



Committee of the whole report

Meeting date:	September 8, 2020
Title:	Z03/2020 – OLZEWSKI, Jacek
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That the Committee defer application Z03/2020 until further information is provided by the applicant to support the proposal.

Executive Summary

The applicant has applied to amend the zoning on the subject lands to permit a campground use.

The subject lands have access on Townsend Lake Road.

Background and discussion

The subject property is located south of the intersection of the Glenelg – Holland Townline and Townsend Lake Road on the west side of Townsend Lake Road. The property is municipally known as 475274 Townsend Lake Road.

The site is comprised of approximately 1.69 ha. The subject lands are currently vacant.

The purpose of the zoning by-law amendment is to rezone the subject lands to permit the use of the lands for a private campground. The effect of which will rezone the lands from rural (A2) to rural (A2-419). Exception 419 will permit the use of the lands for a private campground.

The intent of the application is to add a campground as a permitted use on the subject lands.

Legal and legislated requirements

To determine the consistency of the proposal planning staff have conducted a review of the Provincial Policy Statement 2020 (PPS), County Grey Official Plan and the Municipality of West Grey Comprehensive Zoning By-law No. 37-2006.



1. Provincial Policy Statement 2020 (PPS)

Section 1.1.4 of the PPS supports rural areas as being important to the economic success of the Province and quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. The PPS further notes that it is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy. Section 1.1.5.2 of the PPS outlines the type of uses permitted in rural areas, specifically Section 1.1.5.2(b) which permits resource-based recreational uses (including recreational uses). Section 1.1.5.3 supports the promotion of recreational, tourism and other economic opportunities. Section 1.1.5.7 of the PPS further supports opportunities which support a diversified rural economy promoted by protecting agriculture and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

Section 1.1.5.8 requires that new land uses must conform to minimum distance separation (MDS) requirements. Although it does not appear that active livestock facilities are in proximity to the subject lands, information is required from the applicant to confirm this information.

Planning staff are satisfied that the proposed use is consistent with the PPS provided MDS can be met.

2. County of Grey Official Plan

Schedule A of the County Official Plan (OP) designates the subject property as 'rural'. Policy 5.4.1(2)(a) specifically permits resource-based recreational uses. These uses are defined in the OP as those recreational uses where the prime reason for location by their very nature, require certain natural attributes for their location including the availability of large lots or land areas. The definition further states that these uses may include passive and active recreational facilities and associated commercial and residential uses. Such uses are further defined as water-based recreation, campgrounds, lodges / resorts and skiing / snowboarding facilities.

Policy 5.4.2(9) provides a number of characteristics that should be provided for resource-based recreational uses. These characteristics are defined as follows:

- a.) A mix of land uses that support a diversity of uses and opportunities such as residential and commercial activities;
- b.) A built form that integrates and / or establishes lifestyle and / or cultural elements for the public within the development, and when practical, contributing to existing trails, cultural landscapes, cultural events, or outdoor activity within the County;
- c.) A built environment that provides meaningful visual and physical access to nature throughout the site;



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- d.) Where viable, integrating low impact development techniques for the land use planning, urban design and engineering approaches to manage stormwater throughout the site arrangement and design, green infrastructure, and on-site natural features; and
- e.) Onsite public education / interpretive information about the locations' unique nature resource.

It is the opinion of planning staff that the application has failed to address these characteristics appropriately. Although resource-based uses are permitted within this designation, each application must be assessed on their own merits. There is insufficient information at this time for the application to be adequately assessed.

In addition to the above, County planning staff have noted that policy 8.9.1 of the plan has not been addressed to demonstrate that appropriate servicing can be provided to the site.

3. The Municipality of West Grey Comprehensive Zoning By-law 37-2006
In order to further assess the proposal and whether it maintains the general intent and purpose of the zoning by-law further information is required.

In agreement with those comments provided by County planning staff a site plan application would be required following the successful approval of a zoning by-law amendment. This agreement would specify parameters associated with the site which will be assessed once further information is provided by the applicant. This agreement would further be registered on title to the property.

Planning staff are not satisfied that the applicant has provided sufficient information to meet the policies in the County OP at this time.

Financial and resource implications

None.

Staffing implications

None.

Consultation

- County of Grey Planning and Development Department
- Saugeen Valley Conservation Authority

Alignment to strategic vision plan

Pillar: Build a better future
Goal: Invest in business
Strategy: Take a co-operative approach to development

Attachments

- County of Grey Planning & Development Department comments
- Saugeen Valley Conservation Authority comments

Next steps

That the Committee defer application Z03/2020 until further information is provided by the applicant to support the proposal. The following information is required by the applicant to proceed:

1. A Planning Justification Report (addressing the applicable policies from the Province and the County, in addition to the requested amendment's merit with respect to the Municipality's zoning by-law).
2. An Engineering Report (addressing servicing, stormwater, and surface drainage).
3. A Site Plan (which should incorporate the recommendations of the Engineering Report).
4. An Environmental Impact Study (if requested, based on the findings of the above reports).
5. Traffic and / or an Acoustical Assessment (if deemed necessary based on the findings of the above reports).

Respectfully submitted:



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