



Committee Report

To:	Warden McQueen and Members of Grey County Council
Committee Date:	May 28, 2020
Subject / Report No:	PDR-CW-22-20 Merit Report
Title:	Cedar Rail Family Campground 42-04-320-OPA-03
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Township of Chatsworth
Status:	Recommendation adopted by Committee as presented per Resolution CW95-20; Endorsed by County Council June 11, 2020 per Resolution CC58-20

Recommendation

1. That Report PDR-CW-22-20 regarding a proposed County Official Plan Amendment be received; and
2. That the proposal proceeds to a public meeting to consider an amendment to the County of Grey Official Plan for lands designated as '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, provided the Township is prepared to hold a joint public meeting in consideration of the necessary zoning amendment requirements.

Executive Summary

The County has received an official plan amendment application (County file number 42-04-320-OPA-03) 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 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. The applications and supporting studies will be circulated to prescribed agencies and the public for review and comment. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

Background and Discussion

The County has received an official plan amendment application 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 proposed official plan amendment would (a) recognize the existing campground, and (b) permit an expansion of the number of sites within the subject lands. No new lands are being added to the subject 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.

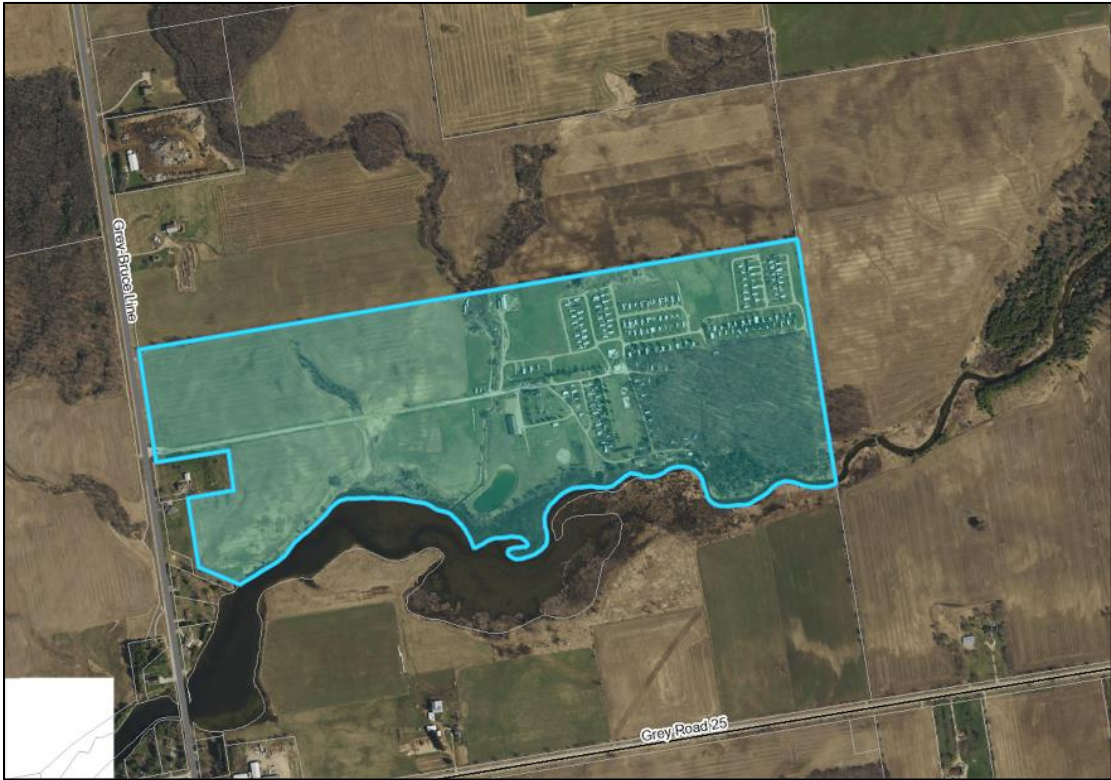
The subject property is legally described as Part of Lots 26 and 27, Concession 13, geographic Township of Sullivan, now in the Township of Chatsworth.

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.

Pre-submission consultation between the proponent, the Township of Chatsworth and the County identified the submission requirements for the proposed official plan amendment. Copies of all background reports and plans can be found at [this link](#).

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



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



Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2020, and conform to any Provincial Plans or Municipal Official Plans that govern the subject lands. In this case only the County of Grey Official Plan applies, as the Township of Chatsworth does not have an official plan and the subject lands are located outside of the Niagara Escarpment Plan area.

Provincial Policy and Legislation

Both the *Planning Act* and the PPS speak to the protection of prime agricultural lands. New campgrounds would generally not be considered in agricultural areas. However, since the campground was established in 1972, the facilities pre-date much of the current mapping and policies in this regard. As part of the application review process, County staff will assess any impacts on neighbouring farms, as well as the lands at the front of the property which are currently under cultivation.

Servicing is also a key consideration in the PPS. In this case municipal water and sewer services are not available, and a private communal system is instead being utilized. As noted above, the MECP has already approved the expanded wastewater treatment system.

The lands are located adjacent to the North Saugeen River, which is mapped as Hazard Lands, Significant Valleylands and fish habitat. As part of the application review process, comments from the Saugeen Valley Conservation Authority will be required on these topics.

Following the public and agency review periods, staff will provide a more fulsome analysis of the Provincial legislation and policy.

County of Grey Official Plan

The proposed official plan amendment is on lands designated as 'Agricultural' and 'Hazard Lands' in the County Official Plan. The County's policies for non-farm development in the Agricultural designation mimic those discussed above under the Provincial Policy and Legislation section of this report. As part of the Planning Report submitted with the application, Minimum Distance Separation (MDS) calculations have been included.

A small pocket of Significant Woodlands has also been mapped on-site, in addition to the above-noted Significant Valleylands. The mapped Significant Woodlands are outside of the proposed expansion area.

The County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above.

A more thorough analysis of the County Official Plan policies will follow the agency review and the public process.

Legal and Legislated Requirements

The application will be processed in accordance with 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 such an application. The County has collected the requisite fee and peer review deposit for this application.

Relevant Consultation

- Internal: Planning, Transportation Services
- External: The public, Township of Chatsworth, Saugeen Valley Conservation Authority, Bruce County, and required agencies under the *Planning Act*.

Appendices and Attachments

None