

**Committee of the Whole (Planning)
Municipality of West Grey
Minutes of April 9th, 2018, at 1:30 p.m.**

The Committee of the Whole (Planning) met at the Council Chambers with the following members in attendance.

Council Mayor Kevin Eccles, Deputy Mayor John A. Bell, Councillor Bev Cutting, Councillor Rebecca Hergert, Councillor Doug Hutchinson, Councillor Rob Thompson
Absent Councillor Carol Lawrence
Staff: Mark Turner, Clerk; Brent Glasier, Director of Infrastructure and Public Works (during “Lemko Resort Subdivision” discussions)
Also Present: Ron Davidson, Municipal Planner

1) Disclosure of Pecuniary Interest - None

2) Public Meetings - None

3) Other

- 1) Lemko Resort Development Corporation Plan of Subdivision (Plan 1097) – Concession 10, Lots 20 & 21, former Township of Bentinck

The Clerk provided a brief historical background of the Lemko Resort Development Corporation Plan of Subdivision, noting a Subdivision Agreement for this 59-lot subdivision was approved in 1993, and was recently purchased by new owners.

The Clerk stated there is a \$150,000 irrevocable letter of credit provided to West Grey (formerly Bentinck Township) by Lemko, as well as a \$5,000 deposit to cover legal and engineering fees incurred by the municipality as it relates to the subdivision. There was an agreement between the three solicitors acting on behalf of Lemko, the new owners, and West Grey, and the Clerk, for Peter Loucks, solicitor for the new owners, to hold a \$150,000 certified cheque in trust from the new owners to provide to West Grey upon closing of the transaction, as well as providing the \$5,000 rolling fund. Upon receipt of the aforementioned, the Lemko irrevocable letter of credit would be returned by West Grey, and is required to do so within 90 days of the closing of the transaction. However, the Director of Infrastructure and Public Works has discussed this matter further with the new owner as noted below.

The Director of Infrastructure and Public Works reported he met with the new owners last week, as well as Cobide Engineering, representing West Grey. Cobide Engineering will assess if the subdivision roads meet engineering standards at that time. Cobide Engineering is also completing a deficiency list, spot bore hole testing, ditch elevations,

and cross-section of the roads. Cobide Engineering will provide the estimated cost to address any identified deficiencies. The proponents want to develop the subdivision in two phases, as shown by the Director to Committee members. The Director indicated the new owners are proposing to provide a certified cheque in the amount representing the cost to complete the works in the first proposed phase, and to increase this amount by 2%/annum until the required works are completed.

The Director also noted the developer wants to change the street names in the subdivision, and wants to call the subdivision, "Forest Creek Estates". The Clerk will determine the required process for a change in street names.

The Committee asked if there is anything in the agreement that has to be changed if certain requirements don't meet today's minimum maintenance standards. The Director responded that it would be difficult to apply today's standards as the subdivision agreement was registered on title back in 1993.

The Committee directed staff to ensure the transfer of securities happens with input from Cobide Engineering, and to discuss the need for a possible amendment or revision to the site plan agreement with the municipal planner and municipal solicitor.

2) Urias Weber

The Clerk recounted that Council recently approved a site specific zoning by-law (#32-2018) for Urias Weber at Part Lot 69, Lot 70, Con. A, Normanby, having the effect of changing the A3 (Restricted Rural Zone) to the A2 (Rural Zone) to facilitate the possible expansion of a livestock operation. Mr. Weber is now requesting Council consider removing additional lands zoned A3 near the urban area of Mount Forest, including a lot he owns abutting the west side of Grey Road 6.

The Clerk noted, as per the email from Scott Taylor, Grey County Planning Department, that a number of the lots zoned A3 are greater than the 500 metre buffer area from the urban area of Mount Forest.

The Committee directed the Clerk and Municipal Planner to bring back possible options at the next Committee of the Whole (Planning) Meeting for consideration regarding the reduction of the extent of the A3 Zone abutting the urban area of Mount Forest. This can be amended through a Housekeeping By-law. The Municipal Planner will contact the Ontario Ministry of Agriculture, Food & Rural Affairs about the proposed change. One suggested option is to remove the A3 Zone lands A3 west of Grey Road 6 and north of Grey Road 109.

4) **Next Meeting** – not determined to date

5) Adjournment

On motion of Doug Hutchinson and Bev Cutting, the Committee adjourned at 2:28 p.m.

(Signed)
Kevin Eccles, Mayor

(Signed)
Mark Turner, Clerk