



Planning Committee Agenda
Wednesday January 2, 2019
@9:00 a.m.

1) Call to Order

2) Disclosure of Pecuniary Interest

3) Minutes of Previous Meetings

3.1 Planning Committee minutes from December 5, 2018

4) Planning Committee Public Meeting:

4.1 Zoning Amendment

Z11/2018 Part Lot 12, Concession 3 NETSR Holland– Emery

5) Adjournment

Township of Chatsworth Planning Committee
Minutes
Wednesday December 5, 2018
10:30 A.M.

Members Present:

Chair Mayor Scott Mackey
Member Brian Gamble
Member Shawn Greig
Member Elizabeth Thompson
Member Diana Rae

Members Absent:

None

Staff Present:

Township Planner: Ron Davidson
Secretary-Treasurer: Nicole Martin

1. Call to Order

Chair Mackey called the meeting to order at 10:30 a.m.

2. Disclosure of Pecuniary Interest and the General Nature Thereof.

None.

3. Planning Committee/Committee of Adjustment

It was:

Moved by Shawn Greig
Seconded by Elizabeth Thompson

That the Planning Committee of the Township of Chatsworth adopts the Minutes of November 7, 2018. Carried

4. Planning Committee Public Meeting:

4.1 Zoning Amendment Z10/2018

Part Lot 2, Concession 1, Geographic Township of Holland, Township of Chatsworth –
Housekeeping (Stoddart)

Public in Attendance

George Stoddart

Township Planner Ron Davidson gave an overview of the application and explained that the purpose of the Zoning By-law Amendment application was to re-establish the zoning that was originally applied to the subject property prior to the adoption of the Township's Comprehensive Zoning By-law in 2006. Mr.

Davidson advised that the apparent error in the 2006 Zoning By-law was carried forward into the Comprehensive Zoning By-law that was approved in 2015.

In his presentation, Mr. Davidson informed the Planning Committee that the Ministry of Transportation (MTO) was requesting bollards, fencing or other barriers to be erected along the lot line abutting Provincial Highway 6&10 in order to stop vehicles from being display on lands owned by the Province. MTO was also advising that any future re-development of the site will require the existing entrance along the Highway to be closed, give that access is already provided along Boundary Road.

Mr. Davidson concluded his presentation by recommending approval of the Zoning By-law Amendment and that the Committee provide direction with regard to the Ministry's comments.

MTO's comments were discussed at length amongst Committee members, staff, and current property owner George Stoddart. The Committee expressed concerns about directing all of the traffic onto the Township road and the impact that such restriction may place on the future operation of a business on this site. It was the consensus of the Committee that the Township may need to get involved in the discussions between the future land owner and MTO at the Site Plan Agreement stages.

At that time, it was:

Moved by Shawn Greig
Seconded by Elizabeth Thompson

Be it resolved that Zoning Application Z10/2018 for Part Lot 2, Concession 1 Holland be approved.
Carried

5. Committee of Adjustment Public Meeting:

5.1 Minor Variance Application A03/2018 Lot 8, Plan 511 Sullivan - Dietrich

Public in Attendance

Anthony Dietrich
Keith Dietrich

Township Planner Ron Davidson gave an overview of the application and explained that the purpose of the proposed Minor Variance is to increase the maximum lot coverage requirements of the 'R2' zone for accessory buildings only and for all buildings on a property and to increase the maximum building height provision for an accessory building.

The Planner explained that the owner is proposing to remove an existing garage from the property and that the new building would not actually be much larger in floor area. He also advised that the building height increase is not a concern given the location of the proposed garage and the fact that the variance should not impact the neighbours. The Planner further added that a new garage would represent an improvement to the appearance of the site.

Following a brief discussion, it was:

Moved by Brian Gamble
Seconded by Diana Rae

Be it resolved that the Minor Variance Application A03/2018 for Lot 8, Plan 511 Sullivan be granted subject to the conditions on the decision sheet. Carried

6. Closure of Planning Committee Meeting

It was:

Moved by Shawn Greig
Seconded by Elizabeth Thompson

Be it resolved that the Planning Committee adjourn at 11:20 a.m. Carried

Scott Mackey, Chair

Nicole Martin, Secretary-Treasurer

**NOTICE OF A COMPLETE APPLICATION
AND NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Corporation of the Township of Chatsworth is in receipt of a complete application for a Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended.

AND TAKE FURTHER NOTICE that Council of the Corporation of the Township of Chatsworth will hold a Public Meeting on **Wednesday, January 2, 2019 at 9:00 a.m.** in the Municipal Council Chambers to consider the proposed Zoning By-law Amendment, as per the requirements of Section 34 of the Planning Act, R.S.O. 1990, as amended.

The proposed By-law will affect the lands described as:

**Part Lot 12, Concession 3 NETSR
Geographic Township of Holland, Township of Chatsworth
(797393 East Back Line)**

(please refer to the drawing on the reverse of this form)

The purpose of the Zoning By-law Amendment is to correct a zoning map error by changing the zoning of a rural lot from 'M3' (Extractive Industrial) to 'A1' (Rural). The subject property contains a detached dwelling and is not associated with the adjacent licensed pit.

The lands subject to rezoning are designated 'Rural' on Schedule A to the County of Grey Official Plan.

ANY individuals, corporations and public bodies may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment. An individual, corporation or public body that does not make an oral submission at the public meeting or make a written submission to the Township of Chatsworth with regard to the Zoning By-law Amendment prior to the amendment being adopted is not entitled to appeal the Zoning By-law Amendment, nor is such person entitled to 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.

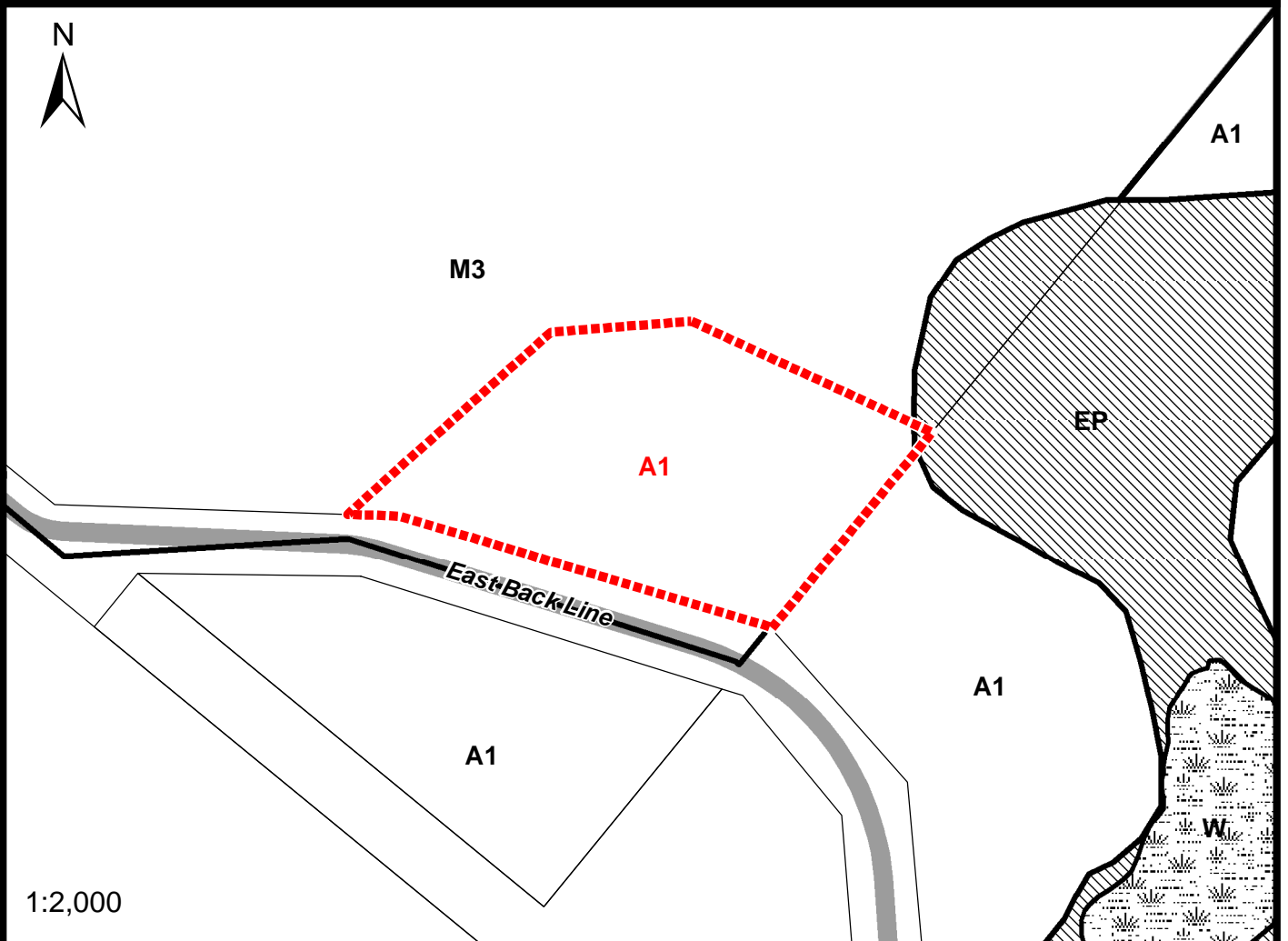
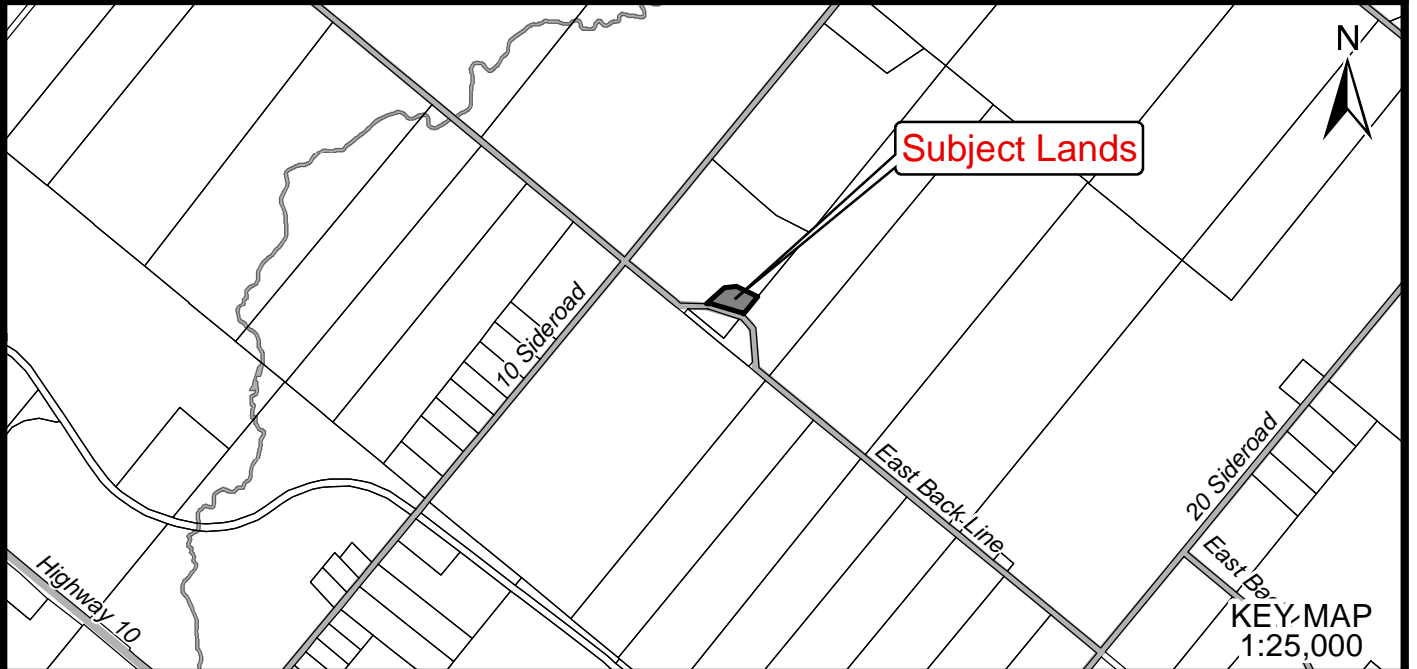
ADDITIONAL information relating to the proposed Zoning By-law Amendment may be obtained by contacting the undersigned.

DATED at Chatsworth this 29th day of November, 2018.

Patty Sinnamon, CAO / Clerk
Township of Chatsworth
316837 Highway 6 R.R. #1 CHATSWORTH, Ontario
N0H 1G0
Tel. (519) 794-3232 Ext. 124 Fax (519) 794-449

SCHEDULE "A"
BY-LAW No. 2018 - _____
 AMENDING BY-LAW No. 2015-61
TOWNSHIP OF CHATSWORTH

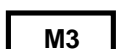
DATE PASSED: _____, 2018




LEGEND

 Subject Lands

 Rural

 Extractive Industrial

 Environmental Protection

 Wetlands Protection



Chatsworth

November 28, 2018

Township of Chatsworth
R.R. 1
CHATSWORTH, Ontario
N0H 1G0

TOWNSHIP OF CHATSWORTH

316837 Highway 6, RR 1
Chatsworth, Ontario N0H 1G0

Telephone 519-794-3232 - Fax 519-794-4499

Dear Mayor and Members of Council

**Re: Application for Zoning By-law Amendment
Part Lot 12, Concession 3 NETSR, Geographic Township of Holland,
Township of Chatsworth
File No. Z11/2018
Owner: Marlene Emery
Applicant: Craig Thompson**

The following has been drafted to provide Council with planning comments concerning the above-noted Zoning By-law Amendment application.

Purpose of Application:

The purpose of the Zoning By-law Amendment is to change the zoning of a rural lot from 'M3' (Extractive Industrial) to 'A1' (Rural). The subject property contains a detached dwelling and is not associated with the adjacent licensed pit.

The current zoning appears to represent a mapping error.

The applicant will be purchasing the property with the intention of demolishing the existing dwelling and replacing it with a new house.

The Subject Lands:

The subject property is located along the East Back Line. The site comprises 0.86 hectares of land and is occupied by the aforementioned detached dwelling.

Adjacent Lands:

The northerly and westerly boundaries of the subject property abut a licensed sand/gravel pit. The parcel to the east is used for agricultural purposes and contains a dwelling. Two residential lots occupied by houses are located to the immediate south.

Official Plan:

The subject lands are designated 'Rural' on Schedule A of the County of Grey Official Plan. The 'Rural' land use designation would clearly not interfere with this existing, developed lot being rezoned from 'M3' – which appears to be a mapping error – to 'A1'.

Schedule B of the Official Plan shows the subject property as 'Mineral Resource Extraction', which is a category intended to reflect existing pits and quarries. Whereas the adjacent property contains a licensed pit and therefore should be shown as 'Mineral Resource Area', which it is, the subject lands should not be identified on Schedule B as 'Mineral Resource Extraction' because it's not within a licensed pit. This should be corrected during the County's next Official Plan update.

Presumably, if the lands were not shown incorrectly on Schedule B as 'Mineral Resource Area', then they would be identified as 'Aggregate Resource Area', like the other lands in the area. Whereas the County Official Plan serves to generally protect these lands for possible future extraction use, rezoning this existing, developed lot to reflect its current use would clearly not conflict with these County policies.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) allows for limited development in the rural areas of the municipality.

Like the County Official Plan, the PPS also encourages the protection of areas of potential aggregate extraction. Having said that, the PPS would not be undermined by rezoning this existing non-farm residential lot to reflect its actual use.

Zoning By-law:

The subject lands are currently zoned 'M3', a zone which permits aggregate extraction. No residential dwellings are allowed in the 'M3' zone.

The intended 'A1' zone is appropriate for this site.

Conclusion and Recommendation:

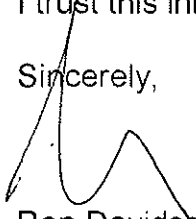
For reasons unknown to staff, the subject lands are zoned 'M3'. Schedule B of the County Official Plan also incorrectly identifies the site as 'Mineral Resource Extraction'.

The applicant is interested in acquiring this non-farm residential lot, but he requesting that the lands be rezoned to 'A1' before taking possession, and this is a reasonable request. The proposed rezoning should be approved.

This opinion is provided without the benefit of having received comments from any other agency or any adjacent land owners. Should new information arise regarding this proposal, Council is advised to take such information into account when considering this application.

I trust this information will be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Davidson', written over the word 'Sincerely,'.

Ron Davidson, BES, RPP, MCIP



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

December 20th, 2018

Patty Sinnamon, CAO/Clerk
Township of Chatsworth
316837 Highway 6 R.R. #1
Chatsworth, Ontario
N0H 1G0
*Sent via E-mail

**RE: Zoning By-law Amendment Z11/18
Part Lot 12, Concession 3 NETSR (797393 East Back Line)
Township of Chatsworth
Applicant/Owner: Marlene Emery**

Dear Ms. Sinnamon,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose of the subject application is to correct a zoning map error by changing the zoning of a rural lot from 'M3' (Extractive Industrial) to 'A1' (Rural). The subject application contains a detached dwelling and is not associated with the adjacent licensed pit.

Schedule A of the OP designates the subject lands as 'Rural'. Section 2.3.2 (1) of the OP states,

The Rural designation on Schedule A shall mean that the predominant use of the lands shall be for agriculture and forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. In addition to the uses permitted under Section 2.1.2 (1) of this Plan, other uses also permitted within the Rural designation shall include low density non-farm residential, garden suites, small scale commercial and industrial uses, institutional and resource based recreational uses, sand and/or gravel operations.

The subject land currently contains a residential dwelling and no development is being proposed. County planning staff have no concerns.

Schedule B of the OP identifies the Mineral Resource Extraction on the property. Section 2.7.2 (5) of the OP states,

Progressive and final rehabilitation shall be required to:

- accommodate subsequent land uses;
- to promote land use compatibility; and
- to recognize the interim nature of extraction, in accordance with the rehabilitation plans as part of the license.

Progressive rehabilitation shall be required where possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration. On lands previously not designated as Agricultural, or where agricultural rehabilitation is not required as identified in Section 2.7.4(4), rehabilitation plans should consider opportunities for enhancing the natural heritage features/functions in the area. Where an Environmental Impact Study/Natural Environment Report Level 2 is required, the Study must investigate the opportunities for enhancing the natural heritage features/functions.

County planning staff recognize that the property will not need to be rehabilitated because the land was potentially zoned as Mineral Resource Extraction area in error. Municipal planners shall confirm that this property does not contain a Mineral Resource Extraction operation and Ministry of Natural Resources and Forestry (MNRF) have not provided a license for this property. If MNRF indicates that this property holds a license, than the license shall be surrendered before the zoning can be approved. If no license or mineral extraction operation exists for this property, than an email and letter shall be sent out by the municipality to the County and MNRF indicating the zoning has been change in order correct a previous error.

Provided that the municipality receives confirmation from MNRF that the subject property was identified as a Mineral Resource Extraction Area in error, the County and MNRF will require a letter and email from the municipality indicating that the zoning has changed.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



Hiba Hussain

Page 3
December 20th, 2018

Planner
(519) 372-0219 ext. 1241
hiba.hussain@grey.ca
www.grey.ca

Nicole Martin

Subject: FW: Township of Chatsworth zoning bylaw amendment application Z11/2018

From: MacLean Plewes [<mailto:m.plewes@greysauble.on.ca>]
Sent: December 20, 2018 1:09 PM
To: Nicole Martin
Subject: RE: Township of Chatsworth zoning bylaw amendment application Z11/2018

Hi Nicole,

Our office has no objections to correct the zoning for the subject property and no specific recommendations. Please note, a portion of the property is regulated by our office under Ontario Regulation 151/06.

Regards,

Mac Plewes
Watershed Planner | Grey Sauble Conservation Authority
R.R. #4, 237897 Inglis Falls Road, Owen Sound, ON, N4K 5N6
Phone: 519-376-3076 ext. 230 Email: m.plewes@greysauble.on.ca

From: Nicole Martin <nmartin@chatsworth.ca>
Sent: Wednesday, November 28, 2018 12:20 PM
To: MacLean Plewes <m.plewes@greysauble.on.ca>
Subject: Township of Chatsworth zoning bylaw amendment application Z11/2018

Attached please find information pertaining to the above noted application. Comments are requested by **December 20, 2018**. Should you require anything further, please contact the office. A paper copy of the enclosed information will not be provided unless otherwise previously arranged.

Nicole Martin
Secretary-Treasurer Land Division Committee
Planning/Building/Public Works Administrative Assistant
Township of Chatsworth
316837 Highway 6, RR1
Chatsworth, Ontario N0H 1G0

519-794-3232 Ext. 128
Fax: 519-794-4499



Chatsworth

Nicole Martin

Subject: Request for Comments - Chatsworth (Marlene Emery) Zoning By-law Amendment

From: Lands and Resources Consultation Coordinator

Sent: November 28, 2018 3:02 PM

To: Nicole Martin

Subject: Request for Comments - Chatsworth (Marlene Emery) Zoning By-law Amendment

Your File: Z11/2018

Our File: Chatsworth Municipality

Good Afternoon Ms. Martin,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has 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.

I trust this may be helpful.

Regards,

George Govier

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis

204 High Street

Southampton, Ontario

N0H 2L0

Direct Line (519) 483-4001

Fax (519) 483-4002

Email HSMLRCC@bmts.com



TOWNSHIP OF CHATSWORTH

316837 Highway 6, RR 1
Chatsworth, Ontario N0H 1G0

Telephone 519-794-3232 - Fax 519-794-4499

Department Review

- Fire Department**
- Water Department**
- Building/Septic Department**
- Roads**

Property Owner: Marlene Emery

Applicant: Craig Thompson

Legal Description: Part Lot 12, Concession 3 NETSR,
Geographic Township of Holland,
Township of Chatsworth

Address: 797393 East Back Line

File: Z11/2018

Comments:

No concerns

Mike Givens
Staff Name

Signature

29/11/2018
Date

Planning Application Comments

Department: Building

Date: December 06, 2018

File No: Z11/2018

Applicant: Craig Thompson

Roll Number: 360.005.19110

Comments:

- Building Department has no concerns with the proposed zoning amendment application to change the zoning of a rural lot from M3 (Extractive Industrial) to A1 (Rural).

- The owner should be aware that any development in the future on the subject lands will require approved permits from all legislated authorities and meet the required regulations in place at time of application.



Name: Karen Holt

Title: Acting Chief Building Official



Chatsworth

TOWNSHIP OF CHATSWORTH

316837 Highway 6, RR 1
Chatsworth, Ontario N0H 1G0

Telephone 519-794-3232 - Fax 519-794-4499

Department Review

- Fire Department
- Water Department
- Building/Septic Department
- Roads

Property Owner: Marlene Emery

Applicant: Craig Thompson

Legal Description: Part Lot 12, Concession 3 NETSR,
Geographic Township of Holland,
Township of Chatsworth

Address: 797393 East Back Line

File: Z11/2018

Comments:

NO CONCERNS

ANY PROPOSED DEVELOPMENT WILL
REQUIRE THE APPLICABLE PERMITS

KAREN HOCT
Staff Name

[Signature]
Signature

Dec 6, 2018
Date

THE CORPORATION OF THE TOWNSHIP OF CHATSWORTH

BY-LAW NUMBER 2019-XX

BEING a By-law to amend Zoning By-law No. 2015-61, being entitled the
“Township of Chatsworth Comprehensive Zoning By-law”

WHEREAS the Council of the Corporation of the Township of Chatsworth deems it in the public interest to pass a By-law to amend Zoning By-law No. 2015-61;

AND WHEREAS pursuant to the provisions of Sections 34 of the Planning Act, R.S.O. 1990, as amended, By-laws may be amended by Councils of Municipalities;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CHATSWORTH ENACTS AS FOLLOWS:

1. Schedule “22” to Zoning By-law No. 2015-61 is hereby amended by changing the zone symbols affecting the lands described as Part Lot 12, Concession 3 NETSR, Geographic Township of Holland, Township of Chatsworth from ‘M3’ to ‘A1’ as shown more particularly on Schedule “A” attached hereto.
2. This By-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this day of January, 2019

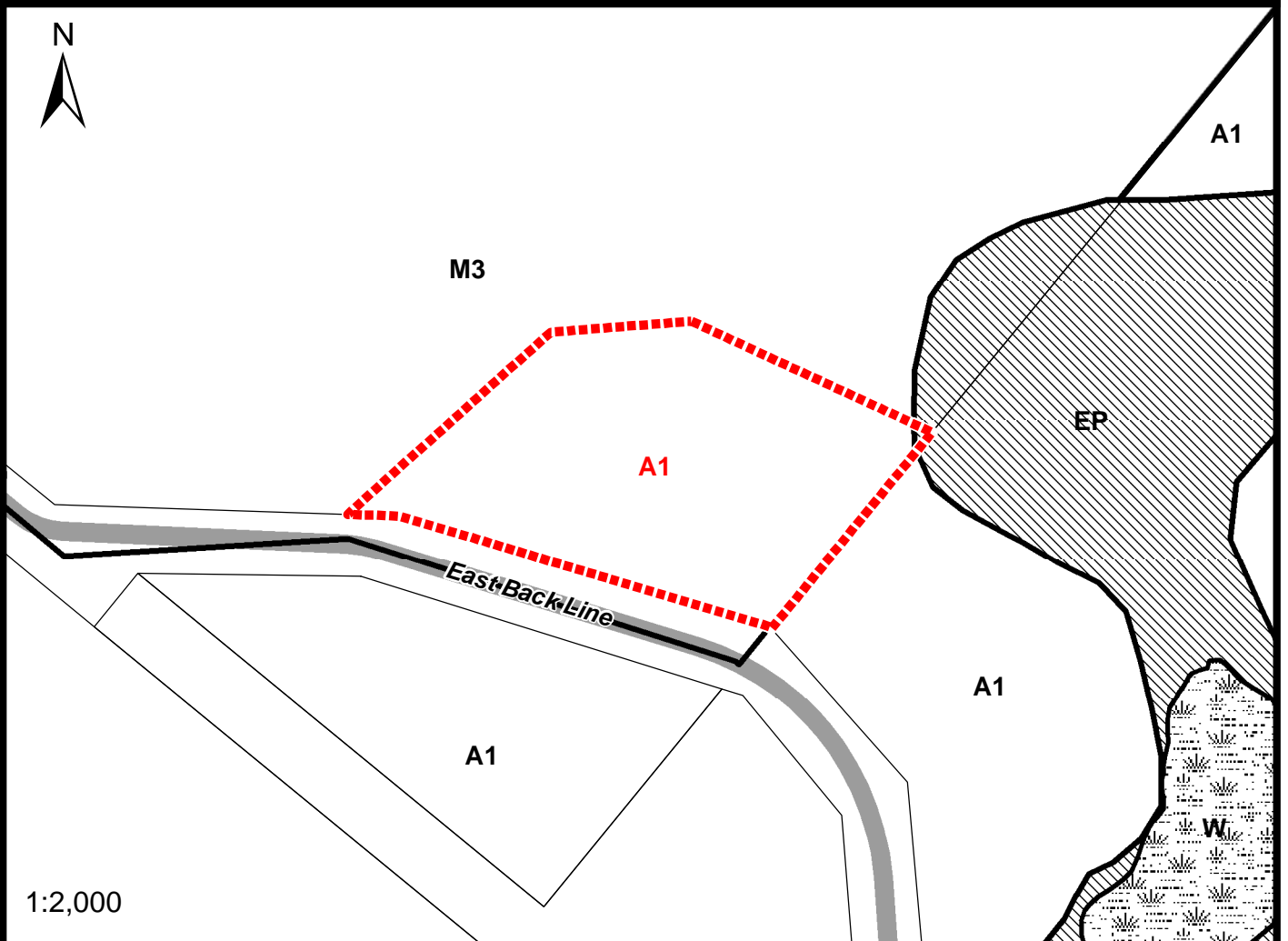
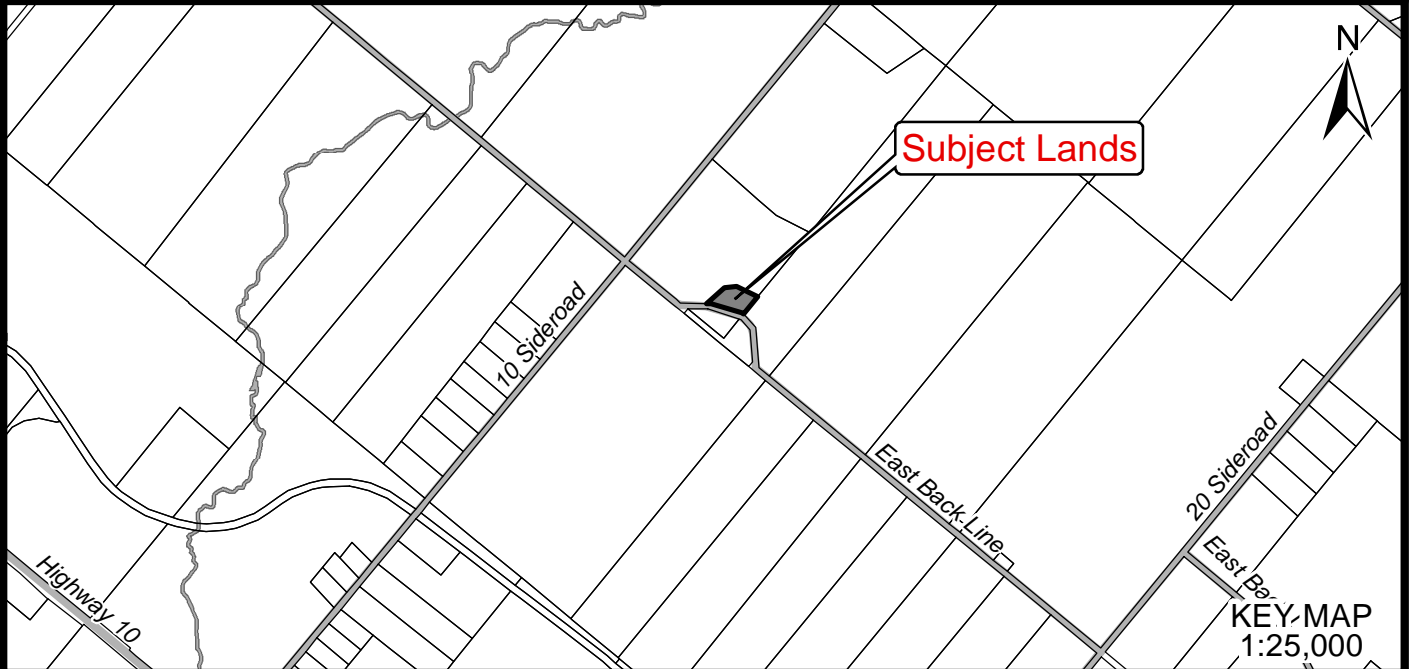
Read a third time and finally passed this day of January, 2019

Mayor Scott Mackey

CAO Clerk Patty Sinnamon

SCHEDULE "A"
BY-LAW No. 2018 - _____
 AMENDING BY-LAW No. 2015-61
TOWNSHIP OF CHATSWORTH

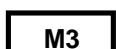
DATE PASSED: _____, 2018




LEGEND

 Subject Lands

 Rural

 Extractive Industrial

 Environmental Protection

 Wetlands Protection