

To:	Warden Halliday and Members of Grey County Council
Committee Date:	September 13, 2018
Subject / Report No:	County Official Plan Amendment 42-07-10-480-OPA-143 / Report PDR-CW-31-18
Title:	Meaford Winery Official Plan Amendment Merit Report
Prepared by:	Stephanie Lacey-Avon
Reviewed by:	Randy Scherzer and Scott Taylor
Lower Tier(s) Affected:	Municipality of Meaford
Status:	Recommendation adopted by Committee of the Whole as presented per Resolution CW222-18; Endorsed by County Council on September 27, 2018 per Resolution CC90-18.

Recommendation

1. That Report PDR-CW-31-18 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 on lands designated 'Rural' and 'Hazard Lands', to consider exceptions to the small scale commercial and industrial use definition to allow for a larger winery facility that includes agricultural related uses and on-farm diversified uses, for the lands described as 357038 The Blue Mountains-Meaford Townline (Concession 1, Part Lot 1 & Part Lot 2, 16R-7631, Part 1 and 16R-8386 Part 1), Municipality of Meaford, geographic Township of St. Vincent provided the Municipality is prepared to hold a joint public meeting in consideration of the necessary local amendment requirements.

Executive Summary

A proposed County official plan amendment application (42-07-10-480-OPA-143) has been submitted by the owners located at 357038 The Blue Mountains-Meaford Townline (Concession 1, Part Lot 1 & Part Lot 2, 16R-7631, Part 1 and 16R-8386 Part 1), Municipality of Meaford, geographic Township of St. Vincent, to amend the Rural permitted use policies to allow for a winery, that includes agricultural related uses and on-farm diversified uses which exceed the size limitations for small scale commercial or industrial uses. The agricultural use (growing of grapes) of this operation is permitted as of right. The agricultural related uses (production and storage of wine) and on-farm diversified uses (restaurant, kitchen, and hospitality area)

proposed exceed the current size parameters outlined under section 6.19 (definitions) of the Grey County OP. A development of this nature aims to support agri-tourism, and the local food production and agri-product businesses. This amendment application would also involve applications to the Municipality of Meaford for a municipal official plan amendment, and zoning by-law amendment.

Background and Discussion

The County has received an application from the property owners located at 357038 The Blue Mountains-Meaford Townline (Concession 1, Part Lot 1 & Part Lot 2, 16R-7631, Part 1 and 16R-8386 Part 1), Municipality of Meaford, geographic Township of St. Vincent to amend the Grey County Official Plan. The amendment would allow an exemption from 'Rural' permitted use policy 2.3.2(1) to permit a winery that includes an agricultural related and on-farm diversified use component which exceeds the size limitations for small scale commercial or industrial uses. An amendment would also be needed for Section 6.19 (definitions), *small scale*, of the County Official Plan.

The subject lands are 60.6 hectares in size.

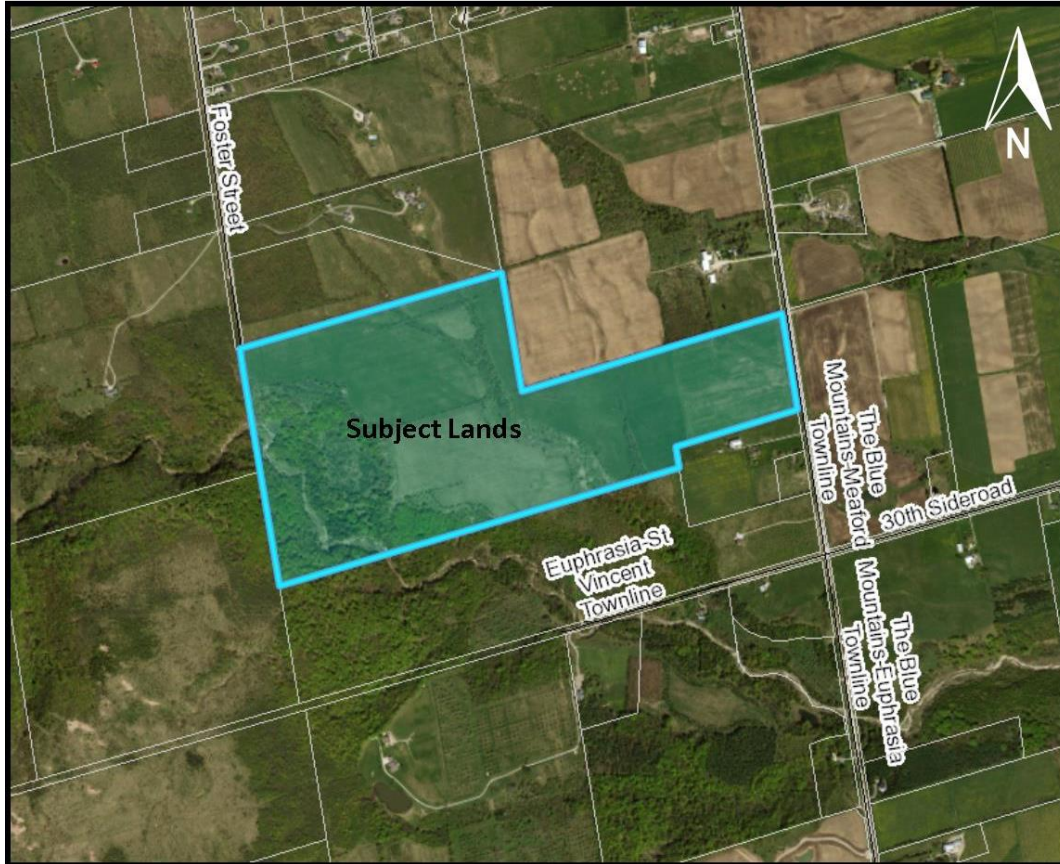
<u>Proposed Use</u>	<u>Total Square Feet</u>	<u>Total Square Metres m²</u>
Agricultural Uses	6,600 ft ²	613 m ²
Agricultural Related Uses	12,000 ft ²	1,114 m ²
On-farm Diversified Uses	6,400 ft ²	594 m ²
Total Square Feet	25,000 ft²	2,322 m²

A total of 6,400 sq. ft. (594 m²) for the on-farm diversified uses and 12,000 ft² (1,114 m²) for the agricultural related uses are needed for the proposed winery facility. In accordance to the *small scale* definition under policy 6.19, 8,072 ft² (750 m²) is permitted as of right. An additional 10,328 ft² (959 m²) of commercial space is requested by the applicant.

The proposed development also requires an amendment to the Municipality of Meaford Official Plan and a zoning by-law amendment.

The winery buildings, and area associated with the buildings (parking, septic area, landscape area) is approximately 0.48 ha of the property, or 0.08% of the total area of the subject lands.

Map 1 below shows the subject lands and surrounding area.



Map 1: Airphoto of the Subject Lands

The surrounding lands appear to be predominantly used for agricultural operations, with the exception of some non-farm residential lots. Two identified streams run through the middle and southwesterly portion of the subject property. There are identified woodlands and karst on the westerly portion of the subject lands.

Krystin Rennie, a land use planning consultant has submitted a Planning Justification Report in support of the proposal. The applicant did engage the Municipality, County, and Grey Sauble Conservation Authority in pre-submission consultation. A list of reports and studies were requested at this time and the following were included as part of the application submission: a servicing review study, a preliminary stormwater management report, a traffic review, preliminary geotechnical investigation, and the site plan. A copy of the Report and background materials can be found at the below link:

[Link to Background Materials](#)

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). Decisions within the County must also conform to the County of Grey Official Plan, and in this case the Municipality of Meaford local official plan, and any Provincial plans in force and effect.

A detailed planning analysis has not been undertaken at this stage. Following the public process, and agency comments, a thorough analysis and staff recommendation will be provided. Key Provincial and County policies have been flagged below for consideration.

Provincial Legislation – The Planning Act

Most notable to this proposed official plan amendment are the following clauses from the *Planning Act*, which will need to be considered.

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

There are significant woodlands and two streams located on the westerly portion of the subject property. No development is proposed in this area. Preliminary comments have been received from Grey Sauble Conservation Authority.

(b) the protection of agricultural resources of the Province

The subject property is designated 'Rural' and 'Hazard' lands as per Schedule A of the County Official Plan. Within the 'Rural' designation, agricultural, agricultural-related, and on-farm diversified uses are permitted.

Provincial Policy Statement (PPS 2014)

Section 1.1.4.1 of the PPS states rural areas should be supported by building upon rural character, and leveraging rural amenities and assets, promoting the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources, and by providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets. The subject application is to request relief from the small scale definition of commercial and industrial uses in the rural area in order to develop a vineyard and winery.

Policy 1.1.5.4 outlines, development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. The viability of servicing has been discussed and reviewed through the accompanying servicing study conducted by C.C. Tatham & Associates Ltd.

Policy 1.1.5.8 also states, agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards and are permitted in the Rural Lands. The subject development includes all three uses (agricultural, agriculture-related, and on-farm diversified), that all complement the overall vineyard and winery operation.

County of Grey Official Plan

Section 2.3.2(1) of the County Official Plan indicates the predominant use of the lands shall be for agriculture and forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Small scale commercial and industrial uses are permitted. At the time the current County Official Plan (2013) was final approved, the 2005 version of the PPS was used as the Provincial policy guide. That version of the PPS defined on-farm diversified uses as *secondary uses*. *Agriculture-related uses* and *secondary uses* as defined in the 2005 PPS were

required to be small scale. The current County OP includes a definition for small scale that addresses both *secondary uses* and *agriculture-related uses*.

The 2014 version of the PPS included the introduction of new terminology and revised definitions. In 2016, the Ontario Ministry of Agriculture, Food, and Rural Affairs released a guiding document on permitted uses to better explain some of the terminology used in the PPS, along with direction on policy implementation and interpretation. One of the major changes from these two provincial level documents included the removal of size restrictions for agriculture-related uses. These uses were no longer required to be small scale.

As part of the Recolour Grey process, revisions are proposed to reflect the changes made by the province with respect to agriculture-related policies. Although, because the current policy does not reflect these changes from the province, the following amendment is required to the *small scale* definition:

The *small scale* definition states, on parcels 20 hectares or greater on Agricultural, Special Agricultural, or Rural designation, small scale when used in the context of commercial or industrial uses shall not exceed the following:

- *occupies combined building(s) not exceeding 750 square metres;*
- *outside storage and display is limited to an area not greater than 500 square metres;*
- *if the building(s) is less than 750 square metres the outside storage/display area may be increased to a maximum combined storage/display area and building area that does not exceed 1250 square metres; and*
- *the passing of an implementing zoning by-law amendment*

The small scale commercial portion of the winery operation is intended to be a total of 18,400 sq. ft. (~1,709 sq. m.). An additional 10,328 sq. ft. (959 sq. m.) of commercial space is requested by the applicant beyond the permitted 750 sq. m. Justification shall be provided to demonstrate the long-term sustainability of this type of development in the rural area, along with adequately addressing servicing requirements, storm water management, traffic flow, and geotechnical concerns.

Section 6.3 of the County Plan contemplates amendments to the Plan, provided the criteria of the relevant sections of the Plan can be addressed.

As noted above, following the public and agency processes, a thorough planning analysis and staff recommendation will be provided.

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 an amendment. The County has collected the requisite application fee and peer review deposit for this application.

Relevant Consultation

- Internal: Planning Staff
- External: Municipality of Meaford, required agencies under the *Planning Act*, and the public

Appendices and Attachments

None