

**Committee of the Whole (Planning)
Municipality of West Grey
Minutes of February 13th, 2017, at 1:30 p.m.**

The Committee of the Whole (Planning) met at the Council Chambers with the following members in attendance.

Council Deputy Mayor John A. Bell, Councillor Bev Cutting,
Councillor Doug Hutchinson, Councillor Carol Lawrence,
Councillor Rob Thompson

Absent Mayor Eccles

Staff: Mark Turner, Clerk

Also Present: Ron Davidson, Municipal Planner

1) Disclosure of Pecuniary Interest - None

2) Public Meetings

- 1) Grey County Official Plan Amendment #OPA 138 & West Grey Zoning Bylaw Amendment Application ZA-19-16 – Part Lot 75, Concession B, Part 1, RP17R531, former Township of Normanby (Marvin Martin)

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, in addition to West Grey representatives in attendance as noted above:

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

Also present: Kristine Loft, Loft Planning Consultants Inc., Stephen Cobean, Cobide Engineering Inc. and Marvin Martin, applicant

Call to Order

Chair Bell called the public meeting to order and welcomed everyone to the Joint Public meeting on behalf of the Municipality. Chair Bell welcomed everyone on behalf of the County. Introductions then followed. Kelly Henderson read the regulations.

The proposed Official Plan Amendment and Zoning By-law Amendment affect those lands described as Part of Lot 75, Concession B, 6724 Highway 89 in the geographic Township of Normanby, 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.

The proposed County Official Plan Amendment would grant an exception to the policies of the 'Rural' designation to allow for a 557.4 square metre metal fabricating shop with a paint shop operation. The purpose of the shop will be to provide sandblasting and painting of farm machinery and road trailers to the local agricultural community. The proposed shop would exceed the current allowable size of a commercial/industrial operation which is why the Official Plan Amendment is being considered. Other portions of the property are designated as 'Hazard Lands', however these lands are not proposed to be changed.

The proposed Municipal Zoning By-law Amendment would be similar in nature, and serve a similar purpose. The proposed amendment would add exceptions to the Municipality's 'Restricted Rural' zone to permit the proposed metal fabricating shop with a paint shop operation. The existing Restricted Rural 'A2' zone would be changed to a Rural Commercial A2-365, which would include an exception to recognize the proposed use. 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 to the proposed Official Plan Amendment, or of the Municipality of West Grey in respect to the Zoning By-law Amendment, and does not make oral submissions at the Public Meeting or make written submissions to the County of Grey before the proposal is approved or refused, the Ontario Municipal Board 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 to the Zoning By-law Amendment before the Councils give or refuse to give approval to the Official Plan Amendment and Zoning Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board 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 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:

County of Wellington, dated January 5, 2017

The County of Wellington noted the presence of several nearby residences. They request that the County of Grey and the Township of West Grey give consideration to compatibility and whether or not sound proofing for the shop is warranted, otherwise they have no concerns.

Historic Saugeen Metis, dated January 11, 2017

"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.”

Town of Minto, dated January 17, 2017

The Town of Minto does not object to the proposed rezoning or official plan provided consideration is given to compatibility of surrounding uses including the location of outdoor storage of equipment through location, visual screening or buffering, and the acoustical impact on surrounding uses through buffering or building insulation to minimize impacts on nearby dwellings.

Bluewater District School Board, dated January 25, 2017

The School Board has no comments or concerns with this planning application at this time.

Saugeen Conservation Authority (SVCA), dated February 6, 2017

“All of the plan review functions listed in the Memorandum of Agreement between the Authority and the Municipality of West Grey relating to Plan Review have been assessed by SVCA staff with respect to this proposal. The proposed amendments are acceptable to SVCA staff; however, we are recommending the Hazard Lands designation and Natural Environment (NE) Zone for the property be revised.”

Discussions are ongoing between the developer and the conservation authority with respect to storm water management on site.

COMMENTS FROM THE MUNICIPAL PLANNER

Mr. Davidson gave an overview of the two applications being considered. A Zoning By-law Amendment and an Official Plan Amendment (OPA) are required to open the proposed shop. This shop would provide a sandblasting, fabrication, and painting service to the local agricultural community. It is a small-scale commercial/industrial business and the County Official Plan (OP) and The Provincial Policy Statement (PPS) both allow for this type of operation. Amendments are needed based on the size of the operation, which exceeds the maximum allowable size for a property under 20 hectares in size. Mr. Davidson questioned whether there was much functional difference between an operation of this size on an 11 hectare parcel, versus on a 20 hectare parcel, as permitted by the OP.

The subject property is located along Highway 89 and in an area that has a mixture of farm and scrub lands. In addition to a house, barn, and jogging track, approximately 1/3 of the subject property is cash cropped. He stated that Ms. Loft’s Planning Justification report is important as it addresses the OP, the PPS, and the merit of the project. Mr. Davidson reiterated the request for additional mitigation details on-site.

The Ministry of Transportation (MTO) and the SVCA have advised that they may need to see further details on this proposal. MTO has noted they may need a traffic impact study and/or an engineered site plan. The SVCA has concerns with stormwater quality on-site, and is working on this with the applicant.

He concluded saying there is merit to these applications but we need to make sure the SVCA and the MTO are satisfied, in addition to seeing some further mitigation measures proposed, before any decisions are made. Mr. Davidson recommended that West Grey defer a decision on the Zoning By-law Amendment, until these matters have been addressed.

COMMENTS FROM APPLICANT'S CONSULTANT

Kristine Loft from Loft Planning Consultants gave an overview of the project. She explained that the OPA and zoning would be site-specific, for approximately 0.6 hectares of the subject lands. She showed a map of the area and some photos of the property and surrounding lands. The property has just over 11 hectares of land, a jogging track, a pond, a residence and a shed. The rezoned site will not be located in hazard lands.

The engineer has recently created a more detailed site plan. There will be a gravel parking lot with 12 parking spaces in front, in addition to a gravel parking area out back for equipment waiting to be serviced. There have been land use compatibility discussions with the County regarding directional doors, ventilation and window openings. The main access will be on the south side of the building, away from the closest neighbours property. They are working diligently with the SVCA and the MTO to resolve any questions.

The uses are an agricultural-related use under the Provincial Policy Statement and would be a permitted without an OPA on a larger property. There will be a follow up letter providing specifics of what equipment the building will use, in order to aide in addressing the land use compatibility comments.

COMMENTS FROM THE MUNICIPAL COUNCIL

Councillor Cutting asked for clarity as to whether or not there would be a spray booth on-site. Ms. Loft replied that the spray booth has been planned as a part of the fabrication shop, and it is referenced in her report. Councillor Hutchison inquired about plans for sound proofing and visual screen buffering. Ms. Loft confirmed there is heavy tree cover on the property now but more could be requested. In terms of noise issues, there will be further information to follow regarding equipment noise, vibrations, and emissions.

Councillor Cutting inquired of the relative distance to the neighbours. Ms. Loft confirmed the closest neighbour is 60 metres to the west lot line and the rest are further away.

Chair Bell asked for clarity as to whether the SVCA wants to revise the NE zone mapping. Mr. Davidson stated the NE mapping does sometimes get clarified at the time of individual development applications, following on-site review by the SVCA. Mark Turner highlighted another recent application, which saw the NE mapping revised as part of the development review process.

Councillor Cutting asked if the building is large enough that everything would be stored inside, or whether there was a need for outside storage. Ms. Loft stated there would be no need for outside storage at this point. Chair Bell commented there could be equipment/trailers stored outside while waiting to go indoors. Ms. Loft confirmed anything waiting to be painted would be parked in the gravel parking area out back of the building.

Councillor Thompson questioned the paint booth location and where the exhaust would vent out of the building. Ms. Loft noted that she would figure out the details during the planning for the internal part of the building. She indicated the spray booth approvals and the emission testing will go through the Ministry of the Environment and Climate Change for approval, which should also address any concerns at the local level.

COMMENTS FROM APPLICANTS ENGINEER

Stephen Cobean of Cobide Engineering has been working with the SVCA regarding the quantity and quality of stormwater. From a quantity perspective, as long as there is no more water going off the site than previously was, SVCA is content with the applicant proceeding. As for the quality of water, he stated that further discussions will ensue and he is confident they can meet the requirements necessary. They are awaiting MTO comments, and will work with the Ministry regarding drainage and traffic.

COMMENTS FROM THE PUBLIC

The applicant Marvin Martin asked the audience and council to please support his applications, and offered to answer any questions.

Lorraine Bain, West Grey owns the dog kennel next door. She is not worried about noise but is concerned about fumes. The owner assured her the ventilation will be on the east side of the building. She wants to make sure regulations are in place to make the air quality safe from harmful paint fumes. She asked if the applicant decided to expand if they would they need

permission. Mr. Davidson indicated if the owner wanted to expand or change their building to a new use; they would have to come back to council for further approvals.

Ms. Bain asked for clarity on the hours of business, wondering if it would be a 24 hours, 7 days per week operation. Mr. Davidson stated the hours of operation could be put in the future site plan. Mr. Martin clarified the hours will most likely be 8am to 6pm with the odd night until 9pm. There would be no Sunday operations and most likely only occasional ½ days on Saturdays. Mr. Ivan Martin, the applicant's father, commented that the modern spray booth inspections are very stringent. Inspections ensure the air goes through a steel liner with filters to help clean the air as well as make sure the proper filtering systems are in place. Mr. Davidson questioned if the shop doors would remain closed, even in hot weather, or if they would need to be open for ventilation purposes. Mr. Martin provided further detail on the paint booth, and noted there will be a complete air movement system in place, so that the shop will be ventilated, without needing to have the shop doors open. Chair Bell stated that older paint booths are commonly used in rural areas, but that since this is a more modern one it will have stricter government regulations. He asked if a filtering system will have a stack, to which Mr. Martin remarked that a stack is negotiable and ideally one would be installed.

Cutting-Thompson, Be it resolved that, a decision respecting the proposed zoning by-law amendment be deferred until the March 13, 2017 Committee of the Whole (Planning) Meeting. ... #3-17 Carried.

Ms. Loft and Mr. Cobean will discuss with the MTO and SVCA and then bring back that information to the council in order to make a more informed decision.

Chair Bell thanked everyone for coming and adjourned the public meeting at 2:16 p.m.

3) Other

1) Proposed Updating of West Grey Trailer Licensing By-law Number 73-2017

The Clerk reviewed the proposed revisions to the West Grey Trailer Licensing By-law Number 73-2017 completed by solicitor, Errol Treslan, at the request of West Grey.

The Committee clarified that the trailer licensing by-law is only intended to permit one stored trailer per property. The Clerk will forward this clarification to Mr. Treslan for further revision of the trailer licensing by-law, and upon completion, will be forwarded to the Ministry of Attorney General's office for input regarding the proposed set fine provisions, and if okay, will bring the revised West Grey Trailer Licensing By-law to a future Council meeting for consideration by Council.

5) Next Meeting – March 13, 2017, 1:15 p.m.

6) Adjournment

On motion of Carol Lawrence, the Committee adjourned at 2:36 p.m.

(Signed)
Kevin Eccles, Mayor

(Signed)
Mark Turner, Clerk