

**Draft**

**Committee of the Whole (Planning)  
Municipality of West Grey  
Minutes of June 5<sup>th</sup>, 2018, at 1:00 p.m.**

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

<u>Council</u>	Mayor Kevin Eccles, Councillor Bev Cutting, Councillor Rebecca Hergert, Councillor Doug Hutchinson
<u>Absent</u>	Deputy Mayor John A. Bell, Councillor Carol Lawrence, Councillor Rob Thompson
<u>Staff:</u>	Mark Turner, Clerk. Brent Glasier, Director of Infrastructure and Public Works – during John Welton Custom Homebuilding Ltd. Public Meeting)
<u>Also Present:</u>	Ron Davidson, Municipal Planner (during “Other” items); Scott Taylor, Senior Planner, Grey County Planning Department (for item #2, representing West Grey due to the Municipal Planner having a conflict on this item)

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

**2) Public Meetings**

- 1) Zoning By-law Amendment Application ZA-04-18/Grey County Plan of Subdivision Number 42T-2018-05 – Part Lot 24, Division 2 & 3, Concession 1 EGR, former Township of Glenelg (John Welton Custom Homebuilding Ltd. – owner; Loft Planning Inc. - agent)

Scott Taylor, Senior Planner, Grey County Planning Department, spoke on behalf of the Municipality of West Grey noting the Public Meeting is for Zoning By-law Amendment Application ZA-04-18 and Grey County Plan of Subdivision Number 42T-2018-05, to permit a 247 lot plan of subdivision comprised of 123 detached dwellings, sixty semi-detached dwellings, 64 townhouses, roads, stormwater management, and open space.

Mr. Taylor informed those present how notice was given in accordance with the Planning Act regulations, noting all documents relating to these applications are available on the Grey County website, or available for viewing at the Grey County of West Grey Municipal Offices. Mr. Taylor noted the appeal process to the Planning Tribunal. No decisions will be made today respecting the applications, however, individuals must make a request in writing if they wish to be informed of future meetings regarding the proposed subdivision.

Mr. Taylor reported comments were received from the Historic Saugeen Metis; Saugeen Valley Conservation Authority (SVCA); Union Gas Limited; Enbridge Gas Distribution; Hydro One Networks Inc.; Canada Post; Robert Halpin; and Mac Galbraith.

The Historic Saugeen Metis indicated in an email dated May 1, 2018 that they have no objections or opposition to the proposed development.

Enbridge Gas Distribution indicated in a letter dated April 26, 2018 that they do not currently have gas piping in the immediate area, and provided contact information to arrange for natural gas servicing to this development. Union Gas Limited requested that as a condition of final approval that the owner/developer provide necessary easements and/or agreements required by Union Gas for the provision of gas services for this project, in a form satisfactory to them.

Canada Post in an email dated April 24, 2018 noted a number of conditions regarding the placement of Community Mailboxes by the developer.

Hydro One Networks Inc., in an email dated April 30, 2018 indicated they have reviewed submitted documents and have no comments or concerns at this time.

The SVCA indicated in a letter dated June 4, 2018 that the Natural Heritage Environmental Impact Study (EIS) and the Preliminary Stormwater Management Report are acceptable to staff. The overall Lot Grading Plan for the subdivision should demonstrate that new development is protected from existing surface drainage issues, and that new development will not create new, or aggravate existing, surface drainage issues. The SVCA required the following conditions of draft plan approval: final stormwater management plan; lot grading plan; EIS; sediment & erosion control plan; and entering into a Subdivision Agreement to the satisfaction of West Grey and SVCA. The SVCA is of the opinion that the proposed plan of subdivision and zoning by-law amendment are acceptable to staff.

Robert Halpin, abutting property owner, indicated some concerns with the proposed development further increasing flooding on his property.

Scott Taylor provided a Planning Report to the Committee of the Whole (Planning). Mr. Taylor noted the purpose of the application; the current use of the subject lands and surrounding lands; the special studies required and submitted; and an analysis of the planning and legislative issues from a Provincial, County, and Municipal perspective. Mr. Taylor concluded his report with a recommendation to receive the report for information at this time, and a future report with a final recommendation including a more comprehensive planning analysis will be submitted to the Committee for further discussion and direction.

Kristine Loft, Loft Planning Inc., gave a powerpoint presentation of the proposed Sunvale Homes/John Welton Custom Homebuilding Ltd., Plan of Subdivision. The proposal is for a 247 lot plan of subdivision on an approximate 18 hectare parcel. Mixed residential unit types are proposed including 123 detached dwellings, 60 semi-detached dwellings, and 64 townhouses. Ms. Loft cited the technical reports completed including an Archaeological Impact Assessment, Functional Servicing Report, Natural Heritage Environment Impact Assessment, Planning Justification Report, Stormwater Management Report, and Traffic Impact Study.

Ms. Loft noted the plan of subdivision will be serviced by municipal water and sewers. The property is proposed to be rezoned from FD (Future Development) and Open Space (OS) to Residential (R2-383). The zoning exception will reduce certain setback requirements in order to allow a wider range of unit types in a more compact form, increase the range of affordable styles, and achieve density targets.

Don Tremble, 55 George Street, Durham, spoke in favour of the proposed plan of subdivision, noting he encouraged John Welton to develop this property. Mr. Welton wants to use local people to construct his development. Mr. Welton develops in Orangeville, Collingwood, and Waterloo, and other areas. Mr. Tremble indicated he hopes to be able to build some of the dwellings, and cited the resulting increase in the tax base that will result from the completion of the plan of subdivision.

Kari Elvidge, 283 Durham Road East, noted a concern that there is no park space being proposed for the development, and believes it is necessary for the proposed size of the development.

Joerg Weller, Cedarwell Excavating, indicated support for the proposed plan of subdivision, having worked with Mr. Welton on residential development in Orangeville. Mr. Weller cited the economic benefits to the area and to his firm as well as the proposed contractor for the plan of subdivision.

Robert Halpin reiterated his concerns with possible impact of his property on drainage and flooding. Travis Burnside, Cobide Engineering, noted Block 89 has a large stormwater management pond that will be getting the majority of stormwater runoff, in accordance with SVCA regulations. Mr. Burnside noted his work is based on design storms and historical rainfall data.

The Committee mentioned that at the south end of the project there is a storm drain going across Durham Road East through SVCA Conservation Area, with some properties that are very low, and asked if this storm drain will still be required. Travis Burnside indicated there will still be some water directed to this area but no more than pre-development. Mr. Halpin asked if time shows that drainage does impact his property what recourse will he have. Kristine Loft noted the preliminary stormwater management plan was submitted to the SVCA, and the Authority has indicated support for the plan contingent upon final approval of the subdivision. Ms. Loft indicated the developer would have to adhere to these regulations. Cobide Engineering is aware of Mr. Halpin's concerns, and if there are issues, the first contact would be to the owner of the property. Mr. Halpin stated the water crosses directly across his yard.

The Committee questioned in lieu of parkland dedication money, is there an opportunity to change the plan to allow for park space. Kristine Loft noted during pre-consultations with West Grey it was indicated the municipality typically prefers cash-in-lieu.

The Committee questioned if the underground infrastructure will account for future internet needs. Ms. Loft responded that there will be conditions of approval requiring sign-offs from various utilities that would include a sign-off on fibre, if an option. Travis Burnside indicated East Link will provide conduit for internet services.

Kari Elvidge asked if hydro is proposed for above or below ground. Travis Burnside indicated hydro will be below ground. Don Tremble mentioned when the DJ Lands Subdivision was done he placed conduit for internet.

The Committee asked if one area at a time will be developed in phases, or developed in different areas simultaneously. John Welton stated it is in their best interests to significantly finish one phase before starting another phase, but a decision will be made based on discussions with West Grey.

Don Tremble noted when an individual develops, the developer pays 100% of the costs of construction.

The Committee indicated there is likely a residential plan of subdivision that will happen immediately east of the subject property, and asked if this was accounted for stormwater management. Mr. Burnside indicated the other property if developed will also have to establish a stormwater management plan.

Scott Taylor informed the audience of the next steps in the process, indicating he will complete a final report with recommendations to the Committee of the Whole (Planning) or Council, prior to going to County Council. Scott Taylor mentioned if there are further questions, contact municipal staff or Mr. Taylor. Got comments in the next couple of weeks as Mr. Taylor will have to write up a report to County and WG Councils regarding the rezoning and plan of subdivision. Some discussions still have to be held to ensure staff are satisfied with the plans, and perhaps some amendments may be required after discussions are held.

The Committee questioned when the developer is proposing to commence construction of the plan of subdivision. Mr. Welton indicated they would like to commence construction as quickly as they can.

### **3) Other**

- 1) Dave & Alisha Schwartz – Part Lot 11, Concession 2 SDR, former Township of Bentinck – re: proposed two permanent dwellings on their subject property

The Clerk recounted previous discussions with Dave & Alisha Schwartz. The Schwartz' obtained a building permit for a new detached dwelling based on the premise that the existing dwelling would be changed to a storage building, as the West Grey Zoning By-law does not permit two permanent dwellings on a property. The Schwartz' have since changed their mind, and are seeking approval to keep the two permanent dwellings on

their property.

The Municipal Planner noted recent planning legislation encourages municipalities to change their zoning by-laws and official plans to allow secondary dwellings, either in an apartment within a house, which West Grey currently permits, or a second permanent dwelling on a property that West Grey does not currently permit. The Municipal stated he would not recommend permitting two permanent dwellings in urban areas, but perhaps a new zoning by-law could consider a second permanent dwelling once provisions are drafted and approved on lots larger than 5 acres, for instance.

David Schwartz clarified that the existing dwelling was going to be converted to a storage building but now wishes it to be used for their elderly parents. The Schwartz' live on a 40 acre parcel and the two dwellings would be within 150 yards of each other. Mr. Schwartz indicated the original dwelling would not be a permanent dwelling, but would be a garden suite, although he acknowledged it would not meet the criteria for a granny flat as it will not be portable.

The Municipal Planner cited a number of options the Committee can entertain, including a temporary zoning by-law amendment for a temporary use for a period of up to 20 years; or if Council will consider approving a second detached dwelling on a permanent basis, or Council can wait a year to change the existing policy after the Grey County Official Plan is updated. Another option is a Housekeeping By-law that permits two permanent dwellings.

The Committee left it to the Schwartz' to decide whether or not to apply for a rezoning for a second permanent dwelling at this time. The Committee requested the Planner to establish policies to permit two permanent dwellings on a property.

2) Municipal Planning Report – re: Removal of the “A3” (Restricted Rural) Zone Restrictions

The Municipal Planner recommended that the Committee support a proposed housekeeping amendment to delete the A3 Zone provision regarding prohibiting new or enlarged livestock operations, so the A3 Zone provisions are similar to the A1 and A2 Zones. The Committee supported this recommendation, and the Municipal Planner will prepare a housekeeping by-law to that effect.

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

**5) Adjournment**

On motion of Bev Cutting and Doug Hutchinson, the Committee adjourned at 3:08 p.m.

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Kevin Eccles, Mayor

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Mark Turner, Clerk