

**Committee of the Whole (Planning)  
Municipality of West Grey  
Minutes of September 11<sup>th</sup>, 2017, at 1:30 p.m.**

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 Rebecca Hergert,  
Councillor Carol Lawrence, Councillor Rob Thompson

Absent Mayor Kevin Eccles

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-08-17 – Lot 9, Concession 16, former Township of Normanby (Paul & Susan Seifried)

Attendance: Paul Seifried

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 the subject lands to facilitate the severance of a 1.23 hectare lot. The severed parcel will be rezoned from 'M4' (Extractive Industrial) to 'A2-374' (Rural Exception Zone) and would reduce the minimum lot area requirement of the 'A2' Zone from 20 hectares to 1.23 hectares. The 'M4' (Extractive Industrial) Zone that applies to a portion of the retained parcel would be changed to 'A2' (Rural). The 'A1' (Agricultural) Zone and 'NE' (Natural Environment) Zone which apply to the balance of the retained parcel will remain.

Written comments were received from the Grey County Planning & Development Department, the Municipal Planner, Saugeen Valley Conservation Authority, Historic Saugeen Metis, and Mark Dunstan & Kaitlyn Damm.

The Historic Saugeen Metis indicated by email dated August 1, 2017 that they have no objection or opposition to the proposed rezoning.

The Municipal Planner noted in his Planning Report dated September 11, 2017 that the requested rezoning implements a decision of the Committee of Adjustment. This amendment has merit and should be approved.

The Grey County Planning & Development Department indicated in a letter dated August 1, 2017 that provided MDS requirements are met, the license for extraction on the previous pit has been surrendered to the Ministry of Natural Resources & Forestry, and the lands have been properly rehabilitated in accordance with MNR standards, County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated August 29, 2017 that it has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on or adjacent to the subject property. It is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed.

Mark Dunstan & Kaitlyn Damm submitted a letter received on September 8, 2017 noting they have some concerns about the proposal to sever Lot 9 3-083 on Seifried property in Normanby Township. If there is a house built on the severed parcel the occupant may not like or agree with farm work being completed at long hours of the day/night. The use of sprays or fertilizers on our property might also be contested. If a house is built on the severed parcel it could prevent us from building a livestock barn next to that location in the future. There would be certain distance requirements that we would then have to take into consideration.

**Cutting-Hutchinson, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-08-17, as amended. ... #35-17 Carried.**

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### **3) Other**

#### 1) Proposed Expansion of Urban Area of Durham

The Clerk recounted the West Grey Comprehensive Review Report that was completed to justify the expansion of the urban area of Durham, more specifically, the former Galbraith property at the northeast quadrant of Durham.

The Municipal Planner indicated a similar Comprehensive Review Report will need to be done to justify a further expansion of the urban area of Durham, based on past lot consumption, and a determination if there are enough building lots available for a 20 year time frame.

Deputy Mayor Bell noted some of the significant lands developed in West Grey since the last Comprehensive Review Report.

The Municipal Planner clarified that it is based on the number of lots built on, not just the lots that were created and are still vacant.

The Committee of the Whole asked if it make any difference if it is an institutional or residential use being proposed. The Municipal Planner responded affirmatively, noting if institutional uses are needed, then it would be reviewed accordingly. The Municipal Planner stated that institutional uses are permitted in residential zones.

The Municipal Planner suggested a meeting be arranged with County Planners to discuss this matter. The Municipal Planner indicated both the local and County Official Plans would need to be amended.

The Committee of the Whole requested the Clerk and Municipal Planner to arrange a meeting with the Grey County Planners to discuss this issue.

#### 2) Trailer Licensing By-Law

The Committee of the Whole requested the trailer licensing by-law be discussed at the September 25, 2017 Committee of the Whole meeting.

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

#### **5) Adjournment**

On motion of Rebecca Hergert, the Committee adjourned at 1:56 p.m.

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(Signed)  
Kevin Eccles, Mayor

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(Signed)  
Mark Turner, Clerk