

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

Zoning Amendment Application Z04/2020 - Loucks

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 Z04/2020.

The subject lands are located at Part Lot 12 RCP 1039, Geographic Village of Chatsworth, Township of Chatsworth.

The purpose of the Zoning By-law Amendment is to rezone lands to 'R4-x' (Multiple Residential Exception) in order to facilitate the severance of two residential lots and to allow for the construction of four townhouses on each of the new lots. This new zone will provide relief from the 'minimum lot area' provision which requires 0.8 hectares for a four-unit townhouse development. The two proposed lots have areas of 0.4854 hectares and 0.4416 hectares respectively. Certain zoning restrictions would be placed on the rear portion of the two lots in order to protect the adjacent wetland. The retained parcel will be conveyed to the Township, a portion of which will be used for future recreational purposes.

The subject lands are designated 'Secondary Settlement Area' and 'Wetlands' on Schedule A to the Grey County Official Plan. Two Consent applications (File No. B04/2020 and B05/2020) have also been filed in conjunction with this Zoning By-law Amendment application.

The Deputy Clerk confirmed the following;

Notices were sent to all parties within 400 feet of the subject lands on August 27, 2020.

Township staff and commenting agencies were circulated the Notice of An Application for Zoning By-law Amendment on August 27, 2020.

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

- i) County of Grey Planning Department
- ii) Enbridge Gas
- iii) Grey Sauble Conservation Authority
- iv) Historic Saugeen Metis
- v) Township Fire Department
- vi) Township Municipal Drainage Superintendent
- vii) 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 and explained that the proposed amendment would facilitate the construction of two townhouse buildings each comprising four units. The Planner explained that the development conforms to the County of Grey Official Plan and is consistent with the Provincial Policy Statement. He added that this development would be compatible with the neighbourhood and would provide a form of housing that is clearly

needed within the Township. The Planner recommended approval of the rezoning request. Persons participating on the zoom meeting wishing to speak with regard to this application were asked to come forward. Pliny Loucks was in attendance.

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

Zoning Amendment Application Z09/2020 Carmichael

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 Z09/2020.

The subject lands are located at Part Lot 7, Concession 1 WGR Geographic Township of Sullivan, Township of Chatsworth 316820 Highway 6 and 802802 Grey Road 40.

The purpose of the Zoning By-law Amendment is to rezone 1.03 hectares of land from 'A1' to 'C2-1' to facilitate the enlargement of an existing commercial property (Huron Tractor Ltd.); and, to amend the current 'C2-1' zone provisions as they apply to the expanding commercial lot to facilitate a possible future expansion of the business (i.e. building and/or outdoor display area).

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

The subject lands are also the subject of severance (i.e. lot addition) application (File No. B07/2020)

The Deputy Clerk confirmed the following;

Notices were sent to all parties within 400 feet of the subject lands on August 27, 2020.

Township staff and commenting agencies were circulated the Notice of An Application for Zoning By-law Amendment on August 27, 2020.

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

- i) County of Grey Planning Department
- ii) Enbridge Gas
- iii) Grey Sauble Conservation Authority
- iv) Historic Saugeen Metis
- v) Township Fire Department
- vi) Township Municipal Drainage Superintendent
- vii) 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 and explained that the proposed amendment would fulfil a condition of consent involving a lot line adjustment and would also allow for a future enlargement of the existing farm equipment sales and service operation. The Planner explained that the rezoning conforms to the County of Grey Official Plan and is consistent with the Provincial Policy Statement. The Planner recommended approval of the rezoning request.

Persons participating on the zoom meeting wishing to speak with regard to this application were asked to come forward. Myrna Feltis was in attendance.

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

Zoning Amendment Application Z10/2020 Keupfer

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 Z10/2020.

The subject lands are located at Part Lot 30, Concession 8 Geographic Township of Sullivan, Township of Chatsworth 561755 Grey Road 25.

The purpose of the Zoning By-law Amendment is to amend the 'A1' zoning of the subject property to allow for a dog kennel, up to a maximum of 25 dogs.

The lands subject to rezoning are designated 'Rural' 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 August 27, 2020.

Gwen Ebenau whom lives next door submitted concerns and comments around noise & disturbance; waste contamination; inspections to prevent "puppy mill" type activity; and impacts on property values.

Gordon Albright, Rosanne Walker, John & Ellnor VanEck, Ryan & Crystal Hammond are all neighbouring property owners whom strongly oppose the proposed Zoning Application and have submitted concerns and comments around livestock safety; frightening of horses; destruction of property, defecating and tormenting of their own dogs; children safety and barking; elderly neighbours; adequate fencing; inspections to ensure number of dogs, potential puppy mill and the health and well-being of the kennel dogs.

Township staff and commenting agencies were circulated the Notice of An Application for Zoning By-law Amendment on August 27, 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) Enbridge Gas
- iv) Historic Saugeen Metis
- v) Township Fire Department
- vi) Township Finance Department

The Township Clerks Department noted that the Township Kennel By-law only permits Kennels to a maximum of 12 adult dogs. Also the application doesn't note if it is a breeding or boarding Kennel. Recommendation to Council that a Site Plan Agreement be required including the provision of noise mitigation measures.

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

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 and advised that his formal recommendation would be provided in a future report to Council. The Planner advised that some of the concerns raised by the neighbours could be addressed through the Zoning By-law Amendment and a Site Plan Control Agreement.

CAO Patty Sinnamon advised that the Zoning By-law Amendment would need to limit the number of dogs to 12 in order to comply with the Kennel By-law. She also stated that the Animal Control Officer should visit the site and inspect the conditions of the existing building before Council considers the requested Zoning By-law Amendment.

The Planner advised that he would have follow-up discussions with the applicant following which a Planning Report containing a recommendation would be prepared and presented to Council.

Persons participating on the zoom meeting wishing to speak with regard to this application were asked to come forward. No one was in attendance.

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

Zoning Amendment Application Z11/2020 Priebe

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 Z11/2020.

The subject lands are located at Part Lots 18 and 19, Concession 4, and Part of Former Road Allowance Geographic Township of Sullivan, Township of Chatsworth 682545 Sideroad 6.

The purpose of the Zoning By-law Amendment is to adjust the boundary between the 'A1' and 'EP' zones to reflect new engineered mapping; and, to amend the front yard requirement of the 'A1' zone from 15 metres to allow for the placement of the following: a detached dwelling 12.29 metres from the front lot line, an accessory building 6.5 metres from the front lot line and a second accessory building 5.3 metres from the front lot line. The existing dwelling will be removed.

The lands subject to rezoning are designated 'Agricultural', 'Hazard Lands' and 'Wetlands' 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 August 27, 2020.

E.C.King Contracting submitted correspondence noting that they are not in objection to the proposed zoning amendment as they have a reciprocal agreement with the owners.

Township staff and commenting agencies were circulated the Notice of An Application for Zoning By-law Amendment on August 27, 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 Roads Department – May require entrance permit
- 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 and explained that the proposed amendment would allow the owner to replace the existing dwelling with a new home and also erect a garage and a second accessory building. He added the owner had retained an Engineer to work with the Saugeen Valley Conservation Authority (SVCA) to determine an appropriate location for these buildings on the subject property, and that the SVCA was now in support of the proposed development. The Planner explained that the rezoning conforms to the County of Grey Official Plan and is consistent with the Provincial Policy Statement. He recommended approval of the rezoning request.

Persons participating on the zoom meeting wishing to speak with regard to this application were asked to come forward. Terry Priebe was in attendance.

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



Scott Mackey, Mayor



Patty Sinnamon, CAO Clerk