Committee of the Whole (Planning)  
Municipality of West Grey  
Minutes of November 12th, 2018, at 1:30 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 Bev Cutting, Councillor Doug Hutchinson, Councillor Rob Thompson  
Absent: Councillor Rebecca Hergert, Councillor Carol Lawrence  
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-16-18 – Part Lot 2, Lot 3, Concession 15, former Township of Glenelg (Scott Murray – owner; Cuesta Planning Consultants Inc. - applicant)

Attendance: Genevieve Scott & Maria Wood, Cuesta Planning Consultants Inc., Scott Murray

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 ‘A2’ (Rural Zone) and ‘NE’ (Natural Environment Zone) to the ‘A2-395’ (Rural Exception Zone) and ‘NE’ (Natural Environment Zone), for the severed parcel, and from the ‘A2’ (Rural Zone) to the ‘A2-397’ (Rural Exception Zone) and ‘NE’ (Natural Environment Zone), for the retained parcel. Exceptions ‘A2-395’ and ‘A2-397’ recognize the deficient lot area of the severed and retained parcels, respectively. A small portion of the retained parcel was rezoned to ‘NE’ (Natural Environment Zone) at the request of the SVCA.

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

The Historic Saugeen Metis indicated in an email dated October 24, 2018 that they have no objection or opposition to the proposed zoning by-law amendment application.

The Township of Chatsworth indicated in an email dated November 7, 2018 that the Township has no objection to the proposed zoning by-law amendment application.
Union Gas Limited indicated in an email dated November 2, 2018 that Union Gas may have service lines running within the area which may or may not be affected by the proposed severance. Should the proposed zoning by-law amendment impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, please ensure that an application for gas service is submitted through the Union Gas on line application tool 'Get Connected'.

The Saugeen Valley Conservation Authority indicated in a letter dated October 31, 2018 that there is a small portion of land on the retained lot that should be rezoned to 'NE' (Natural Environment Zone). The Significant Natural Heritage features affecting the subject property are Significant Woodlands, Fish Habitat, Significant Wildlife Habitat and potentially the Habitat of Endangered Species and Threatened Species. In addition, Other Identified Wetlands are located on the adjacent lands. However, it is the recommendation of SVCA staff that the requirement for the preparation of an Environmental Impact Study (EIS) can be waived as the impacts associated with the proposed development will be negligible.

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.

Portions of the proposed severed parcel and a small portion of the proposed retained parcel are subject to the SVCA’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O, 1990, Chap. C. 27, 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. If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed within SVCA’s areas of interest on the proposed retained and/or severed parcels, the SVCA should be contacted as permission may be required.

The SVCA letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to these applications. The zoning by-law amendment application is acceptable to SVCA staff.
The Grey County Planning & Development Department indicated in a letter dated November 6, 2018 that County planning staff recognize that the severance would return the lots to their Original Township lot size. Based on the Original Township lot, the proposed consent would not increase the lot density. County planning staff have no concerns with the subject application.

The Municipal Planner indicated in his Planning Report dated November 12, 2018 that the requested rezoning is intended to facilitate a severance of a rural property into two parcels. Provided the SVCA is satisfied that development on both the severed and retained parcels can occur without impacting the various pockets of ‘Significant Woodlands’ on the subject lands and surround properties, this amendment would have merit and should be approved.

Genevieve Scott, Cuesta Planning Consultants Inc., spoke in favour of the proposed zoning by-law amendment.

Cutting-Bell, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council approves zoning bylaw amendment ZA-16-18. … #20-18 Carried.

3) Other - None

4) Next Meeting – December 10, 2018, 1:30 p.m., West Grey Municipal Office

5) Adjournment

On motion of John Bell and Bev Cutting, the Committee adjourned at 1:37 p.m.

(Signed) (Signed)
Mayor Mark Turner, Clerk