Agenda
Municipality of West Grey
Committee of the Whole (Planning) Meeting
Tuesday, April 9, 2019, 1:00 p.m.,
West Grey Municipal Office

Items of Business:

1. Disclosure of Pecuniary Interest

2. Public Meetings - None

3. Other
   - Fabulous Festival of Fringe Film – request for West Grey to sponsor The Fabulous Festival of Fringe Film application for a Community Foundation Grey Bruce grant (attachment)

4. Next Meeting – May 14, 2019, 1:30 p.m., West Grey Municipal Office

5. Adjournment
## General Construction Items and Removals

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Depth Asphalt Removal</td>
<td>425</td>
<td>m²</td>
<td>$4.00</td>
<td>$1,700.00</td>
</tr>
<tr>
<td>Partial Depth Asphalt Removal</td>
<td>30</td>
<td>m²</td>
<td>$12.50</td>
<td>$375.00</td>
</tr>
<tr>
<td>Traffic Control</td>
<td>100%</td>
<td>L/S</td>
<td>$12,000.00</td>
<td>$12,000.00</td>
</tr>
</tbody>
</table>

**Total Section 1.0** $14,060.00

## Sanitary Servicing

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connect to Existing Sanitary Sewer Main</td>
<td>1</td>
<td>Each</td>
<td>$3,000.00</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>200 mm PVC SDR-35 Sanitary Sewer</td>
<td>10</td>
<td>m</td>
<td>$185.00</td>
<td>$1,850.00</td>
</tr>
<tr>
<td>1200 mm dia. Manhole</td>
<td>1</td>
<td>Each</td>
<td>$4,900.00</td>
<td>$4,900.00</td>
</tr>
</tbody>
</table>

**Total Section 2.0** $10,250.00

## Watermain and Appurtenances

<table>
<thead>
<tr>
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<th>Unit</th>
<th>Unit Price</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>250 mm PVC DR 18 Watermain</td>
<td>90</td>
<td>m</td>
<td>$205.00</td>
<td>$18,450.00</td>
</tr>
<tr>
<td>250 mm Dia. Gate Valve</td>
<td>1</td>
<td>Each</td>
<td>$3,600.00</td>
<td>$3,600.00</td>
</tr>
<tr>
<td>Live tap connection to existing Watermain</td>
<td>1</td>
<td>Each</td>
<td>$12,500.00</td>
<td>$12,500.00</td>
</tr>
<tr>
<td>Connection to existing Watermain - Cut in Tee</td>
<td>1</td>
<td>Each</td>
<td>$6,450.00</td>
<td>$6,450.00</td>
</tr>
</tbody>
</table>

**Total Section 3.0** $41,000.00

## Road Works

<table>
<thead>
<tr>
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<th>Quantity</th>
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<th>Unit Price</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Granular 'B' (400-450 mm Depth)</td>
<td>1,000</td>
<td>Tonne</td>
<td>$12.00</td>
<td>$12,000.00</td>
</tr>
<tr>
<td>Granular 'A' (1150 mm Depth)</td>
<td>400</td>
<td>Tonne</td>
<td>$14.50</td>
<td>$5,800.00</td>
</tr>
<tr>
<td>HL-4 Hot Mix (150mm Base Course) - Hwy 6 Patch</td>
<td>20</td>
<td>Tonne</td>
<td>$194.44</td>
<td>$3,888.80</td>
</tr>
<tr>
<td>HL-3 Hot Mix (40mm Surface Course)</td>
<td>90</td>
<td>Tonne</td>
<td>$88.51</td>
<td>$7,966.00</td>
</tr>
<tr>
<td>HL-3 Hot Mix (40mm Surface Course) - Hwy 6 Patch</td>
<td>10</td>
<td>Tonne</td>
<td>$88.51</td>
<td>$885.10</td>
</tr>
<tr>
<td>Supply and Install Concrete Mountable Curb and Gutter (CPSU 600.100)</td>
<td>188</td>
<td>m</td>
<td>$37.36</td>
<td>$6,977.28</td>
</tr>
<tr>
<td>Supply and Install 1.5m Concrete Sidewalk on Jackson Street</td>
<td>100</td>
<td>m²</td>
<td>$74.58</td>
<td>$7,458.00</td>
</tr>
<tr>
<td>Supply &amp; Install Tactile Plates</td>
<td>2</td>
<td>Each</td>
<td>$295.09</td>
<td>$590.18</td>
</tr>
<tr>
<td>Supply and Place Topsoil and Sod</td>
<td>600</td>
<td>m²</td>
<td>$18.00</td>
<td>$10,800.00</td>
</tr>
</tbody>
</table>

**Total Section 4.0** $69,755.60

Notes:

1. The Estimate of Construction costs is provide for budgetary purposes only. This is not to be interpreted as a guarantee by Cobide Engineering Inc.

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March 28, 2019

Sunvale Homes - Durham Subdivision

Phase I - Construction Cost Estimate - Off Site

Municipality of West Grey

Project No. 00701

Total Preliminary Cost $135,065.60
### Project No: 00701
March 28, 2019

Sunvale Homes - Durham Subdivision
Phase I - Construction Cost Estimate - On Site
Municipality of West Grey

#### General Construction Items and Removals

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<tr>
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<td>8,700.00</td>
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<tbody>
<tr>
<td>3.0</td>
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<td></td>
<td>363,657.00</td>
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### Storm Sewers

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<tbody>
<tr>
<td>4.0</td>
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**Total Preliminary Cost:** $2,713,988.48

**Notes:**
1. The Estimate of Construction costs is provide for budgetary purposes only. This is not to be interpreted as a guarantee by Cobide Engineering Inc.
This presentation contains a summary of the associated staff report. For more details on this application, please see the staff report.
Sunvale Homes Subject Lands
Original Draft Plan of Subdivision

(Draft Plan Courtesy of Cobide Engineering)
Revised Draft Plan of Subdivision
Proposed Plan of Subdivision

- The subdivision will be comprised of 118 single detached lots, 60 semi-detached units, and 64 townhouse units, for a total of 242 lots.
- The proposed lots would front onto a series of internal roads which have connections to Durham Road East and Garafraxa Street North (Highway 6) via Jackson Street East. The proposed subdivision would also allow for future connections to the east and north.
- Zoning by-law amendment and plan of subdivision applications have been received by the Municipality of West Grey and County of Grey respectively.
- A public meeting was held on June 5, 2018.
- Various technical studies were received to support this application including planning, engineering, traffic, archaeological, and environmental.
- Changes were made after the public meeting in response to comments received to reduce the number of lots, add a park, and get rid of the two cul-de-sacs.
Public Comments Received

- Questions about landownership of an abutting piece of property,
- Concerns with respect to drainage, flooding, and stormwater on neighbouring properties,
- Where will the water from this subdivision drain to,
- Concerns over the lack of park space in this development,
- Praise for the development, and the developer, noting the economic benefits to the area from the development,
- Questions about the phasing of the development, and
- A question about whether the hydro would be above or below ground.
Agency Comments Received

- **Historic Saugeen Metis (HSM):** HSM have no concerns with the proposed development.
- **Saugeen Valley Conservation Authority (SVCA):** SVCA staff noted that the proposed plan of subdivision is generally acceptable and provided recommended draft plan conditions.
- **Union Gas:** Union Gas has no concerns provided the developer provide the necessary easements or agreements for the provision of gas services.
- **Hydro One Networks Inc.:** Hydro One noted that they have reviewed the documents concerning the plan and have no comments or concerns at this time.
- **Canada Post:** Canada Post noted that this development would gain mail service through community mail boxes, and provided a series of draft plan conditions to site said mail boxes.
- **Enbridge Gas Distribution:** Enbridge Gas Distribution noted that they do not object to the proposed application(s). Enbridge further noted that they do not have gas piping in this immediate area.
- **Ministry of Tourism, Culture and Sport (MTCS):** MTCS have reviewed the report and it has been entered into the Ontario Public Register of Archaeological Reports.
Planning Analysis

• The lands are designated as Residential in the West Grey Official Plan and Primary Settlement Area in the County Official Plan.
• The proposed development provides a range of housing types, singles, semis, and town houses at a density aligned with West Grey / County targets.
• Stormwater management will control flows through a stormwater facility in the northwest corner of the site, so that off-site flows will not be increased post development.
• A park has been added to the development in response to comments received.
• The two cul-de-sacs have been eliminated in response to comments received.
• The road network will also contain sidewalks and provide connections to Highway 6, Durham Road East, and future road connections to the north and east.
• A small change has been made to the zoning application to also include a R3 with exceptions zone for the townhouse blocks.
With the recommended draft plan conditions, staff are of the opinion that the proposed development applications;

• have regard for matters of Provincial interest under the *Planning Act*;
• are consistent with the Provincial Policy Statement;
• conform to the County of Grey Official Plan;
• conform to the Municipality of West Grey Official Plan; and
• maintain an appropriate development standard in the Municipality of West Grey Comprehensive Zoning By-law.
Staff Recommendation

1. That this Report be received; and

2. That all written and oral submissions received on zoning by-law amendment ZA-04-18 and plan of subdivision 42T-2018-05 known as Sunvale Homes were considered; the effect of which helped to make an informed recommendation and decision; and

3. That in consideration of the draft plan of subdivision application 42T-2018-05, for lands described as Part of Divisions 2 and 3 of Lot 24, Concession 1 East of the Garafraxa Road (EGR), (geographic Township of Glenelg) in the Municipality of West Grey, the West Grey Planning Advisory Committee recommends to West Grey Council the support for this plan of subdivision with a total of two hundred and forty-two (242) residential units, subject to the conditions set out in the Conditions of Draft Approval; and

4. That zoning by-law amendment ZA-04-18 be approved.
Do we need to get this in front of Council? Timing is a big challenge, unless we can add it to the April 9 COW??

Hello Laura,

I'm writing to inquire about the possibility of the Municipality of West Grey sponsoring us to apply for a Community Foundation Grey Bruce Grant of $3000. Wendy Bachiu from the CFGB recommended the Municipality, since we are not a registered non-profit. The grant will be to purchase and rent equipment, as well as to support a virtual reality film program during the Fabulous Festival of Fringe Film. We have partnered with the West Grey Public Library on this program, piggy backing on the success we had last year at the library, where we held our new media program. We had originally hoped we could partner with the library to apply for this grant, but because they are a municipal body, they were not eligible to sponsor us directly.

We are in our 18th year of operation and during that time, we have brought visitors into Durham, rented lodgings and employed West Grey residents on short term contracts, while offering an exciting program of film and performance not found anywhere else in the region.

If you have any questions or need more information, please feel free to contact me. The deadline for the grant is April 15th, which means there is some urgency to this request.

Many thanks for your help!

Best,

Debbie

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Debbie Ebanks Schlums
Co-Artistic Director
The Fabulous Festival of Fringe Film

www.fabfilmfest.ca
www.facebook.com/fabfilmfest
www.instagram.com/fabfilmfest.ca
twitter.com/FabfilmfestCa
DECLARATION OF AFFILIATION AGREEMENT
QUALIFIED DONEE (MUNICIPALITY/TERRITORY) AND SPONSOR

PURPOSE OF THIS DECLARATION:

Community Foundation Grey Bruce (CFGB) provides grants directly to organizations that are registered charities with the Canada Revenue Agency. The CFGB may also provide grants directly to municipalities/territory. In certain cases, a grant may be made to a municipality/territory acting as a sponsor for an organization that is not a registered charity that will carry out the charitable activity.

REQUIREMENTS FOR CONSIDERATION TO USE AN AGENT/SPONSOR:

1. The applicant (hereinafter referred to as the “Agent”) must have a direct affiliation with the sponsoring municipality/territory (hereinafter referred to as the “Qualified Donee”). Examples – Shared charitable purpose, membership in an umbrella organization, located in the Municipality etc.

2. This Declaration of Affiliation Agreement must be completed AND uploaded into the “Agent’s” application.

3. The “Agent” must provide to the “Qualified Donee”:
   □ a copy of this agreement
   □ a copy of the application and Project Budget
   □ a copy of the final report at the project’s completion

4. Questions regarding the “Qualified Donee’s” responsibilities may be directed to Wendy Bachiu, Grant Co-ordinator, Community Foundation Grey Bruce 519-371-7203
GENERAL INFORMATION REGARDING THE QUALIFIED DONEE:

1. Name of sponsoring Municipality/Territory ("Qualified Donee")
   
   Contact Person: __________________________

2. Address: ________________________________
   City/Town: ____________________________ Province: _______ Postal Code: _______

3. Telephone: ______________ Fax: ______________
   Email: __________________________ Website: __________________

4. HST Number: __________________________

5. Nature of the affiliation or relationship with the "Agent" undertaking the project:
   __________________________
   __________________________

6. Mandate (Mission/Vision) of the "Qualified Donee" organization:
   __________________________
   __________________________

7. Please list Municipal Councilors names or attach a separate list:
   __________________________
   __________________________
   __________________________
   __________________________
   __________________________
   __________________________

8. "Qualified Donee" financial statement for the last complete fiscal year
   (summary or balance page from audited statements ONLY).
   □ Attached
   □ Or view online: __________________________
GENERAL INFORMATION RE THE APPLICANT ORGANIZATION (AGENT):

1. Name of Applicant (Agent) organization

   

   

   Contact Person: 

   

3. Telephone: Email: 

4. Description of the project that the Applicant Organization (Agent) is asking the "Qualified Donee" to sponsor:
AGREEMENT

WHEREAS the municipality "Qualified Donee" wishes to act as sponsor for the project described in the Grant Application by the "Agent" to the Community Foundation; and

WHEREAS the project is at law, a charitable or other activity qualified to receive charitably donated funds from a Community Foundation under the Income Tax Act (Canada).

The "Qualified Donee" and the "Agent" hereto agrees as follows:
1. The "Agent" will act as agent for the "Qualified Donee" for the purpose of establishing, maintaining, and completing the project.
2. The project will be completed as stated in the Community Foundation Grey Bruce application.
3. Subject to sufficient funding to proceed with the project, the "Qualified Donee" will provide the total sum received on behalf of the project, to the "Agent" for the purpose of carrying out the project.
4. The "Agent" will report as required by the agreement with the Community Foundation Grey Bruce to both the "Qualified Donee" and Community Foundation Grey Bruce and will permit the "Qualified Donee" to inspect the project at such times as the "Qualified Donee" deems appropriate.
5. The "Agent" will not assign the rights or obligations under this Agreement without prior written consent of the "Qualified Donee".
6. The "Agent" shall not change any part of the project without the prior written consent of the Community Foundation Grey Bruce.
7. This Agreement shall be governed by the laws of the Province of Ontario.
8. This Agreement is hereby made

BETWEEN: ____________________________________ "Qualified Donee"

AND: _________________________________________ "Agent"

10. This Agreement is effective this _ day of ___________, ______.

(Name of Municipality/Territory) "Qualified Donee" (Name of Organization) "Agent"

Per: ____________________________ Per: ____________________________

(Authorized Signatory) (Authorized Signatory)

Agreement between Municipality, or Territory "Qualified Donee" and "Agent"
Community Foundation Grey Bruce