



Minutes
Public meeting
Municipality of West Grey

Tuesday, May 16, 2023, 2 p.m.
West Grey municipal office, council chambers and virtual

Members present: Mayor Kevin Eccles
 Deputy Mayor Tom Hutchinson
 Councillor Scott Foerster
 Councillor Doug Hutchinson
 Councillor Joyce Nuhn
 Councillor Geoffrey Shea
 Councillor Doug Townsend

Staff present: Laura Johnston, Chief Administrative Officer
 Jamie Eckenswiller, Director of Legislative Services/Clerk
 Lorelie Spencer, Manager of Planning and Development
 Sile Ferguson, Communications Coordinator
 Sarah Bothman, Legislative Services Coordinator

1. Call to order

Mayor Eccles called the meeting to order at 2:00 p.m.

2. Declarations of pecuniary interest and general nature thereof

There were no declarations of interest.

Staff reviewed instructions for members of the public to participate via Zoom or telephone, and how to contact staff for assistance if disconnected. It was noted that this meeting will be livestreamed to the West Grey YouTube channel.

3. Zoning Amendment No. ZA09.2023 - PT OF DIV 2 AND 3 OR LOT 24, CON 1 EGR, PLAN 16M-27 - Tiffany Development Corporation (Broos)

Mayor Eccles declared the Public Meeting open at 2:03 p.m. and read the following announcement:

- The purpose of this public meeting is to receive input from the public.
- Every person who attends a statutory public meeting required under the *Planning Act* shall be given an opportunity to make representations in respect of the proposed bylaw.
- All submission materials for this application are available at the Municipality of West Grey municipal office during regular business hours.
- If a person or public body would otherwise have an ability to appeal the decision of the Municipality of West Grey to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey before the Zoning Bylaw Amendment is passed, the person or public body is not entitled to appeal the decision.
- If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey before the Zoning Bylaw Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land

Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The Director of Legislative Services/Clerk advised that notice of the Public Meeting was circulated to the prescribed persons and bodies, posted on the subject property, and mailed to all properties within 120 meters of the subject property on April 25, 2023. The comments received before the publishing of the agenda have been attached to the agenda. Anyone wishing to provide verbal comments at this public meeting is asked to sign the sign in sheet located on the speaker's table.

The Director of Legislative Services/Clerk advised that personal information is collected under the authority of the *Planning Act* and the *Municipal Act, 2001*, and that the information collected will be used to complete the Zoning Bylaw Amendment process and will form part of the public record. Questions about this collection should be addressed to the Director of Legislative Services/Clerk.

The Director of Legislative Services/Clerk advised that any person wishing to receive notice of this decision of the Corporation of the Municipality of West Grey on the proposed Zoning Bylaw Amendment application must make a written request to the Municipality of West Grey, care of the Director of Legislative Services/Clerk.

The Manager of Planning and Development provided an overview of Zoning Amendment No. ZA09.2023, noting that this application is directly tied to the request for a redline revision to draft approved plan of subdivision 42T-2020-01 on the subject lands. The applicant, through their agent, has requested the redline revision to accommodate future development density on the subject lands beyond the initial draft plan approval. To accommodate the redline revision, this zoning bylaw amendment is required to provide relief to the provisions of the R2 and R3 zones and the redline revision will be approved by the County of Grey as the approval authority for plans of subdivision.

Planning staff received comments from the County of Grey in support of the application. Comments were provided by the Saugeen Valley Conservation Authority (SVCA) who requested that the specific provisions within the environmental impact study be implemented as part of the development of this proposal despite the changes to the *Conservation Authorities Act*. Furthermore, the applicant has been provided with comments from Hydro One requesting confirmation with respect to the intended capacity for the development of the plan of subdivision in the current new density proposed. No further comments from the public were received in written format in support of or in opposition to this application. Planning staff further noted that an amending bylaw will not be brought forward until such time that the redline revision is approved by the County.

Kristyn Rennie, planner for the applicant, provided a presentation on the Broos subdivision located in Durham at Part Lot 24, Concession 1 Durham Road East. Ms. Rennie noted that the existing approval includes 118 single detached dwellings, 5 blocks of townhouses (49-87 units), 1 stormwater facility and a parkland block. The proposed changes are 72 single detached dwellings, 28 semi-detached dwellings and 10 blocks of townhouses (87-125 units), resulting in 20 additional units within the development.

In response to a question of council, Ms. Rennie advised that within their submission was a letter from their architect confirming that there would be no change to the water and sewer infrastructure based on the number of additional units proposed.

Marian Ratcliffe, resident, advised that with the increase of proposed dwellings, she hopes that the developer will consider using dark sky approved fixtures on the exterior of the homes due to light pollution concerns.

Travis Burnside, Cobide Engineering, advised that they will work with municipal staff with regards to the approved lighting guidelines that the municipality has set forth.

Chris Palmer, resident, also voiced that he hopes dark sky compliant lighting is considered in order to preserve the night sky. Mr. Palmer advised that the current lighting standards are lacking and hopes that Broos takes the opportunity to go beyond the minimum.

Don Tremble, owner of Candue Homes, advised that he believes that this development is very positive as it allows for more attainable housing, and benefits the municipality as it creates permits, development charges, and tax dollars.

Council inquired if more trees could be implemented into new developments in consideration of climate change.

In response to a question of council, Ms. Rennie confirmed that the front open space at the corner of Blueberry Lane and Jackson Street is the stormwater block. Ms. Rennie also confirmed that the open space in the back corner is for parkland dedication. Ms. Rennie advised that in their first submission they offered cash-in-lieu instead of parkland dedication but at the request of the previous council, they were asked to prepare a plan that had parkland dedication within the subdivision. Ms. Rennie advised that they would be willing to investigate other possible opportunities.

Mr. Tremble advised that as a builder and resident of West Grey, he is aware that there are parkland dedication lands that end up unused. Mr. Tremble advised that in the Sunvale site there is a parkland dedication area, therefore there is the possibility to use the money from the other parkland dedication and create a real park where sidewalks and roads could connect the two subdivisions together.

Scott Taylor, Director of Planning for Grey County, advised that he worked on this file when it came through the first time for draft approval through County council and zoning approval for West Grey council. Mr. Taylor advised that one of the comments at that time was that if more dense communities are being built and people have less privately owned space, then quality parkland space is needed for these residents. Mr. Taylor noted that with further density being added to the subdivision, the parkland space needs to be strategically placed and activated as needed.

Council inquired if there is an opportunity to bring a trail along the back of the properties to the north and then into the parkland that is there now.

Ms. Ratcliffe voiced her support in maintaining the parkland. Ms. Ratcliffe inquired if there was a way to join up the parkland space between future subdivision developments.

Mr. Palmer voiced his support for a natural park and the need for biodiversity.

Ms. Rennie advised that moving forward they would like to deal with the zoning bylaw amendment that was requested, and that the parkland dedication would be dealt with under a different application.

There being no other comments, Mayor Eccles declared the public meeting closed at 2:45 p.m.

4. Zoning Amendment No. ZA16.2023 - 451 Countess Street, Durham - JT Excavating Limited (Cobide Engineering Inc)

Mayor Eccles declared the Public Meeting open at 2:46 p.m. and read the following announcement:

- The purpose of this public meeting is to receive input from the public.
- Every person who attends a statutory public meeting required under the *Planning Act* shall be given an opportunity to make representations in respect of the proposed bylaw.
- All submission materials for this application are available at the Municipality of West Grey municipal office during regular business hours.

- If a person or public body would otherwise have an ability to appeal the decision of the Municipality of West Grey to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey before the Zoning Bylaw Amendment is passed, the person or public body is not entitled to appeal the decision.
- If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey before the Zoning Bylaw Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Staff reviewed instructions for members of the public to participate via Zoom or telephone, and how to contact staff for assistance if disconnected.

The Director of Legislative Services/Clerk advised that notice of the Public Meeting was circulated to the prescribed persons and bodies, posted on the subject property, and mailed to all properties within 120 meters of the subject property on April 25, 2023. The comments received before the publishing of the agenda have been attached to the agenda. Anyone wishing to provide verbal comments at this public meeting is asked to sign the sign in sheet located on the speaker's table.

The Director of Legislative Services/Clerk advised that personal information is collected under the authority of the *Planning Act* and the *Municipal Act, 2001*, and that the information collected will be used to complete the Zoning Bylaw Amendment process and will form part of the public record. Questions about this collection should be addressed to the Director of Legislative Services/Clerk.

The Director of Legislative Services/Clerk advised that any person wishing to receive notice of this decision of the Corporation of the Municipality of West Grey on the proposed Zoning Bylaw Amendment application must make a written request to the Municipality of West Grey, care of the Director of Legislative Services/Clerk.

The Manager of Planning and Development provided an overview of Zoning Amendment No. ZA16.2023 that is being brought forward to change the zone symbol on the subject lands from R1B (residential) to R1B-484 (residential with exception) and R2-485 (residential with exception).

Ms. Spencer advised that the effect of which will permit the construction of a semi-detached dwelling unit on a newly created parcel (B11.2023), recognize the deficient lot frontages of the newly created lot, and recognize the existing deficient front yard and interior side yard setbacks of the existing single detached dwelling unit. Exception 484 will permit a minimum front yard setback of 7.45 metres whereas 7.6 metres is required in addition to a minimum interior side yard setback of 0.49 metres whereas 1.2 metres is required for the existing single detached dwelling unit on the subject lands and exception 485 will recognize the deficient lot frontage of the newly created lot of 8.59 metres.

Comments in favor of the application have been provided by the County of Grey and the Saugeen Valley Conservation Authority (SVCA). No comments from the public in favor of or in opposition to the application have been provided at this time.

Dana Kieffer, Planner for the applicant, advised she was in attendance a few weeks ago to facilitate the severance for this property and are now setting up this property to be able to build the semi-detached on the proposed severed, as well as recognizing existing setbacks from that house.

In response to a question of council, Ms. Kieffer advised that the interior side yard setback of 0.49 metres is the setback to the existing house that is there today. Ms. Kieffer further clarified that the setback is from the existing house to the lot line to the North.

There being no other comments, Mayor Eccles declared the public meeting closed at 2:53 p.m.

5. Adjournment

The business contained on the agenda having been completed, Mayor Eccles adjourned the meeting at 2:54 p.m.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk