

Draft

**Committee of the Whole (Planning)
Municipality of West Grey
Minutes of October 11th, 2016, at 2:00 p.m.**

Draft

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 Carol Lawrence, Councillor Rob Thompson
Absent Don B. Marshall
Staff: Mark Turner, Clerk
Also Present: Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Public Meetings
 - 1) Zoning Bylaw Amendment Application ZA-12-16 (B06/2016) – Concession 1 EGR, Part Lot 24, Pt. Div. 2 & 3, RP16R9070, Part 1 (323019 Durham Road East/324 Durham Road East), former Township of Glenelg (Galbraith/Welton/Tremble)

Attendance: Peter Follett, Lisa Klenavic, Mary & Dale McKean

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the Zoning By-law Amendment is to rezone the subject lands from the 'R1B-175' (Residential Exception Zone) to the 'R1B' (Residential Zone) to implement a condition of consent application B06/2016. The subject lands are designated "Residential" on Schedule A to the Municipality of West Grey Official Plan.

Written comments were received from the Grey County Planning & Development Department, the Municipal Planner, Saugeen Valley Conservation Authority, the Historic Saugeen Metis, Bluewater District School Board, and Peter Follett.

The Historic Saugeen Metis indicated in an email dated September 16, 2016 that they have no objection or opposition to the proposed rezoning.

The Bluewater District School Board indicated in an email dated September 19, 2016 that they have no objection or opposition to the proposed rezoning.

The Grey County Planning & Development Department indicated in a letter dated October 5, 2016 indicated that Transportation Services have reviewed the above noted file and have no objections or concerns to the Zoning By-law Amendment. 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 September 29, 2016 that the proposed Zoning By-law amendment is acceptable to SVCA staff.

The Municipal Planner noted in his Planning Report dated October 11, 2016 that the requested rezoning implements a decision of the Committee of Adjustment. The application has merit and should be approved.

Peter Follett sent an email dated October 3, 2016 indicating a number of concerns regarding the possible future plan of subdivision at the subject property relating to safety concerns, density of development, traffic, property de-valuation, low water pressure, no sidewalks, and potential cost of sidewalks to ratepayers.

The Municipal Planner indicated these concerns will be discussed when an application for a plan of subdivision is submitted to the County of Grey, and corresponding zoning by-law amendment for the proposed plan of subdivision is submitted to the Municipality of West Grey. The Municipal Planner further noted there will be a number of studies required to be completed by the applicant as part of the draft plan of subdivision approval process.

Lisa Klenavic noted she shares the same concerns expressed by her husband, Peter Follett, and indicated she wants to understand the process when the owner applies for a plan of subdivision. The Clerk and Municipal Planner indicated the plan of subdivision process would take at minimum six months for approval, conditional on all plans and studies being previously completed, which they are not at this time. The Municipal Planner noted the type of studies that will be required for a plan of subdivision.

Lisa Klenavic questioned in the meantime if anything else should be happening on the property. Mary McKean noted the owner brought a skid steer on the property overnight and constructed a track for trucks and go-karts for a party held over the weekend. The Committee of the Whole noted if there are noise

problems then individuals can contact the West Grey Police Service. The Municipal Planner noted that some grading of the property is likely permitted without any approvals being required as long as it does not impact on any significant woodlands or environmentally sensitive areas.

The Committee of the Whole indicated West Grey is studying the issue of sidewalks on Durham Road East, and acknowledged there are some concerns with the existing water pressure in the area that may be resolved through the "looping" of water services if, or when, subdivision development commences on the subject property.

Peter Follett indicated there are people on the north side of Durham Road East that are not getting reasonable flows of water Mayor Eccles indicated staff will check the water flow situation. Mr. Follett indicated one of the property owners had to install their own booster pump for water flows.

Dale McKean stated he has voiced his concerns in the past to the Municipality and West Grey Police regarding the speed of traffic on the road, and this is even before a subdivision is being considered. Mayor Eccles indicated he will speak to the West Grey Police Chief about his concerns. Peter Follett noted a number of small villages along Highway 17 have flashing lights indicating speed is excessive.

Hutchinson-Bell, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends West Grey Council approve the zoning bylaw amendment. ... #27-16 Carried.

- 2) Zoning By-law Amendment Application ZA-13-16 (B11/2016) – Part Lot 14, Concession 3 WGR, former Township of Bentinck (Elizabeth Riddell – owner; Jeff Reid & Douglas Riddell – applicants)

Attendance: Jeff Reid, Doug Riddell, Elizabeth Riddell

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the Zoning By-law Amendment is to implement a condition of consent application B11/2016. The effect of the Zoning By-law Amendment is to rezone the subject lands from the 'A2' (Rural Zone) and NE (Natural Environment Zone) to the 'A2-359' (Rural Exception Zone) and NE (Natural Environment Zone) for the enlarged parcel created by severance (Lot addition), and to rezone the retained parcel from the 'A2' (Rural Zone) and NE (Natural Environment Zone) to the 'A2-360' (Rural Exception Zone) and NE (Natural Environment Zone), to recognize the deficient lot areas of both parcels.

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, the Historic Saugeen Metis, Bluewater District School Board,

The Historic Saugeen Metis indicated in an email dated September 26, 2016 that they have no objection or opposition to the proposed rezoning.

The Bluewater District School Board indicated in an email dated September 21, 2016 that they have no objection or opposition to the proposed rezoning.

The Grey County Planning & Development Department indicated in a letter dated October 5, 2016 that provided positive comments are received from the Conservation Authority and an Environmental Impact Study is not required, as well as the land is added to the abutting property, County planning staff have no further concerns with the above noted applications.

The Saugeen Valley Conservation Authority indicated in a letter dated October 5, 2016 that Section 2.8.7 (2) of the Grey County OP allows the County to waive the requirement for the preparation of an EIS. In this instance, SVCA staff are of the opinion that the natural heritage features mentioned above, and their ecological functions, will not be negatively impacted by this proposal lot addition. SVCA staff is not recommending the preparation of an EIS for this application for consent and associated zoning by-law amendment. Should the creation of additional lots on the proposed severed lot be proposed in the future, SVCA staff may recommend the preparation of an EIS at that time. All of the plan review functions listed in the Memorandum of Agreement between the Authority and the Municipality of West Grey relating to Plan Review have been assessed by SVCA staff with respect to this proposal. The application for consent and proposed zoning by-law amendment are acceptable to SVCA staff.

The Municipal Planner noted in his Planning Report dated October 11, 2016 that the requested rezoning implements a decision of the Committee of Adjustment. The proposed reductions in the lot area requirement have merit and should be approved.

Bell-Thompson, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends West Grey Council approve the zoning bylaw amendment. ... #28-16 **Carried.**

- 4) Other - None
- 5) Next Meeting – not determined to date
- 6) Adjournment

On motion of Doug Hutchinson, the Committee adjourned at 2:43 p.m.

Kevin Eccles, Mayor

Mark Turner, Clerk