

Draft

**Committee of the Whole (Planning)
Municipality of West Grey
Minutes of March 12th, 2018, at 1:15 p.m.**

Draft

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

Council Deputy Mayor John A. Bell, Councillor Bev Cutting,
Councillor Doug Hutchinson, Councillor Carol Lawrence,
Councillor Rob Thompson
Absent Mayor Kevin Eccles, Councillor Rebecca Hergert
Staff: Mark Turner, Clerk
Also Present: Ron Davidson, Municipal Planner

1) Disclosure of Pecuniary Interest - None

2) Public Meetings

- 1) Zoning By-law Amendment Application ZA-05-18 – Lot 18, East Part Lot 17, Concession 16, former Township of Normanby (Bev & Susanne Schenk – owners; Gerald & Keri Schenk - applicants)

Attendance: Gerald & Keri Schenk

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 rezone a portion of the subject lands from the "A1" (Agricultural Zone) to the "A1-385" (Agricultural Exception Zone), to permit a garden suite until March 19, 2038, provided the garden suite is located within 50 metres of the principal detached dwelling.

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 February 22, 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 March 1, 2018 that provided building code requirements can be met

and adequate servicing can be provided, County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated March 6, 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 inquiries in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca. 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 March 12, 2018 that the proposed garden suite is appropriate for this location. The amendment conforms to the Official Plan and is consistent with the Provincial Policy Statement. Based on the foregoing, the proposal can be approved. It is recommended that the Municipality require the owner to enter into an Agreement to deal with matters associated with the removal of the garden suite once it is no longer needed.

The Secretary-Treasurer noted that David Martin, a neighbour of the Schenks', indicated by telephone on February 26, 2018 that he supports the proposed zoning by-law amendment.

The Committee asked if the septic and well will be shared. Gerald Schenk indicated it will be shared, and the septic system will be upgraded. Gerald Schenk indicated the mobile home will be behind the implement shed.

Gerald Schenk thanked the Committee for considering the zoning by-law amendment.

Thompson-Hutchinson, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-05-18. ... #6-18 Carried.

3) Other

1) Dennis Foerster

Dennis Foerster came before the Planning Committee to ask for their input regarding a proposal to construct a dwelling that would be serviced with a private sewage system and municipal water on lands described as Lot 18, East Part Lot 17, Concession 16, former Village of Neustadt, being property roll #4205 020 001 11005 0000, owned by Robin Morley.

The Clerk noted that West Grey Comprehensive Zoning By-law Number 37-2006, as amended, and the West Grey Official Plan, requires residential development to be on both municipal water and sewer services. Mr. Morley, the current owner of the property, applied for a rezoning and official plan amendment in 2014, however, Council refused the applications due to the dwelling proposed to be serviced by a private sewage system, although municipal water service is available. Since that time, Council has approved a similar proposal in Neustadt, although the dwelling in question was approved for a private well and septic system. A condition of that approval was the property owner first had to provide a consultants' report that included a cost estimate for the extension of municipal services to that property in order to prove extension of these services was not economically viable.

The Municipal Planner noted he did not support the original official plan and zoning by-law amendment by the Morleys on the subject property as it did not have municipal sewer service available to it.

The Committee noted the FD (Future Development) zoning, and asked if the property can be developed. The Municipal Planner noted it is intended to be developed in the future with municipal water and sewer services. The Committee mentioned if a dwelling is permitted without both municipal water and sewer service, the water/sewer by-law requires connection when services become available. The Municipal Planner indicated it might be prudent to have an Agreement put in place to this effect.

The Municipal Planner indicated a building envelope was established in the zoning by-law amendment for the Steve Lantz property to ensure the property maximized its remaining potential for development.

Mr. Foerster asked what are his next steps for approval. The Municipal Planner indicated the Foerster's have to decide if they wish to proceed with an official plan and zoning by-law amendment, and they would have to hire an engineer to provide a cost estimate for extension of sewer services to prove that the extension of this service is not economically feasible. The Municipal Planner indicated the Foersters may wish to hire a planning consultant as well.

2) Proposed Saugeen Valley Conservation Authority Memorandum of Understanding & Township of Southgate letter re: SVCA MOU

The Committee reviewed the County of Grey's proposed revisions for an agreement as prepared by County staff between the County and SVCA, and the letter from the Township of Southgate.

Both documents recommend that the SVCA continue to provide both natural hazard and natural heritage review for all applications within the SVCA watershed in order to maintain consistency with other CA's and municipalities in Grey County. The recommended motion from Council staff, with a similar recommendation in the Township of Southgate motion, also indicates when providing comments on natural hazards and natural heritage matters that the comments be provided in the context of PPS as well as the County Official Plan and local planning documents.

The Committee deferred any comments until the West Grey representatives on the SVCA Board further discuss this matter with the Board. The Committee indicated the SVCA does not have to comment on Official Plan and Zoning By-law matters, but only on Provincial Policy Statement (PPS) and natural heritage features.

3) Recolour Grey Workshop/Open Houses

Committee members were provided an email from Grey County indicating County staff are holding a workshop on Friday, March 16 from 9:30 a.m. to 11:30 a.m. for municipal councillors and staff in the County Council Chambers to learn more about the proposed Grey County Official Plan and to discuss possible revisions. There are also a number of Open Houses scheduled for the public.

The Municipal Planner noted some of the more significant changes proposed in the County Official Plan, including deleting tertiary settlement areas and incorporating them into secondary settlement areas; agricultural policies proposed to be changed to potentially permit smaller farm sizes if can justify

the viability of the farming operation; changes to small-scale commercial or industrial use policies depending on type; ribbon development policy being removed; severance of surplus farm lot – Minimum Distance Separation (MDS) will no longer apply; if two pits proposed at same time, then both parties will have to do studies collectively to determine cumulative impact; addition of significant valleylands and linkages to natural heritage features; and revised hazard land mapping.

4) Next Meeting – not determined to date

5) Adjournment

On motion of Carol Lawrence and Bev Cutting, the Committee adjourned at 2:05 p.m.

Kevin Eccles, Mayor

Mark Turner, Clerk