



Committee Report

To:	Warden McQueen and Members of Grey County Council
Committee Date:	October 22, 2020
Subject / Report No:	County Official Plan Amendment 42-04-320-OPA-03 / Addendum to Report PDR-CW-22-20
Title:	Cedar Rail Family Campground Official Plan Amendment Number 3 Final Report
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Township of Chatsworth
Status:	Recommendation adopted by Committee as presented per Resolution CW188-20; Endorsed by County Council November 12, 2020 per Resolution CC87-20;

Recommendation

1. That all written and oral submissions on Official Plan Amendment Number 3 were considered and helped to make an informed recommendation and decision; and
2. That Addendum to Report PDR-CW-22-20 be received, and that Amendment Number 3 to the County of Grey Official Plan on lands designated 'Agricultural' and 'Hazard lands' to recognize the existing campground facility and permit an expansion on lands described as Part Lots 26 and 27, Concession 13, geographic Township of Sullivan, now in the Township of Chatsworth, be supported, and a by-law to adopt the County Official Plan Amendment be prepared for consideration by County Council.

Executive Summary

A proposed County official plan amendment application (42-04-320-OPA-03) has been processed for the Cedar Rail Family Campground north of Scone. The purpose of the proposed amendment is twofold; one to recognize the existing campground, and two to allow for an expansion in the number of campsites. Access to the campground is off the Grey-Bruce Line. Servicing, Traffic, and Planning reports have been submitted with the proposed official plan amendment application, as well as a zoning by-law amendment application to the Township of Chatsworth. Township staff have provided comments supporting the official plan amendment. A decision on the zoning amendment will follow the County's decision on the official plan

amendment. This report provides a policy analysis and recommendation of support for the proposed County official plan amendment # 3.

Background and Discussion

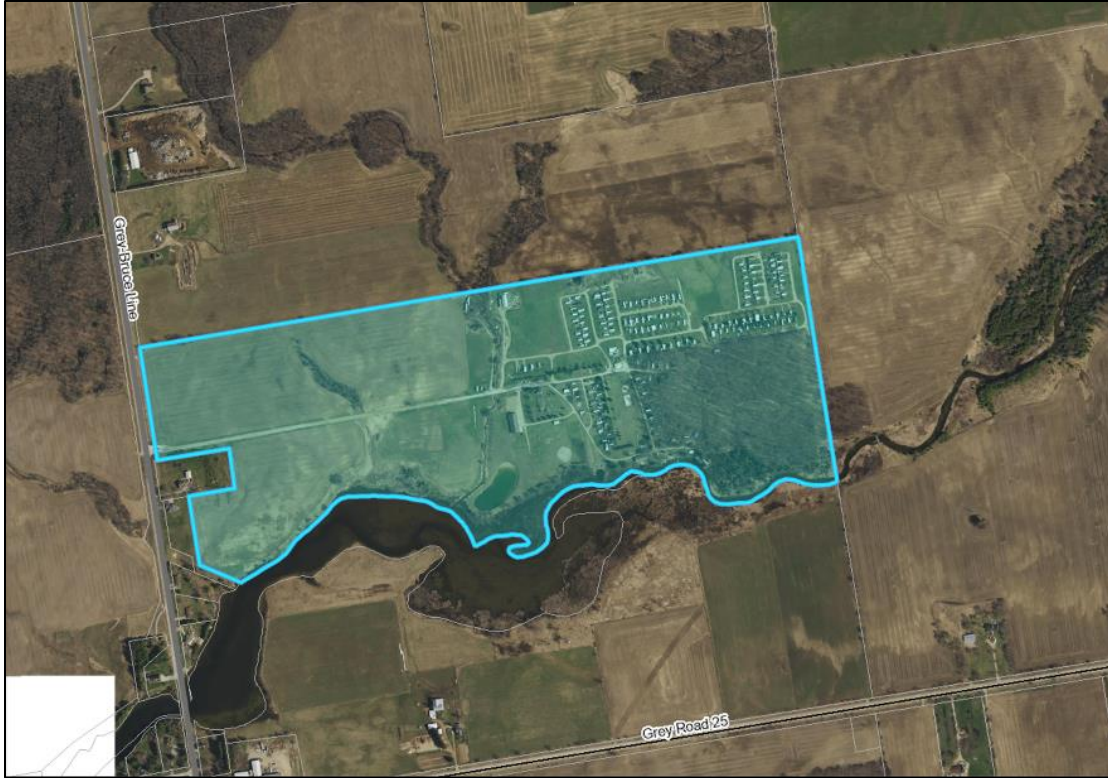
The proposed official plan amendment (referred to as OPA 3) is for the Cedar Rail Family Campground property north of Scone. The campground, established in 1972, is currently permitted by the Township of Chatsworth Zoning By-law for 200 campsites, 16 cabins, and 3 cottages. This property has never been recognized as a campground within the County Official Plan. The area to be recognized by OPA 3 and the corresponding zoning by-law amendment would be reduced in size from the lands currently zoned, such that the front half of the property will remain farmed. The proposed official plan amendment would (a) recognize the existing campground, and (b) permit an expansion to the number of sites within the subject lands. No new lands are being added to the campground portion of the property, but additional campsites would be permitted. If approved, 300 campsites and 4 cottages would be permitted on-site. The previous approval for 16 cabins would be removed from this property. A corresponding zoning by-law amendment application has also been submitted to the Township of Chatsworth.

The subject lands are located immediately north of Scone on the North Saugeen River. Access to the campground is off the Grey-Bruce Line. The campground is serviced via two drilled wells and a communal sewage treatment facility which has been approved by the Ministry of the Environment, Conservation, and Parks (MECP). It is worth noting that this MECP approval covers the enlarged treatment system for the expanded campground. This property is approximately 53 hectares in size, with the front portion being farmed, and the rear portion containing the campground and a woodland.

The subject property is legally described as Part of Lots 26 and 27, Concession 13, geographic Township of Sullivan, now in the Township of Chatsworth.

Surrounding this site are a mixture of farmlands, natural areas, and residential lands. The North Saugeen River forms the southern boundary of this property. Further to the south is Scone, and to the west is Bruce County. The proposed expansion will not be into the farmed portion of the lands and will primarily remain outside of the woodlands.

Map 1 below shows the location of the subject lands, while Map 2 shows the campground and proposed expansion lands. On Map 2, the proposed expansion sites are circled in red.



Map 1: Location of the Subject Lands

Kristine Loft, of Loft Planning Inc. has submitted a Planning Justification Report and an Addendum in support of the proposal. A Servicing Analysis and a Traffic Impact Study were also conducted for this proposed development. The applicant did engage the Township and the County in pre-submission consultation for this proposal. A copy of the Report and background materials can be found at the below link:

[Link to Background Materials](#)

A joint public meeting was held with the Township of Chatsworth on July 15, 2020, to gather input on these applications. A link to the public meeting minutes can be found in the Appendices and Attachments section of this report.



Map 2: Proposed Campsite Expansion (courtesy of Loft Planning Inc.)

Public and Agency Comments Received

Public Comments

Public comments were received from Larry and Kim Zarola, as well as John and Cathy Stinson. The public comments received have been summarized into Table 1 below along with a response on how those comments have been considered and addressed.

Public Comments Raised	How comments have been considered / addressed?
Interest in how the development could impact their property, including consideration for the campground location to be a respectful distance and/or a physical barrier between the campground and the adjacent properties.	Although there would be more campsites, the campground is not expanding the land area used for the campground, and the campsites would be in the current camp cluster. The new campsites will generally not be located closer to the existing neighbours than the current sites are.
Request to take part in the on-line public meeting.	Links were shared for the public meeting for people to listen and provide comments.

Table 1: Public Comment Summary and Response

Agency Comments

Comments were received from the following agencies.

Enbridge Gas, dated June 17, 2020

Enbridge Gas Inc. does not object to the proposed application however, they reserve the right to amend our development conditions.

Saugeen Valley Conservation Authority (SVCA), dated July 8, 2020

SVCA staff have reviewed these applications in accordance with our MOA with the Township of Chatsworth and as per their mandated responsibilities for natural hazard management. The proposed official plan and zoning by-law amendments are acceptable to SVCA staff.

Historic Saugeen Métis, dated July 14, 2020

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents including the Planning Report and have no objection or opposition to the proposed County Official Plan Amendment and Chatsworth Zoning By-law Amendment.

Grey County Transportation Services, dated September 24, 2020

Transportation Services staff initially requested a Traffic Impact Study (TIS). After reviewing the TIS staff have noted they have no additional comments or concerns with this application.

Township of Chatsworth Finance and Fire Department, dated June 19, 2020

The Township Finance and Township Fire Department have no concerns.

Township of Chatsworth Building Department, dated June 24, 2020

The Township Building Department also have no concerns but did note that any proposed structures or septic systems will require a permit.

Township of Chatsworth Planning Department, dated September 16, 2020

Township Planning staff have noted they have no additional concerns with respect to the official plan amendment. Once a decision has been rendered by County Council on OPA 3, a recommendation will be taken to Township Council on the zoning amendment.

Analysis of Planning Issues

In rendering decisions, planning authorities must have regard to matters of Provincial interest under the *Planning Act* and be consistent with the Provincial Policy Statement (PPS). The decisions must also conform to the County of Grey Official Plan. The subject lands are outside of the Niagara Escarpment Plan area. Following the legislative and policy analysis review, staff have also included some general planning discussion pertinent to this development.

Provincial Legislation – The Planning Act

Most notable to this proposed official plan amendment, are the following matters of provincial interest (in italics) from the *Planning Act*, which will need to be considered, along with a staff comment below each one.

(a) The protection of ecological systems, including natural areas, features and functions;

The County Official Plan maps the North Saugeen River and associated 'Significant Valleylands' on Appendix B on and adjacent to this property. Additional watercourses and a small pocket of 'Significant Woodlands' have also been mapped on-site. The location of the expanded camp facilities is generally outside of these features, and as such an Environmental Impact Study was not required. Development is being directed away from the natural features on-site and no additional impacts are associated with the proposed development.

(b) the protection of agricultural resources of the Province,

The subject lands are designated as Agricultural and Hazard Lands in the County Plan. Approximately half the lands are still actively farmed while the other half are used for the campground. Should OPA 3 be granted this ratio will not change and the front half of the property will remain farmed and designated Agricultural.

The County Plan generally directs new campgrounds to the Rural designation. However, because the current campground pre-dates the official plan, and no new lands are being taken out of production, the proposed amendment is being considered.

Minimum Distance Separation (MDS) formulae setbacks can be met to this campground.

(f) the adequate provision and efficient use of communication, transportation, sewage, and water services and waste management systems,

The subject lands are not serviced by municipal water and sewer services. A Servicing Analysis was prepared in support of the development. The owners have recently obtained an Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks (MECP) to expand sewage servicing capacity, by installing a new central sewage system. The water from the two wells on-site is processed through a filtration system that has been approved by the province and is inspected monthly by the Health Unit.

The Traffic Analysis prepared in support of this development did not flag any issues with the County Road or surrounding road network. County Transportation Services have reviewed this study and have no additional concerns.

(h) *the orderly development of safe and healthy communities,*

Most campgrounds are developed outside of serviced settlement areas adjacent to natural features such as rivers or streams. The existing campground has been in operation since 1972. The proposed increase in the number of sites and recognition of the campground would appear both orderly and safe.

(i) *the adequate provision and distribution of educations, health, social, cultural and recreational facilities, and*

The proposed expansion would add additional campsites to a successful local campground, which would serve both local and tourist recreational needs.

(p) *the appropriate location of growth and development.*

Similar to the comments under (b) and (h) above, if this were a new proposed campground staff would not support such a development in the Agricultural designation. However, based on the fact that the existing campground is over 40 years old, and that no new lands will be removed from agricultural production, the proposed expansion is being supported as an appropriate location for new development.

Provincial Policy Statement (PPS) 2020

Section 1 of the PPS generally directs new growth and development to settlement areas, where full municipal services are provided. Section 1.6.6 of the PPS provides a servicing hierarchy, which includes communal and private services. New development is permitted in rural and agricultural areas, where it can be supported by rural service levels, and where it will not hinder farming or resource use. Both the servicing and infrastructure levels have generally been addressed under the *Planning Act* review.

Section 2.1 of the PPS requires the protection of natural heritage features. This item has also generally been covered under the discussion on the *Planning Act*.

Section 2.3.3.3 of the PPS requires that new uses comply with MDS formulae. MDS setbacks will be met to the proposed development.

Section 2.3.3.1 of the PPS states in prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agricultural-related uses and on-farm diversified uses shall not hinder surrounding agricultural operations. Section 2.3.6 of the PPS provides criteria for non-agricultural uses in prime agricultural areas. A

new campground does not fit in the categories of agricultural uses, agriculture-related uses or on-farm diversified uses. However, given that the campground is existing and will not remove lands from production, staff see merit in the application. The accompanying zoning amendment will actually reduce the current land area zoned for the campground such that it is clear that there is to be no expansion into the front half of the property that is farmed.

Section 3.1 of the PPS directs new development away from areas of natural hazard. Through the recommendations of SVCA staff, staff are satisfied that the development can be located away from areas of natural hazard.

County of Grey Official Plan

Many County official plan policies contain similar subject matter to the PPS, and the matters of Provincial interest under the *Planning Act*. The subject lands are designated as 'Agricultural' and 'Hazard Lands'. The proposed development will be outside of the Hazard Lands portion of this site.

Significant valleylands, significant woodlands, watercourses, and the North Saugeen River have been mapped on or adjacent to this property. New development is not anticipated to have any additional impact on these features given the location and type of development,

Similar to the PPS, the County's Agricultural policies do not currently permit campgrounds; however, there is merit in recognizing the existing site and allowing an increase in the number of campsites.

The County plan also contains policies with respect to servicing and our County Roads. As per the discussion earlier in the report, these policies have been addressed.

Section 9.3 of the County plan includes criteria that need to be addressed when considering amendments to the plan. The criteria include; addressing the need for the change, the demand it may place on services, and the implication it may have on other sections of the plan. In reviewing the justification and technical reports, it appears the proposed use would place very little demand for additional services beyond what already exists in this portion of the County. The development will be on a County Road and privately serviced.

Township of Chatsworth Planning

The Township does not have a municipal official plan. The Township Planner has indicated staff support for the development and a decision on the zoning amendment will follow the County's decision on OPA 3.

The proposed official plan amendment;

- has regard for matters of provincial interest under the *Planning Act*,
- is consistent with the Provincial Policy Statement, and
- conforms to the goals and objectives of the County Official Plan.

Legal and Legislated Requirements

The application was processed in accordance with the requirements of the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed official plan amendment, beyond those normally encountered in processing an amendment. The County has collected the requisite application fee and peer review deposit for this application. Should the County's decision be appealed, it may result in greater financial and legal considerations, as well as additional staff time.

Relevant Consultation

Internal: Planning Staff

External: The Public, Township of Chatsworth, Saugeen Valley Conservation Authority, and required agencies under the *Planning Act*.

Appendices and Attachments

[Public Meeting Minutes – July 15, 2020](#)

[Report PDR-CW-22-19](#)

[Draft Official Plan Amendment 3](#)

[Draft Official Plan Amendment 3 Schedule](#)