



Planning and Community Development

Wednesday, June 17, 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, Hopeville, Ontario with the following members in attendance:

County Planning Committee Members Present: Alternate Chair, Norman Jack

Municipal Committee Members Present: Jim Frew, Barbara Dobreen, Christine Gordon, Anna-Marie Fosbrooke and John Woodbury

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

Also present: Clint Stredwick, Planner for Township of Southgate, Ron Davidson, Consultant for the Applicant and Raylene Martell, Clerk

Proposed County Official Plan Amendment and Proposed Zoning By-law Amendment on lands described as Part Lot 56, Concession 2, municipally known as 391508 Grey Road 109 in the Township of Southgate (Geographic Township of Egremont) County file no.: 42-07-060-OPA-132.

Call to Order

Mayor Fosbrooke called the public meeting to order and welcomed everyone to the joint public meeting on behalf of the Municipality.

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

Alisha Buitenhuis read the regulations.

The proposed Official Plan Amendments and Zoning By-law Amendment affect those lands described as Part Lot 56, Concession 2, known municipally as 391508 Grey Road 109 in the geographic Township of Egremont, now in the Township of Southgate.

The proposed Official Plan Amendment would re-designate the subject lands from 'Agricultural' and 'Hazard Lands' to 'Agricultural with Exception' and 'Hazard Lands'. This would allow for the severance of a 0.22 hectare parcel, which is proposed to be added to an adjacent school property in order to enlarge the schoolyard. The proposed Zoning By-law Amendment would rezone the severed parcel from the Agricultural (A1) zone to the Community Facility (CF) zone, which would permit the lands to be used for the school. The A1 zoning on the retained parcel would be amended as well to reflect a reduced lot area of 10.6 hectares and a reduced lot frontage of 163 metres.

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 in respect of the proposed Official Plan Amendment or the decision of the Township of Southgate 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 Township of Southgate in respect of the proposed 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 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 morning.

If you wish to be notified on the decision of the Zoning By-law Amendment, you must make a written request to the Township of Southgate at 185667 Grey Road 9, RR 1 Dundalk, Ontario N0C 1B0. This can be mailed to the Township or deposited with the Clerk, Raylene Martell this morning.

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 have been received from the following:

Historic Saugeen Metis (HSM)

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.

COMMENTS FROM THE APPLICANT'S PLANNING CONSULTANT

Mr. Davidson gave a brief description of the file, stating that the applicants want to purchase additional land for the school which requires an Official Plan Amendment. He commented that before they filed the applications they spoke to Conservation Authority who stated they had no concerns.

COMMENTS FROM THE PUBLIC

There were none.

COMMENTS FROM COUNCIL MEMBERS

Mayor Fosbrooke had the following questions for Mr. Davidson:

-Has the school site shrunk since 1910? Mr. Davidson was unsure.

-In this application, the County Official Plan shows the lands as having an Aggregate Resource Area but Southgate's records do not. Why is this? Mr. Davidson said he is unsure of why but commented that this application would fix that discrepancy.

Mr. Stredwick commented that the Township's Official Plan (OP) is older than the County's Official Plan. The County OP mapping was developed using the Aggregate Master Plan, while the Township OP was not. It was stated that for future developments it may be wise for applicants to check with Southgate staff and County staff first before putting in an application to be sure lands are or are not affected by an Aggregate Resource Area.

-Is the septic system expanding? Mr. Davidson confirmed that it is not.

Mayor Fosbrooke asked if there were any further questions or comments; in which there were none. She thanked everyone for attending and adjourned the public meeting at 9:08 a.m.

Alternate Chair Norman Jack