



Public Meeting Minutes

Public Meeting – Housekeeping OPA

Tuesday, December 10, 2019 – 1:00 p.m.

A Grey County Public meeting was held at the Council Chambers, Owen Sound, Ontario with the following members in attendance:

County Councillors Present: Warden Paul McQueen

County Planning Staff Present: Randy Scherzer, Scott Taylor, Sarah Johnson, Stephanie Lacey-Avon, Hiba Hussain, and Monica Scribner, Recording Secretary

Call to Order

Chair McQueen called the public meeting to order and welcomed everyone to the Public meeting on behalf of the County. Introductions then followed.

Randy Scherzer read the regulations.

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 Regulations the County of Grey gave notice of this Public Meeting, 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. A sign was also posted on the property. The public meeting notice is located on the County web site at www.grey.ca.

It is imperative to note that:

If a person or public body would otherwise have an ability to appeal the decision of County of Grey in reference to the official plan amendment to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County before the amendments are decided upon, the person or public body is not entitled to appeal the decisions.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to County of Grey in reference to the official plan amendment

before the amendment is decided upon, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are 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 evening. We have business cards here today if you need the contact information.

If there are any comments, questions or concerns for those in attendance this evening please address the Chair and give your name and Lot and Concession, or civic address, for the record.

The purpose and effect of the proposed official plan amendment is to fix some errors and omissions that were missed prior to the new Official Plan being approved by the Province. This includes formally recognizing previous official plan amendments that were adopted by County Council but were not incorporated into the new Official Plan. These include the following previously adopted official plan amendments:

- a. Raco OPA 126, Township of Georgian Bluffs
- b. Skyline OPA 134, Township of Georgian Bluffs
- c. Gibraltar Pit OPA 135, Town of The Blue Mountains
- d. Hensall Coop OPA 136, Township of Southgate
- e. Van Dolder OPA 139, Municipality of Meaford
- f. Orchard Pit OPA 142, Township of Southgate
- g. Schaus OPA 144, Municipality of West Grey

With respect to the Gibraltar Pit OPA 135, the Town and the Applicant have requested further revisions to the proposed extraction area which would make the extraction area smaller.

In addition to formally recognizing previously adopted OPA's, the following additional errors are proposed to be fixed through this housekeeping amendment:

- Re-designating an area southeast of the settlement area of Walter's Falls that was inadvertently designated as Secondary Settlement Area when it should have been designated as Rural
- Designating lands as Space Extensive Commercial/Industrial that have been designated as Rural Employment Lands in the Town of The Blue Mountains Official Plan and scoped to the uses in the Town's Official Plan
- Clarifying that lot creation within Settlement Areas is permitted subject to an EIS for new lots proposed within a 'Linkage' identified on Schedule C – Natural Heritage Systems Cores and Linkages

- Clarifying Table 8: On-farm Diversified Use Size Criteria as it pertains to on-farm diversified uses being considered on non-farm sized lots within the Rural land use type.
- Clarifying the apparent conflict between Section 5.2.2(6) and 5.2.2(7) as it pertains to non-farm sized lot creation.
- Revising Schedule C – Natural Heritage System Core Areas and Linkages by removing Core Areas that overlap settlement area designations.
- Maps are provided on our Website www.grey.ca

Mr. Scherzer presented the [Housekeeping OPA Presentation](#) and read the comments received.

Comments received from the following:

There were no objections from Historic Saugeen Metis, Saugeen Valley Conservation Authority, Nottawasaga Valley Conservation Authority or Grey Sauble Conservation Authority.

COMMENTS FROM THE PUBLIC

David Alexander, 245299 Southgate Road 24

Mr. Alexander was concerned with future development at Hensall District Co-op and their proposed expansion near his home (OPA 136).

Main concerns:

- Speed limit of 50km/hour is not enforced,
- Pedestrian safety,
- Quantity of truck traffic and queueing on the roads,
- Jake brake signage is not effective or enforced,
- Difficulty getting in contact with the Site Manager at Hensall Co-op to discuss concerns,
- Promised improvements to the Co-op have not been made,
- Noise from the Co-op, especially overnight,
- Impacts on neighbours, including dust and other emissions,
- Potential future uses on the site including retail and a fertilizer plant,
- Timing for the expansion project, and
- Accuracy of mapping.

COMMENTS FROM COUNTY PLANNING STAFF

Clarification was provided to Mr. Alexander that this Official Plan Housekeeping Amendment would simply recognize what County Council had already passed in OPA 136. It was noted that the associated zoning amendment and consent application have also already been passed. A site plan has not yet been submitted for the Hensall Co-op location. However, Township and County Planning staff will work with developers on

any future site plans prior to development to help control current and possible future concerns.

For a number of Mr. Alexander's concerns he should contact Southgate By-law Enforcement, or for speed related issues she should call the Ontario Provincial Police (OPP).

County Planning staff will share the concerns raised with Southgate staff, then provide Mr. Alexander a follow up letter.

All comments on the Housekeeping Amendment will be summarized and then a report will be taken to the Committee of the Whole in early 2020.

Chair McQueen thanked everyone for coming and adjourned the public meeting at 1:42 p.m.

Chair Paul McQueen