Committee of the Whole (Planning)
Municipality of West Grey
Minutes of January 15th, 2019, at 1:55 p.m.

The Committee of the Whole (Planning) met at the Council Chambers with the following members in attendance.

Members Present: Mayor Christine Robinson, Councillor Beth Hamilton, Councillor Rebecca Hergert, Councillor Doug Hutchinson, Councillor Geoffrey Shea, Councillor Stephen Townsend

Members Absent: Deputy-Mayor Tom Hutchinson

Staff: Mark Turner, Clerk; Brent Glasier, Director of Infrastructure and Public Works (during Public Meeting for Zoning By-law Amendment ZA-19-18)

Also Present: Ron Davidson, Municipal Planner

1) Disclosure of Pecuniary Interest - None

2) Public Meetings

1) Zoning By-law Amendment Application ZA-19-18 – Plan 500, Park Pt Lot 9, Saddler N/S (175 Cross Street South), Geographic Town of Durham (Ron & Bonnie MacIntyre – owner; Don Tremble/Candue Homes – applicant)

Attendance: Don Tremble

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the Zoning By-law Amendment is to rezone a portion of the subject lands from the “R1B” (Residential) Zone to the “R2” (Residential) Zone for the severed parcel. The Amendment will permit the erection of a semi-detached dwelling with one dwelling unit on each severed parcel. The lands are designated “Residential” on Schedule A to the West Grey Official Plan.

Written comments were received from the Grey County Planning & Development Department, the Municipal Planner, Saugeen Valley Conservation Authority, Risk Management Office (Source Water Protection) and The Historic Saugeen Metis.

The Historic Saugeen Metis indicated in an email dated November 23, 2018 that they have no objection or opposition to the proposed zoning by-law amendment application.

The Saugeen Valley Conservation Authority indicated in a letter dated January 7, 2019 that in the opinion of SVCA staff, the Significant Natural Heritage features affecting the subject property include Fish Habitat are Significant Woodlands, and the potential habitat of Endangered Species and Threatened Species, however, the SVCA is not
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recommending the completion of an Environmental Impact Study (EIS) to address these features.

The SVCA letter also notes it has come to the attention of SVCA staff that the habitat of endangered and threatened species may be located in the area of the proposed development. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy. MNRF inquiries in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca.

The SVCA letter further notes that the northwest corner of the property is subject to the SVCA’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended, and requires that a person obtain the written permission of the SVCA prior to any “development” in a Regulated Area or alteration to a wetland or watercourse.

The SVCA letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this proposal. The proposed zoning by-law amendment is acceptable to SVCA staff.

The Grey County Planning & Development Department indicated in a letter dated January 7, 2019 recommends the zoning by-law amendment application be reviewed by a Risk Management Official due to the presence of a Wellhead Protection Area (WHPA) on the subject property. Provided positive comments are received from the Risk Management Official concerning the WHPAs and adequate servicing can be provided, County planning staff have no concerns at this time.

The Risk Management Office (Source Water Protection) submitted a Section 59 screening notice pursuant to the Clean Water Act, dated January 9, 2019, indicating no issues with the subject property, unless the storage of fuel greater than 2,500 litres is anticipated, and in that case, a Risk Management Plan would be required.

The Municipal Planner indicated in his Planning Report dated January 15, 2019, that the proposed development appears to be an appropriate use of the subject lands. A pair of semis on the vacant portion of the property would be a compatible land use in this neighbourhood. The proposed Zoning By-law conforms to the local Official Plan and is consistent with the Provincial Policy Statement. Based on the foregoing, the requested rezoning should be approved.
The Committee questioned if the grading/fill by-law would apply to this development. The Director of Infrastructure and Public Works indicated it would not apply as it is directed largely to commercial/industrial or large-scale developments. The Chief Building Official will require a general lot grading plan to accompany the building plans.

**Townsend-Councillor Hutchinson, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-19-18, as printed. … #1-19 Carried.**

2) Zoning By-law Amendment Application ZA-20-18 – Plan 500, Park Pt Lot 3 (512 Lambton Street West), Geographic Town of Durham (Harry & Ada Styles – owner; Daniel Eckhardt & Shawn Aitken - applicants)

**Attendance:** Daniel Eckhardt, Shawn Aitken, Dan Sullivan, Don Tremble

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the Zoning By-law Amendment is to to rezone a portion of the subject lands from the “R1B” (Residential) Zone to the “R2” (Residential) Zone. The Amendment will permit the erection of four townhouse dwellings on that portion of the property. The balance of the property will remain zoned “R1B”, upon which a detached dwelling will be constructed. The lands are designated “Residential” on Schedule A to the West Grey Official Plan.

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

The Historic Saugeen Metis indicated in an email dated December 6, 2018 that they have no objection or opposition to the proposed zoning by-law amendment application.

The Saugeen Valley Conservation Authority indicated in a letter dated January 9, 2019 that in the opinion of SVCA staff, the Significant Natural Heritage features affecting the subject property include Fish Habitat and potentially the Habitat of Endangered Species and Threatened Species, however, the SVCA is not recommending the completion of an Environmental Impact Study (EIS) to address these features.

The SVCA letter also notes it has come to the attention of SVCA staff that the habitat of endangered and threatened species may be located in the area of the proposed development. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy. MNRF inquires in Grey County can be directed to Jody
Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca.

The SVCA letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this proposal. The proposed zoning by-law amendment is acceptable to SVCA staff.

The Grey County Planning & Development Department indicated in a letter dated January 2, 2019 that County staff encourages this development to consider adding some affordable housing units within the development plans for this site. County planning staff have no concerns with the subject application.

The Municipal Planner indicated in his Planning Report dated January 15, 2019 that the proposed four-unit townhouse development appears to be an appropriate use of the subject lands. The proposed Zoning By-law conforms to the local Official Plan and is consistent with the Provincial Policy Statement. Based on the foregoing, the requested rezoning should be approved. Appropriate landscaping measures can be applied in the Site Plan Control Agreement including tree planting, fencing, etc.

The Committee asked about the discretionary aspect of site plan agreements. The Municipal Planner indicated if a development involves more than a single detached dwelling or semi-detached dwelling, West Grey might want to consider requiring a site plan agreement.

The Planner and Clerk will provide a list of site plan agreement requirements to the developer.

**Hergert-Shea, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-20-18, contingent upon approval of a Site Plan Control Agreement for the proposed severed parcel to address landscaping, buffering and grading matters. #2-19 Carried.**

**3) Other**

1) **Introductory Planning Session by Ron Davidson, Municipal Planner (Part 2 – conclusion)**

The Municipal Planner completed his introductory planning session with the Committee, explaining the various planning application processes, the Provincial Policy Statement, and the role of the Municipal Planner.

The Committee expressed particular interest regarding the topics of tiny homes, second dwellings, site plan agreements, and affordable housing. These items will be further discussed for possible future policy development.
2) County of Grey

Mayor Robinson reported there will be two resolutions on the January 24, 2019 Grey County Council meeting relating to long-term care, as introduced by Paul McQueen, Mayor, Municipality of Grey Highlands.

The first resolution seeks the rescinding of a previous resolution to sell Grey Gables. The second resolution requests the County to apply to the Ministry of Health and Long-Term Care for a minimum of an additional 90 long-term care beds.

3) John Welton Homebuilding Inc./Sunvale Homes Plan of Subdivision

The Committee asked about the status of the John Welton Homebuilding Inc./Sunvale Homes Plan of Subdivision.

The Clerk indicated a draft Subdivision Agreement is currently being reviewed by the Director of Infrastructure and Public Works, and Clerk, and will be subsequently be reviewed by the municipal planner, and Scott Taylor, Senior Planner, Grey County Planning & Development Department, working on behalf of West Grey on this matter.

The Subdivision Agreement will be subsequently forwarded to either the Committee of the Whole (Planning) or Council for review and a recommendation/decision.

4) **Next Meeting** – February 12, 2019, 1:30 p.m., West Grey Municipal Office

5) **Adjournment**

On motion of Councillor Hergert and Councillor Hutchinson, the Committee adjourned at 3:38 p.m.

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Christine Robinson, Mayor     Mark Turner, Clerk