



Public Meeting Minutes

Joint Public Meeting – OPA 4

Monday, July 20, 2020 – 5:00 p.m.

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

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

County Council Members Present: Barb Clumpus and Shirley Keaveney

Municipal Staff Present: Liz Buckton and Matt Smith

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

Also present: Kristine Loft, Applicant's Consultant

Proposed County Official Plan Amendment and Zoning By-Law application on lands described as Part Lot 5 & Lot 6, Broken Front Concession; known locally as 423020 Harbour Drive in the Municipality of Meaford (Geographic Township of Sydenham) County file number 42-10-510-OPA-4.

Call to Order

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

Hiba Hussain read the regulations.

The proposed County Official Plan Amendment and Zoning By-law Amendment applications affect those lands described as Broken Front Concession, Part Lot 5 & Lot 6, in the geographic Township of Sydenham now in the Municipality of Meaford.

This development requires three applications, a County of Grey Official Plan Amendment, as well as a Consent and Zoning By-Law Amendment application. In order for the development to move forward, approvals are needed on all three of the

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 and Consent applications. For the purposes of this meeting the Official Plan and Zoning By-law Amendments will be discussed, and the Consent (B01/20) is not being discussed at this time.

The proposed County Official Plan Amendment would consider exceptions to the Transportation Policies in Move Grey, Agricultural and Rural sections to permit lot creation, where the remnant lot has access via an unopened municipal road allowance. Typically, such lot creation is not permitted without access onto a year-round open and maintained municipal road, or through a plan of condominium.

The Meaford Zoning By-law amendment would amend Section 9 to By-law 60-2009 which will revise the Environmental Protection (EP) zoning on the subject lands and will identify a specified building envelope through a Rural-Exception zone (RU-279). A Consent application has also been submitted to the Municipality of Meaford to sever the lands into two parcels. These lots were originally separate parcels of land and have inadvertently merged into a single piece of land. The severed parcel would gain access off Queens Bush Drive, while the retained parcel would gain access via the unopened municipal road allowance.

The lands are designated as 'Rural' and 'Hazard Lands' in the County Official Plan and as 'Rural' and 'Environmental Protection' in the Municipality of Meaford Official Plan.

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 and Municipality of Meaford 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 the County of Grey in reference to the official plan amendment, or of the Municipality of Meaford in reference to the zoning 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 the County or Meaford before the amendments are decided upon, the person or public body is not entitled to appeal the decisions.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Grey in reference to the official plan amendment, or of the Municipality of Meaford in reference to the zoning amendment, before the amendments are 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 and Zoning By-law Amendments you must make a written request to the County of Grey at 595 9th Ave. East, Owen Sound, ON N4K 3E3, or the Municipality of Meaford at 21 Trowbridge Street West, Meaford, ON, N4L 1A1. Alternatively, you can also send an email to Liz Buckton, Municipal Planner, or Hiba Hussain, County Planner. Both Liz and Hiba'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 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:

Agency Comments:

Enbridge Gas, dated June 8, 2020

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

Historic Saugeen Metis (HSM), dated June 22, 2020

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Grey Sauble Conservation Authority (GSCA), dated July 15, 2020

It is the opinion of the GSCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;

2. Ontario Regulation 151/06 does apply to the subject site. A permit from GSCA may be required prior to any development or site alteration taking place within the severed parcel;

3. Consistency with Section 2.1 of the PPS has been demonstrated;

4. The subject site is not located within an area that is subject to the policies contained in the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan.

In order to achieve consistency with Section 3.1 of the PPS, our office recommends that approval of the subject application is conditional on the completion of a Zoning By-law Amendment to appropriately zone the identified hazard areas as 'Environmental Protection (EP)' in the Municipality's Zoning By-law.

In addition, development on the subject property should be restricted to the development envelopes outlined on the attached maps, and that any development request be accompanied by an engineered lot grading and drainage plan.

If an additional Planning Act application is pursued in order to facilitate further development on the proposed parcel, or if development is proposed outside of the identified development envelopes, our office recommends that an Environmental Impact Study (EIS) is completed.

Public Comments:

There were no public comments submitted.

COMMENTS FROM THE MUNICIPAL PLANNER

Municipal Planner Liz Buckton stated this information may sound familiar to council. There was a prior report presented for request for acquisition of the unopened road allowance that will service the retained parcel. Municipal staff recommended that the road allowance be kept in municipal ownership and that access could continue to the existing development on the retained parcel.

COMMENTS FROM THE APPLICANTS CONSULTANT

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

The Official Plan Amendment will deal with the lot creation, with the frontage and access on Harbour Drive.

The Zoning amendment will identify the developable lands on the property and amend the Environmental Protection Zone as required by the Conservation Authority. Both applications will implement the related Consent file.

The site has approximately 820 metres of Georgian Bay shoreline.

The amendments would allow for the severance of Lots 5 and 6, which have inadvertently merged. Lot 6 currently has no development on it and the retained parcel, Lot 5, is heavily treed and contains 9 existing cottages.

The subject development has 3 main points;

1. A new lot may be permitted where the severed lot is accessed via Queens Bush Drive and the retained lot gains access via an unopened municipal road allowance.
2. No new development shall be permitted on the retained lot until such time as year-round access has been provided to the satisfaction of the Municipality of Meaford.
3. A zoning By-law Amendment is required by the Municipality of Meaford, which acknowledges changes to the Environmental Protection zone boundary and the building envelope for the severed lot.

The proposed development is consistent with the Provincial Policy Statement (PPS) and conforms to the goals and objectives of the County of Grey Official Plan. It also complies with the Municipality of Meaford Official Plan on the overall intent of the Zoning By-law.

COMMENTS FROM THE PUBLIC

No members of the public registered to speak on the applications.

ADDITIONAL COMMENTS FROM THE MUNICIPAL STAFF/COUNCIL

Councilor Bartley asked for clarity on why Enbridge Gas would provide comments. Ms. Buckton explained that the County has a list of agencies who have requested to be circulated on County Official Plan Amendments and they would be on that list so they could be aware of any development that may affect gas lines.

Councilor Kentner inquired how properties merge inadvertently. Ms. Buckton stated that unfortunately it happens frequently in planning. Planning sets out exemptions for the need to have a planning approval for property that merges when a land owner purchases a piece of land that is adjacent to lands already owned by the same land owner. This results in two properties that are located beside each other and are under the same ownership, inadvertently merging with the common ownership.

Councilor Greenfield asked how many properties received the 120 metre notification. Ms. Buckton commented there were approximately 10 to 12 letters mailed out to landowners in that area. She did receive some questions from adjacent property owners, but no formal comments were provided.

The original mailing had missed a few affected property owners, so it was re-circulated to make sure everyone in the 120 metres were provided proper notice.

Councilor Bell questioned the terminology of Hazard Lands designations, as used by the County. Ms. Buckton clarified that the County Hazard Lands designation is the same as Meaford's Environmental Protection designation and both terms are used interchangeably. It is best explained as the combined impact of those natural features from the perspective of development to make sure we are mitigating risk. This helps avoid water in basements, unstable slopes and disruption of wildlife habitats, etc. in those lands unsuitable for building on.

Chair Clumpus asked Consultant Kristine Loft if she had any further comments in which there were none.

Chair Clumpus stated that any follow up required will be referred back to the Development Services staff who will then bring a detailed Planning report back to Council, to assist with the decision making for the Zoning Amendment.

Mayor Clumpus thanked everyone for coming and adjourned the public meeting at 5:28 p.m.

Chair Barb Clumpus