

Draft

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

Draft

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

<u>Council</u>	Mayor Kevin Eccles, Deputy Mayor John A. Bell, Councillor Rebecca Hergert, Councillor Doug Hutchinson, Councillor Rob Thompson
<u>Absent</u>	Councillor Bev Cutting, Councillor Carol Lawrence
<u>Staff:</u>	Mark Turner, Clerk
<u>Also Present:</u>	Ron Davidson, Municipal Planner; Stephanie Lacey-Avon, Planner, Grey County Planning & Development Department

1) Disclosure of Pecuniary Interest - None

2) Public Meetings

- 1) Zoning By-law Amendment Application ZA-06-18 – Part Lot 5, Concession 1, former Township of Normanby (Samuel & Ruth Los)

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the Zoning By-law Amendment is to rezone the subject lands described as Part Lot 5, Concession 1, Geographic Township of Normanby, Municipality of West Grey (313120 Durham Road East), from the 'C5-257' (Hamlet Commercial Exception Zone) to 'C2-386' (Highway Commercial Exception zone). The Amendment is intended to allow for the sale of automobiles on the property, in addition to certain other commercial uses that are permitted in the 'C2' zone including the existing trailer sales establishment. The 'C2' zone is a more appropriate zone for the subject lands. At the same time, certain uses normally permitted in the 'C2' zone will not be permitted, in order to bring the zoning of the same more in line with the 'Agricultural' land use designation that applies to this property according to the County of Grey Official Plan.

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 June 7, 2018 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 June 25, 2018 that the existing and proposed developments are not listed as permitted uses in this designation, nor in the permitted uses under the PPS in prime agricultural areas.

Furthermore, the County Plan does not currently permit small scale commercial and industrial uses in the Agricultural designation, on lands less than 20 hectares in size. The current business on-site was however established under a different County Planning policy framework. At the time when the current business was established, the property was partially within a 'Hamlet' designation, which was a designated settlement area at that time. An updated policy framework now governs the current land designation, and as such, this application can be considered akin to an extension of a legal non-conforming use.

Section 6.8 of the County Plan contains policies on non-conforming uses. Subsection 1 of this section notes that uses which do not conform to this Plan will normally cease to exist in the long term, it is worth noting that the use does not conform to the 'Agricultural' designation of the lands in the County OP. It is further worth noting however that the proposed zoning amendment would remove a number of existing permitted use provisions from the C5 zone, which would generally not be considered in an Agricultural designation, but that were perhaps more palatable when the lands were in a Hamlet designation. The proposed C2 zone would also be restricted so as not to permit the full suite of uses typically considered in the C2 zone. The scoped list of permitted uses would better align with uses found in an Agricultural area.

The proposed development is within 120 metres of the Provincially Significant Wetlands, and is therefore within the adjacent lands for Provincially Significant Wetlands. However, this application is not seeking new buildings on-site or major site alterations. Therefore, County staff generally have no concerns in this regard, but would still recommend comments be received from the Conservation Authority.

Of a general planning nature, the Municipality may wish to apply site plan control to this property, if it is not already applied. The site plan may choose to limit the amount of outdoor sales space on-site, or may also look at fencing or landscaping on-site.

County Planning staff have no further comments on the above noted zoning application, provided: 1. the policies of section 6.8 of the County Plan have been satisfactorily addressed; 2. positive comments are received by the Saugeen Valley Conservation Authority; 3. positive comments are received by the Ministry of Transportation; and 4. that the zoning is scoped to only certain C2 uses as listed in the draft amendment.

The Ministry of Transportation Ontario indicated by email dated June 28, 2018 that as per their April 11, 2018 comments, the property owner needs to make some changes to the site prior to being supportive of the zoning change.

The Saugeen Valley Conservation Authority indicated in a letter dated June 29, 2018 that it has come to the attention of SVCA staff that the habitat of threatened 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 and threatened species, except in

accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNR) for information on how to address this policy. MNR inquires in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca.

The SVCA has advised that portions of the property are 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" in a Regulated Area or alteration to a wetland or watercourse. All of the plan review functions listed in the Agreement have been assessed with respect to this proposal.

The SVCA letter concludes 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 by the Applicant, then this proposed Zoning By-law Amendment will be acceptable to SVCA staff.

The Municipal Planner indicated in his Planning Report dated July 9, 2018 that the proposed Zoning By-law Amendment appears to represent a fair approach to allowing for an automobile sales establishment on the property. The proposed Zoning By-law Amendment should be given favourable consideration.

Hergert-Bell, Resolved that, the West Grey Committee of the Whole (Planning) hereby defers a decision respecting zoning bylaw amendment ZA-07-18 until further communication is received from the applicant indicating the applicant has satisfied the concerns of the MTO . . . #10-18 Carried.

- 2) Zoning By-law Amendment Application ZA-07-18 – Plan 500, Park Pt Lot 7, George N/S (240 Bruce Street North) former Town of Durham (579575 Ontario Ltd. – Don Tremble)

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the Zoning By-law Amendment is to rezone the subject lands described as Part of Park Lot 7, north side of George Street, Plan 500, Geographic Town of Durham (240 Bruce Street North), Municipality of West Grey, from the 'R1B' (Residential) zone to the 'R2' (Residential) zone. The Amendment would allow for the erection of a pair of semi-detached dwellings (one building) on the property.

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

The Historic Saugeen Metis indicated in an email dated June 7, 2018 that they have no objection or opposition to the proposed zoning by-law amendment application.

The Saugeen Valley Conservation Authority indicated in a letter dated June 28, 2018 that in the opinion of SVCA staff, the significant natural heritage features affecting the subject property include Fish Habitat and the potential Habitat of Endangered Species and Threatened Species. SVCA staff is of the opinion that the negative impacts to the lands adjacent to fish habitat as a result of this proposal will be negligible, and they are not recommending the preparation of an Environmental Impact Study.

It has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on and adjacent to the property. 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 endangered and threatened 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. MNRF inquires in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca.

The SVCA letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this application and is acceptable to SVCA staff.

The Grey County Planning & Development Department indicated in a letter dated July 5, 2018 that County Transportation Services has reviewed the above noted file and has no objections to the severance or zoning by-law amendment applications. The second entrance shall require an Entrance Permit and two exemptions for a Class 2 Road from the Director of Transportation Services to be requested at the time of application. The first exemption is for lacking the separation of 150 metres between entrances. The second exemption is for exceeding the number of six entrances on the same side of the road for one kilometre. Provided an entrance permit is obtained from County Transportation Services, County planning staff have no further concerns with the application.

The Planning Report dated July 5, 2018 by Stephanie Lacey-Avon, Grey County Planner, Grey County Planning & Development Department that County Transportation Services has reviewed the subject application and provide the following comments: The second entrance shall require an Entrance Permit and two exemptions for a Class 2 Road from the Director of Transportation Services to be requested at the time of application. The first exemption is for lacking the separation of 150 metres between

entrances. The second exemption is for exceeding the number of six entrances on the same side of the road for one kilometre. Provided the subject lands will continue to be serviced with Municipal services, the proposed severance and zoning by-law amendment will conform to the County's Official Plan and will be consistent with the Provincial Policy Statement. Approval for these two applications should be considered. PPS and County Official Plan promote intensification and therefore this proposal conforms to both.

The Committee of the Whole questioned the Grey County Transportation policies cited regarding entrances in the urban area. The Grey County Planner indicated if these roads became connecting links it would resolve the issue.

Hutchinson-Bell, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-07-18. ... #10-18 Carried.

- 3) Zoning By-law Amendment Application ZA-09-18 – Concession 1 EGR, Pt Div 2, Lot 27, Plan 504, RP16R5753, Parts 1 & 2 (298 Elm Street), former Town of Durham (Kent Charlton)

Attendance: Kent Charlton, Grant Matthews

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the Zoning By-law Amendment is to rezone the subject lands described as Part Lot 27, Concession 1 EGR, Geographic Town of Durham, Municipality of West Grey from the 'C2' (Highway Commercial) zone to the 'C2-388' (Highway Commercial zone). The Amendment would add "mini-storage facility" to the list of permitted uses on the property.

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 June 11, 2018 that they have no objection or opposition to the proposed zoning by-law amendment application.

The Saugeen Valley Conservation Authority indicated in a letter dated June 29, 2018 that it has come to the attention of SVCA staff that the habitat of threatened 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 and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural

Resources and Forestry (MNR) for information on how to address this policy. MNR inquires in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca.

The SVCA letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this proposal, and are acceptable to SVCA staff.

The Grey County Planning & Development Department indicated in a letter dated June 25, 2018 that the subject property is within a Primary Settlement Area and the veterinary clinic use already exists in closer proximity to the pit, than the proposed new lot. The new lot is proposed to be a mini storage facility. Given the nature of this use, and the fact that the existing veterinary clinic is already closer to the pit, County staff perceives that there is not a high potential for increased land use conflicts as a result of this severance and rezoning, provided it remain Highway Commercial or mini-storage in nature. Ensuring that the use of this development is to be commercial in nature, and not for personal storage, County staff have no further concerns in this regard. Transportation Services has reviewed the above noted files and has no objections to the applications.

The Municipal Planner indicated in his Planning Report dated July 9, 2018 that the proposal to amend the 'C2' zone to allow for a "mini-storage facility" on the subject property seems to represent sound land use planning. The amendment conforms to the Official Plan and is consistent with the PPS. Approval of the requested amendment is recommended. It is recommended that Council require a Site Plan Control Agreement to be registered prior to development occurring on the site.

Kent Charlton spoke in favour of the proposed zoning by-law amendment application.

Grant Matthews asked about what "personal use" means. The Municipal Planner indicated it has to be a commercial operation, and cannot be used just to store their own personal effects.

Bell-Hergert, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-09-18. ... #12-18 Carried.

- 4) Zoning By-law Amendment Application ZA-08-18 – Part Lot 12, Concession 1, former Township of Normanby (John & Aline Padfield)

Attendance: John Padfield, Brian Padfield, Axy Leighl, Grant Matthews

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the Zoning By-law Amendment is to rezone the subject lands described as Part Lot 12, Concession 12, Geographic Township of Normanby, Municipality of West Grey

from “A2” (Rural) zone and “NE” (Natural Environment) zone to “A2-387” (Rural Exception) zone, “A2-387-h” (Rural Exception with holding provision) zone and “NE” (Natural Environment). The Amendment is intended to reduce the ‘minimum lot area’ requirement of the ‘A2’ zone from 20 hectares to 13.5 hectares and to identify the building envelope on the subject property. The severance (B14/2017) of the subject property was recently conditionally approved, and the proposed Amendment would fulfill one of the conditions of the conditional approval.

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

The Historic Saugeen Metis indicated in an email dated June 11, 2018 that they have no objection or opposition to the proposed zoning by-law amendment application.

The Saugeen Valley Conservation Authority indicated in a letter dated June 28, 2018 that the zoning by-law amendment is acceptable to SVCA staff.

The Grey County Planning & Development Department indicated in a letter dated June 19, 2018 that section 5.3 of the OP, along with section 1.6.6 of the PPS speak to ensuring new development can be adequately serviced with water and sewer, or on-site private services. Prior to development on the subject property, it shall be ensured adequate servicing can be provided. County Transportation Services has reviewed the above noted file and has no objections to the zoning application. Provided there are no further comments from the local conservation authority, the applicant submits a completed SAR assessment prior to development or site alteration on the entire subject property, and the severed parcel can be adequately serviced, County planning staff have no concerns with the subject application.

The Planning Report dated July 5, 2018 by Stephanie Lacey-Avon, Grey County Planner, Grey County Planning & Development Department, indicated that provided the Septic Inspector is satisfied the severed parcel can be serviced with a private septic system, and that the holding symbol is applied to restrict new development outside of the chosen building envelope, the proposed zoning by-law amendment conforms to the County Official Plan and is consistent with the Provincial Policy Statement. The zoning application could be supported.

John Padfield has submitted an email dated June 11, 2018 indicating that Jody Schiefley, Biologist, with the Ontario Ministry of Natural Resources and Forestry, is satisfied with the completion of the bird study by Mr. Padfield.

Axy Leighl submitted an email dated July 4, 2018 requesting an adjournment for more information to be provided to a wider selection of the community, as he expressed concerns that the severance sign was not posted. The Clerk indicated that he spoke to the West Grey Public Works Supervisor who indicated he did post the severance sign

on the property and that the former property owner, David Morrison, was in attendance when the sign was posted.

John Padfield spoke in favour of the proposed zoning by-law amendment application.

Grant Matthews indicated he spoke to an individual who said he could not get a severance or an entrance, and asked who is going to pay for damage done to his crops by the surveyor. John Padfield indicated he is willing to pay for any damages done by the surveyor. Mr. Matthews indicated his hunting rights have been reduced. Mayor Eccles indicated you cannot hunt on someone else's property unless permission is given.

Axy Leighl noted he had initial objections that have been subsequently addressed by John Padfield and Brian Padfield. Mr. Leighl noted when someone is applying for a severance it should be in front of the severed parcel. Mr. Leighl suggested the municipality consider changing its notice provision so they can be read more easily.

Mr. Leighl asked if snapping turtles are on the threatened or endangered species list. The Grey County Planner indicated she would have to verify whether or not this is the case.

Grant Matthews asked for clarification on the severance. Mayor Eccles indicated the severance is for 30 acres (13.5 hectares).

John Padfield indicated he is willing to provide Mr. Matthews with a copy of the survey based on approval of the zoning by-law amendment application.

Stefanus Castelijjn, a neighbour residing at 182722 Con. 12 Road, stated the key map with the notice of public meeting gave the impression that the rezoning was for all of the property, and noted his concern that the A2 zoning permits a number of uses, including a group home, and want assurances that can only be used for detached dwelling. Mr. Castelihn noted concerns that the Species at Risk (SAR) study was done by the applicant. The Clerk indicated that was the requirement imposed by Jody Schiefley, Biologist with the Ministry of Natural Resources and Forestry.

The Grey County Planner indicated that the zoning by-law amendment would not have to be re-circulated when other permitted uses in the A2 Zone (i.e. group homes, asphalt plants) are eliminated. John Padfield indicated he supports amending the zoning by-law amendment to eliminate group home, wayside pits, quarries, as permitted uses for the subject property.

Hutchinson-Hergert, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-08-18, as amended. ... #13-18 Carried.

5) Zoning By-law Amendment Application ZA-10-18 – Part Lot 11, Concession 2 SDR, former Township of Bentinck (Alisha & David Schwartz)

Attendance: Alisha & David Schwartz, Jim Magwood

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the Zoning By-law Amendment is to rezone the subject lands described as Part Lot 11, Concession 2 SDR, Geographic Township of Bentinck, Municipality of West Grey from the “A1” (Agricultural) zone, “A2” (Rural) zone and “NE” (Natural Environment) zone to the “A1-389” (Agricultural Exception) zone, “A2” (Rural) zone and “NE” (Natural Environment) zone. The Amendment would have the effect of allowing for both existing detached dwellings to remain on the property for a period of 20 years. Recently, a new dwelling was erected on the property with the understanding that the older dwelling would be converted into a storage building. The owners now wish to keep the original dwelling as a “garden suite” to accommodate a family member(s) for up to 20 years.

Written comments were received from the Grey County Planning & Development Department, the Municipal Planner, Saugeen Valley Conservation Authority, The Historic Saugeen Metis, and Denise Baker of Weir Foulds LLP on behalf of Magwood Family Farms et al.

The Historic Saugeen Metis indicated in an email dated June 18, 2018 that they have no objection or opposition to the proposed zoning by-law amendment application.

The Saugeen Valley Conservation Authority indicated in a letter dated June 29, 2018 that it has come to the attention of SVCA staff that the habitat of threatened 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 and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened 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. MNRF inquires in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca.

The SVCA further indicated that If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed within the Approximate Screening Area, 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 proposal. Provided the Natural Heritage policies are appropriately addressed by the applicant, the proposed zoning by-law amendment is acceptable to SVCA staff.

The Grey County Planning & Development Department indicated in a letter dated July 4, 2018 that the Planning Act allows for 'garden suites' but policy states that these structures are intended to be portable and temporary. The dwelling style on the subject property does not seem to be portable in nature although it could be viewed as ancillary to an existing residential structure.

The Planning Act recently came out with policies that speak to secondary units. Part 3, policy 16.3 advises official plans shall contain policies that authorize the use of a second residential unit by authorizing,

- (a) The use of two residential units in a detached house, semi-detached house or rowhouse if not building or structure ancillary to the detached house, semi-detached house or rowhouse contains a residential unit; and
- (b) The use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse if the detached house, semi-detached house or rowhouse contains a single residential unit.

Although the County OP only allows for 10 years, the Planning Act supersedes this and allows for 20 years. Where garden suites are permitted, garden suites shall generally be located within or in close proximity to the existing cluster of farm and non-farm buildings. The Planning Act allows both garden suites (designed to be portable) and secondary suites (permanent in nature). Typically, the County has only allowed one dwelling per property in the agricultural areas except where additional accommodation is needed for farm labour, or through a temporary garden suite. With the changes to the Planning Act however, a secondary suite can now be considered in a primary dwelling or in an accessory building. The current 'dwelling' would not typically be considered an accessory structure. The applicant and the municipality should consider whether or not this application is more akin to a temporary garden suite or a secondary suite. If it is a garden suite, then the municipality may wish to collect securities for the removal of the structure, or removal of habitable space after 20 years. In the Planning Act, 39.1 (1c) also supports municipalities collecting monetary or other form of security for actual and potential costs to the municipality related to the garden suite. Typically, the County does not consider garden suites with separate well and septic systems, but in this case the services already exist for both dwelling units. If this unit is instead to be considered as a secondary suite then some of the above requirements will not be necessary. In either case, the landowner (and future landowners if possible) shall be made aware that the severance of one of these dwellings is not permitted under county or provincial policy, i.e. having two homes on one lot is not grounds for a severance in the Agricultural designation.

Section 5.3 of the OP, along with section 1.6.6 of the PPS speak to ensuring new development can be adequately serviced with water and sewer, or on-site private

services. In general, County would prefer to see a connection between existing water and sewer services. County transportation services have reviewed the above noted file and has no objections to the subject application. Provided the zoning is clear as to whether this is a temporary use under Section 39 of the Planning Act, or a secondary suite under section 34, and the consideration for the impacts/benefits of each have been reviewed, County staff have no further concerns. County staff would however reiterate that the future severance of these two dwellings would not meet County and Provincial policy.

The Municipal Planner indicated in his Planning Report dated July 9, 2018 that the West Grey Zoning By-law was amended a few years ago to allow for a secondary dwelling unit (i.e. apartment) within a detached dwelling in certain areas of the Municipality. The amendment was a result of the Province's enactment of Bill 139 which was intended to encourage the creation of more affordable, rental housing. The Zoning By-law, however, was not amended to allow for a second dwelling unit in the form of a separate detached dwelling, although this matter has been discussed. Most other municipalities in Grey County do allow for a second dwelling on lands in the countryside in certain circumstances.

During the next major update of the West Grey Zoning By-law, consideration should be given to allowing for a second detached dwelling in certain areas of the Municipality. Such zoning should require the dwellings to share a driveway and to be located close to one another (e.g. no further than 50 metres apart) in order to limit the potential impact on adjacent properties. Such second dwellings should also be permanent in nature. However, since mobile homes are not preferred in West Grey outside of mobile home parks, any person wishing to place such a structure on their property should still be subject to a site-specific Zoning By-law Amendment and such amendment should only be valid for up to 20 years.

In the mean time, allowing for the older dwelling to remain on the subject property for up to 20 years does not appear to pose any problems, and therefore should be supported.

The Clerk read a letter dated July 9, 2018 from Denise Baker of Weir Foulds LLP, on behalf of Orland Magwood, Magwood Family Farms, and 1063755 Ontario Ltd., outlining objections to the proposed zoning by-law amendment. Ms. Baker cited the insufficient time of notice that was given for the public to adequately respond; errors contained in the Municipal Planner's Report, questioned the use of the terminology of a "garden suite" noting non-conformity with the Official Plan, Provincial Policy Statement, and Zoning By-law. Ms. Baker requested she be provided with a copy of all decisions made with respect to the application and notice of any further consideration of this application by Council, Committees, or staff.

The Municipal Planner noted it is the first time he has read the letter from Ms. Baker, and indicated he does not agree with some of the points made by Ms. Baker's. The

Municipal Planner indicated the interpretation of the local Grey County Official Plan is interpreted in a specific manner by County planning staff. He advised that the County planning staff have stated in the past that allowing for garden suite on lands designated 'Agricultural' is in keeping with the intent of the Official Plan. The Municipal Planner also noted that the County has acknowledged in the past their "temporary use" policies no longer reflect the "temporary use" section of the Planning Act and have stated on several occasions that approving a 20-year temporary use Zoning By-law Amendment for a garden suite, as allowed under the Act, would maintain the intent of the Official Plan. He added that the intent of Bill 140 was to allow for secondary dwelling units on properties, either in the form an apartment within a detached dwelling or in the form a stand-alone structure, and that this proposal is consistent with Bill 140 and with the Provincial Policy Statement. It was his opinion that the neighbour would not be impacted by allowing for this original farmhouse to remain on the property for a temporary period of time. The Planner concluded his comments by suggesting that the draft By-law be reviewed by staff one last time before presenting it to Council. The Planner suggested that provisions be added to the Comprehensive Zoning By-law to allow for a secondary dwelling unit in the form of a detached dwelling in certain circumstances during the next Zoning By-law update.

David Schwartz spoke in favour of the proposed zoning by-law amendment in order to keep aging parents nearby while retaining some of their independence in a separate dwelling.

Jim Magwood noted support for the letter from Weir Foulds noting objections to the proposed zoning by-law amendment application.

The Committee asked Mr. Magwood how it impacts Magwood Farms. Jim Magwood noted he has concerns with the inconsistency with present planning policies that in the past required the removal of the second dwelling or conversion to an accessory structure, as was initially proposed by the Schwartz'.

The Grey County Planner noted the draft County Official Plan does have a policy to permit two permanent dwellings in rural and agricultural designations in order to promote affordable housing.

The Committee asked when the new Grey County Official Plan will be considered for approval. The Grey County Planner responded that the second draft is in the review and commenting period, however, they now have to wait for the new provincial government, so the new Official Plan may take 6 months to one year to pass.

Jim Magwood mentioned there were some instances where individuals were to abandon a second unit but did not do so.

The Committee of the Whole requested the Municipal Planner to amend the proposed zoning by-law amendment as deemed appropriate for consideration by Council.

Hergert-Hutchinson, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-10-18, as amended. ... #14-18 Carried.

3) Other

- 1) Zoning By-law Amendment Application ZA-05-18 – Part Lot 10, Concession 11, 17R3331, Part 2, former Township of Glenelg (Larry Castro & Marilyn DeGuzman-Castro)

Larry Castro & Marilyn DeGuzman-Castro have requested reimbursement of their zoning by-law amendment fee as the application was withdrawn prior to being circulated.

Mr. Castro and Ms. DeGuzman-Castro submitted a zoning by-law amendment application to permit a mobile home on their 3.5 acre property zoned mainly Natural Environment (NE), with the remainder zoned Rural (A2). The proposed location of the mobile home was in the NE Zone. The zoning by-law amendment application commenced as a result of being informed by the Building Department that it was not permitted. The Municipal Planner and Clerk also noted the proposed use was not permitted and would not likely be supported by Council, however, the applicants proceeded with submitting the application.

After further discussions with municipal staff, the applicants determined to withdraw their application, noting the mobile home will be used as a storage trailer until sold, and they will apply for a permit for a single dwelling in the future.

The zoning by-law amendment application fee was \$1,230.00, including a \$230 fee payable to the Saugeen Valley Conservation Authority (SVCA) for their comments. The zoning by-law amendment application was not circulated as it was withdrawn prior to being circulated, and therefore, the SVCA will not charge \$230.00. The Municipal Planner has billed West Grey approximately \$170.00 for his services relating to this application.

Bell-Thompson, Resolved that, the Committee of the Whole (Planning) hereby recommends Council reimburses \$830.00 of the \$1,230.00 zoning by-law amendment fee paid by Larry Castro & Marilyn De-Guzman-Castro, as a result of their withdrawal of the application prior to being circulated. #11-18 Carried.

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

5) Adjournment

On motion of Rebecca Hergert and Doug Hutchinson, the Committee adjourned at 3:50 p.m.

Kevin Eccles, Mayor

Mark Turner, Clerk