



Public Meeting Minutes

Joint Public Meeting – OPA 10

Monday, October 18, 2021 – 9:00 a.m.

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

Municipal Council Members Present: Mayor/Chair Christine Robinson, Deputy Mayor Tom Hutchinson, Beth Hamilton, Rebecca Hergert, Doug Hutchinson, and Stephen Townsend

Regrets: Councillor Geoffrey Shea

County Council Members Present: Christine Robinson and Tom Hutchinson

Municipal Staff Present: Lorelie Spencer and Genevieve Scharback

County Staff Present: Scott Taylor, Manager of Planning Services and Monica Scribner, Recording Secretary

Also present: Ron Davidson, Applicant's Consultant and John Slocombe, Engineering Consultant

Proposed County Official Plan Amendment (County file number 42-05-220-OPA-10) and Zoning By-Law application on lands described as Part Lots 94 to 97, Concession 1 SWTSR; known locally as 775284 Highway 10 in the Municipality of West Grey (Geographic Township of Glenelg).

Call to Order

Chair Robinson called the public meeting to order then welcomed everyone on behalf of the County and the Municipality. Introductions and statutory requirements then followed.

COMMENTS FROM THE MUNICIPAL PLANNER

Municipal Planner Lorelie Spencer provided an overview of the file. David Chapman's Ice Cream Limited has applied for a County Official Plan Amendment through the

County, as well as a Zoning By-law Amendment to the Municipality of West Grey Comprehensive Zoning By-law. The applications would allow the applicant to redesignate and rezone a portion their land to allow for expansion of the existing Chapman's Ice Cream facility. A future site plan control application will also be required.

The current Chapman's facility is located in the Municipality of Grey Highlands, while the subject land being discussed today is situated in the Municipality of West Grey. Due to the uniqueness of this file, there has been collaboration between the Municipality of West Grey, Municipality of Grey Highlands, and Grey County staff. A peer review will also be jointly conducted to ensure the requirements of all parties are met.

COMMENTS FROM THE MUNICIPAL COUNCIL

Councillor Townsend asked why the County is involved in this application.

Planner Spencer explained the location is outside of the designated Primary Settlement Area of Markdale, therefore the County of Grey Official Plan will need to be amended for the proposed Chapman's expansion.

Councillor Hutchinson asked for clarity on how the boundary settlement adjustments work and does that create a layering effect?

Planner Spencer explained that in this situation, it is not a municipal boundary adjustment, but it is a settlement area boundary expansion. The County and West Grey both have applications before their respective Councils to consider here. Provincial and County policies outline a process for considering settlement area expansions, which includes the need for a 'comprehensive review'. Grey Highlands is also involved due to the utilization of their services and infrastructure to support the Chapman's expansion. Recognizing Chapmans as a significant employer, this would allow the expansion process to move forward in a coordinated fashion with all government bodies working together.

COMMENTS FROM THE COUNTY PLANNER

Planner Taylor confirmed in this case it is not a municipal boundary adjustment between the boundaries of the Municipality of West Grey and the Municipality of Grey Highlands. It is however a settlement area expansion with a County Official Plan Amendment. An additional 6.6 hectares of land would be added to the Primary Settlement Area in West Grey, adjacent to Markdale. The balance of the Chapman's lands in West Grey would remain in the Rural designation at this time.

Councillor Hutchinson asked for a clearer understanding of municipal boundary and settlement area boundary changes.

Planner Taylor explained when settlement area expansions occur, generally one of two things can happen, as per below:

- 1) Two municipalities work together, where servicing and infrastructure are extended from one municipality to another, and the growth will occur in the abutting municipality. Some general examples of this are in the north end of Mount Forest, or on the east end of Hanover, where the lands remain in West Grey but meet the growth needs of both municipalities.
- 2) A situation where a settlement area and the municipal boundaries are both proposed to change. This would involve processes under the *Planning Act* and the *Municipal Act*.

What is being discussed at today's public meeting is option one above.

Planner Spencer concurred that this is the most effective way to provide tax dollars to the Municipality, while facilitating the Chapman's expansion.

Councillor Hergert asked what happens with future development on the remainder of the lands?

Planner Spencer stated future development, beyond the 6.6 hectares contemplated by these applications, would need to be considered and reviewed through future applications.

Scott Taylor read a summary of the comments received to date.

Comments were received from the following:

Agency Comments:

Enbridge Gas, dated September 26, 2021

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

Grey County Transportation staff, dated September 27, 2021

"The County's preferred access is alternative 2 at 'A' Street on to Highway 10 or alternative 3 being a new access north of 'A' Street on to Highway 10.

Increased truck turning traffic at the Grey Road 12 and Highway 10 intersection is not sustainable as any improvements to that intersection are extremely limited based on existing conditions. Any required upgrades would be at the developers cost.

The continued truck use of the Wellington Street access on to Grey Road 12 for the short-term would require truck turning improvements and potential property acquisitions at the developers cost. These improvements would require County Transportation Services approval.

An Encroachment Permit would also be required for any works within a County Road Allowance.”

Grey County Forestry Trails staff, dated September 27, 2021

“Provided any on-site drainage is not directed towards the Rail Trail, County staff do not have any concerns with regard to the proposal.”

Michael Benner for Municipality of Grey Highlands, dated September 29, 2021

“Grey Highlands staff have reviewed the proposal and offer the following comments. Please note that Planning staff do not have any concerns associated with the proposed planning amendments.

The existing Chapmans Ice Cream Plant is located within the Municipality of Grey Highlands, as such all existing servicing and transportation networks associated with the existing operation are located in Grey Highlands, and are serviced by Grey Highlands roads, sewer, water, and stormwater infrastructure. It is our understanding that many of these existing services will be extended to service the proposed expansion. As these service extensions may have an impact on municipal infrastructure, Grey Highlands requests that the Municipality be included in any infrastructure review and approval processes associated with this development. Specifically, Grey Highlands requests the opportunity to be involved in the following matters associated with this development:

1. The review and approval of any site plan approvals and agreements.
2. The review and approval of any servicing studies and plans.
3. The review and approval of any stormwater management studies and plans.
4. The review and approval of any traffic impact and routing studies and plans.
5. The review and approval of any building permit applications.
6. The review and approval of any development or servicing agreements.

Please also note that Grey Highlands may also suggest that some of the above studies be peer reviewed.”

Saugeen Valley Conservation Authority (SVCA), dated September 30, 2021

“SVCA staff has reviewed this application in accordance with our agreement with the Municipality of West Grey and as a service provider to the County of Grey. We have also reviewed the proposed as per our mandated responsibilities for natural hazard management, including our regulatory role under the Conservation Authorities Act.

SVCA staff find the applications for OPA and ZBLA acceptable.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS has been demonstrated; with the exception of habitat of endangered and threatened species, which the applicant must address.
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated; with the exception of habitat of endangered and threatened species, which the applicant must address.”

Public Comments:

No public comments were received prior to the meeting.

COMMENTS FROM THE APPLICANT’S CONSULTANT

Planning Consultant Ron Davidson spoke of the positive impacts that this expansion will create for Grey County. Chapman’s is running out of room in their current building and want to expand their operations. They currently employ over 800 staff and that number will increase, which will grow overall economic benefits.

COMMENTS FROM THE PUBLIC

Sean Coll of 775282 Highway 10 asked if there will be access to Highway 10.

Planner Spencer stated there is potential for access to Highway 10 which will be looked at in greater detail during the zoning, official plan, and site plan agreement stages.

Mr. Coll noted that he had no further comments or questions.

ADDITIONAL COMMENTS FROM THE MUNICIPAL COUNCIL

Councillor Hutchinson asked for Consultant Davidson’s thoughts on the shared services and shared capacity.

Consultant Davidson replied there is no issue with sharing services and capacity. There will be a site plan agreement will occur between Chapmans, West Grey and Grey

Highlands. Further discussions are to come regarding usage of water and sewer by West Grey but more will be known after the Peer Review is complete.

Clerk Scharback noted the next steps on these applications, including future reports to West Grey and County Councils following the review and peer review periods.

Mayor Robinson thanked everyone for coming and adjourned the public meeting at 9:49 a.m.

Chair Christine Robinson