



Planning and Community Development

Wednesday, February 18, 2015 – 9:00 a.m.

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

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

Municipal Committee Members Present: Jim Frew, Barbara Dobreen, Christine Gordon, Raylene Martell, Anna-Marie Fosbrooke, John Woodbury and Dale Pallister.

County Staff Present: Alisha Buitenhuis, Planner and Monica Scribner, Recording Secretary

Also present: Nolan Moss, Consultant for the Applicant and Clint Stredwick, Township Planner

Proposed County Official Plan Amendment, Local Official Plan Amendment and Proposed Zoning By-law Amendment on lands described as Part Lot 66 and Lot 67, Concession 3, known municipally as 411212 Southgate Sideroad 41, in the geographic Township of Egremont, now in the Township of Southgate. County file number 42-07-060-OPA-128.

Call to Order

Chair Jack called the public meeting to order and welcomed everyone to the joint public meeting on behalf of the Municipality. Introductions then followed.

Chair Jack welcomed everyone on behalf of the County.

Alisha Buitenhuis read the regulations.

The proposed Official Plan Amendments and Zoning By-law Amendment affect those lands described as Part Lot 66 and Lot 67, Concession 3, known municipally as 411212 Southgate Sideroad 41, in the geographic Township of Egremont, now in the Township of Southgate.

The purpose and effect of the County Official Plan Amendment (County File Number 42-07-060-OPA-128) and the Local Official Plan Amendment (Township File Number OPA 01/2014) is to re-designate the subject lands from 'Rural' and 'Hazard Lands' to 'Rural with Exception' and 'Hazard Lands' to allow for the severance of two residential lots.

A Zoning By-law Amendment (File Number C19/2014) is also being processed by the Township of Southgate to implement the Official Plan Amendments. The purpose of the Zoning By-law Amendment is to adjust the Residential Type 6 (R6) Zone to permit the proposed residential lots.

The Township is also in receipt of two consent applications (File Numbers B09/2014 and B10/2014) in addition to the Official Plan Amendments and Zoning By-law Amendments. These applications will be processed concurrently; however, they will not be the focus of this public meeting.

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 or Township of Southgate 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 or 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 morning.

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 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 December 16, 2014

No objection or opposition to the proposed amendments.

Saugeen Valley Conservation Authority (SVCA), dated January 14, 2015

SVCA stated that the proposed lots are partially within the Environmental Protection (EP) zone but the development on the proposed lots can avoid these areas. Access to the currently vacant retained lot would have to cross an EP zone to access the developable portion of the property. A recommended EP zone boundary has been provided to be incorporated into the amendments. The property is subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Written permission of SVCA is required prior to any development in a Regulated Area. A permit may be required as well. Improvements to the existing laneway on the retained parcel will require SVCA review and approval, and it is recommended that these improvements be made prior to the proposed severed lands being sold to another landowner. Development in the western portion of the proposed lots should be reviewed by SVCA staff prior to those works beginning as SVCA permission may be required. The proposal is acceptable to SVCA provided the EP zone and Hazard Designations are implemented as shown on the map provided.

COMMENTS FROM COUNCIL MEMBERS

There were three questions from Mayor Fosbrooke and Councillor Gordon.

- Enquiring if this report was the same report requested by council for the previous application for this property from 2013.
- Concerns that the applicant has applied for two lots and wondered if there will be more built at a later date.
- The report talked about North Wellington annexing the area.

COMMENTS FROM COUNTY PLANNING STAFF

Ms. Buitenhuis remarked that annexing the area won't happen anytime soon and we are not considering it at this time.

COMMENTS FROM APPLICANTS CONSULTANT

Mr. Moss noted that the settlement area setback in North Wellington is 500 metres. Staff in Wellington County felt it was minor and had no concerns, but the annexing comment was to address this policy in the Official Plan. He confirmed that there are currently two lots proposed and it is unsure of future plans for the balance of the property.

COMMENTS FROM THE PUBLIC

None

Chair Jack thanked everyone for coming and adjourned the public meeting at 9:08 a.m.

Alternate Chair Norman Jack