

**Committee of the Whole (Planning)
Municipality of West Grey
Minutes of January 8th, 2018, at 2:25 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) Housekeeping Zoning By-law Amendment

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of this Amendment is to update the Zoning By-law for the Municipality of West Grey by correcting a few errors and omissions that have been detected since the By-law was adopted in 2006 and incorporate new Minimum Distance Separation (MDS) policies as per new Ontario Ministry of Agriculture, Food & Rural Affairs (OMAFRA) guidelines.

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

The Historic Saugeen Metis indicated in an email dated December 8, 2017 that they have no objection or opposition to the proposed housekeeping zoning by-law amendment.

The Grey County Planning & Development Department indicated in a letter dated December 22, 2017 that County planning staff have no concerns with the subject housekeeping zoning by-law amendment.

The Saugeen Valley Conservation Authority indicated in a letter dated December 19, 2017 that in general, the changes proposed are acceptable to SVCA staff. Schedule 27 of By-law No. 37-2006 is proposed to be amended

by changing the zoning of certain lands from 'C6' to 'A3', and from 'A3' to 'C6'. Although no portion of the subject lands are currently zoned 'NE' (Natural Environment), it is the recommendation of SVCA staff that the southern portion of this property be zoned 'NE' in accordance with the hazardous lands as plotted by SVCA staff, on the mapping provided.

The Clerk noted that the initial Housekeeping By-law was also amended to add Schedule 4F to correct another zoning error that indicates the subject property is zoned "Open Space" (OS) whereas it should be zoned "Rural" (A2).

The Municipal Planner indicated support for the proposed Housekeeping Zoning By-law Amendment.

Bell-Lawrence, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves the housekeeping bylaw amendment, as amended. ... #1-18 Carried.

3) Other

1) Bruce Gilkinson & Al Bringleon, GM BluePlan

Bruce Gilkinson, owner of 226/240 Queen Street, Durham, and Al Bringleon, 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 noted he held discussions with the Ministry of the Environment and Climate Change (MOECC) that still did not resolve some of his questions.

AL Bringleon also noted discussions with Ian Mitchell from the MOECC who indicated he was solely responding to the Municipal Planner regarding the exemption in section 15 of O.Reg. 153/04 (Record of Site Condition), that doesn't need to come into play provided the use is currently residential.

The Municipal Planner indicated a Record of Site Condition was not required, but in the Site Plan/Site Plan Agreement, a clause can be included that the engineer would report on any adverse soil conditions when construction occurs.

The Municipal Planner questioned if the property is required to remain as one parcel until a building permit is issued, and if so, the zoning by-law amendment would permit 2 4-plexes on the existing property. Mr. Bringleson indicated the severance can be completed once a building permit is issued for the 4-plex proposed for the southerly lot. The Site Plan Agreement will be required to be registered prior to issuance of a building permit.

The Municipal Planner and Clerk will amend the proposed zoning by-law amendment to permit 2 – 4 plexes on the existing property.

Lawrence-Hutchinson, Resolved that, the Committee of the Whole (Planning) hereby recommends Council approves zoning by-law amendment ZA-09-17, as amended. ... #2-18 Carried.

4) Next Meeting – not determined to date

5) Adjournment

On motion of Rebecca Hergert, the Committee adjourned at 2:56 p.m.

(Signed)
Kevin Eccles, Mayor

(Signed)
Mark Turner, Clerk