

**Committee of the Whole (Planning)  
Municipality of West Grey  
Minutes of May 14<sup>th</sup>, 2018, at 1:00 p.m.**

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 Bev Cutting, Councillor Rebecca Hergert, Councillor Doug Hutchinson, Councillor Rob Thompson
<u>Absent</u>	Councillor Carol Lawrence
<u>Staff:</u>	Mark Turner, Clerk
<u>Also Present:</u>	Ron Davidson, Municipal Planner

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

**2) Public Meetings - None**

**3) Other**

- 1) Proposed Site Plan Agreement – Plan 500, Part Lot 5, Queen W/S (240 Queen Street South), former Town of Durham (property roll #4205 260 004 03700 0000) (Bruce Gilkinson)

The Clerk recounted that the property is subject to severance application B08/2017. The severed and retained parcels will permit one 4-plex building on each property. The property is subject to Site Plan Control, and therefore, a draft Site Plan Agreement with site plan has been completed for review by the Committee.

Mr. Gilkinson was present during discussion of the proposed Site Plan Agreement.

**Bell-Cutting, Resolved that, the Committee of the Whole (Planning) hereby recommends approval of the Site Plan Agreement, upon favourable review by the municipal solicitor. #7-18 Carried.**

- 2) Proposed Site Plan Agreement – Lots 32-35, Concession 3, former Township of Normanby (Parkbridge Lifestyle Communities Inc./Silent Valley Campground

Anita Arancio and Andrew Little from Parkbridge Lifestyle Communities Inc., and their consultant, David Ellingwood, of Cuesta Planning Consultants Inc., attended the Committee meeting to discuss a proposed Site Plan Agreement.

A Site Plan Agreement is required by the present OS-110/NE-110 before any changes are made to the campground. Ms. Arancio indicated Parkbridge is proposing to

demolish the existing recreation hall and construct a new recreation hall (30' x 60'), as well as a new septic system.

The Municipal Planner indicated the Clerk should prepare a Site Plan Control Area By-law for consideration of passing during the May 22, 2018 Council meeting. The Municipal Planner noted the road layout and area of the campground sites will need to be shown on the site plan. Ms. Arancio noted the Saugeen Valley Conservation Authority previously reviewed the proposed site plan, and has indicated support with one minor amendment. The Site Plan Agreement will need to be circulated to the SVCA.

The Committee asked how many units Parkbridge currently has. Mr. Little indicated they are permitted a maximum of 371 campground/trailer sites, however, they are not always full.

The Committee questioned what is the proposed building timeline. Ms. Arancio stated Parkbridge wishes to demolish and build this year if possible.

**Hergert-Bell, Resolved that, the Committee of the Whole hereby recommends Council approves the Site Plan Agreement with Parkbridge Lifestyle Communities Inc., as amended, subject to review and approval by the municipal solicitor and Saugeen Valley Conservation Authority. #8-18 Carried.**

- 3) Proposed Commercial Building/Parking Issue – 132 Garafraxa Street North, former Town of Durham (former Dollar Store property)

The Clerk reported receiving an email from Michael Flor, of Criterium-Jansen Engineers, requesting input from West Grey as to whether or not the owner of the former Dollar Store can obtain municipal approval to park on municipal lands behind the subject property to provide parking for five (5) second-storey apartments above the proposed commercial building at 132 Garafraxa Street North, former Town of Durham.

The Clerk noted tenants or owners of abutting commercial properties also utilize the municipal lands for parking, and there is a right-of-way provided at the rear of the buildings to access the municipal lands for parking. There is also a storage shed owned by the municipality on the subject municipal lands. The Municipal Planner indicated there are no parking requirements for the commercial uses, and he has no issues if there is sufficient parking at the rear of the municipal property.

The Committee requested the Clerk to determine if the municipal storage building is still required, and if not, to remove it to facilitate additional parking spaces. The Committee requested the Clerk to inform Mr. Flor that the municipality cannot provide dedicated parking spaces. The Clerk will verify if the developer has discussed building plans with the Saugeen Valley Conservation Authority.

4) Planning Report by Ron Davidson, Municipal Planner – re: Restrictive Agricultural Zoning Adjacent to Settlement Areas

The Committee reviewed the Planning Report completed by the Municipal Planner concerning restrictive agricultural zoning adjacent to settlement areas. The Municipal Planner canvassed other local planners concerning how their respective municipalities deal with the same issue, with a variety of responses being received, ranging from no restrictions around settlement areas, to similar restrictions present in the West Grey Comprehensive Zoning By-law.

The Municipal Planner cited comments in his Planning Report from the Ontario Ministry of Agriculture, Food & Rural Affairs, that emphasized municipalities should not be placing any restrictions on new or expanded agricultural operations other than through Minimum Distance Separation and Nutrient Management Strategy requirements.

The Committee requested the Clerk and Planner to discuss means of eliminating the A3 (Restricted Rural Zone), and bring back recommendations to the next Committee of the Whole (Planning) meeting.

5) Forest Creek Estates (Former Lemko Resort Development Corporation) Plan of Subdivision (Plan 1097) – Concession 10, Lots 20 & 21, former Township of Bentinck

The Director of Infrastructure and Public Works reported the new owners of the Forest Creek Estates Subdivision are proposing to construct a community sign for the subdivision with the proposed sign to be located on municipal property at the back of the municipal road allowance. The Director indicated there will be no safety issues with the proposed sign.

The Committee indicated a willingness to permit the proposed sign, however, the Committee requested the subdivision owners to bring back a conceptual plan for the sign for consideration, as well as to consider options including providing funding for ongoing maintenance, or purchasing the unopened road allowance.

4) **Next Meeting** – June 5, 2018 (start time to be determined)

5) **Adjournment**

On motion of John A. Bell and Rebecca Hergert, the Committee adjourned at 2:35 p.m.

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(Signed)  
Kevin Eccles, Mayor

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(Signed)  
Mark Turner, Clerk