

Joint Public Meeting – OPA 141

Wednesday, March 28, 2018 – 1:00 p.m.

A joint Grey County/Township of Southgate public meeting was held at the Township of Southgate Council Chambers, Dundalk, Ontario with the following members in attendance:

Municipal Council Members Present: Councillors Jim Frew, Barbara Dobreen, John Woodbury and Anna-Marie Fosbrooke

Municipal Staff Present: Clint Stredwick, Joanne Hyde and Lindsey Green

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

Also present: Doug Woods, Applicant

Proposed County Official Plan Amendment, Local Official Plan Amendment and Zoning By-law Amendment on lands described as Part Lot 8, Concession 5, known municipally as 043836 Southgate Road 4 in the Township of Southgate (Geographic Township of Egremont) County file number 42-07-060-OPA-141.

Call to Order

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

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

Stephanie Lacey-Avon read the regulations.

The proposed County Official Plan Amendment, Local Official Plan Amendment and Zoning By-law Amendment affect those lands described as Part of Lot 8, Concession 5, 043836 Southgate Road 4 in the geographic Township of Egremont now in the Township of Southgate.

This development requires three applications; a County of Grey Official Plan Amendment, Local Official Plan Amendment as well as a Township of Southgate Zoning By-law Amendment application. In order for the development to move forward, approvals are needed on all of these applications. The County makes the decision on the County Official Plan Amendment application and the Municipality makes the decision on the Local Official Plan Amendment and Zoning By-law Amendment applications. The County will make the final decision on the Local Official Plan Amendment following adoption by the Township.

The lands are designated as 'Agricultural', 'Rural' and 'Hazard Lands' in the County Official Plan and as 'Agriculture', 'Rural' and 'Hazard Lands' in the Township of Southgate Official Plan. The proposed County and Township Official Plan Amendments would consider exceptions to the minimum lot area and lot creation policies to allow the lot addition.

The proposed Zoning By-law Amendment will reduce the 'minimum lot area' requirement of the 'A1' Agricultural zone to 6.1 hectares and also lower the 'minimum lot frontage' requirement to 176.9 meters. The effect of the proposed Consent application would be to retain a 6.1 hectare parcel and sever a 4.8 hectare parcel to add to the abutting 13 hectare property. Both parcels will continue to be used for cash-crop purposes.

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 Township, 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 to the proposed Official Plan Amendment, or of the Township of Southgate in respect to the Local Official Plan Amendment or Zoning By-law Amendment, and does not make oral submissions at the Public Meeting or make written submissions to the County or

Township 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 to the proposed Official Plan Amendment or to the Township of Southgate in respect to the Local Official Plan Amendment or Zoning By-law Amendment before the Councils give or refuse to give approval to the Official Plan Amendments and Zoning 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 Board, 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. We have business cards here today if you need the contact information.

If you wish to be notified on the decision of the Local Official Plan Amendment or Zoning By-law Amendment, please make a similar request to the Township.

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 received from the following:

Historic Saugeen Metis, dated January 12, 2018

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

Saugeen Conservation Authority (SVCA), dated January 23, 2018

“All of the plan review functions listed in the Agreement have been assessed with respect to the applications. The proposed County of Grey official plan amendment; proposed Township of Southgate official plan amendment; and proposed Township of Southgate zoning by-law amendment are acceptable to SVCA staff.”

Comments received from the following:

COMMENTS FROM THE MUNICIPAL STAFF/COUNCIL

Chair Fosbrooke was concerned that when she drove by the property earlier she did not see any signage near the driveway to the property.

COMMENTS FROM THE PUBLIC

There were none.

COMMENTS FROM THE MUNICIPAL PLANNER

Mr. Stredwick stated he had only received one call from the public for clarification purposes and no one else showed concerns with the proposal.

COMMENTS FROM THE APPLICANT

Mr. Woods stated he drove past the property today and the sign is still posted on the property. It is located on the North West corner near the survey stake, specifically on the lands to be severed.

Chair Fosbrooke was grateful for his clarification regarding the signage.

Chair Fosbrooke thanked everyone for coming and adjourned the public meeting at 1:11 p.m.

Planning Chair Anna Marie Fosbrooke