



Public Meeting Minutes

Joint Public Meeting – OPA 14

Wednesday, May 4, 2022 – 5:00 p.m.

A joint Grey County and Township of Georgian Bluffs public meeting was held by a hybrid in-person/Teams video call with the following members in attendance:

Township Council Members Present: Mayor/Chair Dwight Burley, Deputy Mayor Sue Carleton, Carol Barfoot, Cathy Moore Coburn, Grant Pringle, Paul Sutherland, and Ryan Thompson

County Council Members Present: Dwight Burley and Sue Carlton

Township Staff Present: Jenn Burnett, Carly Craig, and Cynthia Fletcher

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

Also present: Kristine Loft, Applicant's Consultant, Mark Hutten and Ken Hutten, Applicants

Proposed County Official Plan Amendment (County file number 42-03-540-OPA-14) and Zoning By-Law application on lands described as Part Lot 16, Concession 5, Registered Plan 16R10169 Part 3 in the Township of Georgian Bluffs (Geographic Township of Derby).

Call to Order

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

Clerk Craig read the regulations:

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 on behalf of the Township and the County 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 posted on the County website and the Township of Georgian Bluffs website.

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 Georgian Bluffs in reference to the official plan and zoning by-law amendments, to the Ontario Land 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 Georgian Bluffs 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 Ontario Land 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 Amendments you must make a written request to the County of Grey at 595 9th Avenue East, Owen Sound, ON N4K 3E3, or the Township of Georgian Bluffs at 177964 Grey Road 18, Owen Sound, ON N4K 5N5. Alternatively, you can also send an email to Jenn Burnett, Municipal Planner, or Becky Hillyer, County Planner. Both Jenn and Becky's email addresses can be found on the mailed public meeting notice.

COMMENTS FROM THE TOWNSHIP PLANNER

Township Planner, Jenn Burnett introduced County staff, the applicants, and the applicant's planner in attendance. Ms. Burnett provided an overview of the file. Hutten & Co. (2765746 Ontario Inc.) has applied for a County Official Plan Amendment through the County, as well as a Zoning By-law Amendment to the Township of Georgian Bluffs Comprehensive Zoning By-law. The applications would permit the applicant to locate and operate a landscaping business on the subject lands. A site plan control application has been submitted and will be reviewed at a later date. The applicant supplied an Environmental Impact Study (EIS), Stormwater Management Plan & a Planning Justification Report which can be viewed on the Township or County website.

The subject property is approximately 20.2 hectares (50 acres) in size, but the development is proposed on approximately 6.83 hectares (16.88 acres) of the property. The lands are designated as 'Rural' and 'Wetlands' in the County Official Plan. The purpose and effect of the proposed Official Plan Amendment would be to re-designate approximately 6.83 hectares of the 'Rural' portion of the subject lands to the 'Space

Extensive Industrial and Commercial’ designation. No development is proposed within the Wetlands designation, but some development is proposed within the adjacent lands of this feature.

The lands are zoned as ‘Rural’ (RU) and ‘Environmental Protection’ (EP) in the Township of Georgian Bluffs Zoning By-law. The Zoning By-law Amendment would implement the Official Plan Amendment and amend the Township’s Zoning By-law by rezoning approximately 6.6 hectares of the Rural zone to ‘Highway Commercial – Site Specific’ (C4 – Site Specific), while maintaining the Environmental Protection lands. The proposed exception will include the following:

- To permit additional uses including Open Storage, Accessory Bulk Sales Establishment and Contractors Yard;
- To permit a front yard setback of 17.5 m where 20 m is required; and
- A maximum building height of 11.5 m where 10 m is permitted.

Planner Burnett read a summary of the comments received to date.

Comments were received from the following:

Agency Comments:

Enbridge Gas, dated March 29, 2022

“Enbridge Gas Inc, (formerly Union Gas Ltd.), does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.”

Building Department, Township of Georgian Bluffs dated April 1, 2022

The Deputy Chief Building Official has “reviewed GM BluePlan’s report and agrees with Ian Erickson’s comments regarding the sewage system.”

Historic Saugeen Metis, dated April 4, 2022

“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, Zoning By-law Amendment and Site Plan Application as presented.”

Grey County Transportation staff, dated April 20, 2022

“A Commercial Entrance Permit and Sign Permit are required. The entrance will require 150 m separation from existing entrances for a Class 2 Road. Widening was previously attained. It appears from the drawing that the County Setback for structures is being met. There are no concerns from Transportation Services.”

City of Owen Sound Planning staff, dated April 21, 2022

“City Planning Staff are in receipt of the attached Notice of Complete Application for County Official Plan Amendment 14 and a related amendment to the Township of Georgian Bluffs Zoning By-law. City Staff will provide comments on the applications. We will endeavor to forward you draft comments on April 29, 2022, however, they will not be considered by Owen Sound City Council until its meeting on May 9, 2022.”

Public Comments:

No public comments were received to date.

COMMENTS FROM THE APPLICANT’S CONSULTANT

Kristine Loft of Loft Planning Inc. provided a detailed presentation on behalf of Hutten & Co. Land and Shore, an established landscape business.

The proposed site is in the Rockford area, 2 lots north of the Township office. It is currently vacant and is surrounded by rural residential homes, wetlands, commercial businesses, and located near the Coca-Cola Distribution Centre.

The small parcel of land in the centre of the front of the subject lands is currently owned by the Township, however the Hutten’s have submitted a request to purchase that land.

The proposal includes two buildings. The ‘main building’ would be used for retail, administration, and office space; while the smaller building would include a shop, storage space and washroom facilities. The application also proposes 89 parking spaces (including 53 visitor parking spaces and 2 barrier free; 18 employee parking spaces; and 18 spaces for truck and trailer parking along the rear north side yard). Outdoor storage for mulch, soil, stone, docks, and landscaping supplies is also proposed, along with two plant housing structures. Landscaped areas are proposed along the north and south side yards, within the parking lot, around the buildings and

along Grey Road 18. A single entrance to the property is proposed at the northeast corner of the subject lands, from Grey Road 18. Finally, a stormwater management pond is proposed along the southern property boundary.

As part of their background studies the applicant's consultants investigated both bedrock resources and the potential for karst topography with shallow overburden on-site. The bedrock would be considered of limited value and there was no karst found in the bore holes.

In summary, the proposed applications conform to the County of Grey Official Plan as amended, comply with the amended Zoning By-law, are consistent with the Provincial Policy Statement and represent good land use planning.

COMMENTS FROM THE PUBLIC

None

COMMENTS FROM THE APPLICANTS

Mark Hutten and Ken Hutten each expressed their excitement about the on-going growth of their business and the need for the re-location for expansion.

COMMENTS FROM THE TOWNSHIP COUNCIL

Councillor Coburn's concern was the preservation of the wetland area. She was happy to hear the wetland and environmental protection area will not be disturbed, as well as construction of a green roof and a stormwater pond on site. Consultant Loft stated there will also be plantings to mitigate any impacts as recommended in the Environmental Impact Study.

Deputy Mayor Carleton inquired about the purpose of the small property that is currently owned by Georgian Bluffs. CAO Fletcher responded she was unaware of this prior to the meeting and there will be follow up provided.

COMMENTS FROM THE COUNTY PLANNER

Ms. Hillyer noted that there are no additional comments to add at this time.

Mayor Burley thanked everyone for coming and adjourned the public meeting at 5:31 p.m.

Chair Dwight Burley