

PUBLIC MEETING

FIVE YEAR REVIEW OF THE OFFICIAL PLAN

South Dumfries Community Centre
7 Gaukel Drive, St. George
Thursday, October 9, 2008
7:38 p.m.

Present: Mayor Eddy, Councillors Schmitt, Powell, Simons, Hodge (8:19 p.m.) and Coleman

Others: Mr. Chris Tyrrell, Mr. John Kennedy, Mr. Steve Gammon and Ms. Nancy Reid, MMM Group Limited

Regrets: Councillors Wheat, Haggart, Atfield, Chambers and Gatward

Staff: Johnston, Pomponi, Moore and Lehmann

Mayor Eddy welcomed attendees to the meeting and noted that initially, staff and MMM had commenced what was intended to be an amendment of the existing Official Plan and that as amendment works progressed, the process became exceedingly more difficult. He noted that the changes required to the existing Official Plan, in order to conform with Provincial Policy Statement, the *Planning Act*, Places to Grow Legislation, etc., were substantial and would have resulted presenting the public with a document much larger and far more confusing than the existing Official Plan. He advised that the draft document has been reorganized in such a way that it flows precisely and is far more user-friendly.

Presentation of Growth Strategy and Policy Directions Report by MMM Group

Mr. David Johnston, Director of Development Services, welcomed attendees to the meeting and reported that representatives of MMM Group Limited would be presenting material with respect to draft Official Plan amendments. The Director reiterated that the regulations contained in Provincial Policy Statement, the *Planning Act*, Places to Grow Legislation, etc. have all combined to make delivering a "surgical amendment" of the existing Official Plan nearly impossible. He advised that where possible, all pertinent sections of the existing Official Plan have been used and combined with the necessary draft changes so that an easy-to-read, understandable document resulted. The Director noted that copies of the draft Official Plan materials, as well as the draft schedules, are available in each of the Customer Service Offices for review or purchase.

The Director introduced Mr. Chris Tyrrell, Manager of Environmental Planning & Design, MMM Group Limited. Mr. Tyrrell welcomed attendees to the meeting and thanked them for their interest in the process. Mr. Tyrrell noted that the presentation material is the first working draft of the revised Official Plan.

Mr. Tyrrell reviewed the six sections of the draft revised Official Plan, as follows:

- Section 1 – Introduction
Sets the policy context and provides a number of broad objectives of the Plan and County.
- Section 2 – County Planning Strategy
Outlines the strategies of the Plan, including: Growth Management, Natural Heritage, Hazard Management, Housing and Economic Development.
- Section 3 – Land Use Designations
Identifies the County's designated land uses and outlines permitted uses and land use polices.
- Section 4 – Infrastructure, Services and Facilities
Sets out the policies related to the provision of infrastructure systems services and facilities, including transportation systems, water and sanitary service systems.
- Section 5 – Implementation and Administration
Identifies the implementation tools available under the *Planning Act* and other statutes to achieve the objectives of the Plan.
- Section 6 – Glossary of Terms
Contains a glossary of terms used in the Plan for consistent interpretation.

Mr. Tyrrell reviewed with attendees what an Official Plan is, as follows:

- document adopted under the *Planning Act* ;
- establishes the County's goals and objectives to manage and direct physical change and the effects on the social, economic and natural environment;
- provides a blueprint for the development of the County over a 20 year time frame;
- main tool used to prevent haphazard growth, environmental problems, agricultural fragmentation and high taxes as a result of poor land use decisions.

Mr. Tyrrell noted that the individual submissions received by County planning staff are in the process of being reviewed by County Council, County staff and MMM Group Limited and that said applications will be reviewed in conjunction with Provincial Policy Statement, the draft Official Plan, the *Planning Act*, etc.

Mr. Tyrrell reported that MMM Group Limited is recommending that before County Council adopts the revised Official Plan, that the draft be first reviewed and commented on by the Minister of Municipal Affairs and Housing.

Mr. Tyrrell reviewed the composition and purpose of the Citizens Advisory Committee and noted that the ten members of the community have been requested to participate in intensive workshops to review specific portions of the draft Official Plan.

Committee Questions and Consideration

Mayor Eddy noted that the County must complete the revised Official Plan and submit it to the Province for review by June of 2009. He further noted that the Province has not limited itself to a timeframe within which it must respond to the County's submission.

Public Questions and Consideration

Mr. Paul Poirier - 432 Branchton Road

Mr. Poirier requested assurances that the public comments, communications, requests, applications, submissions, etc., as received by County, have been retained on file by County staff and will be given appropriate consideration throughout the Official Plan Review process. Mayor Eddy and the Director advised that the public comments, communications, requests, applications, submissions, etc. are being handled with the utmost consideration and are being retained on file for review at the appropriate individual submission review meetings.

Mr. Poirier requested information with respect to lands that are designated as agriculture, but are difficult to utilize for productive agricultural purposes. Mr. Tyrrell noted that the response consistently received from the Province is that although an individual property may not be agriculturally productive, it forms part of a broader agricultural area and therefore needs to maintain that agricultural designation. In response to a comment made by Mr. Poirier with respect to a planning document created by a former township, Mr. Tyrrell requested that Mr. Poirier provide him with some additional background information, following the meeting.

In response to Mr. Poirier's questions regarding the meeting dates scheduled for the individual submission reviews, the Director noted that the meetings are scheduled for the following dates:

- October 30, 2008;
- November 3, 2008;
- November 6, 2008;
- November 13, 2008;
- November 17, 2008

The Director noted that the specific topics of each meeting (general policy, urban settlement boundaries, site specific requests, estate residential, etc.) would be posted on the County website as soon as possible.

Mr. Doug Axford - 295 Brant Road

Mr. Axford expressed concern that if there have been more than 170 submissions received and that there are only five meetings scheduled, there will not be an adequate amount of time at each meeting to fully review the applications.

In response to Mr. Axford's request for information with respect to when the notifications of the meetings would be mailed out, the Director advised that staff is planning to forward the notices two weeks in advance of the respective meetings.

In response to questions from Mr. Axford, Mr. Tyrrell noted that the individual submissions will be reviewed first by staff, on their own merits, and on the basis of pertinent policies. He advised that although MMM has recommended that there be no expansion of urban settlement boundaries, they have no preconceived notions with respect to any of the other individual submissions.

Mr. Dave Thomson

Mr. Thomson expressed concern with the potential for loss of heritage landscape, as a result of development. Mr. Thomson stated that the heritage conservation portion of the draft Official Plan is not broad enough and that it needs to be expanded to include both heritage landscapes and heritage buildings. Mayor Eddy noted that a heritage designation delays the destruction of a heritage building but does not prevent the destruction. He noted that the County encourages tree planting and Mr. Mark Pomponi, Chief Planning Official noted that County Council has approved and adopted guidelines for the designation of heritage trees and landscapes within the County.

In response to questions regarding the St. George cemetery, the Director reported that staff is supportive of the provision of sufficient lands for the expansion of the cemetery in St. George.

Ms. Ella Haley

In response to questions from Ms. Haley, the Director advised that the individual submissions are contained in binders and are stored at the Paris Customer Service Office and that those binders are available for public review. The Chief Planning Official reported that the County has not prepared a natural heritage inventory and that the information contained in the heritage conservation section of the draft Official Plan are the areas identified by the Ministry of Heritage, the Grand River Conservation Authority and the Long Point Region Conservation Authority. Ms. Haley requested that those items be included in the Official Plan.

Mr. Mike Chute – 42 Hammond Road

Mr. Chute expressed concern with what he regarded as errors and inconsistencies on the maps displayed at the meeting and asked if the maps could be corrected. In response, Mr. Tyrrell noted that he is desirous of submitting the most accurate text and maps to outside agencies and requested that Mr. Chute speak with him after the meeting.

Mr. Cole - 252 East River Road

Mr. Cole expressed his frustration with the length of time it has taken for his severance application to have been dealt with.

Mr. Ernest Csetneky – 175 Brant Road

Mr. Csetneky stated his belief that inconsistency exists between the maps being provided at the County's Customer Service Offices and the maps displayed at the meeting. He expressed

concern that he was not contacted with respect to boundary adjustments that directly affect his property. Mayor Eddy noted that the Official Plan is a public process, that there have been a number of public meetings advertised and organized and that the public must make best efforts to apprise themselves of current developments. For clarity, Mayor Eddy noted that the Official Plan deals with designations and that applications deal with zoning.

The meeting adjourned at 8:48 p.m.

Secretary