

Joint Public Meeting – OPA 145

Monday, January 21, 2019 – 6:25 p.m.

A Grey County public meeting was held at the Municipality of Meaford Council Chambers, Meaford, Ontario with the following members in attendance:

Municipal Council Members Present: Mayor/Chair Barb Clumpus, Deputy Mayor Shirley Keaveney; Councillors Harley Greenfield, Tony Bell, Paul Vickers, Steve Bartley and Ross Kentner

Municipal Staff Present: Rob Armstrong and Matt Smith

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

Also present: Ron Davidson, Applicants Consultant and Mike Todd, Applicant

Proposed County Official Plan Amendment, Local Official Plan Amendment and Consent application on lands described as Part Lot 32, Concession 3; in the Municipality of Meaford (Geographic Township of Sydenham) County file number 42-10-510-OPA-145.

Call to Order

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

Stephanie Lacey-Avon read the regulations.

The proposed County Official Plan Amendment, Local Official Plan Amendment and Consent application affect those lands described as Concession 3, Part Lot 32, known locally as 599448, 599450 & 599460 2nd Concession North in the geographic Township of Sydenham now in the Municipality of Meaford.

This development requires three applications, a County of Grey Official Plan Amendment, a Local Official Plan Amendment and a Consent application. In order for the development to move forward, approvals are needed on all of the applications. The County makes the decision on the County Official Plan Amendment application and the

Municipality makes the decision on the Local Official Plan Amendment and Consent applications.

The lands are designated as 'Agricultural' and 'Hazard Lands' in the County Official Plan and as 'Agricultural' and 'Environmental Protection' in the Municipality of Meaford Official Plan. The proposed County Official Plan Amendment would consider exception to the agricultural consent policy 2.1.4, where 40 hectares is the minimum lot size requirement. The subject property is 42.26 hectares, and the proposed retained parcel would be 34.78 hectares and the severed parcel would be 10.5 hectares. Both the retained and the severed parcels would be smaller than 40 hectares.

The proposed Municipal Official Plan Amendment would create a site-specific exception to Sections B2.1.4 (Development Policies), B2.1.4.1 (The Creation of New Lots) of the Official Plan to permit two newly created agricultural lots that would be smaller than 40 hectares.

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 Grey County before the plan amendment is decided upon, the person or public body is not entitled to appeal the decision.

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 plan 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 you wish to be notified on the decision of the Local Official Plan Amendment or Consent application, please make a written request to the Municipality of Meaford at 21 Trowbridge Street West, Meaford, Ontario N4L 1A1. This can be mailed to the Municipality of Meaford or can be deposited with the Clerk, this evening.

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.

Comments were received from the following:

Bluewater District School Board (BWDSB), dated November 6, 2018

“Bluewater District School Board has no concerns or comments on the severances at this time.”

Historic Saugeen Metis (HSM), dated November 12, 2018

“The Historic Saugeen Metis have no objection or opposition to the proposed development, land designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.”

Enbridge Gas Distribution, dated November 15, 2018

“Enbridge Gas Distribution does not object to the proposed applications(s).”

Christine and Peter Silvester, dated January 21, 2019

Mr. and Mrs. Silvester are neighbours of the Coffin Ridge Winery. A letter was received later today (January 21, 2019) from the Silvester’s. Mr. Armstrong and Ms. Lacey-Avon will consult with the applicant regarding concerns raised by the Silvester’s and will be in correspondence with the Silvester’s to answer their inquiries.

COMMENTS FROM THE APPLICANTS CONSULTANT

Ron Davidson of Ron Davidson Planning Consultants Inc. presented the following information on the proposed application.

Most of you have been to the beautiful Coffin Ridge Winery. Cider making and selling has become a big part of their operation. Currently they have to import special apples to create cider.

The approval would grant the opportunity for the applicant to grow their own apples on a 10 hectare parcel where the applicant's home lies. The applicant's parents would retain their home on the remaining 34 hectares where the winery is located.

Converting the land back to agricultural use should be easy. It has been previously farmed and a two acre parcel is currently being worked by a farmer. The properties would have no new structures or buildings built at this time and should create no physical or visual impact changes.

The new County Official Plan will permit this use, but County planning staff are currently awaiting approval from the province. The applicant would like to move forward now with the proposal and start planting the apples trees as soon as possible.

A consent application to sever the 10 hectare parcel will be submitted following approval of both the Municipality of Meaford Official Plan and County Official Plan Amendments.

COMMENTS FROM THE PUBLIC

There were no comments in favour of, or in opposition of the applications.

COMMENTS FROM THE MUNICIPAL STAFF/COUNCIL

Chair Clumpus asked for comments from council and staff.

Councillor Bartley questioned how a second home appeared on the same 44 hectare parcel. Mr. Armstrong explained that current County and Meaford planning policy permit a second dwelling on Agricultural lands for full-time on-farm help.

Mr. Armstrong stated that County and Municipal staff will work together to reply to the neighbour who sent in the letter and address any concerns. The County will first make the decision on the County Official Plan Amendment, and then Meaford Council will make decisions on the Local Official Plan Amendment and Consent applications.

Mayor Clumpus thanked everyone for coming and adjourned the public meeting at 6:40 p.m.

Planning Chair Barb Clumpus