This presentation contains a summary of Staff Report PDR-CW-02-18. For more details on this application, including a thorough comment summary and planning analysis, please see the Staff Report.
OPA-137: Subject Lands
The proposed amendment would consider an exception to the ‘Rural’ designation to allow for the construction of a new seasonal dwelling on a municipal road which does not have year-round maintenance.

Mr. Spaleta’s land holding is comprised of three parcels of land, two of which are south of 12th Sideroad WGR, which would constitute the proposed building lot of approximately 1.3 hectares.

Surrounding the subject lands are a mixture of forested properties, the lake, farmlands, and some existing seasonal residences.

A joint public meeting was held for the official plan and zoning applications on January 16th, 2017.

The zoning by-law amendment application was recently refused by the Municipality of West Grey, which has since been appealed to the Ontario Municipal Board, as of December 12, 2017.
Photos of 12th Sideroad WGR

Widened section of 12th Sideroad WGR looking east towards Highway 6

A car on 12th Sideroad WGR
The curve on 12th Sideroad WGR heading west towards McCormick Lake

A west view uphill on 12th Sideroad WGR west of the Subject Lands

A west view downhill on 12th Sideroad WGR further west of the Subject Lands
Public comments were received from:
  ◦ Wayne Sickle,
  ◦ Mary and John Lawrence, and
  ◦ Brian Hatch and Gillian Crawford.

Some of the comments received were in support of the applications, and would like to see the road upgraded.

Other comments raised concerns with respect to:
  ◦ the subject lands are an inappropriate area for growth,
  ◦ impacts on the lake and natural environment,
  ◦ impacts on watershed and local wells,
  ◦ support for the seasonal designation of 12th Sideroad WGR and do not want to pay for upgrades, or have it maintained year-round.
No agency concerns were received from:
- Bluewater District School Board,
- Historic Saugeen Metis, and
- Saugeen Valley Conservation Authority.

Concerns were raised from West Grey, including the Fire Service, the Director of Infrastructure and Public Works, and the Planner.

The concerns raised are with respect to:
- The need to upgrade the road for public safety, and to avoid potential future liability should an accident or emergency happen,
- The condition of the road and the inability to provide year-round access, or even seasonal access at some points during the year, for emergency services, and
- The impact on other seasonal roads across the Municipality where development has not been supported.
A Planning Report and an Environmental Impact Study (EIS) were submitted in support of the proposed development.

No further questions or concerns have been raised with respect to the EIS.

A key tenant of planning is the protection of public health and safety.

The proponent has stated that they will enter into a site plan agreement accepting the limited service of the road. This approach has been done in other parts of Grey County. Planning staff have supported this approach, but not where there were questions raised over public safety.

West Grey noted they could support the development subject to upgrading the road, but the proponent has noted this is not feasible at this time.

County staff also got a legal opinion on development on seasonal or private roads.

Based on the comments received from West Grey, County staff cannot support the proposed official plan amendment for reasons of public health and safety.
Whereas all written and oral submissions received on the applications were considered; the effect of which helped to make an informed recommendation and decision;

1. Now Therefore Be It Resolved That Report PDR-CW-02-18 be received regarding proposed Official Plan Amendment 137 to the County of Grey Official Plan to consider site specific exceptions on a Rural lot to allow for a seasonal dwelling on a road without year-round maintenance; and

2. That the proposed Official Plan Amendment 137 be refused and that the lands not be re-designated from the ‘Rural’ designation to the ‘Rural with Exceptions’ designation on Part of Lot 29, Concession 2 West of the Garafraxa Road, geographic Township of Bentinck, Municipality of West Grey.