

Present: Scott Mackey, Mayor
Shawn Greig, Councillor
Diana Rae, Councillor
Elizabeth Thompson, Councillor

Regrets: Brian Gamble, Deputy Mayor

Staff Present: Patty Sinnamon, CAO Clerk
Carolyn Marx, Deputy Clerk
Ron Davidson, Township Planner
Karmen Krueger, Treasurer
Jamie Morgan, Operations Manager
Scott Taylor, County Planner
Monica Scribner, County Administrative Ass't Planning

Zoning Amendment Application Z08/2019 – Cedar Rail Family Campground

The Mayor announced that this is a Public Meeting under the Planning Act to hear comments from the public and agencies and to give consideration to an application for an amendment to the County of Grey Official Plan Official Plan and an application for an amendment to the Township of Chatsworth Zoning By-law.

This is a joint public meeting involving both the County of Grey and the Township of Chatsworth.

The subject lands are described as Part Lots 26 and 27, Concession 13, Geographic Township of Sullivan, Township of Chatsworth and have a municipal address of 015259 Grey-Bruce Line. The property is owned by Cedar Rail Family Campground Inc. c/o Rick and Laura Murray.

The purpose of the Official Plan Amendment is to amend the policies of the 'Agricultural' designation, as they apply to the subject lands, to acknowledge the existing campground and allow it to expand from 200 sites to 300 sites and to permit four cottages on the site.

The purpose of the Zoning By-law Amendment is to amend the current 'T-16' (Tent and Trailer Campground Exception) zoning of the subject lands by increasing the number of permitted campsites from 200 to 300 and increasing the number of permitted cottages from three to four.

The County Planner, Scott Taylor, read the regulations of the Planning Act pertaining to public meetings. He provided an overview of the comments from the agencies and two neighbouring land owners and confirmed there were no letters of objection with respect to this application.

Planner Ron Davidson gave 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 and that matters associated with the servicing the expanded campground have been addressed by the applicant's engineering consultant. He further stated that the amount of land zoned 'T-16' was actually shrinking, as some of the lands that aren't being used for campground purposes are being rezoned to 'A2'; and, Mr. Davidson felt that this was a fair compromise from everyone's perspective. The Planner 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.

Persons participating on the zoom meeting wishing to speak in favour of or in opposition to with regard to this application were asked to come forward. Kristine Loft, a Planner representing the owners, provided a brief presentation regarding the merits of the application. No other members of the public spoke.

In addition to Mrs. Loft, those in attendance included Laura and Rick Murray, John Stinson, and Nancy and Randy Elder

The Mayor thanked everyone for attending and adjourned the Public Meeting.

Zoning Amendment Application Z06/2020 – Thurston/Sutton/Solinger

The Mayor announced that this is a Public Meeting under the Planning Act to hear comments from the public and agencies to give consideration to an application for a proposed Zoning By-law Amendment Z06/2020.

The subject lands are located at Part Lots 5, 6 and 7, Concession 3 EGR, Geographic Township of Holland, Township of Chatsworth, (397033 Concession 2 and 823425 Massie Road)

The properties are owned by Lee Thurston & Diane Sutton, and Frank and Claudia Solinger.

The purpose of the Zoning By-law Amendment is to fulfill a condition of a recently-approved severance that involves a lot line adjustment between the two subject properties. The Zoning By-law Amendment will recognize the size of the expanding lot (16.5 hectares), which remains undersized with regard to the 'A1' zone minimum lot area requirement.

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

The Deputy Clerk confirmed the following;

Notices were sent to all parties within 400 feet of the subject lands on June 18, 2020

Township staff and commenting agencies were circulated the Notice of An Application for Zoning By-law Amendment on June 18, 2020.

The following agencies commented on the application and stated no concerns with regard to the proposal;

- i) County of Grey Planning Department
- ii) Grey Sauble Conservation Authority
- iii) Historic Saugeen Metis
- iv) Township Fire Department
- v) Township Finance Department

The full correspondence from the agencies are contained in Council's agenda package.

There were no letters of objection with respect to this application.

You also have in your agenda package, the report from Township Planner, Ron Davidson and Mr. Davidson is here to speak to the application on behalf of the Township.

Planner Ron Davidson gave an overview of the application. He advised that the Consent application that was approved several months ago had conformed to the County of Grey Official Plan and was consistent with the Provincial Policy Statement; and, that the same merit would be applied to the Zoning By-law Amendment presently before Council. At that time, Mr. Davidson recommended approved of the Amendment.

Persons participating on the zoom meeting wishing to speak with regard to this application were asked to come forward. Nobody did so.

The Mayor thanked everyone for attending and adjourned the Public Meeting.

Zoning Amendment Application Z07/2020 – Joe Close

The Mayor announced that this is a Public Meeting under the Planning Act to hear comments from the public and agencies and give consideration to an application for a proposed Zoning By-law Amendment Z07/2020.

The subject lands are located at Lot 28, Plan 126, Geographic Township of Holland, Township of Chatsworth, 776839 Highway 10. The property is owned by Joe Close.

The purpose of the Zoning By-law Amendment is to rezone a property from 'I' (Institutional) to 'R2' (Urban Residential) to allow for a church building to be renovated into a residential detached dwelling.

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

The Deputy Clerk confirmed the following;

Notices were sent to all parties within 400 feet of the subject lands on June 18, 2020

Township staff and commenting agencies were circulated the Notice of An Application for Zoning By-law Amendment on June 18, 2020.

The following agencies commented on the application and stated no concerns with regard to the proposal;

- i) County of Grey Planning Department
- ii) Saugeen Valley Conservation Authority
- iii) Historic Saugeen Metis
- iv) Township Fire Department
- v) Township Building Department – Change of Use Permit is required and a building permit is required if any construction is proposed.
- vi) Township Finance Department

The full correspondence from the agencies are contained in Council's agenda package.


There were no letters of objection with respect to this application.

You also have in your agenda package, the report from Township Planner, Ron Davidson and Mr. Davidson is here to speak to the application on behalf of the Township.


Planner Ron Davidson gave an overview of the application. He advised that the proposed rezoning conforms to the Official Plan and is consistent with the Provincial Policy Statement. The Planner recommended approval.

Persons participating on the zoom meeting wishing to speak with regard to this application were asked to come forward. Nobody did so.

The Mayor thanked everyone for attending and adjourned the Public Meeting.



Scott Mackey, Mayor



Patty Sinnamon, CAO Clerk