

**Township of Chatsworth Planning Committee
Minutes
Wednesday April 18, 2018
6:30 P.M.**

Members Present:

Chair Mayor Bob Pringle
Member Brian Gamble
Member Shawn Greig
Member Elizabeth Thompson

Members Absent:

Member Scott Mackey

Staff Present:

Township Planner: Ron Davidson
Secretary-Treasurer: Nicole Martin

1. Call to Order

Chair Pringle called the meeting to order at 6:30 p.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 January 3, 2018. Carried

4. Planning Committee Public Meeting

4.1 Zoning amendment Z02/2018

Part Lot 32, Part Lot 33, Plan 126, Geographic Township of Holland, Township of Chatsworth – Katherine Parker

Public in Attendance

Katherine Parker

Township Planner Ron Davidson explained that the purpose of the Zoning By-law Amendment was to change the zoning of a property in Holland Centre from 'C1' to 'R1' in order to permit the use of the entire structure as a detached dwelling. He provided an overview of the proposed Zoning By-law Amendment including a review of the Amendment within the context of the Grey County Official Plan and the Provincial Policy Statement. He also read the comments received from the various commenting agencies.

No concerns were raised by the Committee or any member of the general public. Following a brief discussion by the Committee, it was:

Moved by Shawn Greig
Seconded by Brian Gamble

Be it resolved that the Zoning application Z02/2018 for Part Lot 32, Part Lot 33, Plan 126 Holland be approved. Carried

4.2 Zoning amendment Z01/2018

Part Lot 22, Concession 4, in the former Township of Sullivan, now the Township of Chatsworth - Leari Holdings Ltd.

Public in Attendance

Larry Freiburger
Paul Seibel
Sam Folkerson
Loreen Freiburger
Susan Seibel
Gary Seibel
Larry Folkerson
Ann Marie Lennic
Jim Lennie
Rosemary Sokolowski
Bill Brydges
Ramona Brydges
Marg Fidler
Ann Marie Ferraro
Paul Ferraro
Val Slomke
Jeff Slomke
Keith Dietreh
Paul Patton
Darren Foster
Rick Nicholls
Matt Nelson
Susan Brenner
Tony Brenner

Chris Sherman
Lois Birnie
Maria Sir
Mike Sedlezky
Kevin Haxell
Sandi Holland
Chris Bults
Ron Bults
Cindy Moore
Dan Moore
Donna Kral
Doug Kral
Doreen Wagner
Sue Wagner
Wayne Wagner
Kelly Coates
Susan Hayes
Steve Meyer
Wayne Hinkele
Lee Hanna
Eric Friderici
Brogan Cook
Shirley Lalonde
Maria Lalonde
Irene Brandon
Brad Law
Martha Hicker
Neil Bouius
Ruth Bouius
E. Flewelling
Celeste Eickholdt
David Ellingwood
Carol Law
Nick Law
Dave Nelson
Leanna Struyk
Rick Struyk
I. Bajnok

Township Planner Ron Davidson explained that the purpose of the Zoning By-law Amendment was to amend the 'A2' zoning of a portion of the subject property to allow for a private campground comprising nine campsites. He provided an in-depth explanation of the proposed Zoning By-law Amendment including a basic review of the Amendment within the context of the Grey County Official Plan and the Provincial Policy Statement. Mr. Davidson also read the correspondence received from the various commenting agencies and

summarized the comments submitted by the general public. He concluded his presentation by advising that a follow-up Planning Report, complete with a recommendation, would be prepared and discussed along with the draft Zoning By-law Amendment at a future Council meeting.

David Ellingwood of Cuesta Planning Consultants, the Planning Consultant acting on behalf of the owners of the subject property, provided a brief review of the development's compliance with the relevant policies of the County Official Plan and the Provincial Policy Statement. He advised that an electrical permit for the installation of hydro services to each of the nine campsites had been received.

Matt Nelson of GM BluePlan Engineering, the Engineering Consultant representing the subject land owners, provided a provided a brief overview of his servicing report.

Leanna and Rick Struyk, the owners of the subject property, stated that their family and friends had been camping in commercial campgrounds in the past but found it difficult to book enough campsites in a group setting, and therefore they had decided to host camping for friends and relatives on their own property at McCullough Lake. They stated that they weren't aware that the Zoning By-law did not allow for private camping. The Struyks also advised that the greatest number of people to have camped on their property last year was 30. They also stated that the people camping on their property never use McCullough Lake for swimming, boating or any other purpose.

Lee Hanna advised that he wasn't aware that the campground was being constructed. He stated that the campground causes no harm and should be allowed.

Brogan Cook stated that he owned an adjacent property and finds the campground to be acceptable.

Nick Law spoke against the application and asked for clarification regarding their right to appeal. Mr. Davidson attempted to answer Mr. Law's questions.

Celeste Eickholdt raised several concerns regarding the campground, including:

- transients have disregard for public safety;
- a campground is incompatible with residential uses; and,
- the environment around McCullough Lake needs to be protected.

Irmajean Bajnok, president of the McCullough Lake Cottagers' Area Association, provided a power point presentation outlining the concerns of the property owner's association, which included:

- potential health hazards regarding sewage run-off;
- increased garbage;
- potential decrease in property values;

- regular policing of campground, meaning increase in taxes;
- does not appear to be a private campground since the property is registered in a company name;
- over use of lake by swimmers and boaters;
- increased noise;
- increase air pollution
- the engineering report's requirement for a septic system doesn't reflect the system that was recently installed;
- the SCVA's revised hazard land mapping renders much of the land inaccessible for a septic system;
- the illegal construction and use of the campground downplays the severity of breaking by-laws;
- approval of this By-law would be precedent setting;
- what is the value added to the Town from a tax perspective?;
- how will the well be regulated?

Paul Seibel raised the following concerns:

- campground is not resource-based;
- proposed use affects the financial well-being of the municipality;
- septic system can't fit within the area to be rezoned;
- "spot zoning" represents poor planning;
- the owners have had blatant disregard for the law;
- the campground is incompatible with the area's land uses;
- the campground will impact on property values; and,
- temporary trailers are acceptable, and he doesn't care how many trailers are used on site; however, by providing septic, water and hydro hookups, the use becomes permanent and he is opposed to permanent camping.

Larry Freiburger asked why the two wetlands in the area haven't been addressed in any of the reports and also raised concerns regarding the significant woodlands on the Struyk property and the adjacent lands. He also asked if test pitting was conducted in support of the engineering work. Mr. Ellingwood advised that the development is in compliance with the woodland policies of the County Official Plan and the Provincial Policy Statement, and stated that he'd look further into the wetland matter. Township Planner Ron Davidson stated that he wasn't aware of wetlands in the area but would also investigate this matter. Engineering Consultant Matt Nelson stated that test holes were dug as part of the septic system review.

Susan Hayes asked if an entrance permit had been granted for the East Park Road access. Darren Foster and Sam Folkerson also asked questions about entrance. Jamie Morgan, Township Operations Manager, stated that this entrance has existed for many years and that a permit to improve the entrance was recently granted. He advised that the entrance has been deemed sufficient.

Paul Patton asked what would happen to this private campground should the owner's sell it. Mr. Stuyk advised that he would sign an agreement to close the campground should his family sell the property. Kevin Haxwell stated that since the property is registered in a company name, the property could possibly be sold by selling the shares in the company without actually changing the name of the owner on the deed.

Eric Federici asked questions regarding the amount of water being used. Mr. Nelson advised that the water usage will be below 50,000 litres per day, and therefore a Permit To Take Water would not be required from the Province. He added, however, that he would confirm the water requirements associated with a nine site campground.

At that time, it was:

Moved by Shawn Greig
Seconded by Brian Gamble

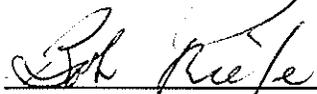
Be it resolved that Zoning Application Z01/2018 for Part Lot 22, Concession 4 Sullivan be received for information. Carried

5. Closure of Planning Committee Meeting

It was:

Moved by Elizabeth Thompson
Seconded by Shawn Greig

Be it resolved that the Planning Committee adjourn at 8:46 p.m. Carried



Bob Pringle, Chair



Nicole Martin, Secretary-Treasurer