeguard the natural features on the property.

COMMENTS FROM THE PUBLIC

There were none.

COMMENTS FROM THE MUNICIPAL PLANNER

Mr. Davidson indicated that a consent was previously applied for and it did not conform to the Aggregate Resource Area policy regarding non-farm lot creation.

Mapping shows sand and gravel which the Province wants protected.

Today we are dealing with the Zoning and Official Plan Amendment so it would be premature to deal with the severance until the Official Plan Amendment is decided on by the County.

COMMENTS FROM THE MUNICIPAL STAFF

Mr. Turner asked if the committee will support the application and if comments will be provided by the Municipality. Ms. Buitenhuis indicated that comments from the Municipality will be considered when Mr. Davidson provides them.

Chair Eccles commented that West Grey would need a decision on the Official Plan Amendment first.

Chair Eccles asked Mr. Moss if there are any concerns with regards to aggregates. Mr. Moss indicated that there will be no new sensitive receptors created and further to that the aggregates will actually be protected.

Chair Eccles asked if aggregate extraction can take place on conservation lots. Mr. Moss said not likely, but it's possible.

This information will go forward to the County.

Chair Eccles thanked everyone for coming and adjourned the public meeting at 2:11 p.m.

Alternate Chair Kevin Eccles