

satisfaction of the Saugeen Valley Conservation Authority and Municipality of West Grey.

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 by email dated June 16, 2017 that they have no objection or opposition to the proposed rezoning.

The Municipal Planner noted in his Planning Report dated July 10, 2017 that the proposed rezoning conforms to the County of Grey Official Plan, is consistent with the Provincial Policy Statement, and should be given favourable consideration.

The Grey County Planning & Development Department indicated in a letter dated June 28, 2017 that County planning staff had recommended deferral of applications B01/2017 & B02/2017 due to a number of outstanding questions regarding the Environmental Impact Statement. The County is agreeable to implementing a holding symbol for the retained parcel. County planning staff will consider removal of the zoning provision provided an updated Environmental Impact Statement is completed to the satisfaction of the Saugeen Valley Conservation Authority, Grey County, and the Municipality of West Grey.

The Saugeen Valley Conservation Authority indicated in a letter dated July 4, 2017 that the proposed zoning by-law amendment is acceptable to SVCA staff.

Brian Milne indicated he does not understand the need for the holding symbol, as a building envelope was established on the proposed retained parcel. Ron Davidson indicated there has to be a restriction on the area outside of the building envelope to ensure there is no building activity until a final EIS approved by West Grey and the SVCA.

Ron Torry asked if it is common to apply a holding symbol on properties. Ron Davidson noted it is common when an EIS is required.

Hutchinson-Hergert, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approval of the zoning bylaw amendment. ... #29-17 **Carried.**

2) Zoning By-law Amendment Application ZA-06-17 – Lot 25, Concession 13, former Township of Bentinck (Kyle Kuepfer)

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, Historic Saugeen Metis, Ashley & Matthew Klages (and petition signed by 22 individuals), and the Chief Building Official.

The Historic Saugeen Metis indicated by email dated June 20, 2017 that they have no objection or opposition to the proposed rezoning.

The Municipal Planner noted in his Planning Report dated July 10, 2017 that allowing for a garden suite on this property has merit; however, the mobile home should be located within the cluster of buildings existing on the Kuepfer lot, and not 320 metres away, for a few reasons including those expressed by the neighbours. The Zoning By-law Amendment should only be supported if the mobile home is relocated and the exemption from Section 6.12 c) is removed from the draft document.

The Grey County Planning & Development Department indicated in a letter dated June 29, 2017 that generally garden suites are within the existing building cluster and utilize the same well and septic as the dwelling on the property, this should be considered then making a decision on the subject application. As with any non-farm development in the Agricultural designation, it shall be ensured that Minimum Distance Separation (MDS) formulae can be met. Provided MDS can be complied with and positive comments are received from the Conservation Authority, County planning staff have no further concerns with the above noted application.

The Saugeen Valley Conservation Authority indicated in a letter dated July 5, 2017 that while there is no County-wide mapping of significant wildlife habitat, it has come to the attention of SVCA staff that significant wildlife habitat may be located on or adjacent to the property. The Grey County OP states in part that development and site alteration shall not be permitted within significant wildlife habitat, unless it has been demonstrated that there will be no negative impacts to the habitat or its ecological functions. Given

the site plan circulated with this notice of application, and provided tree clearing is kept to a minimum such that a buffer is maintained around the existing ponds, it is the opinion of SVCA staff that the proposed is not likely to have a substantial impact on the potential Significant Wildlife Habitat affecting the subject property, and an EIS regarding Significant Wildlife Habitat is not warranted at this time.

The SVCA letter further indicated that the Kinghurst West ANSI is located on the northerly portion of the subject property. It is a provincially significant life science ANSI. The proposed development appears to be outside of the ANSI and its adjacent lands. As such, it is the opinion of SVCA staff that an EIS regarding the Kinghurst West ANSI is not warranted for this particular proposal. It has come to the attention of SVCA staff that the habitat of endangered species may be located in the area of the proposed development. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the threatened and endangered species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

The SCVA letter concluded that all of the plan review functions listed in the Agreement have been assessed with respect to this proposal. Provided the Natural Heritage policies mentioned above are appropriately addressed, then this proposed Zoning By-law Amendment will be acceptable to SVCA staff.

Ashley & Matthew Klages submitted a letter dated June 26, 2017, as well as a petition signed by 22 individuals, indicating objection to the proposed zoning by-law amendment. The letter indicated the mobile home is old and unpleasant, and the area around the mobile home is unkempt, and cannot confirm it has a proper well or septic system, or if a building permit was issued. The Klages' are also concerned about potential property devaluation.

The Chief Building Official indicated in an email dated June 30, 2017 that no building permits have been issued for the subject property. A building permit application for a septic system was submitted to West Grey, however, the Building Inspector indicated the use was not legal as it required a zoning amendment.

Committee members questioned if an entrance was approved for the mobile home, and if there is a well and septic system on the property, knowing that a building permit has not been issued to date for a septic system due to the present zoning violation. The Clerk will verify whether or not an entrance was approved by West Grey.

Committee members also questioned if a building permit is required for the mobile home. The Clerk indicated his belief that a building permit is required.

Committee members echoed many of the concerns noted by the Municipal Planner and Ashley & Matthew Klages.

Committee members discussed the possible option of requiring the mobile home to be re-located to the cluster of existing building, and utilizing the original entrance for the single detached dwelling, however, the consensus was to refuse the present by-law.

Hergert-Cutting, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council refuse the zoning by-law amendment. ... #30-17 Carried.

- 3) Zoning By-law Amendment Application ZA-04-17 – Part Lot 7, Plan 500 (209/215 Garafraxa Street South), former Town of Durham (Daniel & Catherine Haggett)

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 change the zoning of lands described as Part Lot 7, Plan 500, Geographic Town of Durham, Municipality of West Grey and shown on reverse of this form from the C1 (General Commercial) Zone to the C1-372 (General Commercial Exception) Zone in order to recognize the detached dwellings existing on the two subject properties.

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 by email dated June 20, 2017 that they have no objection or opposition to the proposed rezoning.

The Municipal Planner noted in his Planning Report dated July 10, 2017 that the proposed Zoning By-law Amendment simply acknowledges an existing

situation and would not negate the possibility of the lands being used for commercial purposes in the future in accordance with the 'C1' permitted uses. The proposal represents appropriate land use planning and should be approved.

The Grey County Planning & Development Department indicated in a letter dated June 29, 2017 that Appendix A of the OP designates the subject properties as 'Wellhead Protection Areas'. Comments were made by the County March 24th, 2017 to connect with a designated Risk Management Official and assess the potential risk of the proposed Planning Act application. At this point in time, if comments were previously received from the local RMO, we have no concern. If not, we recommend speaking to the local Risk Management Official regarding the Wellhead Protection Area. County Housing Department have no concerns. County Transportation Services have no objections to this zoning by-law amendment. Provided comments are/were received from the designated Risk Management Official and arrangements have been made to maintain the shared driveway, County planning staff have no further concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated June 29, 2017 that provided the natural heritage policies are appropriately addressed, then the proposed zoning by-law amendment is acceptable to SVCA staff.

The Risk Management Office submitted a letter dated April 7, 2017 that no policies apply to the activities identified in the application.

Lawrence-Hergert, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends approval of the zoning bylaw amendment. ... #31-17 **Carried.**

3) Other

- 1) Grey County Planning & Development Department – re: Recolour Grey Workshops (County Official Plan)

The County of Grey is seeking input from the Municipality as to whether or not West Grey wishes to hold a Recolour Grey Workshop to gain input from interested stakeholders regarding the proposed County Official Plan.

Committee members requested a Recolour Grey Workshop be arranged to be held at the Durham Arena on Tuesday, September 12 or 26, at 6:30 p.m.

2) Grey County Planning & Development Department – re:
Commercial/industrial small scale uses abutting County Roads

The County of Grey is seeking input from local municipalities regarding the need to ensure improved entrances are completed for small scale commercial or industrial uses proposed on County Roads that requires a zoning by-law amendment. Possible options noted in the County letter included the use of a holding symbol or Site Plan Control.

Committee members requested the Clerk to advise Grey County that West Grey would prefer the use of a holding symbol. The Clerk will also note to the County of Grey that home industries do not require to be rezoned, so it would be difficult to address the possible need for an enhanced entrance.

4) **Next Meeting** – August 17, 2017, 1:30 p.m.

5) **Adjournment**

On motion of Rebecca Hergert, the Committee adjourned at 3:00 p.m.

Kevin Eccles, Mayor

Mark Turner, Clerk