

**Committee of the Whole (Planning)
Municipality of West Grey
Minutes of June 5th, 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 (Housekeeping By-law) – Plan 500, Park Pt Lot 12 & 13 (655 Saddler Street East), former Town of Durham (1872992 Ontario Ltd.)

Attendance: Don Tremble

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 update the Zoning By-law for the Municipality of West Grey by correcting an error/omission that has been detected since the By-law was adopted in 2006, respecting a portion of a subject property described as Plan 500, Park Pt Lot 12 & 13 (655 Saddler Street East), former Town of Durham, Municipality of West Grey. The easterly portion of the subject property was incorrectly zoned M1 (Industrial Zone) as is being changed to the correct zoning, being R1B (Residential Zone).

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 May 10, 2017 that they have no objection or opposition to the proposed rezoning.

The Grey County Planning & Development Department indicated in a letter dated May 17, 2017 that County planning staff recommend placement of a visual buffer between the proposed residential site on the severed parcel and the adjacent warehouse. Grey County long term care staff have no concerns with the subject applications. Provided adequate servicing can be met, County planning staff have no concerns with the subject applications.

The Saugeen Valley Conservation Authority indicated in a letter dated May 31, 2017 that it has come to the attention of SVCA staff that habitat of threatened or 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 (MNR) for information on how to address this policy. Provided the natural heritage policies referenced above are appropriately addressed, then this application will be acceptable to SVCA staff.

The Municipal Planner noted in his Planning Report dated June 5, 2017 that the proposed rezoning is in keeping with the 'Residential' designation on this property. The proposed By-law, intended to correct an error, should be approved.

Don Tremble indicated his support for the proposed zoning by-law amendment.

Cutting-Hergert, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends approval of the zoning bylaw amendment. ... #12-17 **Carried.**

-
- 2) Zoning By-law Amendment Application ZA-17-16 – Part lots 8 & 9, Concession 9, former Township of Glenelg (Christopher Wren & Lisa Guenther-Wren - owners)

Attendance: Chris Wren & Lisa Guenther-Wren

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 severance application B12/2016 to rezone the subject

lands described as Part Lots 8 & 9, Concession 9, former Township of Glenelg, Municipality of West Grey, from the "A2" (Rural Zone) and "NE" (Natural Environment Zone), to the "A2" (Rural Zone), "A2-386-h" (Rural Exception-Holding Zone), and "NE" (Natural Environment Zone) for the severed parcel, and from the "A2" (Rural Zone) to the "A2-386" (Rural Exception Zone), and "A2-386-h" (Rural Exception-Holding Zone), for the retained parcel. The "A2-386" (Rural Exception Zone) recognizes the deficient lot size of the retained parcel. The "A2-386-h" (Rural Exception-Holding Zone) shall not permit any activity such as fill, grading and excavation that would change the land form and natural vegetative characteristics in the "A2-386-h" (Rural Exception-Holding Zone). The Holding Symbol (-h) shall not be removed until an Environmental Impact Study has been completed to the satisfaction of the Saugeen Valley Conservation Authority.

The subject lands are designated 'Rural' and 'Hazard Lands' on Schedule A 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 by email dated May 12, 2017 that they have no objection or opposition to the proposed rezoning.

The Municipal Planner noted in his Planning Report dated June 5, 2017 that the proposed rezoning conforms with the County Official Plan and is consistent with the Provincial Policy Statement. The rezoning request should therefore be given favourable consideration.

The Grey County Planning & Development Department indicated in a letter dated May 31, 2017 that provided 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 May 31, 2017 that the purpose of this proposed Zoning By-law Amendment is to implement a condition of severance application B12/2016 to rezone the subject lands and apply a holding provision to portions of the property that shall not be removed until an Environmental Impact Study has been completed to the satisfaction of the SVCA. This proposed Zoning By-law Amendment is acceptable to SVCA staff.

Chris Wren and Lisa Guenther-Wren spoke in favour of the proposed zoning by-law amendment.

Bell-Hutchinson, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends approval of the zoning bylaw amendment. ... #13-17 **Carried.**

3) Other

- 1) Town of Lakeshore Council – resolution re: Surplus Dwelling Severances in Areas Zoned Agriculture

The Municipal Planner provided Committee members with an explanation of the current policies in the Grey County Official Plan respecting Rural and Agriculture designations. The Municipal Planner noted the Provincial Policy Statement (PPS) does not permit any severances in the Agricultural designation less than 100 acres in size unless it is a surplus farm dwelling for a bona fide farmer, with the retained property being rezoned so that a dwelling cannot be built on it.

The Municipal Planner held discussions with a Town of Lakeshore staff member who indicated Town Council does not feel it is fair that only a bona fide farmer can sever a surplus farm dwelling. The Municipal Planner indicated that in his opinion the Province will not support this request, as it would make it too easy to sever off a property.

The Committee of the Whole asked the Municipal Planner how close does a bona fide farmer have to be from a property in order to qualify for severing a surplus farm dwelling. The Municipal Planner responded that the policy does not specify an exact distance, or and does not specify if the bona fide farmer has to own farm property even within the same municipality or County.

Bell-Hergert, Resolved that, the Committee of the Whole (Planning) hereby recommends Council receive as information, the Town of Lakeshore letter respecting surplus farm dwellings. ... #14-17 **Carried.**

4) Next Meeting – not determined to date

5) Adjournment

On motion of Rob Thompson, the Committee adjourned at 2:06 p.m.

(Signed)

Kevin Eccles, Mayor

(Signed)

Mark Turner, Clerk