Minutes
Committee of the Whole Planning
Municipality of West Grey
September 8, 2020, 1:30 p.m.
Virtual meeting

Members present: Chair Christine Robinson, Tom Hutchinson, Rebecca Hergert, Beth Hamilton, Doug Hutchinson, Geoffrey Shea

Members absent: Stephen Townsend

Staff present: Genevieve Scharback, Clerk; Vance Czerwinski, Director of Infrastructure and Public Works; Kerri Mighton, Director of Finance/Treasurer; Kodey Hewlett, Recreation Supervisor; Karl Schipprack, Chief Building Official; Lorelie Spencer, Manager Planning & Development; Lindsey Glazier, Administrative Assistant Clerk’s Office,

1. **Call to order**

   Chair Robinson called the meeting to order at 3:27 p.m.

2. **Disclosure of pecuniary interest and general nature thereof**

   None.

3. **Public meeting pursuant to the Planning Act, Section 34 - Zoning Amendment no. ZA03/2020 - Olzewski, Jacek - 475274 Townsend Lake Road**

   Resolution: 10-2020

   **Moved by:** Member Hutchinson  
   **Seconded by:** Member Shea

   That Committee of the Whole Planning hereby convenes in a public meeting pursuant to the Planning Act, Section 34 for the purpose of Zoning Bylaw Amendment number ZA03/2020 - Olzewski, Jacek - 475274 Townsend Lake Road at 3:33 p.m.

   **Disposition: Carried**
3.1 Application

3.2 Planner L. Spencer - report

Planner Spencer advised that supplementary information for this application is required but has not yet been received.

3.3 Written comments received

3.3.1 County of Grey

The County of Grey recommends deferral of the subject application until further consultation occurs with the proponent.

3.3.2 Saugeen Valley Conservation Authority

The Saugeen Valley Conservation Authority considers the application acceptable and requests any decision or notice of appeals rendered.

3.3.3 Hart, Heidi on behalf of area residents

Heidi Hart, West Grey resident, sent a letter in opposition of the application with support from residents Bill Bishop, Jim and Donna Thompson, Fred Rigden, Ralph and Eleanor Elg, Leanne Thompson, Howard Bradley and Dave Nagel.

3.4 Verbal comments

3.4.1 Committee members

None.

3.4.2 Members of the public

Applicants Barbara and Jacek Olszewski advised that the zoning amendment application is to allow for a small campground with a maximum of five spots, a trailer and eight parking spots. They plan to provide water and washroom facilities in the future.

Donna Thompson, West Grey resident, spoke in opposition of the application noting concerns about campground noise and that property values would be negatively affected.

Bill Bishop, West Grey resident, spoke in opposition of the application concerned that a campground would not be supervised properly. He is concerned with the current lack of water and sewer on the property.
Jacek and Barbara Olszewski advised that they plan on just two tents and a trailer to use as storage space and office space on the property. They noted that water will be trucked in. The applicants stated they will follow all municipal regulations. The applicants confirmed that there are no finalized plans.

Heidi Hart, resident, requested that the planning process be clarified.

Planner Spencer advised that upon receipt of the requested supplementary information another public meeting will be held prior to any decision to amend the zoning bylaw.

Bill Bishop, resident, commented on concerns regarding shipping containers with hazardous materials. Chair Robinson advised that complaints related to bylaw infractions need to be submitted to the bylaw enforcement officer.

Resolution: 11-2020

Moved by: Member Hutchinson
Seconded by: Member Shea

That the Committee defer application Z03/2020 until further information is provided by the applicant to support the proposal. The following information is required by the applicant prior to proceeding:

1. A Planning Justification Report addressing the applicable policies from the Province and the County, in addition to the merit of the proposal with the municipality’s zoning bylaw.
3. A Site Plan
4. An Environmental Impact Study, if deemed necessary.
5. Traffic and / or an Acoustical Assessment, if deemed necessary.

Disposition: Carried
3.5 Close public meeting

Resolution: 12-2020

Moved by: Member T. Hutchinson  
Seconded by: Member Hergert

That this public meeting closes at 4:08 p.m.

Disposition: Carried

4. Public meeting pursuant to the Planning Act, Section 34 - Zoning amendment no. ZA07/2020 - Hopkins, Wyatt (Shawn) - 284529 Southgate-Glenelg Townline

Resolution: 13-2020

Moved by: Member Hergert  
Seconded by: Member D. Hutchinson

That Committee of the Whole Planning hereby convenes in a public meeting pursuant to the Planning Act, Section 34 for the purpose of Zoning Bylaw Amendment no. ZA07/2020 - Hopkins, Wyatt (Shawn) - 284529 Southgate-Glenelg Townline at 4:10 p.m.

Disposition: Carried

4.1 Application

4.2 Planner L. Spencer - report

Planner Spencer recommended the approval of the application.

4.3 Written comments received

4.3.1 County of Grey

The County of Grey has no concerns with the application and requests notice of any decision rendered.

4.3.2 Saugeen Valley Conservation Authority

Saugeen Valley Conservation Authority (SVCA) staff find the application acceptable with a recommendation of an adjustment to the Natural Environment zone to match SVCA Hazard mapping. The SVCA requests noticed of any decision or appeals rendered.
4.4. Verbal comments

None.

4.4.1 Committee members

None.

4.4.2 Members of the public

None.

Resolution: 14-20

Moved by: Member D. Hutchinson
Seconded by: Member Shea

That Committee approve file ZA07/2020 and forward file the appropriate bylaw to Council for 1st, 2nd, and 3rd readings.

Disposition: Carried

4.5 Close public meeting

Resolution: 15-2020

Moved by: Member Hergert
Seconded by: Member D. Hutchinson

That this public meeting closes at 4:19 p.m.

5. Public meeting pursuant to the Planning Act, Section 34 - Zoning amendment no. ZA08/2020 - Scriven, Leah - 182228 Concession 12

Moved by: Member Hergert
Seconded by: Member Shea

Resolution: 16-2020

That Committee of the Whole Planning hereby convenes in a public meeting pursuant to the Planning Act, Section 34 for the purpose of Zoning Bylaw Amendment no. ZA08/2020 - Scriven, Leah - 182228 Concession 12 at 4:21 p.m.

5.1 Application

5.2 Planner L. Spencer – report

Planner Spencer recommended the approval of the application.

5.3 Written comments received
5.3.1 Saugeen Valley Conservation Authority

The Saugeen Valley Conservation Authority staff find the application acceptable; however, they recommend the development should not be permitted on the south side of the watercourse without first conducting a floodplain analysis to ensure safe access. The SVCA requests any notice of decision or appeals rendered.

5.3.2 County of Grey

The County of Grey has no concerns with the application and requests notice of any decision rendered.

5.4 Verbal comments

5.4.1 Committee members

Member Hergert inquired into the distance between the units and if the septic is shared, and if there is there a concern with supporting a second unit on the property.

Planner Spencer noted that there is approximately 100 feet between the proposed dwelling units. New services will be required for the second unit.

5.4.2 Members of the public

Bob Scriven, applicant’s spouse, advised that the existing well is sufficient to accommodate the proposed second dwelling and a new septic will need to be installed. There is already a second entrance.

Resolution: 17-20

Moved by: Member Hergert
Seconded by: Member Shea

That Committee approve file ZA08/2020 and forward file the appropriate bylaw to Council for 1st, 2nd, and 3rd readings.

Disposition: Carried
5.5 Close public meeting

Resolution: 18-20

Moved by: Member T. Hutchinson
Seconded by: Member D. Hutchinson

That this public meeting closes at 4:35 p.m.

Disposition: Carried

6. Next meeting

To be determined.

7. Adjournment

Resolution: 19-20

Moved by: Member Hergert
Seconded by: Member Hamilton

That West Grey Committee of the whole planning adjourns at 4:37 p.m..

Disposition: Carried

Chair Christine Robinson                      Clerk Genevieve Scharback