



Public Meeting Minutes

Joint Public Meeting – Official Plan Amendment 07

Wednesday, June 2, 2021 – 9:30 a.m.

A joint Grey County and Township of Chatsworth public meeting was held by a Zoom video call with the following members in attendance:

Township Council Members Present: Diana Rae, Shawn Greig and Elizabeth Thompson

County Council Members Present: Mayor/Chair Scott Mackey and Deputy Mayor/County Councillor Brian Gamble

Township Staff Present: Patti Sinnamon, Ron Davidson, Barb Schellenberger and Mike Givens

County Staff Present: Stephanie Lacey-Avon, Intermediate Planner and Monica Scribner, Recording Secretary

Also present: Kristine Loft, Applicant's Consultant and Elizabeth Thompson and Mark Thompson, Applicants

Proposed County Official Plan Amendment, Consent and Zoning By-Law application on lands described as Concession 10 EGR PT Lot 12, known locally as 200 and 212 Connell Lake Road in the geographic Township of Holland now in the Township of Chatsworth. County file number 42-04-360-OPA-07.

Councillor Elizabeth Thompson declared her conflict of interest. She is one of the owners of the property being discussed.

Call to Order

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

Chair Mackey and Barb Schellenberger read the regulations.

The proposed County Official Plan Amendment and Zoning By-law Amendment affect those lands described as Concession 10 EGR PT Lot 12, known locally as 200 and 212

Connell Lake Road in the geographic Township of Holland now in the Township of Chatsworth.

This development requires three applications, a County of Grey Official Plan Amendment, a Township of Chatsworth Consent and Zoning By-law Amendment. For the development to move forward, approvals are needed on all three of the applications. The County makes the decision on the County Official Plan Amendment application and the Township makes the decision on the Consent and Zoning By-law Amendment applications.

The lands are designated as 'Rural' and 'Hazard Lands' in the County Official Plan and zoned as Lake Residential (R3) and Environmental Protection (EP) in the Township of Chatsworth Zoning By-law. Further lot creation is not permitted under the County Official Plan, with reference to the lot density provisions under the rural land use type. An amendment to the County Plan is required to reestablish two parcels that inadvertently merged, with frontage along Connell Lake.

The Zoning By-law amendment would implement the Official Plan amendment and amend the Township's Zoning By-law by rezoning the Lake Residential (R3) zone to recognize the lot frontage, lot area and the location of the existing buildings and structures. If approved, parcels 200 Connell Lake Road and 212 Connell Lake Road will be viewed as separately, legally conveyable lots.

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) in both Grey and Bruce Counties, 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 or the Township of Chatsworth in reference to the official plan, and zoning by-law amendments, 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 Grey County or Township of Chatsworth before the plan amendments are decided upon, the person or public body is not entitled to appeal the decisions, and 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, and Zoning By-law Amendment you must make a written request to the County of Grey at 595 9th Ave. East, Owen Sound, Ontario N4K 3E3, or the Township of Chatsworth at 316837 Highway 6, RR # 1, Chatsworth ON, N0H 1G0. Alternatively, you can also send an email to Ron Davidson, Township Planner, or Stephanie Lacey-Avon, County Planner. Both Ron and Stephanie's email addresses can be found on the mailed public meeting notice.

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.

Barb Schellenberger, Deputy Clerk read the comments received.

Comments were received from the following:

Agency Comments:

Enbridge Gas, dated March 2, 2021 & May 21, 2021

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

As a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Saugeen Valley Conservation Authority (SVCA), dated April 15, 2021

SVCA staff has reviewed the applications in accordance with our MOA with the Township of Chatsworth and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

The applications are generally acceptable to SVCA staff.

Based on the applications, no new buildings or structures, or site grading is being proposed, therefore a permit from SVCA is not required at this time.

Historic Saugeen Métis, dated April 5, 2021

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

Ontario Power Generation (OPG), dated May 25, 2021

OPG has no concerns.

Public Comments:

To date, there have been no public comments received in writing.

COMMENTS FROM COUNTY PLANNER

The comments received to date are generally of no concern and the County is satisfied with the submissions to date from the agent on behalf of the applicant.

COMMENTS FROM TOWNSHIP PLANNER

Township Planner Ron Davidson provided an overview of the application.

The subject property is situated on the east side of Connell lake, previously as two separate lots, until they merged on title. There is now one lot and the new owners would like to re-create the property into two lots so each parcel would have a cottage, a well and accessory building on each.

A zoning amendment is required to allow for the severance to occur as well as to acknowledge the existing setbacks of the various lot lines and recognize the private road easement.

Connell Lake is an inland lake comprising of approximately 33 residential lots, each containing their own wells. It is surrounded by farmland as well as conservation lands.

There are no issues conforming to the Provincial Policy Statement (PPS), and is generally consistent with the County Official Plan.

Staff would typically not be supportive of lot creation in the rural land use type, where lot density provisions have already been exceeded. Furthermore, the concept of creating new lots along a road that is not owned by a public authority is not ideal and would typically not be supported. But in this case, there are two cottages that exist today and historically functioned as two separate lots. There are 2 cottages, 2 separate driveways, well and septic systems.

There should be no impact to the neighbours, the Fire Chief has no concerns, as well, legal access along the private road is provided, as the right-of-way is acknowledged in the deeds of the subject lands. No further development is being proposed.

COMMENTS FROM THE APPLICANTS CONSULTANT

Kristine Loft of Loft Planning Inc. presented the following information on the proposed applications.

The property is municipally known as 200 and 212 Connell Lake Road. Historically the lands have functioned well as two lots; each with a cottage, a boathouse, accessory structure, driveway, own well and septic systems. When one of the two previous owners passed away in 2018, the property was placed under one name and inadvertently merged on title.

The property frontage is on Connell Lake Road, Zoned R3 and Environmental Protection (EP) along the shoreline. The deeds each include easements over Connell lake road for access.

Site specific amendment to the R3 zone would recognize the increased lot frontage and reduced lot area. A provision would be included to identify the location of the existing buildings as they are on the date the by-law is passed.

A County Official Plan Amendment is required with the rural property being zoned R3, the rural density policy would be in place and would not permit further lot creation and would identify the existing parcels.

County and Municipal staff were consulted and there were no concerns from the Fire Services for emergency vehicle access and installation of septic services have sufficient space if updates are required.

The proposed development is consistent with the Provincial Policy Statement (PPS) and conforms to the goals and objectives of the County Official Plan and generally complies with the Chatsworth Zoning By-law.

The applicant, Mark Thompson thanked everyone for their exceptional coverage of his applications. He confirmed they are keeping everything as it was historically, not creating anything new on the properties and just hoping to correct an error made inadvertently by a lawyer.

COMMENTS FROM THE PUBLIC

Chair Mackey asked for anyone in support, opposed of, or with questions if they wished to speak. There were none.

COMMENTS FROM THE TOWNSHIP STAFF/COUNCIL

Councilor Rae asked if all the cottage properties at Connell Lake are designated rural.

Mr. Davidson replied that all properties on the east side of the lake are designated rural and Ms. Lacey-Avon, County Planner agreed.

Councillor Greig referred to the small parcel and asked if they want to later build a larger cottage, would there be room for enhancements based on the small footprint?

Mr. Davidson clarified that if they remove or expand current structures, they must conform to the Zoning By-Law. The Building Official would review the yard setbacks for lot coverage, it would be a tight fit to build anything larger in that space.

Chair Mackey referred to the property index map on the package and inquired if the two small strips shown separately on each side of the property would become part of the new property area.

Mr. Davidson explained that although helpful, the County GIS mapping, with information provided from MPAC, can create inaccuracies in the mapping. Property surveys should be referred to as they will show the property lot lines correctly.

Chair Mackey asked how these merges happen and how do homeowners prevent this from happening in the future.

Mr. Davidson clarified lawyers make sure names are right through titles. If each spouse own property side-by-side and one passes away, both properties could legally merge if they are transferred under one name. There is new provincial legislation (Planning Act) being proposed that would reduce these application types in the future, where it would limit lands merging if it is a result of the death of a joint tenant.

Mayor Mackey thanked everyone for attending and adjourned the public meeting at 10:01 a.m.

Chair Scott Mackey