

Joint Public Meeting – Official Plan Amendment 144

Monday, December 10, 2018 – 2:00 p.m.

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

Municipal Council Members Present: Christine Robinson, Steven Townsend, Doug Hutchison, Geoffrey Shea, Rebecca Hergert, Beth Hamilton and Tom Hutchinson

Municipal Staff Present: Ron Davidson, Planner and Mark Turner, Clerk

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

Also present: Don Scott & Michelle Lee, Cuesta Planning Consultants Inc., and Ben Rier, applicant

Proposed Official Plan Amendment and Proposed Zoning By-law Amendment on lands described as Lots, 5, 6 & 7, Concession 3 SDR, 301138 Knappville Road; in the Municipality of West Grey (Geographic Township of Bentinck) County file number 42-05-280-OPA-144.

Call to Order

Chair Robinson called the public meeting to order and welcomed everyone to the Joint Public meeting on behalf of the Municipality.

Chair Robinson welcomed everyone on behalf of the County. Introductions then followed.

Stephanie Lacey-Avon read the regulations.

The proposed Official Plan Amendment and Zoning By-law Amendment affect those lands described as Lots 5, 6 & 7, Concession 3 SDR, 301138 Knappville Road, in the geographic Township of Bentinck, now in the Municipality of West Grey.

This development requires two applications, a County of Grey Official Plan Amendment application, as well as a Municipality of West Grey Zoning By-law Amendment

application. In order for the development to move forward, approvals are needed on both of these applications. The County makes the decision on the County Official Plan Amendment application and the Municipality makes the decision on the Zoning By-law Amendment application. A consent application has also been submitted to the Municipality of West Grey.

The lands are designated as 'Agriculture' and 'Hazard Lands' in the County Official Plan, which also reflect the land use designation at the municipal level because the Municipality of West Grey Official Plan defers to the County Official Plan for lands outside of Durham and Neustadt settlement areas. The proposed County Official Plan Amendment would consider exceptions to the policy restricting new non-farm development to existing lots within 500 metres of a Primary Settlement Area boundary. The subject property is approximately 46.8 hectares, and located within 500 metres of the Primary Settlement Area boundary of the Town of Hanover. A surplus farm dwelling severance is proposed, where the severed parcel created would +/- 1.2 ha (+/- 2.8 ac) and the retained parcel would be +/- 45.67 ha (+/- 112.8 ac).

The lands are zoned 'A1' (Agricultural) and 'NE' (Natural Environment) in the West Grey Zoning By-law. The 'A1' zone requires a 'minimum lot area' of 40 hectares (100 acres) and a 'minimum lot frontage' of 122 metres (400 feet). The proposed Zoning By-law Amendment would reduce the 'minimum lot area' and 'minimum lot frontage' requirements of the 'A1' zone to 1.2 hectares (2.8 acres) and 118 metres (387 feet) respectively as required to facilitate the severance. The Zoning By-law Amendment would also place a restriction on the retained farm parcel prohibiting a detached dwelling on this parcel.

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 Regulation being Ontario Regulation 543/06 and 545/06, the County of Grey gave notice of this Public Meeting on behalf of the County and the Municipality, 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. The public meeting notice is located on the County web site at www.grey.ca.

It is imperative to note that:

Any person or public body may attend the Public Meeting and make written and/or verbal representation either in support of or in opposition to this proposal. If a person or public body that files an appeal of the decision of the County of Grey in respect of the

proposed Official Plan Amendment, or to the Municipality of West Grey in respect of the proposed Zoning By-law Amendment, and does not make oral submissions at the Public Meeting or make written submissions to the County of Grey or the Municipality of West Grey before the proposal is approved or refused, the Local Planning Appeal Tribunal may dismiss the appeal.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Grey in respect of the proposed Official Plan Amendment or to the Municipality of West Grey in respect of the proposed Zoning By-law Amendment before the approval authority gives or refuses to give approval to the Official Plan Amendment or the Zoning By-law Amendment, 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 is 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 afternoon.

If you wish to be notified on the decision of the Zoning By-law Amendment, please make a similar request to the Municipality.

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

Comments received from the following:

Bluewater District School Board, dated November 6, 2018

“The School Board has no concerns or comments at this time.”

Historic Saugeen Metis, dated November 12, 2018

“The Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Grey County Official Plan Amendment 42-05-280-OPA-144, located in West Grey.”

Enbridge Gas, dated November 15, 2018

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

Saugeen Valley Conservation Authority (SVCA), dated November 23, 2018

“All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. The proposed County OP Amendment and proposed Zoning By-law Amendment are acceptable to SVCA staff.”

COMMENTS FROM THE MUNICIPAL PLANNER

Mr. Davidson stated the related consent file was discussed at the West Grey Committee of Adjustment meeting an hour prior, and no decisions were made.

COMMENTS FROM THE COUNTY PLANNER

Ms. Lacey-Avon gave an overview of the proposal. No detailed planning analysis has occurred on the file and there have been no concerns raised by the public or the agencies circulated.

The application conforms to all Official Plan policies except for the Agricultural policy that limits new non-farm development within 500 metres of the Hanover Primary Settlement Area. She recommended that the related consent application be deferred until the County Official Plan Amendment is settled by the County.

COMMENTS FROM THE MUNICIPAL STAFF/COUNCIL

Mr. Shea asked if it was necessary for Planners to read the lengthy regulations for each file. Ms. Lacey-Avon responded that it was required.

COMMENTS FROM APPLICANT’S CONSULTANT

Mr. Scott from Cuesta Planning gave an overview of the project. He identified that the intent of the policy being amended, requiring a 500 metre setback for any new non-farm development from a Primary Settlement Area, may not be correctly applied in this case because the house, barn, and storage sheds already exist on the subject lands, and no further residential development is being proposed.

He feels that the settlement area of the Town of Hanover will naturally expand toward the north, east and/or west. There are significant environmental features to the south of Hanover that would make expanding the settlement limits quite challenging. He stated it is a logical amendment and he hopes the county and municipality will approve all three applications (County Official Plan Amendment, Zoning By-law, and Consent) so his client can proceed.

COMMENTS FROM COUNCIL

Chair Robinson asked for comments from council and staff. After some discussion,

West Grey Council moved a motion to defer any decisions on the zoning and consent files until the County decides on the Official Plan Amendment.

COMMENTS FROM THE PUBLIC

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

Chair Robinson thanked everyone for coming and adjourned the public meeting at 2:38 p.m.

Chair Christine Robinson