

**Committee of the Whole (Planning)
Municipality of West Grey
Minutes of November 14th, 2016, at 1:18 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 Doug Hutchinson, Councillor Carol Lawrence, Councillor Don B. Marshall, Councillor Rob Thompson

Absent: Councillor Bev Cutting

Staff: Mark Turner, Clerk

Also Present: Ron Davidson, Municipal Planner; Randy Scherzer, Grey County Planning Director, Scott Taylor, Grey County Senior Planner

1) Disclosure of Pecuniary Interest - None

2) Public Meetings - None

3) Other

1) Jemmet & Gutzke Draft Plans of Subdivision

Randy Scherzer, Grey County Planning Director, and Scott Taylor, Grey County Senior Planner, attended the Committee of the Whole (Planning) meeting at the request of the Municipality of West Grey, to provide information respecting plans of subdivision in West Grey, including the Jemmett and Gutze Draft Plans of Subdivision in Neustadt.

Scott Taylor informed the Committee of the process for applying for a Plan of Subdivision, noting a property owner applies for a draft plan of subdivision through Grey County, and typically, a rezoning approval from the local municipality is also required. Once the required studies are completed and reviewed to the satisfaction of Grey County, local municipality, and Conservation Authority, three year draft approval of subdivision is given by Grey County. If all conditions of draft plan of subdivision approval are completed, final approval of the plan of subdivision is given by Grey County. An extension of draft plan approval of subdivision, typically given annually, can also be requested by the property owner if the conditions of draft plan approval are not met within the initial three year draft plan of subdivision being given.

Mr. Taylor also indicated there was a time that the province was the approval authority, and did not have draft approval of subdivision lapsing dates.

Scott Taylor provided a list of various subdivisions in West Grey that have lapsed, have draft plan approval, or final approval. There are two draft approved plans of subdivision in Neustadt, draft approved in the 1990s, being, the Gutzke and Jemmett Subdivisions. Both the Gutzke and Jemmett Subdivisions have lapsing dates, however, there have been numerous extensions since being given draft approval. The Boyd (JT Excavating) Subdivision in Durham recently was approved for a two year extension of draft plan approval, and also was recently rezoned to Residential.

Randy Scherzer reported that he, along with Scott Taylor, the Municipal Planner, and the Clerk, met with Mr. Gutzke and his planner last Thursday, and are hopeful the property owner will pursue meeting the conditions of draft plan approval, as the Grey County Planners, Municipal Planner, and Municipality, want to see development happening in Neustadt.

The Grey County Planning Director indicated the Nellie & Phillip McDonald subdivision doesn't have a lapsing date, but there is an option for placing a lapsing date on this draft plan of subdivision. Mr. Scherzer also noted there are hazard lands on this plan of subdivision, and different ownerships of parcel that limits the potential for developing this draft plan of subdivision.

Randy Scherzer indicated that typically, extensions of draft plan of subdivision may not be considered for approval, when there is a servicing capacity, or when there is an issue of the draft approved subdivision not meeting current standards. Mr. Scherzer indicated there is no appeal rights if it is decided not to extend draft plan of subdivision approval. A property owner would have to re-apply for draft plan of subdivision if it lapses.

The Grey County Planning Director indicated the Gutzke Subdivision was red-lined in 2013 to provide for some townhouse units, meets current policies, and has updated conditions, noting his hope that the developer will meet these conditions.

Mr. Scherzer indicated the Jemmett Subdivision has a lapsing date, and there has been little activity respecting this draft plan approved subdivision. Mr. Scherzer suggested a meeting be held with Mr. Jemmett and Grey County & Municipal Planners, and Clerk, to discuss the status of the subdivision.

The Grey County Planning Director reiterated that the Boyd (JT Excavating) draft plan of subdivision recently obtained rezoning approval, and anticipates development on this property in the near future. The Clerk noted the developer is working on a Site Plan Agreement.

Mr. Scherzer suggested the Municipality may wish to consider a lapsing date for the Nellie & Phillip McDonald due to previously noted limitations.

The Committee asked if Grey County or West Grey are holding up the Gutze Subdivision. Mr. Scherzer responded that Grey County or West Grey are not holding up the Gutzke Subdivision, as it is the developers responsibility to obtain clearance from West Grey, Grey County, and the Saugeen Valley Conservation Authority, by addressing draft plan conditions.

The Committee asked if plans of subdivision have to meet all the same conditions, regardless of the age of the subdivision. Mr. Scherzer responded that typically plans of subdivision have the same conditions, depending on site features. Mr. Taylor stated that some of the older plans of subdivision, such as the Nellie & Phillip McDonald draft plan of subdivision, may come with slightly different conditions, as more recent conditions for draft plans of subdivision are heavier upfront such as the number of required studies.

The Committee asked if it is common not to extend draft plans of subdivision. The Grey County Planning Director indicated it is not commonplace to withdraw draft approval, as it is usually done at the request of the owner if the owner doesn't want to continue with the subdivision. It is the responsibility of the owner to request extensions, and if the subdivision lapses, the owner will have to go through the process all over again and meet current conditions. Mr. Scherzer indicated Grey County only typically provides for one year extension of draft plan approval in order to encourage development.

The Committee of the Whole requested that a meeting be arranged with the developers associated with the Jemmett Subdivision and Nellie & Phillip McDonald Subdivision, and the Grey County Planner(s), Municipal Planner, and Clerk, to discuss the status of their draft plans of subdivision.

2) Proposed Zoning By-law Amendment – Shipping Containers

The Municipal Planner reported that the draft Zoning By-law Amendment respecting shipping containers was a result of the Municipal Planner and Clerk obtaining sample bylaws from a number of municipalities, and tailoring the proposed zoning by-law amendment to include past direction from

Council on what to include in the draft by-law.

The Committee of the Whole questioned the screening/fencing provisions in the draft by-law. The Municipal Planner responded that it is a difficult issue to address given the height of shipping containers.

The Committee of the Whole asked about the proposed limit of two shipping containers. The Clerk indicated this was the direction given by the Committee during previous discussions respecting shipping containers. The Committee of the Whole asked for confirmation that the proposed zoning by-law amendment would not permit shipping containers in Residential Zones, and the Municipal Planner confirmed this is the case.

The Committee of the Whole discussed the possible inclusion of truck bodies, trailer and transport trailers as permitted uses, with any combination, including shipping containers, on a permissible property being limited to two in total. The Committee of the Whole noted the proposed maximum height might have to be changed if truck bodies, etc., are to be permitted.

The Committee of the Whole requested the Municipal Planner and Clerk to amend the proposed zoning by-law amendment to include truck bodies, trailer and transport trailers, as permitted uses, with tires to be removed, and these uses to have the same maximum lengths and widths as shipping containers. The Committee of the Whole also requested the minimum size permitted for the proposed permitted uses to be reduced from 5 acres to 2 acres. The revised draft zoning by-law amendment will be brought back to the December 12, 2016 Committee of the Whole (Planning) meeting for consideration.

3) Negar Motamed-Khorasani & Timour Savine

Negar Motamed-Khorasani & Timour Savine, owners of Part Lot 9, Concession 10, former Township of Glenelg (503860 Grey Road 12), sent an email dated November 8, 2016 requesting West Grey to permit the use of two shipping containers on their property used for storage purposes only while they complete repairs to the dwelling.

The Committee of the Whole requested staff not to pursue any by-law enforcement or property standards enforcement respecting the shipping containers on this property, or other properties that have no more than two shipping containers/truck bodies/tractor trailers used for storage purposes on lots with zoning that would permit the shipping containers in the proposed shipping container by-law.

5) Next Meeting – December 14, 2016, 1:15 p.m., West Grey Municipal Office

6) Adjournment

On motion of Doug Hutchinson, the Committee adjourned at 2:40 p.m.

(Signed)

Kevin Eccles, Mayor

(Signed)

Mark Turner, Clerk