

**Committee of the Whole (Planning)  
Municipality of West Grey  
Minutes of December 11<sup>th</sup>, 2017, 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 Doug Hutchinson, Councillor Rebecca Hergert, Councillor Carol Lawrence, Councillor Rob Thompson

Staff: Mark Turner, Clerk

Also Present: Ron Davidson, Municipal Planner

**1) Disclosure of Pecuniary Interest - None**

**2) Public Meetings**

- 1) Zoning By-law Amendment Application ZA-11-17 – Part Lot 31, Concession 10, former Township of Bentinck (Audrey Otter – owner; Ming & Corrine Wong - applicants)

Attendance: Audrey Otter, Ming Wong

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose and effect of the Zoning By-law Amendment is to implement a condition of consent application B07/2017 to rezone the subject lands from the 'A2' (Rural Zone) to the 'A2-378' (Rural Exception Zone) for the enlarged parcel created by severance (lot addition), and to rezone the retained parcel from the 'A2' (Rural Zone) and 'NE' (Natural Environment Zone) to the 'A2-379' (Rural Exception Zone) and 'NE' (Natural Environment Zone), to recognize the deficient lot frontage and area of both parcels. The 'NE' Zone on the retained parcel will be re-delineated as requested by the Saugeen Valley Conservation Authority.

Written comments were received from the Grey County Planning & Development Department, the Municipal Planner, Saugeen Valley Conservation Authority, and The Historic Saugeen Metis.

The Historic Saugeen Metis indicated in an email dated November 3, 2017 that they have no objection or opposition to the proposed zoning by-law amendment application.

The Grey County Planning & Development Department indicated in a letter dated November 17, 2017 that provided positive comments are received from the Conservation Authority, County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated November 30, 2017 that previous comments were provided in a letter to the Municipality dated August 29, 2017, indicating that the SVCA concluded that all of the plan review functions listed in the Agreement have been assessed with respect to this application. The Application for Consent is acceptable to SVCA staff.

The Municipal Planner indicated in his Planning Report dated December 11, 2017 that the requested rezoning implements a decision of the Committee of Adjustment. This amendment has merit and should be approved.

Audrey Otter and Ming Wong indicated support for the proposed zoning by-law amendment application.

**Cutting-Hergert, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-11-17. ... #38-17 Carried.**

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- 1) Zoning By-law Amendment Application ZA-12-17 – Plan 153, Part Lots 20 & 21, Augusta W/S, RP17R995, Part 5 (317 Augusta Street, Ayton), former Township of Normanby (Germania Mutual Insurance Company/BNB Insulation Inc. - applicants)

Attendance: Dan Hill, President/CEO, Germania Mutual Insurance Company

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose and effect of the Zoning By-law Amendment is to implement a condition of consent application B10/2017 to rezone the subject lands from the 'R1A' (Unserviced Residential Zone) to the 'C1' (General Commercial Zone) for the enlarged parcel created by severance (lot addition).

Written comments were received from the Grey County Planning & Development Department, the Municipal Planner, Saugeen Valley Conservation Authority, and The Historic Saugeen Metis.

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal

Planner, and The Historic Saugeen Metis.

The Historic Saugeen Metis indicated in an email dated November 14, 2017 that they have no objection or opposition to the proposed zoning by-law amendment application.

The Grey County Planning & Development Department indicated in a letter dated November 28, 2017 that County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated November 30, 2017 that if development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, is proposed within the Approximate Screening Area associated with their Regulation, the SVCA should be contacted, as permission may be required. The SVCA letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this application, and therefore, the application is acceptable to SVCA staff.

The Municipal Planner indicated in his Planning Report dated December 11, 2017 that the proposal to rezone the subject lands to 'C1' in order to facilitate a future commercial development on the subject property represents good land use planning. In addition, promoting economic development within the urban centres of West Grey is ideal and should be strongly supported.

Dan Hill, President/CEO, Germania Mutual Insurance Company, indicated support for the proposed rezoning, and cited a proposed expansion of the building at their headquarters across the road from the subject property, with the proposed severed (enlarged) parcel to be used for additional parking.

**Bell-Thompson, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-12-17. ... #39-17** **Carried.**

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- 3) Zoning By-law Amendment Application ZA-13-17 – Part Lots 23 & 24, Concession 1 EGR, former Township of Glenelg (AG Holdings Inc. – owner; Jason Tremble - applicant)

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose and effect of the zoning by-law amendment application

is to implement a condition of consent application B11/2017, and to rezone the subject lands described as Part Lot 24, Concession 1 EGR, former Township of Glenelg, Municipality of West Grey, for the amalgamated parcel created by severance (lot addition) from the 'A3' (Restricted Rural Zone) to the 'A3-380' (Restricted Rural Exception Zone). The 'A3-380' (Restricted Rural Exception Zone) will reduce the minimum lot area requirement from 40 hectares to 0.78 hectares, and the minimum lot frontage requirement from 122 metres to 68.5 metres.

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal Planner, and The Historic Saugeen Metis.

The Historic Saugeen Metis indicated in an email dated November 14, 2017 that they have no objection or opposition to the proposed zoning by-law amendment application.

The Grey County Planning & Development Department indicated in a letter dated November 23, 2017 that provided the severed parcel is added to the abutting non-farm residential lot, County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated December 1, 2017 that it has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on or adjacent to the subject property. It is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. The property owner is requested to contact Jody Scheifley, Management Biologist, of the Ministry of Natural Resources & Forestry, for information on how to address this policy. The SVCA also notes that a small portion of the southeastern corner of the property is subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act R.S.O., 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse. If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed within the Approximate Screening Area on the proposed retained parcel, the SVCA should be contacted, as permission may be required. The letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this

application, and therefore, the zoning by-law amendment application is acceptable to the SVCA staff.

The Ministry of Transportation Ontario (MTO) in a letter dated December 4, 2017 indicated that the subject application is not expected to result in an increase to highway access in terms of number of access or traffic generation. Therefore, MTO is supportive of the proposed zoning by-law amendment application.

The Municipal Planner indicated in his Planning Report dated December 11, 2017 that the proposed Zoning By-law Amendment conforms to the County Official Plan and is consistent with the Provincial Policy Statement, and therefore should be approved.

**Hergert-Lawrence, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-13-17. ... #40-17** **Carried.**

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- 3) Temporary Use Zoning By-law Amendment Application ZA-14-17 – Part Lot 23, Concession 6, RP17R7024, Part 1, former Township of Bentinck (Les & Helen Miller)

Attendance: Les & Helen Miller, Bob Miller, Paul & Marion Mader

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose and effect of the Zoning By-law Amendment is to allow the placement of a Garden Suite (granny flat) on the subject property for a temporary period not to exceed twenty (20) years from the date of passing of the by-law. Council may grant extensions to this time period, but such extensions cannot exceed three years at any one time.

Written comments were received from the Grey County Planning & Development Department, the Municipal Planner, Saugeen Valley Conservation Authority, and The Historic Saugeen Metis.

The Historic Saugeen Metis indicated in an email dated November 21, 2017 that they have no objection or opposition to the proposed zoning by-law amendment application.

The Grey County Planning & Development Department indicated in a letter dated November 23, 2017 that provided development takes place within the existing development cluster, County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated November 30, 2017 that it has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on or adjacent to the subject property. It is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. The property owner is requested to contact Jody Scheifley, Management Biologist, of the Ministry of Natural Resources & Forestry, for information on how to address this policy. The SVCA also notes that the southern portion of the property is subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse. The letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this application, and provided the Natural Heritage policies have been appropriately addressed by the applicant, the proposed zoning by-law amendment application is acceptable to the SVCA staff.

The Municipal Planner indicated in his Planning Report dated December 11, 2017 that the proposed garden suite is appropriate in this location. The amendment conforms to the Official Plan and is consistent with the Provincial Policy Statement. Based on the foregoing, the proposal can be approved. It is recommended that Municipality require the owner to enter into an Agreement to deal with the matters associated with removing the garden suite once it is now longer needed.

The Committee asked where the garden suite is being proposed on the property, and if a 10 year period could be considered. The Clerk indicated the garden suite is proposed to be located in the cluster of existing buildings and a 10 year maximum period could be considered by the Committee.

Paul & Marion Mader spoke in favour of the proposed temporary use zoning by-law amendment.

The Committee asked if it is a new modular home being proposed. Les Miller indicated it is a used modular home that would be placed on site, and requested a twenty year period be granted. Mr. Miller indicated their daughter is purchasing the farm.

The Committee requested the proposed temporary use zoning by-law amendment to be amended to include a clause that the garden suite must be located within 50 metres of the cluster of existing buildings.

**Hutchinson-Bell, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-14-17, as amended. ... #41-17 Carried.**

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### **3) Other**

#### 1) Bruce Gilkinson & Al Bringleston, GM BluePlan

Bruce Gilkinson, owner of 226/240 Queen Street, Durham, and Al Bringleston, GM BluePlan Engineering, came before the Committee to discuss the possible need for a record of site condition as part of the approval process for the rezoning required as a condition of consent application B08/2017.

The Municipal Planner provided background information relating to the potential requirement for a record of site condition, and his discussions with Ian Mitchell, Ministry of the Environment and Climate Change (MOECC). The Municipal Planner is waiting for some further information from Mr. Mitchell.

Al Bringleston, GM BluePlan, noted the property is merged as one lot and is currently being used for residential purposes, and therefore, the regulation states the regulatory requirements are based on the current use, being residential, so there are no regulatory requirements for a record of site condition. Mr. Bringleston indicated if there were any adverse soils noted during the building construction stage, then the contractors would notify the owner and soils condition testing would be completed.

The Municipal Planner stated that the property is subject to Site Plan Control. The Municipal Planner added that perhaps completion of the severance requirements could be delayed until the rezoning and site plan agreement are in place, and the building permits are issued. The proposed zoning by-law amendment application could be amended to permit the two 4-plexes on the existing lot.

Mr. Gilkinson indicated the proposed 4-plexes will be built slab on grade.

The Committee indicated it will wait for a response from the MOECC and then consider the zoning by-law amendment, potentially as amended, and

the site plan/site plan agreement.

**Lawrence-Hutchinson, Resolved that, the Committee of the Whole hereby goes into closed session at 3:07 p.m., to discuss an item that relates to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose (DJ Lands Development Ltd. Subdivision). ... #42-17 Carried.**

**Thompson-Cutting, Resolved that, the Committee of the Whole hereby returns to open session at 3:20 p.m. ... #43-17 Carried.**

(Mayor Eccles confirmed that only closed session items identified were discussed in closed session)

**4) Next Meeting** – January 8, 2018, 1:45 p.m.

**5) Adjournment**

On motion of John Bell, the Committee adjourned at 3:21 p.m.

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(Signed)  
Kevin Eccles, Mayor

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(Signed)  
Mark Turner, Clerk