



Public Meeting Minutes

Joint Public Meeting – OPA 03

Wednesday, July 15, 2020 – 9:00 a.m.

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

Township Council Members Present: Mayor/Chair Scott Mackey, Diana Rae, Shawn Greig and Elizabeth Thompson

County Council Members Present: Scott Mackey

Regrets: Deputy Mayor/County Councillor Brian Gamble

Township Staff Present: Ron Davidson, Carolyn Marx, Patti Sinnamon, Jamie Morgan and Karmen Kruger

County Staff Present: Scott Taylor, Senior Planner and Monica Scribner, Recording Secretary

Also present: Kristine Loft, Applicant's Consultant and Rick & Laura Murray, Applicants

Proposed County Official Plan Amendment and Zoning By-Law application on lands described as Concession 13, Part Lots 26 & 27, known locally as 015259 Grey-Bruce Line in the geographic Township of Sullivan now in the Township of Chatsworth. County file number 42-04-320-OPA-03.

Call to Order

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

Scott Taylor read the regulations.

The proposed County Official Plan Amendment and Zoning By-law Amendment affect those lands described as Concession 13, Part Lots 26 & 27, known locally as 015259 Grey-Bruce Line in the geographic Township of Sullivan now in the Township of Chatsworth.

This development requires two applications, a County of Grey Official Plan Amendment and a Township of Chatsworth Zoning By-law Amendment. In order for the development to move forward, approvals are needed on both of the applications. The County makes the decision on the County Official Plan Amendment application and the Township makes the decision on the Zoning By-law Amendment application.

The lands are designated as 'Agricultural' and 'Hazard Lands' in the County Official Plan and as 'Tent and Trailer Campground with Exceptions' (T-16) and 'Environmental Protection' (EP) in the Township of Zoning By-law. The campground, established in 1972, is currently permitted by the Township of Chatsworth Zoning By-law for 200 campsites, 16 cabins, and 3 cottages. This property has never been recognized as a campground within the County Official Plan. The purpose and effect of the proposed Official Plan Amendment would be to; (a) recognize the existing campground, and (b) permit an expansion of the number of sites within the subject lands. No new lands are being added to the subject property, but additional campsites would be permitted. If approved, 300 campsites and 4 cottages would be permitted on-site. The previous approval for 16 cabins would be removed from this property.

The Zoning By-law amendment would implement the Official Plan Amendment and amend the Township's Zoning By-law by rezoning the lands from the 'Tent and Trailer Campground with Exceptions' (T-16) and 'Environmental Protection' (EP) zones to a revised 'Tent and Trailer Campground with Exceptions' (T-16) zone, a Rural (A1) zone, and an 'Environmental Protection' zone. If approved, 300 campsites and 4 cottages would be permitted on-site.

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) in both Grey and Bruce Counties, 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 or the Township of Chatsworth in reference to the official plan and zoning by-law amendments, 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 or Township of Chatsworth 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 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 and Zoning By-law Amendments you must make a written request to the County of Grey at 595 9th Ave. East, Owen Sound, Ontario N4K 3E3, or the Township of Chatsworth at 316837 Highway 6, RR # 1, Chatsworth ON, N0H 1G0. Alternatively, you can also send an email to Ron Davidson, Township Planner, or Scott Taylor, County Planner. Both Ron and Scott's email addresses can be found on the mailed public meeting notice.

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

Scott Taylor read the comments received.

Comments were received from the following:

Agency Comments:

Enbridge Gas, dated June 17, 2020

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

Township of Chatsworth Finance and Fire Department, dated June 19, 2020

The Township Finance and Township Fire Department have no concerns.

Township of Chatsworth Building Department, dated June 24, 2020

The Township Building Department also have no concerns but did note that any proposed structures or septic systems will require a permit.

Saugeen Valley Conservation Authority (SVCA), dated July 8, 2020

SVCA staff has reviewed this application in accordance with our MOA with the Township of Chatsworth and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

The proposed zoning by-law amendment is acceptable to SVCA staff.

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 policy 2.1.7 of the PPS regarding Threatened and Endangered Species, which must be addressed by MECP.
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated; with the exception of county policies regarding Threatened and Endangered Species, which must be addressed by MECP.

Please inform this office of any decision made by the Township of Chatsworth with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Historic Saugeen Métis, dated July 14, 2020

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents including the Planning Report and have no objection or opposition to the proposed County Official Plan Amendment and Chatsworth Zoning By-law Amendment.

Public Comments:

Larry and Kim Zarola, 015249 Grey-Bruce Line, dated June 29, 2020

They live immediately adjacent to the subject property and would like to take part listening in on the Public Meeting. They are interested in how the development could impact their property. They would appreciate consideration for the campground location to be a respectful distance and/or a physical barrier between the campground and the adjacent properties.

John and Cathy Stinson, 015251 Grey-Bruce Line, dated June 29, 2020

They live directly in front of the camp, on the Grey Bruce Line and would like to take part in listening in on the Public Meeting.

COMMENTS FROM TOWNSHIP PLANNER

Township Planner Ron Davidson provided an overview of the application. He advised that the campground already contained 225 campsites and four cottages. Mr. Davidson explained that the expansion would occur within the existing cluster of campsites and buildings. The owners have recently obtained an Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks (MECP) to expand sewage servicing capacity, by installing a new central sewage system. The water

filtration system has been approved by the province and is tested throughout the camping season. Mr. Davidson further stated that the amount of land zoned 'T-16' was actually shrinking, as some of the lands that are not being used for campground purposes are being rezoned to 'A2'; and, Mr. Davidson felt that this was a fair compromise from everyone's perspective.

Mr. Davidson has spoken with some of the neighbours regarding their concerns of an expanding campground. He confirmed that although there would be more campsites, they are not expanding the land area used for the campground, and that the campsites would be in the current camp cluster.

Mr. Davidson concluded his presentation by stating that the application had merit and should be given favourable consideration by Council but only after County Council has dealt with the Official Plan Amendment. He recommended that a Site Plan Agreement also be required.

COMMENTS FROM THE APPLICANTS CONSULTANT

Kristine Loft of Loft Planning Inc. presented the following information on the proposed application.

Cedar Rail Family Campground is a long-standing business, operating since 1972. Within the 53 hectares, the campground occupies the rear portion of the property, while the remaining lands are farmed for cash crops.

The site is currently approved for 200 campsites, 16 cabins & 3 cottages. Through these development applications they are proposing approval for 300 campsites, no cabins & 4 cottages. Any future expansion would require a new zoning by-law amendment as well as further approvals from the MECP with respect to the central sewage system.

The proposed development is consistent with the Provincial Policy Statement (PPS) and conforms to the goals and objectives of the Official Plan and Zoning By-law.

COMMENTS FROM THE PUBLIC

Chair Mackey asked for anyone in support, opposed of, or with questions if they wished to speak. There were none.

COMMENTS FROM THE TOWNSHIP STAFF/COUNCIL

Councilor Greig asked if the campsites are transient sites or seasonal. Ms. Loft replied there is a mixture with some transient, but most are permanent.

Applicants Rick & Laura Murray thanked Ms. Loft for her hard work and stated they appreciate Council's consideration moving forward for their campground.

Mayor Mackey thanked the Murrays for their continued community support.

Mayor Mackey thanked everyone for attending and adjourned the public meeting at 9:36 a.m.

Chair Scott Mackey