



Council Meeting
Municipality of West Grey
 402813 Grey County Rd 4, Durham, ON N0G 1R0

October 1, 2024, 9 a.m.

West Grey municipal office, council chambers and virtual

This meeting shall be held in the Municipality of West Grey council chambers. Members of the public may attend in person or electronically via Zoom.

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Pages

1.	Call to order	
2.	Moment of reflection	
3.	Declarations of pecuniary interest and general nature thereof	
4.	Delegations/presentations In accordance with the West Grey Procedural Bylaw each delegation shall be limited in speaking to not more than ten minutes, and presentations that are requested by council shall have a time limit as determined between the clerk and the presenter.	
5.	Public meetings There are no public meetings.	
6.	Comment period In accordance with the West Grey Procedural Bylaw comments may be made to council with respect to a specific agenda item. A maximum of two minutes per person is allotted for comments, with a maximum of ten minutes in total for the comment period.	
7.	Unfinished business There is no unfinished business.	
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14.	New business	
15.	Announcements	
	In accordance with the West Grey Procedural Bylaw, comments are not debatable, nor shall they introduce new business. Comments shall be limited to five minutes per member.	
16.	Closed session	
	There is no closed session.	

17. Report from closed session

There is no closed session.

18. Adjournment



Minutes
Council meeting
Municipality of West Grey

Tuesday, September 17, 2024, 9 a.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: Michele Harris, Chief Administrative Officer
Jamie Eckenswiller, Director of Legislative Services/Clerk
Kerri Mighton, Director of Finance/Treasurer
Geoff Aitken, Director of Infrastructure and Public Works
David Smith, Manager of Planning and Development
Ashley Noble, Communications Coordinator

1. Call to order

Mayor Eccles called the meeting to order at 9:00 a.m.

2. Moment of reflection

Mayor Eccles called for a moment of reflection.

3. Declarations of pecuniary interest and general nature thereof

There were no declarations of interest.

4. Delegations/presentations

There were no delegations or presentations.

5. Public meetings

There were no public meetings.

6. Comment period

Mathew Dick commented on agenda item 11.2.1, noting his concerns with approving a development on Saddler Street in Durham without fully knowing what it will be.

7. Unfinished business

There was no unfinished business.

8. Adoption of minutes

8.1 Regular Council Meeting Minutes held on September 3, 2024

R-240917-001

Moved by Councillor Hutchinson

Seconded by Councillor Townsend

"THAT the minutes of the regular council meeting held on September 3, 2024, be adopted."

Carried

9. Committee and board reports

9.1 Saugeen Municipal Airport Commission Regular Meeting Minutes held on August 21, 2024

R-240917-002

Moved by Councillor Foerster

Seconded by Councillor Nuhn

"THAT the minutes of the committee and boards are hereby received."

Carried

10. Correspondence

10.1 Correspondence received for which direction of council is required

10.1.1 Correspondence from Coalition for Better Childcare Re 2024 Annual Child Care Worker and ECE Appreciation Day

R-240917-003

Moved by Councillor Hutchinson

Seconded by Councillor Nuhn

"THAT in consideration of correspondence received from CUPE Ontario respecting a request to proclaim October 24, 2024, as Child Care Worker and Early Childhood Educator Appreciation Day, council proclaims October 24, 2024, as Child Care Worker and Early Childhood Educator Appreciation Day."

Carried

10.2 Correspondence received which is presented for the information of council

R-240917-004

Moved by Councillor Foerster

Seconded by Deputy Mayor Hutchinson

"THAT council receives all correspondence not otherwise dealt with."

Carried

11. Staff reports

11.1 Corporate and Community Initiatives Officer

11.1.1 Community Services – Community Buildings and Infrastructure Grants

The Chief Administrative Officer provided an overview of the report.

R-240917-005

Moved by Councillor Shea

Seconded by Councillor Hutchinson

"THAT in consideration of staff report "Community Services – Community Buildings and Infrastructure Grants, council directs staff to proceed with an application to the Community Sport and Recreation Infrastructure Fund for an autonomous bathroom solution in the Durham Town Hall Park."

Carried

11.2 Manager of Planning and Development

11.2.1 ZA06.2024 – DJ Land (Saddler Street)

The Manager of Planning and Development provided an overview of the report.

R-240917-006

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Shea

"THAT in consideration of staff report 'ZA06.2024 – DJ Land (Saddler Street)', council direct staff to bring forward a bylaw to amend bylaw 37-2006 as it relates to ZA06.2024:

- a. for Lots 13-26 (east side of future Street A);
- b. for Block 28 (stormwater management pond);
- c. the 'lands to be retained by Owner';
- d. for Lots 1-12 (west side of future Street A) that includes a requirement that the Front Yard, Minimum shall be no less than 6.5 metres for all units;
- e. for Block 27 (vacant land condominium) that includes:
 - i. a requirement for the front yard [distance from the private street to the wall of the unit] to be no less than 6.5 metres;
 - ii. that a minimum rear yard of 6.0 metres be permitted;
 - iii. that the driveway for a unit be no more than 3.6 metres wide;
 - iv. that a minimum of 0.3 visitor parking spaces per unit be provided;
 - v. that visitor parking be permitted in the Front Yard setback, Exterior Yard setback, Interior Yard setback and Rear Yard setback subject to the spaces themselves being subject to setbacks to the lot lines;
 - vi. no snow storage be permitted on the required visitor parking spaces;
 - vii. other provisions i.e., waste bin locations, building setbacks to property lines."

Carried

11.3 Director of Infrastructure and Public Works

11.3.1 IPW-2024-33 – Bridge N-056

The Director of Infrastructure and Public Works provided an overview of the report.

R-240917-007

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Townsend

"THAT in consideration of staff report 'IPW-2024-33 – Bridge N-056', council receives the report for information purposes."

Carried

11.4 Director of Legislative Services/Clerk

11.4.1 Routine Disclosure and Active Dissemination Policy

The Director of Legislative Services/Clerk provided an overview of the report.

R-240917-008

Moved by Councillor Townsend

Seconded by Councillor Hutchinson

"THAT in consideration of staff report 'Routine Disclosure and Active Dissemination Policy', council directs staff to bring forward a bylaw to adopt a routine disclosure and active dissemination policy."

Carried

11.4.2 Govstack Website Update Proposal

The Director of Legislative Services/Clerk provided an overview of the report.

R-240917-009

Moved by Councillor Foerster

Seconded by Councillor Nuhn

"THAT in consideration of staff report 'Govstack Website Update Proposal, council:

- 1. Authorizes staff to proceed with the redevelopment of the West Grey website;**
- 2. Directs staff to transfer \$24,000.00 from the modernization reserve to cover the implementation cost of the redesigned West Grey website; and**
- 3. Directs staff to enter into an agreement with GHD for the implementation of the Govstack Content Management System."**

Carried

12. Questions

There were no questions.

13. Bylaws

13.1 Bylaw No. 2024-077 - Confirming September 17 Meeting

13.2 Bylaw No. 2024-078 - Amend Bylaw 88-2022 - Setting Rates of Speed

R-240917-010

Moved by Councillor Townsend

Seconded by Councillor Hutchinson

"THAT Bylaw Numbers 2024-077 and 2024-078 be passed and enacted."

Carried

14. New business

There was no new business.

15. Announcements

Councillor Shea announced that he recently attended the round table for Economic Development on September 16, 2024, in Clifford for Rural Affairs. Mayor Eccles also noted that he and Councillor Townsend also attended the event.

Councillor Foerster announced the Neustadt Fair is taking place September 21, 2024, and that the Elmwood Chamber of Commerce wing night is happening on September 20, 2024, from 5 p.m. - 9 p.m.

Councillor Hutchinson announced that the Terry Fox Run took place on September 15, 2024, adding that the Durham run is seeking new organizers for 2025.

Mayor Eccles announced that Legion Week is taking place from September 15 - 21, 2024, noting that there are many events taking place at the Durham Legion 308.

16. Closed session

There was no closed session.

17. Report from closed session

There was no closed session.

18. Adjournment

The business contained on the agenda having been completed, Mayor Eccles adjourned the meeting at 10:58 a.m.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk



Minutes
Public meeting
Municipality of West Grey

Tuesday, September 17, 2024, 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: Michele Harris, Chief Administrative Officer
Jamie Eckenswiller, Director of Legislative Services/Clerk
Ashley Noble, Communications Coordinator
David Smith, Manager of Planning and Development

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.

3. Zoning Amendment No. ZA15.2024 - 1993934 Ontario Ltd. - PLAN 505 PT PARK LOT 5, West Grey

Mayor Eccles opened the public meeting and read the following comments:

- 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 West Grey Municipal Office during regular business hours.
- Recent amendments to the *Planning Act* by the province now limit appeal rights on zoning bylaw amendment applications to the applicant, public bodies, and specified persons who made oral or written submissions to the municipality prior to a decision being made. Specified persons generally include energy, railroad, and telecommunication providers, as well as NAV Canada.
- This meeting is an essential part of the decision-making process. Feedback received will be considered in the decision of West Grey council.
- An explanation of how the public and agency comments factored into the decision will be included in the notice of passing of the bylaw.
- Where changes made in the proposed bylaw after the holding of the public meeting, council will determine if any further notice will be given respecting the proposed bylaw, and the determination of council as to the giving of further notice is final and not subject to the review in any court, no matter the extent of the change made in the proposed bylaw.

The Director of Legislative Services/Clerk advised that notice of the public meeting was circulated in accordance with the *Planning Act*.

The Director of Legislative Services/Clerk advised that personal information is collected under the authority of the *Planning Act* and that the information collected will be used to complete the zoning bylaw amendment process and will form part of the public record.

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. ZA15.2024 – 1993934 Ontario Ltd., located on Park Street W, Durham, noting that the purpose of the application is to rezone to permit up to 40 dwelling units spread over 5 buildings.

Travis Burnside, Cobide Engineering Inc., agent for the applicant, provided a brief overview of the development, noting that the development will be a 40-unit stacked townhouse development and the intent is to have a mixture of rental and ownership.

Sharon Kilpatrick, resident, expressed her concerns regarding the density of the new development and the condition of the roadway going into town. Ms. Kilpatrick also experienced concerns with people walking through her driveway and the increasing number of people in the neighborhood who might voice complaints regarding the condition of her property and her preference for a more natural, untamed environment.

Marilyn Scace, resident, voiced concerns respecting recreational space, trespassing, and theft.

Marian Ratcliffe, resident, expressed concerns about possible light pollution in West Grey due to the proposed development.

Brenda Mulhem, resident, expressed concerns regarding the 60 parking spaces allocated for the development and the width of the current street.

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Hutchinson

"THAT in consideration of staff report 'ZA15.2024 – 1993934 Ontario Ltd.', council directs staff to bring forward a bylaw to amend bylaw 37-2006 as it relates to ZA15.2024."

Carried

4. Zoning Amendment N0. ZA18.2024 - Weber - 141517 Normanby Road 9, West Grey

Mayor Eccles opened the public meeting and read the following comments:

- 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 West Grey Municipal Office during regular business hours.
- Recent amendments to the *Planning Act* by the province now limit appeal rights on zoning bylaw amendment applications to the applicant, public bodies, and specified persons who made oral or written submissions to the municipality prior to a decision being made. Specified persons generally

include energy, railroad, and telecommunication providers, as well as NAV Canada.

- This meeting is an essential part of the decision-making process. Feedback received will be considered in the decision of West Grey council.
- An explanation of how the public and agency comments factored into the decision will be included in the notice of passing of the bylaw.
- Where changes made in the proposed bylaw after the holding of the public meeting, council will determine if any further notice will be given respecting the proposed bylaw, and the determination of council as to the giving of further notice is final and not subject to the review in any court, no matter the extent of the change made in the proposed bylaw.

The Director of Legislative Services/Clerk advised that notice of the public meeting was circulated in accordance with the *Planning Act*.

The Director of Legislative Services/Clerk advised that personal information is collected under the authority of the *Planning Act* and that the information collected will be used to complete the zoning bylaw amendment process and will form part of the public record.

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. ZA18.2024 – Weber - 141517 Normanby Road 9, West Grey, noting that the purpose of the application is to rezone the property from an A3 restricted agriculture to an A1 agricultural.

Eric Weber, applicant, was present to answer any questions of council.

Moved by Councillor Townsend
Seconded by Councillor Nuhn

"THAT in consideration of staff report 'ZA18.2024 - Weber', council directs staff to bring forward a bylaw to amend bylaw 37-2006 as it relates to ZA18.2024."

Carried

5. Adjournment

The business contained on the agenda having been completed, Mayor Eccles adjourned the meeting at 2:51 p.m.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk



Minutes
Special Council meeting
Municipality of West Grey

Wednesday, September 18, 2024, 1 p.m.
West Grey municipal office, council chambers

Members present: Deputy Mayor Tom Hutchinson
 Councillor Scott Foerster
 Councillor Doug Hutchinson
 Councillor Joyce Nuhn
 Councillor Doug Townsend

Members absent: Mayor Kevin Eccles
 Councillor Geoffrey Shea

Staff present: Michele Harris, Chief Administrative Officer
 Jamie Eckenswiller, Director of Legislative Services/Clerk
 Karl Schipprack, Director of Community and Development
 Services/CBO
 Geoff Aitken, Director of Infrastructure and Public Works
 Tim Cook, Supervisor, Rural Operations Infrastructure and Public
 Works
 Ashley Noble, Communications Coordinator

1. Call to order

Deputy Mayor Hutchinson called the meeting to order at 1:01 p.m.

2. Declaration of pecuniary interest and general nature thereof

There were no declarations of interest.

3. Presentations

3.1 Presentation from Triton Engineering Services Re: Bridge and Culvert Prioritization Program

The Chief Administrative Officer provided a background on the history of bridges in West Grey, and a high-level overview of the position that West Grey is in today as it relates to bridges.

Chris Clark and Mike Heath, Triton Engineering, provided a presentation on bridge and culvert prioritization in West Grey. Mr. Clark noted that there are 114 bridge structures in West Grey and provided an overview on the probability of failure for bridge structures, as well as the consequences of failure as it relates to emergency response times, and local access for residents in the area.

Mr. Clark highlighted the total probability and the consequence of closure/failure of bridges in Bentinck, Glenelg, and Normanby, as well as the total risk of a bridge failure.

Mr. Clark provided an overview of the years of service life for the highest risk structures and outlined a structure priority list with associated repair and

replacement costs derived from the highest risk ranking as well as estimated remaining service life from 2024 OSIM reports.

Mr. Clark noted several bridge structures that are candidates for permanent closure at the end of their service life based on their total consequence of closure/failure to the municipality.

Council asked questions about the bridge and culvert prioritization data and Triton Engineering provided responses.

4. **Bylaws**

4.1 **Bylaw No. 2024-079 - Confirming September 18 Meeting**

S-240918-001

Moved by Councillor Foerster

Seconded by Councillor Townsend

"THAT Bylaw Number 2024-079 be passed and enacted."

Carried

5. **Adjournment**

The business contained on the agenda having been completed, Deputy Mayor Hutchinson adjourned the meeting at 2:07 p.m.

Deputy Mayor Tom Hutchinson

Clerk Jamie M. Eckenswiler



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

Date: Thursday July 18, 2024, 1:00 p.m.

Location: Formosa Administrative Office

Chair: Barbara Dobreen

Members present: Paul Allen, Kevin Eccles, Bud Halpin, Tom Hutchinson (remote), Greg McLean, Steve McCabe (remote), Dave Myette, Mike Niesen, Sue Paterson, Moiken Penner, Jennifer Prenger, Bill Stewart, Peter Whitten

Members absent: Larry Allison

Staff present: Matt Armstrong, Jody Duncan, Alex Duszczyszyn, Erik Downing, Darcy Frook, Janice Hagan, Kyle Hope, Donna Lacey, Rick Southcote

Chair Dobreen called the meeting to order at 1:00 p.m.

1. Land Acknowledgement – read by Member Paul Allen

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudensaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nations, Métis, and Inuit peoples.

2. Adoption of Agenda

Motion #G24-76

Moved by Peter Whitten

Seconded by Sue Paterson

THAT the agenda for the Saugeen Valley Conservation Authority meeting, July 18, 2024, be adopted as circulated.

Carried

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest relative to any item on the agenda.

4. Adoption of Minutes

4.1 Authority meeting – May 16, 2024

Motion #G24-77

Moved by Greg McLean

Seconded by Kevin Eccles

THAT the minutes of the Saugeen Valley Conservation Authority meeting, May 16, 2024, be adopted as presented.

Carried

4.2 Section 28 Hearing – May 16, 2024

Motion #G24-78

Moved by Moiken Penner

Seconded by Mike Niesen

THAT the minutes of the Section 28 Hearing, May 16, 2024, be adopted as presented.

Carried

5. Staff Introductions

The following staff were introduced to the Board of Directors:

Alex Duszczyszyn, Forestry Technician

Darcy Frook, Resources Information Technician

Kyle Hope, Capital Water Infrastructure Coordinator

Rick Southcote, Environmental Technician

6. Matters Arising from the Minutes – none at this time

7. New Business

Corporate Services

7.1 GM-2024-05: General Manager’s Report and Operational Plan

There was no discussion.

7.2 GM-2024-08: Program Report

There was no discussion.

7.3 Correspondence

There was no submitted correspondence.

7.4 Approved Committee Minutes

7.4.1 Executive Committee – June 6, 2024

7.4.2 Agricultural Advisory Committee – March 8, 2024

There was no discussion.

7.5 COR-2024-13: Bylaw Amendments

There was no discussion.

Motion #G24-79

Moved by Paul Allen

Seconded by Bud Halpin

THAT the Board of Directors of the Saugeen Valley Conservation Authority approves the recommended Administrative Bylaw amendments as presented in this report.

Carried

7.6 COR-2024-14: Grey County Prosecution Agreement

In 2023, SVCA initiated a pilot project with Grey County Legal Services but has not yet utilized their services. Given the positive feedback from Grey Sauble Conservation regarding the support they received, SVCA staff recommend signing the new agreement with Grey County Legal Services.

Motion #G24-80

Moved by Tom Hutchinson

Seconded by Steve McCabe

THAT SVCA signs Grey County Legal Services agreement, following the 2023 pilot project, to acquire legal services assistance from Grey County on Section 28 and Section 29 Conservation Authority’s (CA) Act items.

Carried

Environmental Planning and Regulations

7.7 EPR-2024-18: Permits Issued for Endorsement

There was no discussion.

Motion #G24-81

Moved by Greg McLean

Seconded by Kevin Eccles

THAT Development, Interference with Wetlands and Alterations to Shorelines and Watercourse applications and Prohibited Activities, Exemptions and Permits applications #24-068, 24-078 to 24-129, and 24-131 to 24-151, as approved by staff, be endorsed.

Carried

7.8 EPR-2024-19: Southampton Two Zone Floodplain

Report EPR-2024-19 was submitted to the Authority for their information.

Forestry and Lands

7.9 Verbal Update: Varney Pond

Staff have received response from the Department of Fisheries and Oceans (DFO), stating “DFO is requesting that Saugeen Valley Conservation Authority consider an alternative plan for the future swim pond operation, due to potential impacts to fish and fish habitat.”

Staff have received a verbal response from the Ministry of Natural Resources and are awaiting a written response.

Staff have received a written response from the Ministry of Environment stating “the ministry does not issue any type of instrument to release pond water in the way you described. To protect downstream receivers, the water needs to be released in a slow, controlled manner. The park opened as usual this spring except for filling of the pond.

The Directors discussed the verbal report and directed staff to continue exploring options.

7.10 LAN-2024-05: Approval for Consultation – Conservation Areas Strategy

Staff presented the draft Conservation Areas Strategy and sought approval for public consultation. According to the *Conservation Authorities Act*, the final Strategy must be completed by December 31, 2024.

Motion #G24-82

Moved by Bud Halpin

Seconded by Paul Allen

THAT the Board of Directors approve the Conservation Areas Strategy draft to support the next step of public consultation, as required by Section 21.1 (1) of the *Conservation Authorities Act* and Ontario Regulation 686/21 (9) (10).

Carried

7.11 LAN-2024-06: 2025 Campground Fees

Motion #G24-83

Moved by Mike Niesen

Seconded by Bud Halpin

THAT camping and associated rates be increased as proposed for the 2025 camping season.

Carried

Bill Stewart joined the meeting at 1:42 p.m.

Water Resources

7.12 WR-2024-05: Flood Forecasting and Warning – Hydrometric Network Update

There was no discussion.

Motion #G24-84

Moved by Dave Myette

Seconded by Greg McLean

THAT the Board of Directors endorse the proposed plan for improvements to SVCA's hydrometric network; and further

THAT the Board of Directors support decommissioning the Teeswater River at Bruce Road 20 (Greenock) stream gauge station

Carried

7.13 WR-2024-06: Information sharing with Municipal Partners

Staff recommend that the Board support full transparency with applicable municipal partners through the sharing of all available documents and reports, related to water and erosion control infrastructure that is designated as special benefitting.

Motion #G24-85

Moved by Jennifer Prenger

Seconded by Bill Stewart

THAT the Board of Directors support transparency with the applicable municipal partners through the sharing of all available documents, drawings, and reports, both historic and current, related to water and erosion control infrastructure that is deemed special benefitting.

Carried

7.14 WR-2024-07: Walkerton Hydro Dam – Next Steps

The Walkerton Hydro dam is in poor condition according to the 2022 D.M. Wills Assessment. Engineering recommendations include complete removal and restoration of the creek channel. After discussion the following resolution carried:

Motion #G24-86

Moved by Greg McLean

Seconded by Moiken Penner

THAT the SVCA Board of Directors support staff in pursuit of removal of the Walkerton Hydro Dam; and further

THAT the SVCA Board of Directors endorses initiation of the Walkerton Hydro Dam Environmental Assessment, Phase 1 in 2024, pending a successful WECl application.

Carried

7.15 WR-2024-08: Watershed Resource Based Management Strategy

Conservation authorities are required under the *Conservation Authorities Act* Regulation, to develop a watershed-based resource management strategy, following guidelines outlined in subsections 12(4) to 12(9). A draft of the strategy has been prepared for public consultation.

Motion #G24-87

Moved by Jennifer Prenger

Seconded by Sue Paterson

THAT the Board of Directors approve the Watershed Based Resource Management Strategy draft to support the next step of public consultation, as required by Section 21.1 of the *Conservation Authorities Act* and Ontario Regulation 686/21 (Appendix A).

Carried

7.16 WR-2024-09: Ice Management Plan

An Ice Management Plan was presented to the Board to fulfill a mandated deliverable of the *Conservation Authorities Act*. The plan addresses the fundamentals of river ice processes, outlines current issues, and proposes preventive measures to mitigate risks.

Motion #G24-88

Moved by Tom Hutchinson

Seconded by Bill Stewart

THAT the Board of Directors endorses the Ice Management Plan, as required by Section 21.1 of the *Conservation Authorities Act* and Ontario Regulation 686/21 (Appendix A).

Carried

7.17 WR-2024-10: Durham Upper Dam (DUD) – A Historical Summary

The Board had an in-depth discussion about staff’s recommendations concerning the DUD, focusing on the current safety concerns stemming from its structural condition and ongoing deterioration. A safety inspection by D.M. Wills revealed both structural, operational, and public safety issues.

Motion #G24-89

Moved by Bill Stewart

Seconded by Steve McCabe

THAT the Board of Directors directs staff to address all operator and public safety recommendations, as detailed in the June 7, 2024, D.M. Wills letter, titled *Durham Upper Dam, Operator and Public Safety Review*; and further

THAT the Board of Directors support fulsome public consultation as it relates to past and current history of ice operations at the Durham Upper Dam.

Amendment: #G24-90

Moved by Jennifer Prenger

Seconded by Kevin Eccles

That Motion G24-89 be amended to remove “past and current history of” in the second clause.

Carried

Amendment: (2nd) #G24-91

Moved by Bill Stewart

Seconded by Steve McCabe

That Motion G24-89 be amended to include “public consultation through the EA process” in the second clause.

Carried

Amendment (3rd) #G24-92

Moved by Paul Allen

Seconded by Dave Myette

Add “THAT the decision regarding winter operation be deferred to a future meeting.”

Carried

Motion #G24-89 (amended)

Moved by Bill Stewart

Seconded by Steve McCabe

THAT the Board of Directors directs staff to address all operator and public safety recommendations, as detailed in the June 7, 2024, D.M. Wills letter, titled *Durham Upper Dam, Operator and Public Safety Review*; and further

THAT the Board of Directors support fulsome public consultation through an EA process as it relates to operations at, and future of the Durham Upper Dam, and

THAT the decision regarding winter operation be deferred to a future meeting.

Carried

8. Closed Session – to discuss a litigation matter and personal matters about identifiable individuals

Motion #G24-93

Moved by Moiken Penner

Seconded by Bud Halpin

THAT the Authority move to Closed Session, In Camera to discuss a litigation matter and personal matters about identifiable individuals; and further

THAT, Erik Downing, Matt Armstrong, Madeline McFadden, and Janice Hagan remain in the meeting as required.

Carried

Motion #G24-96

Moved by Gregory McLean

Seconded by Kevin Eccles

THAT the Authority adjourn from closed session and rise and report.

Carried

Chair Dobreen declared that only those topics for which the Authority went into Closed Session were discussed.

9. Adjournment

There being no further business, the meeting adjourned at 4:24 p.m. on the motion of Peter Whitten and Kevin Eccles.

Barbara Dobreen
Chair

Janice Hagan
Recording Secretary

September 19, 2024

To the members of the West Grey Council,

I am reaching out to you with a request that holds significant importance. We, as a community, are organizing a one-day benefit baseball tournament to support a local family in need. I kindly ask for the ball diamond fee to be waived for this event, as it will allow us to maximize the funds raised for the Wood family.

The Wood family have been part of the community for many years now. Brad, Christina, Clay and Emily Wood are the most caring, giving and kind family I know. They were hit with earth-shattering news back in December of 2023 that Emily (15 at the time) had terminal brain cancer.

This girl is a determined warrior that has undergone many hospital stays and surgery to kick cancer's butt! She is not done with the fight; once she regains strength, she will go to New York to participate in a clinical trial.

This is the story of Emily Wood.

She has always been a strong, independent, determined young lady who loves baseball. After playing years of minor ball in Durham, she secured a spot for the Palmerston Marlins. She has one of the biggest hearts I know, and besides baseball, her second passion is animals, so much so that her nickname for those who know her well is Dr. Dolittle.

I ask that you, as council, take this to your next vote to help raise funds for a local family in need.

Please reach out if you have any questions.

Thank you,

Melissa Pegelo



EMILY'S FIGHT IS OUR FIGHT!!!

Field of Dreams Mixed Slo Pitch Tournament

Date: October 19th, 2024.

Location: 451 Saddler Street, West Durham, Ont

Start Time: The start of the Tournament is approx 8 am for the first game.

End Time: Finals approx 6:30 pm

Fee: A minimum donation of \$50.00 is requested. The donation must be transferred no later than October 1, 2024, to secure a spot in the tournament.

Prizes: Best team name, Division side A and Division B winners.

- You must have a min 2 girls per team.
- Min age to play is 14.
- Slo Pitch rules apply.

This is the story of Emily Wood.

She has always been a strong, independent, determined young lady who loves baseball. After playing years of minor ball, she secured a spot for the Palmerston Marlins. She and her family's world came to an earth-shattering stop when Emily, 15 at the time, was diagnosed with terminal brain cancer back in December. This girl is a determined warrior that has undergone many hospital stays and surgery to kick cancer's ass! She is not done with the fight; once she regains strength, she will be going to New York to participate in a clinic trial.





CORRESPONDENCE ITEMS PRESENTED FOR INFORMATION
October 1, 2024

1. Correspondence from the Town of Tillsonburg Re: Cellular Coverage Concerns
2. Correspondence from the City of Kitchener Re: 'Renovictions' - Safe and Adequate Housing
3. Correspondence from Marian Ratcliffe Re: Dark Sky protection and project ZA06.2024 – DJ Land (Saddler Street)
4. Correspondence from Chris Palmer Re: Dark Sky Protection and project ZA06-2024
5. Correspondence from Grey County Re: Provincial Planning Statement 2024 Final Version & Transition Considerations - PDR-CW-49-24
6. Correspondence from Lawna Atkins Re: Pulmonary Hypertension Awareness Month



Town of Tillsonburg
Office of the Clerk

10 Lisgar Avenue, Tillsonburg, ON N4G 5A5

Tel: (519) 688-3009

Fax: (519) 842-9431

September 17, 2024

Hon. Francois-Phillip Champagne, Minister of Innovation, Science and Industry of
Canada, Government of Canada

Hon. Mary Ng, Minister of Export Promotion, International Trade and Economic
Development, Government of Canada

Arpan Khanna, MP

Ernie Hardeman, MPP

To Whom It May Concern:

Please be advised that the Council of the Town of Tillsonburg, at its meeting on
September 9th, 2024 passed the following resolution:

- A. THAT report EDM 24-029 titled “Cellular Coverage Concerns” be received;
- B. THAT Council of the Town of Tillsonburg endorses the following:
 - a. Whereas the residents of our community are not able to have reliability and confidence in our telecommunications infrastructure for our commercial establishments and economic growth, employment, school, virtual medical appointments, mental health, welfare and emergency services;
 - b. Whereas many areas in and around the Town of Tillsonburg are considered “Dead Zones” causing rural and urban communities to incur prohibitive costs which include roaming and overage fees and/or alternative resources in order to gain basic and limited communication functionality;
 - c. Whereas the Innovation, Science and Economic Development Canada (ISED) has committed to have a reliable Network and states that, “*Reliable telecommunications networks have never been more*



crucial. They support not only a wide range of economic and social activities but also other critical infrastructure sectors and government services, and they are crucial for emergency services and public safety. They are fundamental to the safety, prosperity and well-being of Canadians.”

d. THAT the top priority of the ISED as stated in the Telecommunications Reliability Agenda is, *“Robust Networks and Systems – This means there is robust architecture for telecommunications networks with appropriate redundancy, diversity, and hardening against hazards, with particular care for emergency services. There are systems with controls and monitoring and the telecommunications supply chain including supplier equipment is trusted and secure. Investments are made to support these activities including in rural and remote areas or to address coverage gaps.”*

C. THAT the Council of the Town of Tillsonburg requests that the Federal Government and ISED make it their priority to push forward with their commitment to provide this crucial infrastructure in a meaningful and time manner and provide action and enforcement on the regulations that mandate timely installation of approved cell tower installations; and

D. THAT a copy of this resolution be also sent to all Ontario municipalities, SWIFT, local telecommunications providers, the local MP and MPP.

Sincerely,

Laura Pickersgill
Executive Assistant
Town of Tillsonburg

Cc: All Ontario Municipalities, SWIFT, Bell Canada



AMANDA FUSCO
Director of Legislated Services & City Clerk
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519.741.2200 x 7809 Fax: 519.741.2705
amanda.fusco@kitchener.ca
TTY: 519-741-2385

September 19, 2024

Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Dear Premier Ford:

This is to advise that City Council, at a meeting held on August 26, 2024, passed the following resolution regarding Renovictions and Safe and Adequate Housing:

"WHEREAS the City of Kitchener adopted the resolution, "Renovictions' - Safe and Adequate Housing" on October 18, 2021, advocating to the Province of Ontario to take additional and meaningful steps to address the ever-increasing problem of Renovictions;

WHEREAS the City of Kitchener is taking meaningful steps to help address the issue with the legislated tools available to municipalities including adopting Inclusionary Zoning By-law and a Rental Replacement By-law;

THEREFORE IT BE RESOLVED that the City of Kitchener supports the resolution adopted by the City of Toronto to urge the Province of Ontario to proclaim and bring into force all regulations pertaining to Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023,

THEREFORE IT FURTHER BE RESOLVED that the City of Kitchener supports the resolution adopted by the City of Toronto to request to the Province of Ontario to amend the Residential Tenancies Act, 2006, and/or related regulations to:

- a. reintroduce vacancy control legislation which ties rents to residential units rather than tenancies;
- b. introduce rent control to cover units first occupied after November 15, 2018;
- c. require landlords of residential units to be responsible for finding temporary accommodation or provide sufficient relocation assistance for their tenants for the duration of the renovations if tenants intend to return post - repair/renovation;

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- d. require landlords to obtain a building permit before issuing an N13 notice of termination, provide a copy of the applicable permit to tenants together with any N13 notice of termination, require evidence that the permit was delivered with the N13 notice of termination as part of any L2 application to end a tenancy filed on that basis, and require the approved permit be provided to the LTB as part of any L2 application to end a tenancy filed on the basis of an N13 notice of termination;
- e. provide the same rights and compensation afforded to tenants in buildings with five (5) or more units to those in buildings with less than five (5) units;
- f. increase the required compensation for tenants in no-fault evictions;
- g. remove ex parte eviction orders for breached repayment agreements;
- h. require landlords to attach a plain-language tenants' rights information package to N13 eviction notices;
- i. regulate N11s and buy-out agreements; and
- j. amend Above Guideline Increase (AGI) rules to eliminate the eligibility of capital expenditures that constitute general repair and maintenance of the property; add a new subsection requiring landlords to save 10 percent of rental income to be accessed for capital expenditures; and require landlords to notify tenants of the decrease in advance of the date when rent is required to be reduced as specified in an order permitting an AGI related to eligible capital expenses;

THEREFORE BE IT FURTHER RESOLVED that the City of Kitchener supports the resolution adopted by the City of Toronto to urge to the province of Ontario to make the following operational changes to the Landlord Tenant Tribunal (LTB):

- a. allow tenants the right to in-person LTB hearings to eliminate technological barriers for individuals who do not have access to digital devices or reliable internet connection;
- b. simplify LTB notices with plain language so they are easily understood and ensure all forms include a tracking number that is linked to a public registry; and
- c. establish a provincial rental registry that tracks building ownership, rental rates, AGIs and their expiry dates, and LTB eviction filings and their outcomes; and monitor data on N12 and N13 evictions.

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THEREFORE BE IT FINALLY RESOLVED that a copy of this motion be sent to the Association of Municipalities of Ontario, the Premier of Ontario, the Ministry of Municipal Affairs and housing, all other municipalities within Ontario, the Region of Waterloo and other Municipalities for their consideration and possible endorsement.”

Yours truly,



A. Fusco
Director of Legislated Services & City Clerk

Cc: Honourable Paul Calandra, Minister of Municipal Affairs and Housing
Colin Best, President, Association of Municipalities Ontario
Will Short, Clerk, Region of Waterloo
Ontario Municipalities
Sloane Sweazey, Senior Policy Advisor, City of Kitchener

Subject: Correspondence submission for Council Agenda, re Dark Sky protection and project ZA06.2024 – DJ Land (Saddler Street)

Dear Mayor Eccles, West Grey Council and Staff and the Developers for this project.

I am writing to express my concerns regarding the proposed housing project ZA06.2024 – DJ Land (Saddler Street). Please publish this letter under correspondence in the next Council Meeting agenda and forward it to the Developer.

I realize that I have missed the public meeting however I hope that my concerns can still be added to the record and shared with the Developer since the project is still quite early in the process with more studies yet to be completed and the Bylaw allowing it to move forward has not yet been passed.

I have read the Staff Report (September 17, 2024) prepared for this project and am very disappointed to see that outdoor lighting at night has not been addressed in the report. I am concerned about the potential increase in light pollution in West Grey resulting from the construction of the proposed 56-unit development and would ask that Council and Staff work with the Developers to reduce the impact. Please ask the Developer to make every effort to ensure there is no light pollution in the form of skyglow, light trespass, glare or clutter.

This request is supported by the Grey County Official Plan section 7.14 Dark Sky Protection, by the West Grey Dark Sky Friendly Community Proclamation (162-16) and by the words and actions of our current West Grey Council.

The proposed development is situated near the Durham Conservation Area and backs on to currently undeveloped areas. The Conservation Area and the undeveloped areas provide natural habitat and should be protected from light pollution. All plants, animals and insects require a normal seasonal cycle of day and night for all aspects of a healthy life and survival. Artificial light at night impacts that cycle, decreasing or eliminating the hours of darkness needed either for rest or nighttime activities.

Please encourage the Developer to ensure all outdoor lighting meets Dark Sky approved standards including the following: have a CCT of 3000K or less and limit the amount of blue light emitted by the fixtures, be fully shielded (BUG - Uplight = 0, Backlight and Glare as low as possible), be directed downwards and only where needed, be no brighter than necessary, dimmable if possible, use as few lighting fixtures as possible and consider motion controls so lighting could be turned off when no one is around using it.

I would request that the Developer perform ground illuminance and sky quality studies before and after the installation of the lights and make any adjustments needed to ensure that there is no light trespass beyond the perimeter of the property or increase in sky glow resulting from their lighting plan.

It is noted in the Staff Report that the Developer is considering a Condominium project within the development. Condominiums have the power to dictate their own rules for property standards and I would ask that the Developer consider including the requirement for Dark Sky approved outdoor lighting in the Condo bylaws. This is not an unusual request, I have been told by an owner that the Condo Corp at Cobble Beach (Grey County) includes a requirement for all owners to use Dark Sky approved lighting on the exterior of their units.

Light pollution is visibly increasing in Grey County as development is moving up Hwy's 6 and 10. I have heard the West Grey Manager of Planning and Development indicate that there is likely going to be more development on the east end of Durham, so we need to set the standards and precedents for outdoor lighting now, before it is too late.

Developments in Durham, Markdale, Dundalk and beyond are creating larger, more visible sky glows that can be seen for over 100kms and are degrading our nighttime environment. Skyglow is a dome over pollution sources, the light isn't just up but also spreading laterally into the environment having a negative impact on plant, insect, animal, wildlife and human health. There are also the scientific, cultural and economic impacts as we lose sight of our starry skies at night.

Thank you for this opportunity to take part in the planning process and submit concerns.

Respectfully submitted,

Marian Ratcliffe

Resident of West Grey

Item 4

Subject: Correspondence submission for Council Agenda, re Dark Sky protection and project ZA06.2024

Dear Major Eccles, West Grey Council and Staff,

I want to offer my strong support for the comments made by Marian Radcliffe in her correspondence submission re. Dark Sky protection and project ZA06.2024.

Given the turnover with staff and council I also would like to take this opportunity to remind current staff and council of the steps already taken to set the standards and precedents for outdoor lighting in the municipality.

Building on the excellent work already done by Marian and her colleagues I decided to submit correspondence requiring action on Dark Sky protection in May of 2021. That led to a recommendation that a staff report be brought to council regarding Dark Sky policy options.

That recommendation was unanimously supported by council and eventually led to a Council Report on February 15 , 2022 titled - Dark sky lighting-proposed municipal policy. The report contained a recommendation that council approve incorporating dark sky lighting principles throughout municipal planning documents, including the official plan and engineering standards.

I suspect if this had been done there is a chance that most of the concerns expressed in Marian's submission would be unnecessary. We have all worked hard on this issue. Please act while there is still time to preserve what we are still so fortunate to have here in West Grey.

Kind Regards, Chris Palmer



Planning and Development

595 9th Avenue East, Owen Sound ON N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax 519-376-7970

September 20th, 2024

Provincial Planning Policy Branch
777 Bay Street, 13th Floor
Toronto, ON, M7A 2J3

*Sent via email to growthplanning@ontario.ca

**RE: Provincial Planning Statement 2024 Final Version and Transition
Considerations and associated consultations posted on the Environmental
Registry and Ontario Regulatory Registry through posting # 019-9065**

Dear Provincial Planning Policy Branch,

On behalf of the County of Grey, please find attached a copy of Grey County staff report PDR-CW-49-24, which represents the Provincial Planning Statement 2024 Final Version and Transition Considerations. This report was presented at the September 12th, 2024, Grey County Committee of the Whole meeting, where the following staff recommendation was adopted through resolution CW97-24.

1. That report PDR-CW-49-24 be received, regarding the update to the Provincial Planning Statement 2024; and
2. That report PDR-CW-49-24 be forwarded on to the province as the County of Grey's comments on Environmental Registry posting 019-9065; and
3. That this report be shared with; the County's Planning and Economic Development Advisory Committee, Agricultural Advisory Committee, and member municipalities in Grey County; and
4. That staff be authorized to proceed prior to County Council approval as per Section 26.6(b) of Procedural By-law 5134-22.

Should you have any questions, or require any further information, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in black ink, appearing to read "Scott Taylor", written over a yellow horizontal line.

Scott Taylor, MCIP, RPP

Director of Planning
+1 548-877-0856
scott.taylor@grey.ca

Enclosure: PDR-CW-49-24 Committee Report

Cc. (All by email only)

Township of Chatsworth

Township of Georgian Bluffs

Municipality of Grey Highlands

Town of Hanover

Municipality of Meaford

City of Owen Sound

Township of Southgate

Town of The Blue Mountains

Municipality of West Grey

Grey County Planning and Economic Development Advisory Committee

Grey County Agricultural Advisory Committee



Committee Report

To:	Warden Milne and Members of Grey County Council
Committee Date:	September 12, 2024
Subject / Report No:	PPS 2024 / PDR-CW-49-24
Title:	Provincial Planning Statement 2024 Final Version and Transition Considerations
Prepared by:	County Planning Staff
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	All member municipalities within Grey County

Recommendation

1. That report PDR-CW-49-24 be received, regarding the update to the Provincial Planning Statement 2024; and
2. That report PDR-CW-49-24 be forwarded on to the province as the County of Grey's comments on Environmental Registry posting 019-9065; and
3. That this report be shared with; the County's Planning and Economic Development Advisory Committee, Agricultural Advisory Committee, and member municipalities in Grey County; and
4. That staff be authorized to proceed prior to County Council approval as per Section 26.6(b) of Procedural By-law 5134-22.

Executive Summary

On August 20, 2024, the province released the final draft of the 2024 Provincial Planning Statement (PPS). The updated PPS comes into effect on October 20, 2024. As of this October date, all planning decisions are required to be consistent with the new PPS, regardless of whether the application or policy update was initiated prior to the PPS 2024 coming into force and effect.

Throughout 2023 and 2024 the province has been consulting on a new PPS which has the effect of updating the 2020 PPS, as well as merging *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* and the PPS into one document. The County submitted comments to the province on two earlier drafts of the PPS. There have been additional changes made to the PPS, from the earlier version circulated in April 2024. As part of the announcement for the final 2024 PPS, the province is also seeking feedback on any transition considerations for the new PPS, to facilitate implementation as it relates to existing planning matters already in process.

This report will provide Council with an update on the 2024 PPS and provide recommendations on any transition considerations for the new PPS. Staff support many of the changes made within the 2024 PPS, but there are some changes where there are still outstanding questions or concerns.

Background and Discussion

After almost two years of consultation, on August 20, 2024 the province announced the final draft of the updated Provincial Planning Statement (PPS) 2024. The PPS 2024 will come into effect on October 20, 2024, and have the effect of updating the 2020 Provincial Policy Statement and merging the PPS with *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (hereafter referred to as the Growth Plan). All planning decisions made on or after October 20, 2024 are required to be consistent with the PPS 2024, regardless of when the development application or planning policy update was initiated.

Grey County provided comments on earlier versions of the draft PPS, including the 2023 draft, as well as the April 2024 version. Copies of those comments through various staff reports can be found in the Attachments section of the report. Additional changes have been made to the final 2024 PPS, versus the April 2024 draft.

As part of the August 20, 2024 announcement of the PPS, the province is also seeking feedback on transitional matters to be considered in implementing the new PPS. The province is asking for this transitional feedback by October 4, 2024, through Environmental Registry of Ontario (ERO) posting 019-9065. A link to the ERO posting can be found in the Attachments section of this report. The correspondence from Minister Calandra on this matter notes the following:

“In addition, a 30-day consultation (ERO# 019-9065) beginning on August 20, 2024, will seek feedback on any specific planning matters in process that might need to be addressed through a potential transition regulation under the Planning Act. Your municipality is invited to share any feedback through the consultation.

To provide municipalities with implementation support, the Ministry of Municipal Affairs and Housing will provide training for municipal staff in September and October 2024. Our government will also consider developing Provincial guidance to support implementation.”

Staff support several of the policy changes in the 2024 PPS, but there are a few which remain concerning to the County and its member municipalities. This report will highlight some of the significant policy updates, as well as providing recommendations on potential transition matters to be considered through the ERO posting.

Summary of Provincial Planning Statement 2024 Changes

Building off the County’s May 9, 2024 staff report, staff have compiled the below summary of key PPS 2024 subject areas. The summaries and subheadings have been organized based on the order they appear in the 2024 PPS, rather than any implied order of importance.

Planning for People and Homes (Section 2.1)

New to the 2024 PPS, is the requirement that planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance (MOF), and may modify projections as appropriate. Staff have concerns with this change. While there is merit to all municipalities using a standard projection method, there should be some municipal input or autonomy to ensure that local conditions are reflected. The impact of inflated projections could negatively effect municipal infrastructure planning and development charges. Whereas the County projected population growth of 23,810 people between 2021 and 2046, the MOF projects 42,869 people for this same period. As a result, the MOF projections for Grey County include an additional 19,059 people beyond the County's projections. County staff are not aware of any equivalent employment projections from the MOF to compare against the County's employment projections for Grey's growth horizon. Staff are requesting additional information from the Ministry of Municipal Affairs and Housing (MMAH) on how this will be implemented and the degree to which the words "and may modify, as appropriate" can be used to consider local nuances to the MOF projections. A source for the employment projections is also requested.

The 2024 PPS now requires land be made available to accommodate a range of land uses to meet the projected needs planning for at least 20 years, but not exceeding 30 years. Longer-term planning can still be done for infrastructure, public service facilities, strategic growth areas, and employment areas. County staff support these changes as it pertains to the planning horizon.

There is a further caveat to the above, to note that where the MMAH approves a minister's zoning order (MZO), that it is in addition to projected needs established in the official plan. At the time of the next official plan review, this additional growth would then get incorporated into the official plan and related infrastructure plans. Staff have some reservations regarding MZOs being used above and beyond any projected growth needs, and recommend that this is a tool that is only used sparingly in Grey County for extraordinary purposes.

Housing (Section 2.2)

The 2024 PPS housing policies are very similar to the April 2024 draft PPS, which were supported by County staff. As it pertains to affordability, the 2024 PPS references prices in the municipality, versus the 2020 definition references the regional market area. There are also some definition changes, including removing the definition for 'special needs' and replacing it with a definition for 'additional needs housing'. Coordination with housing service managers is also a requirement of the PPS. Staff support the 2024 PPS housing policies.

Comprehensive Reviews and Settlement Area Boundaries (Section 2.3.2)

The 2024 PPS removes the requirement for a comprehensive review for new or expanded settlement areas. This section of the PPS requires municipalities to consider seven criteria when assessing a new or expanded settlement area, but a comprehensive review is not required. As it pertains only to new settlement areas, it must also be demonstrated that the infrastructure and public service facilities to support development are planned or available.

The definition for ‘public service facilities’ has also been amended from the 2020 PPS. The revised definition is as follows:

“means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services.

Public service facilities do not include infrastructure.”

Staff would flag that although not new to the 2024 PPS, the ability to determine the capacity of public service facilities, as it pertains to those facilities outside municipal control remains problematic. For example, when a developer proposes an expansion to a settlement area it can be difficult to ascertain the capacity and long-term planning for provincially funded public service facilities such as hospitals, schools, mental health / addictions facilities, etc. Furthermore, where such facilities are insufficient to meet long-term growth needs, municipalities and developers have little tools available, beyond advocacy to rectify the shortage.

In general, staff have concerns that reduced requirements for settlement area expansions or new settlement areas could make it more difficult to promote infill and intensification within settlement areas. Removing the comprehensive review requirements also makes it much more difficult for a municipality to refuse a new or expanded settlement area. In some cases, such growth could functionally compete with existing serviced settlement areas or provide for an inefficient form of growth (urban sprawl) into lands designated Rural or Agricultural.

Staff believe that the new policies could create more opportunities for sprawl in the County’s Agricultural and Rural designations. These policies also need to be read in concert with the recent *Planning Act* changes, regarding reinstated appeal rights for developers where a settlement area expansion is refused.

Strategic Growth Areas (Section 2.4)

The 2024 PPS includes a new section 2.4 titled ‘strategic growth areas’. The term ‘strategic growth areas’ is also a newly defined term in the PPS. The concept of strategic growth areas comes from the Growth Plan. Grey County was not a part of the Growth Plan, and as such was not subject to these policies. Staff do not have any concerns with these policies pertaining to strategic growth areas, but would note that such policies are likely more pertinent to ‘larger and faster growing municipalities’, which is also new terminology in the 2024 PPS.

Rural Areas and Rural Lands (Sections 2.5 and 2.6)

The 2024 PPS policies for rural lands and areas are very similar to the 2020 PPS policies. One of the only notable differences is a new qualifier on recreational dwellings associated with resource-based recreational uses, which notes “recreational dwellings not intended as permanent residences” are permitted. The 2020 PPS permitted recreational dwellings, but it did not contain the notation about “not intended as permanent residences”. Staff are supportive of these sections of the PPS.

Employment Lands (Section 2.8)

The 2024 PPS has removed the need for a comprehensive review when considering a conversion of a designated employment area to a non-employment use. Similar to the comments above on comprehensive reviews for settlement area expansions, staff have concerns with this proposed change.

The definition for 'employment area' was also changed to align with the definition adopted through Bill 197, which will now also come into force and effect on October 20, 2024.

Section 1.3.2.3 of the 2020 PPS contained the following provisions:

“Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.”

The 2024 PPS has removed this policy, and added in two additional policies as follows:

“In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.” [section 2.8.1.3]

“Planning authorities shall assess and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.” [section 2.8.2.4]

While the two new policies address land use compatibility between neighbouring sensitive land uses and employment areas, they do not carry the same weight as prohibiting sensitive land uses in employment areas. Staff have concerns that the erosion of employment area policies and protections could have a negative impact on employment lands in the County and member municipalities.

Climate Change (Section 2.9)

The climate change policies in the 2024 PPS are 'trimmed back' from the 2020 PPS. Staff would have preferred the province take an increased leadership role both in this section of the PPS, and woven throughout the PPS, to require more action on greenhouse gas emissions, climate change mitigation, adaptation and resiliency. Servicing, stormwater, and waste management are all great opportunities to further include climate change direction. Policies on green development standards, or other supportive tools, would assist municipalities in achieving their own greenhouse gas reduction goals.

Sewage, Water, and Stormwater (Section 3.6)

Two notable changes in the 2024 PPS include the following:

- 1) a new policy regarding the allocation and reallocation of unused servicing capacity to meet housing needs (section 3.6.1(e)), and
- 2) a new clause under the partial servicing policies which considers partial services in rural settlement areas where new development is serviced via individual wells, with municipal or communal sewers (section 3.6.5(c)).

With respect to allocation and reallocation policies, staff have no concerns with this addition. Municipalities should develop policies or criteria for both allocation, as well as where reallocation may be necessary.

Regarding the new partial services provisions, staff note that it may limit some of Grey County's rural settlement areas. The policies appear to give explicit permission for development in rural settlement areas on individual wells, with municipal sewage treatment or private communal sewage services. Conversely, these policies could be read to exclude such development on individual septic systems with municipal water. If this is the case, it would potentially limit new development in several of Grey County's settlement areas including Balmy Beach, Chatsworth, East Linton, Leith, Oxenden, Shallow Lake, and Walter's Falls. The only settlement area in Grey which has individual wells, with municipal sewage treatment, is Flesherton. County staff will request further clarification with respect to this policy, and whether staff have interpreted it correctly.

Natural Heritage and Water (Sections 4.1 and 4.2)

The 2024 PPS policies are very similar to the existing 2020 natural heritage policies. Some of the definitions have been updated, but staff do not have any concerns with the changes.

The 2024 PPS introduces a new requirement for large and fast-growing municipalities, as well as upper-tier municipalities which contain a large and fast-growing municipality, to undertake watershed planning. Other municipalities are simply encouraged to undertake watershed planning. Grey and its member municipalities are not defined as a large and fast-growing municipality. Staff are supportive of this policy in principle. However, staff request that the province considering making funding available to municipalities and conservation authorities for watershed planning, as it will be an added cost and requirement for many municipalities.

Agriculture and Mineral Aggregate Resources (Sections 4.3 and 4.5)

The 2024 PPS now requires municipalities to use an "agricultural system approach". Previously the 2020 PPS encouraged this approach, but did not require it.

Other agriculture changes in the 2024 PPS include;

- clarification on principle dwellings,
- the permission for additional residential units (ARUs), in addition to farm worker housing,

- an updated definition for on-farm diversified uses (OFDUs) to include energy storage systems and electricity generation and transmission,
- new requirements for an agricultural impact assessment to be completed, and
- clarification on surplus farm dwelling severance policies to note that only one surplus dwelling may be severed per farm consolidation, and that both new dwellings and ARUs are prohibited on the retained agricultural lot.

Staff are generally supportive of the above-noted changes to section 4.3.

The mineral aggregate resource policies are very similar between PPS 2024 and PPS 2020. One area of departure is the policies on rehabilitation in prime agricultural areas. The revised policies appear to be less stringent, and no longer contain added protection for specialty crop areas. Staff prefer the 2020 protections to the 2024 PPS policies.

Other Items and Implementation

There are several other changes throughout the 2024 PPS, including changes to the introduction, preamble, cultural heritage and archaeology, human hazards, natural hazards, implementation and interpretation, as well as the coordination sections. Many of the changes in these sections are minor in nature and generally supported by staff. There are some weakened protections under cultural heritage section which provide less protection for properties on a municipal heritage register, which staff have concerns with.

Within the Implementation and Interpretation section there are a few policies to highlight for Council's awareness as follows:

- Municipalities must keep their official plans, zoning by-laws, and development permit by-laws up-to-date with the PPS, including *“establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development”*,
- Where a planning decision is required ahead of the official plan being updated to be consistent with the 2024 PPS, that decision is still required to be consistent with the PPS,
- Strategic growth areas are not land use designations, and their delineation does not alter existing land use designations, and
- Density targets represent minimum standards, and planning authorities are encouraged to go beyond these minimum standards.

Within the Coordination section there are a few policies quoted below for Council's awareness. A number of the policies require greater coordination between public bodies, which staff are supportive of.

2. *“Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.*
4. *Planning authorities and school boards shall collaborate to facilitate early and integrated planning for schools and associated child care facilities to meet current and future needs.*

5. *Planning authorities shall collaborate with publicly-assisted post-secondary institutions, where they exist, to facilitate early and integrated planning for student housing that considers the full range of housing options near existing and planned post-secondary institutions to meet current and future needs.*
6. *Further to policy 6.2.5, planning authorities should collaborate with publicly-assisted postsecondary institutions on the development of a student housing strategy that includes consideration of off-campus housing targeted to students.*
9. *Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:

 - a) *identify and allocate population, housing and employment projections for lower-tier municipalities;*
 - b) *identify areas where growth and development will be focused, including strategic growth areas, and establish any applicable minimum density targets;*
 - c) *identify minimum density targets for growth and development taking place in new or expanded settlement areas, where applicable; and*
 - d) *provide policy direction for the lower-tier municipalities that cross municipal boundaries.”**

Transitional and Implementation Matters to be Considered for the Provincial Planning Statement 2024

Within the ERO posting the province is seeking feedback on specific matters which may require transitional regulations for PPS 2024. The province lists development applications or planning matters under appeal, as examples where transition may be considered. Details are requested on the nature of the request and why transition regulations may be needed. County staff are not aware of any specific development applications or appeals, which should receive such transitional considerations in Grey County.

Staff would however flag the following on-going municipal official plan updates, as areas where transition regulations may be appropriate:

1. Municipality of West Grey Official Plan,
2. Township of Georgian Bluffs Official Plan, and
3. Town of The Blue Mountains Official Plan.

In all three of the above instances, the municipalities have been working on their official plan updates for more than two years (i.e., since before the initial draft 2023 PPS was released). All three of these official plan updates are nearing the stage of adoption. The specific area where transition may be helpful is with respect to population and employment projections, and the requirement to use the MOF projections. These official plans have proceeded on the basis of using the County's current official plan forecasts, which are quite different than the MOF projections. Furthermore, the County has not yet updated the County official plan to incorporate the MOF projections and allocate that growth accordingly. As such, each of the above three municipalities could be facing an uncertain future as it pertains to (a) the allocation of growth based on the MOF projections, and (b) the need to 're-do' existing land supply/demand analyses based on these new growth projections very late in the official plan review process. County staff recommend the province consider transitional regulations for the above-noted municipalities, so as not to delay their official plan updates.

Although not matters which require transitional regulations, staff would also request further guidance on the following matters:

1. The application of population and employment growth forecasts based on Ontario Population Projections by the MOF as it pertains to section 2.1.1 of the PPS,
2. Renewable energy and energy storage systems policies as it pertains to sections 3.8, 2.5, 2.6, and 4.3 of the PPS,
3. Tools which support the creation of additional affordable housing as it pertains to section 2.2 of the PPS,
4. Ecological off-setting guidance as it pertains to section 4.1 of the PPS,
5. Watershed planning as it pertains to sections 4.2.3 and 4.2.5 of the PPS,
6. Partial servicing policies as it pertains to sections 3.6.5 and 3.6.6 of the PPS,
7. Finalizing the agricultural impact assessment terms of reference which the province had previously been consulting on, and
8. Lot adjustments in prime agricultural areas as it pertains to section 4.3.3.2 of the PPS.

Legislated Requirements

As per the *Planning Act* and the 2024 Provincial Planning Statement, new planning decisions on or after October 20, 2024 are required to be consistent with the new PPS.

Financial and Resource Implications

The County and member municipalities will be required to update official plans and zoning by-laws to ensure consistency with the 2024 PPS. Staff do not believe that such updates need to be completed immediately, but even before updates are completed, decisions will need to be consistent with the PPS 2024.

Stemming from the new PPS, staff will be recommending as part of the 2025 budget, that the County update its Growth Management Strategy (GMS) to consider the MOF projections. The financial implications of the GMS update will be considered as part of the budget. Staff note that in the 2024 – 2033 10 Year Capital Forecast, an update to the GMS was already scheduled for 2025, primarily funded through development charges revenue, at a projected cost of \$50,000. This newly proposed GMS update may be slightly different in scope and cost given the new PPS and MOF projections, but it should be a similar project to what was envisioned in the 10 Year Capital Forecast.

Although not specific to the County, the new PPS may have an impact on the timing of on-going official plan updates in West Grey, Georgian Bluffs, and The Blue Mountains, as highlighted in the transition section of the report.

Relevant Consultation

- Internal: CAO/Deputy and Planning
- External: Member municipalities in Grey

Appendices and Attachments

Environmental Registry of Ontario Posting

[ERO #019-9065](#): Consideration of transition of land use planning matters to facilitate the introduction of a new policy statement issued under the Planning Act.

Past County Staff Reports

[PDR-CW-21-24 Bill 185 and Proposed Provincial Planning Statement](#)

[PDR-CW-23-24 Battery Energy Storage Systems](#)

[PDR-PEDAC-19-23 County Comments on Bill 97 and Draft PPS 2023](#)

[PDR-AAC-20-23 Draft Provincial Policy Statement, 2023](#)

[PDR-CW-21-23 County Comments on 2023 Draft Provincial Policy Statement](#)

[PDR-CW-01-23 Comments on Review of Growth Plan and PPS](#)

Item 6

September 19th 2024

Dear Mr. Eccles and Respective Council Members,

I am writing to request a proclamation from the Municipality of West Grey to declare November - Pulmonary Hypertension Month.

Pulmonary hypertension (PH) is a rare but very complex and serious lung disease, which is progressive and fatal. PH is defined by high blood pressure in the lungs, which leads to enlargement and weakness of the right-side of the heart, a serious type of heart failure. PH can strike anyone regardless of age, sex, social or ethnic background. It is estimated that approximately 5,000 Canadians have been diagnosed with pulmonary hypertension, but as many as 10,000 may be affected by the condition. Some symptoms of pulmonary hypertension are shortness of breath (especially with activity); bluish or purplish hands, feet and lips; swelling of hands and feet; light-headedness/dizziness, especially when climbing stairs or standing up; chest pain, especially with physical activity; feeling tired all the time; and sometimes even fainting.

A pulmonary hypertension month proclamation made by the Municipality of West Grey would represent an important public health awareness-raising gesture and aid the Pulmonary Hypertension Association of Canada to raise awareness of this rare disease. It is our belief that awareness-raising initiatives such as this make significant contributions to public education in relation to identifying the symptoms and understanding the impacts (physical, social, emotional, financial) of a rare disease such as PH. Accordingly, large-scale awareness-raising initiatives such as a proclamation made on behalf of a municipality has for impact to sensitize its citizens to the existence of the disease, which may lead to shorter diagnosis delays. Ultimately, we believe that increased awareness of pulmonary hypertension helps to better the lives of all those affected by PH—patients, caregivers, family members and friends.

Effectively, we believe that increased public awareness of a rare and serious disease such as pulmonary hypertension contributes to increasing social well being through increased public health education, maintaining healthy communities through increased early diagnosis rates, and improving quality of life for those affected by the illness.

Pulmonary Hypertension (PH) is a challenging and often overlooked illness, with many patients enduring years of misdiagnosis due to its common symptoms with other conditions. Without treatment, the average life expectancy of a PH patient is less than three years, yet many spend 2-3 years seeking a correct diagnosis. As it turns out, my story is one that brings forward the fact that an early diagnosis would have changed the series of events that happened in my adulthood. It's important to remember that this condition could affect anyone who has a heart and lungs at any time and we could hold the power that comes with having knowledge to change the trajectory of events that happen in their life.

My journey began six months before the birth of my daughter, Zaedah, in April 2023. I knew something was wrong, but my concerns were largely dismissed. We moved back to West Grey for proper prenatal care, yet I continued to struggle. Five days after giving birth, I experienced severe swelling and dangerously high blood pressure. I went into heart failure and was rushed to Owen Sound hospital. Despite their efforts, the medical team didn't have the necessary information to diagnose my condition as Pulmonary Hypertension. After months of tests, I was finally diagnosed with Pulmonary Arterial Hypertension at the UHN clinic in Toronto. Although I was initially given a six-month prognosis, a strict medication regimen has allowed me to surpass that. I have been able to cherish time with my now 16-month-old daughter, but my health is declining again.

Raising awareness is critical, particularly for pregnant women and healthcare providers, as this illness often

affects expecting mothers. I had to step back from many commitments, including the potential role of Executive Director at Hanover District Hospital, due to my health. However, I remain committed to advocacy and education about PH and PAH. The community platform I am building, Haven of Harmony, will support individuals with chronic illnesses and provide resources on ableism and disability awareness. My hope is to create a more inclusive, educated, and compassionate community. I urge you to consider my request to declare November as PH Awareness Month. I genuinely believe we can ensure that healthcare professionals, community leaders, and loved ones are better informed about this life-threatening condition and its impact.

For more information about PH and this request, please feel free to contact me. Detailed information about the illness can also be found on the Pulmonary hypertension Association of Canada's website at www.phacanada.ca or my specialist Dr. Granton would be happy to guide you in the right direction when it comes to learning more about PH and PAH – email me and ask for his direct contact information if it is needed.

On behalf of the PH community, I thank you in advance for considering this request.

Kind regards,

Lawna Atkins

www.phacanada.ca





Staff Report

Report To: Council

Report From: Karl Schipprack, Director of Development & Community Services/CBO

Meeting Date: October 1, 2024

Subject: West Grey Police Services Property Update

Recommendations:

THAT in consideration of staff report 'West Grey Police Services Property Update', council:

1. Directs staff to proceed with servicing lands for the new West Grey Police Services building, the Grey County paramedic building, and proposed subdivision at a cost of \$1,323,860 (cost includes a \$50,000 contingency and approximately \$152,000 to be billed to Grey County) plus HST;
2. Authorizes the Mayor and Clerk to sign all necessary documents with Cedarwell Excavating to complete the road and servicing works;
3. Directs staff to enter into an agreement with Hydro One for two easements to allow Hydro One equipment to be placed on municipal land;
4. Directs staff to enter into an agreement with Grey County for the shared cost of construction, access, and maintenance of a hydro transformer that will be located on West Grey lands that will provide hydro to the West Grey Police Station and the Grey County Paramedic Station; and
5. Directs staff to investigate and report back on options for the future sale of the residential lots located on the police station lands.

Highlights:

- West Grey staff proposed a full residential development of the area around the future police station.
- On December 5, 2023, council approved Cobide Engineering to complete all required documents to create a subdivision on the Police Services property and complete all engineering for the road construction, storm water, water supply and sanitary.

- On April 16, 2024, council approved the construction cost of the West Grey police services building in the amount of \$8,800,000 plus HST and awarded the contract to Domm Construction. This cost did not include the road and servicing for the police services building, Grey County paramedic building, or the proposed residential area around the police services building.
- West Grey and Grey County agreed on a purchase price for the property for the paramedic station, of \$150,000 plus the cost to service the paramedic building (approximately \$152,000) and to enter into a cost sharing agreement.
- Hydro One requires two access/equipment easements on municipal property to service the lands.
- An agreement with Grey County is required for the shared use of a hydro transformer to provide hydro to the police and paramedic buildings.
- Staff are seeking direction on how to move forward with the sale of the residential lands after development subdivision planning requirements are complete.

Previous Report/Authority:

[May 2, 2023 – Property Development](#)

[December 5, 2023 - West Grey Police Services Property Update](#)

Analysis:

Police Lands Servicing Costs

The proposed location of the West Grey Police Services building, Grey County Paramedic Station and residential subdivision is 451 Durham Rd. West, legally know as PLAN 500 PT PARKLOTS 4 TO 7; N CHESTER ST PT UNNAMED ST; PLAN 513 LOTS 16 TO 18 PT; LOTS 6 TO 8 & 11 TO 15 RP17R3223 PARTS 3 TO 6 9 12 14.

In May of 2023, West Grey staff proposed to complete a site plan and a budget to develop the area around the new police station.

West Grey staff have been working with Cobide Engineering, to develop a subdivision plan that will provide different styles of housing. The site will have 27 lots that can provide a combination of townhouses, semi-detached homes, single family dwelling lots and one large lot for an apartment building.

The road work and site servicing were removed from the police station construction tender. Cobide Engineering completed engineered plans and tender documents for all the site works including water, sewer, storm water management (SWM), roads, curbs, gutters and sidewalks. This tender also included all connection stubs for all the proposed residential properties, so all properties will be fully serviced prior to sale.

On August 24, 2024, the tender for the site works was issued with a closing date of September 11, 2024. West Grey received seven bids ranging from \$1,323,860 to \$2,313,506. All bids include a \$50,000 contingency. The portion of the tender price that will service the Grey County paramedic station (approximately \$152,000) will be paid by Grey County through the agreement to purchase and our cost sharing agreement.

Cedarwell Excavating Inc.	\$1,323,860 + HST
Roubus Farm Services	\$1,617,009 + HST
Moorefield Excavating	\$1,636,419 + HST
JT Excavating	\$1,710,385 + HST
SMRS Construction	\$1,964,992 + HST
EC King	\$2,092,582 + HST
MacDonnell Excavating	\$2,313,506 + HST
Cobide Engineering Estimate	\$1,860,830 + HST

Cobide Engineering reviewed the tenders, and their comments are:

“Based on the above results, the lowest Tender received for the project was submitted by Cedarwell Excavating Inc. This Tender is over \$500,000 below our Final Engineer’s Estimate which was completed just prior to tendering based on expected market conditions. There were a number of contractors bids below our estimate and based on discussions with various contractors, there are a lot looking to fill the remainder of the year which has likely led to the aggressive pricing.

We have worked with Cedarwell Excavating Inc. in the past on similar type construction projects as have neighboring municipalities and are confident that they will be able to complete this project within the stipulated timelines”.

Agreement with Hydro One:

In review of the proposed work on the police station lands Hydro One has requested two

access/equipment easements on municipal land (see attached plan from Hydro One). The first easement will be located on an unopened road allowance on the north side of Grey County Road 4 directly across from the proposed access to the site. The easement will provide for a guide wire to be installed to support a new hydro pole. The second easement is for grounding grids to be placed underground next to a switching box. The agreement is being reviewed by our solicitor.

Agreement with Grey County:

West Grey staff have proposed a shared hydro transformer for the West Grey police building and the Grey County paramedic building as a cost saving for both parties. The transformer will supply hydro to the police services building and the paramedic building. It will be located on the police services property and an easement will be created for the location of the underground line to the paramedic building. Hydro One and Grey County have agreed in principal and details are being confirmed. An agreement for the sharing of construction costs, legal access and any future maintenance will be required.

Future sale of residential lands:

When all the planning, legal requirements, and the servicing of the lots is complete, West Grey will be looking to sell the lots. There are several options to consider prior to the sale of these lots, including:

1. Does council want the lots to be sold for the highest possible price?
2. Does council want to consider proposals for attainable/affordable housing?
3. Does council want to consider proposals for purpose-built rentals?
4. Are there any other considerations council would like staff to investigate?

These discussions are preliminary, and staff will be seeking direction from council on how to proceed with the future sale of the residential lots at a later date.

Financial Implications:

All costs will be funded by short-term borrowing and proceeds from the sale of the lots will be used to pay the loan.

Communication Plan:

Communication of this report is through the posting of council meeting agendas on the Municipality of West Grey website.

Consultation:

Travis Burnside, Cobide Engineering
Geoff Aitken, Manager of Public Works
Kerri Mighton, Director of Finance/Treasurer, West Grey

Attachments:

1. Site plan of West Grey Police Services property.
2. Site plan indicating locations of Hydro One easements.

Recommended by:

Karl Schipprack, CBCO, Director of Community and Development Services/CBO

Submission approved by:

Michele Harris, Chief Administrative Officer

For more information on this report, please contact Karl Schipprack, Director of Community and Development Services/CBO at cbo@westgrey.com or 519-369-2200 ext. 234.

SEPARATION DISTANCES BETWEEN SEWERS/SEWER SERVICES AND WATERMAIN/WATER SERVICES SHALL BE AS PER MECP PROCEDURE F-6-1: IN GENERAL, 2.5m MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL INSTALLATIONS AND 0.5m VERTICAL SEPARATION AT CROSSINGS WHERE THE WATERMAIN OR WATER SERVICE CROSSES UNDER THE SEWERSERVICE AND PLACE WATER PIPE JOINTS A MINIMUM OF 2.5m HORIZONTALLY FROM OUTSIDE EDGE OF SEWER PIPE.

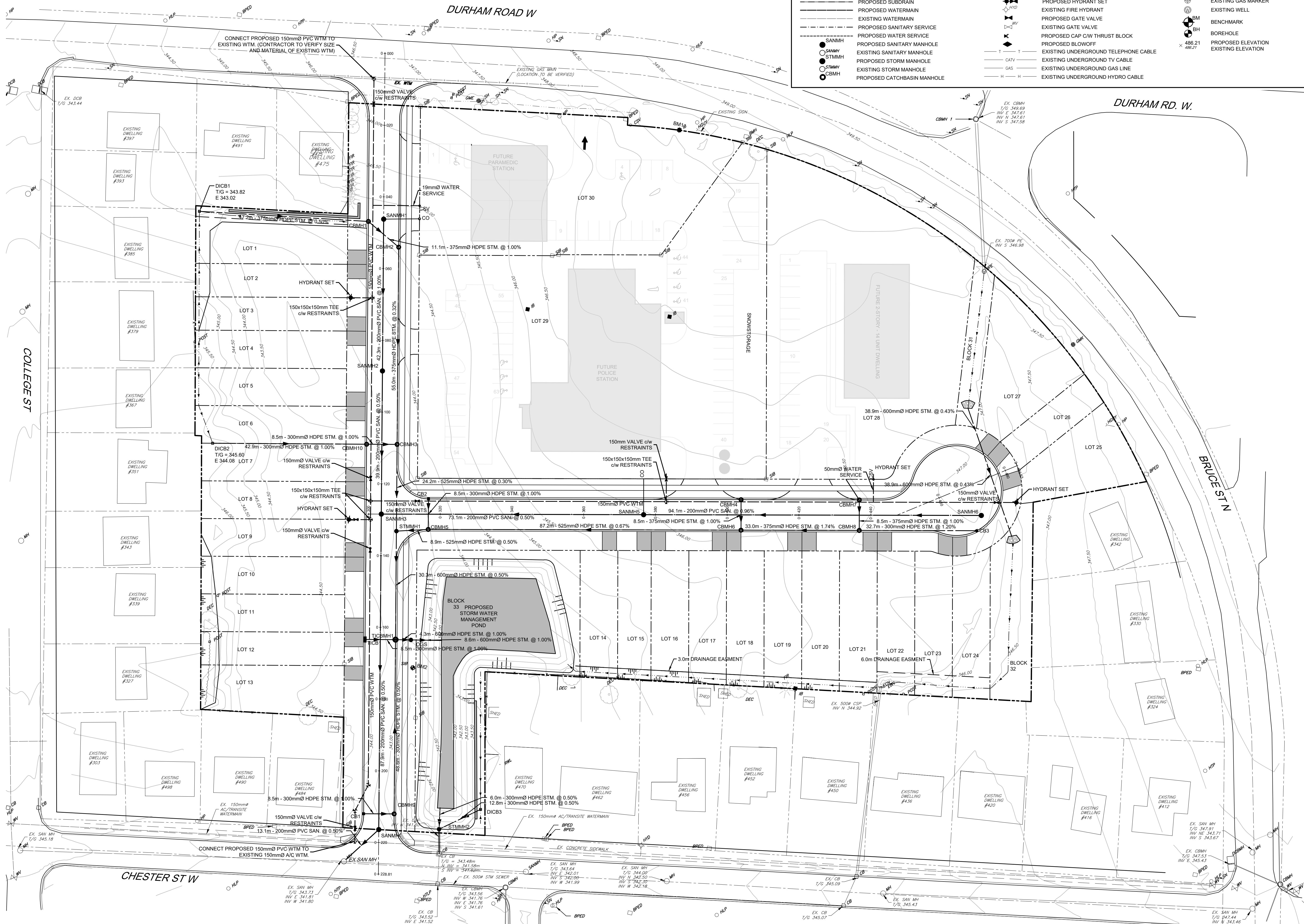
GEOTEXTILE CLOTH TO BE INSTALLED UNDER ALL CB AND CBMH GRATES AND TO REMAIN IN PLACE UNTIL PAVING IS COMPLETED

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINES
- EDGE OF EXISTING PAVEMENT
- EDGE OF EXISTING GRAVEL
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SUBDRAIN
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED TWIN INLET CATCHBASIN MANHOLE
- PROPOSED TWIN INLET CATCHBASIN
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED DITCH INLET CATCHBASIN
- PROPOSED SANITARY SERVICE CLEANOUT
- PROPOSED CURB STOP VALVE
- EXISTING CURB STOP VALVE
- PROPOSED STORM SERVICE
- EXISTING STORM SERVICE
- PROPOSED HYDRANT SET
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED BLOWOFF
- PROPOSED CAP CW THRUST BLOCK
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND TV CABLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND HYDRO CABLE
- EXISTING HYDRO GUY WIRE
- EXISTING HYDRO POLE
- EXISTING CABLE TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- STANDARD IRON BAR
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING GAS MARKER
- EXISTING WELL
- BENCHMARK
- BOREHOLE
- PROPOSED ELEVATION
- EXISTING ELEVATION

CAUTION: THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- Notes**
- TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY GM BLUEPLAN ENGINEERING LIMITED COMPLETED ON JULY 24, 2020.
 - PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON REGISTERED PLAN 17R-3223 BY HARRY R. WHALE INC. DATED MARCH 7, 1991.
 - SEE SHEET DET1 FOR TYPICAL ROAD CROSS SECTIONS AND PAVEMENT DESIGN.
 - ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
 - COVER OVER WATERMAIN 1.8m MINIMUM AT ALL POINTS.
 - STORM SEWERS UP TO AND INCLUDING 800mm SHALL BE BOSS 2000. ALL STORM SEWERS 1050mm AND LARGER TO BE BOSS 3000.
 - SANITARY SEWER TO BE PVC SDR 35
 - ALL STORM CATCHBASINS TO HAVE A MINIMUM SLUMP OF 600mm AND ALL STORM MANHOLES TO HAVE A MINIMUM SLUMP OF 300mm.
 - MAINTAIN 2.50m CLEARANCE BETWEEN STORM/ SANITARY SEWER AND WATERMAIN.
 - ALL WATERMANS TO BE PVC DR 18 WITH 15mmØ REHAU MUNIPEX SERVICE TUBING FOR WATER SERVICES.
 - WATER SERVICES TO BE INSTALLED UNDER STORM SEWERS
 - ALL HYDRANT SETS REQUIRE TEST POINT AND HYDRANT MARKER. ALL WATERMAIN JOINTS ON HYDRANT LEADS TO BE RESTRAINED.
 - ALL JOINTS OF SANITARY MANHOLES TO BE CALKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO SECTION ABOVE BEING INSTALLED. CALKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
 - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED ISSUED FOR CONSTRUCTION.
 - ALL CONSTRUCTION TO BE COMPLETED TO MUNICIPALITY OF WEST GREY ENGINEERING STANDARDS.



Benchmark Information

- BM1: TOP OF IRON BAR LOCATED ON SOUTH SIDE OF DURHAM RD W. BESIDE THE EXISTING DURHAM TOWN SIGN/GARDEN AS DEPICTED. ELEVATION: 348.13m
- BM2: TOP OF STANDARD IRON BAR LOCATED ON SOUTHERLY PORTION OF SUBJECT PROPERTY AS DEPICTED. ELEVATION: 342.71m

SCALE 1:500

0 5 10 15 20 METRES

0 10 20 30 40 50 60 70 80 90 100 FEET

No.	DATE	DESCRIPTION	BY	APPD
3	SEPT 04/24	RE-ISSUED FOR TENDER	JHL	TLB
2	AUG 07/24	ISSUED FOR TENDER	JHL	TLB
1	JUN 28/24	SECOND SUBMISSION	JHL	TLB
0	JUN 04/24	FIRST SUBMISSION	JHL	TLB

REVISION / ISSUE

Seal not valid unless signed and dated

COBIDE ENGINEERING INC.
 517 10th Street, Hanover, Ontario N4N 1R4
 Telephone: (519) 506-5959
 www.cobideeng.com

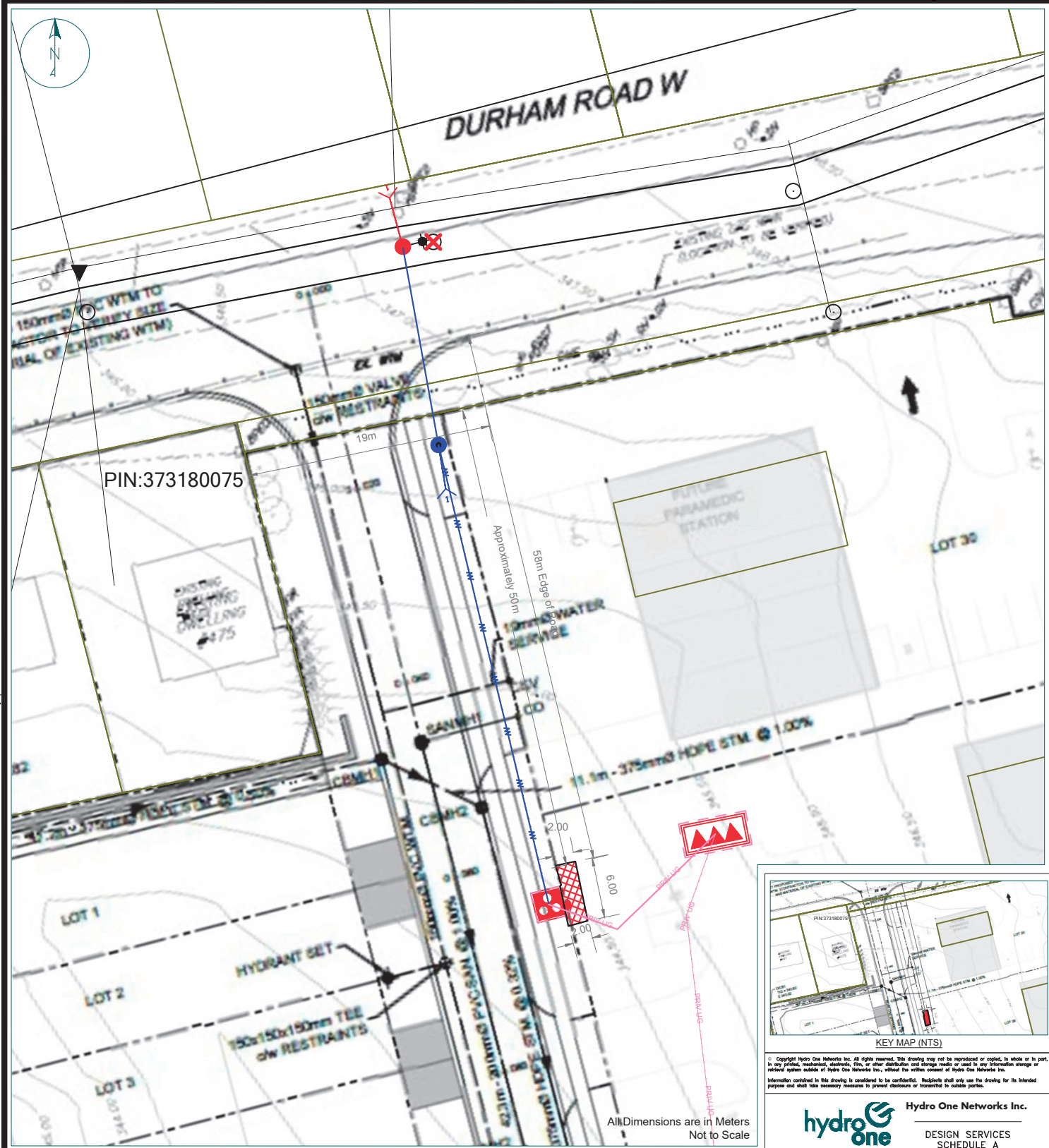
**451 DURHAM RD W DEVELOPMENT
 PLAN 17R-3223 PARTS 3-6, 9, 12 & 14
 Municipality of West Grey
 GENERAL SERVICING PLAN**

MUNICIPALITY OF WEST GREY

Client: Municipality of West Grey
 Design: JHL
 Drawn: JHL
 Checked: TLB
 Date: JUN 2024
 Scale: 1:500
 Approved: JHL
 Design Engineer

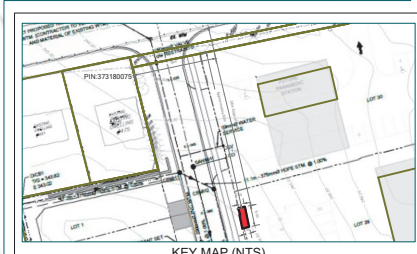
DRAWING No. 10126-C1

H:\West Grey\10126 West Grey Police Station\Drawings\Submissions\2024-09-04 Re-issued For Tender\10126 - base - 2024-05-28.DWG



PIN:373180075

All Dimensions are in Meters
Not to Scale



KEY MAP (NTS)

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hydro one Hydro One Networks Inc.
DESIGN SERVICES
SCHEDULE A

LINETYPES	
--- OVERHEAD - 1PH	--- UNDERGROUND - 1PH
--- OVERHEAD - 2PH	--- UNDERGROUND - 2PH
--- OVERHEAD - 3PH	--- UNDERGROUND - 3PH
--- OVERHEAD - Sec.	--- UNDERGROUND - Sec.
---(PRV) OVERHEAD - Priv. 1PH	---(PRV) UNDERGROUND - Priv. 1PH
---(PRV) OVERHEAD - Priv. 2PH	---(PRV) UNDERGROUND - Priv. 2PH
---(PRV) OVERHEAD - Priv. 3PH	---(PRV) UNDERGROUND - Priv. 3PH
---(SUB) SUBMARINE - 1PH	---(SUB) UNDERGROUND - Priv. Sec.
---(SUB) SUBMARINE - 2PH	
---(SUB) SUBMARINE - 3PH	

COLOR SCHEME	
Existing	Hydro One Only
Hydro One or Contractor	Work by Others (Bell/LDC)
Work by Customer	

SYMBOLS	
●●●	PROPOSED POLE - Wood, Composite, Steel, Joint Use/Customer
○●●	EXISTING POLE - Wood, Composite, Steel, Joint Use/Customer
⊙	O/H - U/G TRANSITION (DIP/RISE) - Primary, Secondary
⊕	ANCHORS/DOWN GUY - Hydro, Private/Joint Use, Push Pole
⊙	WORK LOCATION
⊙	UNDERGROUND VAULT - 1PH, 3PH
⊙	UG TRANSFORMER - 1PH, 1PH PVT, Transclosure
⊙	UG TRANSFORMER - 3PH
⊙	KIOSK - 1PH, 3PH
⊙	SECONDARY JUNCTION - Vault, Pedestal
⊙	REMOVAL
⊙	EASEMENT AREA - Dimensions ±10% (pending final survey)

LEGEND

Owner Name : THE CORPORATION OF THE MUNICIPALITY OF WEST GREY
Owner Signature :

Owner Name : XX
Owner Signature :

Prepared By : Myers, Jacob
PIN : 37318-0550

The location of the new or existing poles and anchors may not be exact. The stake marks the final location.

schedule 'A'
property easement sketch

TITLE BLOCK REV 03 - JUNE 2023

LETTER (8.5"x11")



Staff Report

Report To: Council
Report From: Michele Harris, Chief Administrative Officer
Meeting Date: October 1, 2024
Subject: Consideration of Shared County Planning Model

Recommendations:

THAT in consideration of staff report 'Consideration of Shared County Planning Model', council directs staff to provide comments and feedback to the County of Grey on the proposal for a shared county planning model based on Council's feedback.

Highlights:

- Grey County hosted a joint meeting of all nine member municipalities on August 8, 2024, to discuss a proposal for shared planning services centralized at Grey County.
- The proposed service model would see local planning staff join a reorganized Grey County planning department. Local municipal decision-making authority would be unchanged and operational efficiencies would be expected at the administrative level.
- On September 12, 2024, County Council requested feedback on the potential centralized planning service model from all nine member municipalities.

Previous Report/Authority:

None.

Analysis:

On August 8, 2024, all nine Grey County member municipalities met to discuss potential shared services for the delivery of planning services. The proposed service model would see local planning staff join a reorganized Grey County planning department. Local municipal decision-making authority regarding planning decisions would be unchanged and operational efficiencies would be expected at the administrative level.

Grey County and local municipal councils are reviewing a shared-service model for a few reasons. There have been several changes to the provincial planning legislation in recent years. Staff have been engaging with developers and collecting feedback to understand their needs and challenges. Grey County and local municipalities have an ongoing goal of optimizing service delivery for all parties involved in supporting the development of new homes and new or expanded businesses.

The County is seeking comments and questions on the centralized planning service delivery model. A municipal decision is not required at this stage, but rather the County is seeking input on the following from member municipalities:

- Questions about service delivery and customer service;
- In-person office hours and location of staff;
- Impact on other municipal departments and staff (i.e. building, bylaw, etc.);
- Commentary on other roles served by municipal planners, beyond development application processing and policy review (i.e. heritage permits, community improvement plan applications intake, etc.);
- Questions on the development application process, and reporting to municipal councils and committees;
- Financial, IT (software), legal, or human resource matters;
- Municipal record keeping;
- Municipal agreements (i.e. site plan, subdivision agreements);
- Timelines or transitional considerations;
- Communications and reporting between County and municipal staff;
- Future memorandum of understanding considerations; or
- Any other feedback or questions.

Once feedback is collected from all nine member municipalities, an evaluation report is expected to be considered by Grey County Council and local municipal councils in the coming months. In the subsequent County report, staff will respond to the comments and questions received as well as provide more detail on the financial, human resource, IT, and transitional considerations regarding how a centralized planning service delivery model could be implemented.

In preparation for the next report, County staff are also collecting and assessing information regarding planning department application fees, staff salary and benefits, municipal planning application processes, examples of other county-municipal service delivery memorandums of understanding, and planning department software.

The follow-up County staff report will be shared with both County and municipal councils, and it is at that stage that formal direction will be sought on the model.

Financial Implications:

Financial implications of the feasibility of a centralized planning service model will be provided in the follow-up report prepared by County staff.

Communication Plan:

Grey County shared this information with the public via a media release on August 21, 2024. Additionally, this information was posted as part of Grey County's September 12, 2024, Committee of the Whole meeting agenda.

Consultation:

Grey County Planning Department.

Attachments:

None.

Recommended and approved by:

Michele Harris, Chief Administrative Officer

For more information on this report, please contact Michele Harris, CAO at cao@westgrey.com or 519-369-2200.



**The Corporation of the Municipality of West Grey
Bylaw No. 2024-080**

A bylaw to confirm the proceedings of the public and regular meetings of the council of the Corporation of the Municipality of West Grey.

WHEREAS Section 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by bylaw unless the municipality is specifically authorized to do otherwise; and

WHEREAS Section 8 of the *Municipal Act, 2001*, as amended, provides that the powers of a municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues; and

WHEREAS the council of the Corporation of the Municipality of West Grey deems it expedient to adopt, confirm and ratify matters dealt with at all meetings of council;

NOW THEREFORE the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That the proceedings and actions taken by the council of the Municipality of West Grey at the public meeting of September 17, 2024, and the regular council meeting of October 1, 2024 and in respect of each report, motion, recommendation, bylaw and any other business conducted are, except where the prior approval of the Ontario Land Tribunal or other authority is required by law, hereby adopted and confirmed and shall have the same force and effect as if each and every one of them had been the subject matter of a separate bylaw duly enacted.
2. The mayor and proper officials of the Corporation of the Municipality of West Grey are hereby authorized and directed to do all things necessary to give effect to the action of the council of the Corporation of the Municipality of West Grey referred to in the preceding section thereof.
3. That on behalf of the Corporation of the Municipality of West Grey the mayor or presiding officer of council and the clerk or CAO, where instructed to do so, are authorized and directed to execute all documents necessary, and to affix the seal of the Corporation of the Municipality of West Grey thereto.
4. That this bylaw shall come into force and take effect upon being passed by council.

Read a first, second and third time and finally passed this 1st day of October, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk



**The Corporation of the Municipality of West Grey
Bylaw No. 2024-081**

A bylaw to adopt a routine disclosure and active dissemination policy for the Corporation of the Municipality of West Grey.

WHEREAS section 253(1) of the *Municipal Act, 2001*, as amended, (the "Act") provides that subject to the *Municipal Freedom of Information and Protection of Privacy Act*, any person may, at all reasonable times, inspect any of the records under the control of the clerk; and

WHEREAS section 254(1) of the Act provides that a municipality shall retain and preserve the records of the municipality and its local boards in a secure and accessible manner; and

WHEREAS section 391(1) of the Act provides that a municipality may impose fees or charges on persons, for services or activities provided or done by or on behalf of it;

WHEREAS the council of the Corporation of the Municipality of West Grey deems it expedient and in the public interest to adopt a routine disclosure and active dissemination policy;

NOW THEREFORE the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That the active dissemination and routine disclosure policy attached hereto as schedule 'A' and forming an integral part of this bylaw is hereby adopted
2. That this bylaw shall come into force and take effect upon being passed by council.

Read a first, second and third time and finally passed this 1st day of October, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk



Routine Disclosure and Active Dissemination Policy

Policy Type: General Administration

Department: Legislative Services

Policy Statement

A foundational pillar of the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA) is that “information should be available to the public”. In keeping with the municipality’s commitment to accountability and transparency, the overarching principle in this policy is to advance the view that information held by the Municipality of West Grey should be made available to the public, and any exceptions to this principle should be limited and specific.

The practice of routine disclosure and active dissemination (RD/AD) is a cost-effective and client-friendly way of providing information to the public by making certain records routinely available in response to informal requests for access or by means of periodically releasing certain records. These RD/AD processes do not require the submission of formal access to information requests under MFIPPA.

Purpose

This policy identifies the requirement for municipal departments to develop plans for routinely releasing or automatically making available certain records to the public. To ensure that an appropriate balance exists between ease of access to information and protection of privacy and of confidential information, municipal departments will adhere to the requirements of MFIPPA.

MFIPPA provides the public a formal right of access to records that are in the municipality’s custody, or under its control, subject to limited and specific exemptions to disclosure. While the municipality may legitimately require that formal access requests be submitted in respect of certain types of records for a variety of reasons, a practice of providing RD/AD for “everyday”, non-confidential records is beneficial as it allows the municipality to:

- Make more municipal records available to the public and ensure that information is easily accessible to the residents of West Grey;
- Proactively streamline the access to information process;
- Reduce staff time in responding to formal requests for information, resulting in greater cost efficiencies;
- Assist in reducing administrative costs;
- Provide greater accountability and transparency in its day-to-day operations; and
- Ensure a balance between providing greater access to municipal information while at the same time protecting personal and confidential information.

RD/AD should be the first avenue for the public to access municipal information and records. A formal access to information request is only required in instances where records are subject to the exemption provisions set out under MFIPPA. Where exemptions will not be applied, the request is to be handled at the operational level in accordance with this policy.

RD/AD is consistent with the Information and Privacy Commissioner of Ontario's *Access by Design* principles and existing municipal practices to make certain information available to the public.

Application

This policy applies to all municipal staff and to all records in the custody, or under the control of the Municipality of West Grey. Personal and constituency records of the municipality's elected representatives are not considered to be in the custody or control of the municipality and therefore are not subject to this policy.

Policy Requirements

With guidance from the Legislative Services Department, every division/department shall establish a RD/AD plan that identifies:

1. Official business records that are to be disclosed through routine disclosure requests;
2. The method by which the divisions/department will make the records available through routine disclosure or active dissemination;
3. All department/division RD/AD plans shall be approved by the Director of Legislative Services/Clerk.

The following underlying principles shall guide the development of the RD/AD plan by each division/department:

1. Where documents are not subject to the MFIPPA disclosure provisions, they should be part of the department's RD/AD plan and handled accordingly under this policy and its supporting guideline.
2. The RD/AD plans are not an exhaustive list of records that are available informally but provide a baseline of what information can be obtained without filing a formal access to information request.
3. In determining which records are to be subject to RD/AD, staff should not consider the identity of requester(s).
4. Transparency and accountability should always be considered when developing RD/AD plans, and the method by which the records are disseminated ought to provide the public, to the greatest extent possible, ease of access to the information.
5. New programs and policies should be developed with an understanding of the routine disclosure and active dissemination opportunities, and these should be incorporated into any related staff report and/or the departmental RD/AD plan.
6. The department shall review and update RD/AD plan(s) routinely. Plans will be made available to the public on the municipality's website.

The RD/AD guideline supports this policy and identifies among other things the types of records that are not suitable for RD/AD, and the specific types of information that must be excluded (severed) within records prior to disclosure.

When the Legislative Services Department receives a request under MFIPPA that should be released as routine disclosure, Legislative Services staff will direct the requester to the responsible department and, where necessary, assist staff in understanding their obligations to release the information.

Responsibilities

All municipal staff must comply with the RD/AD policy and with the applicable department's RD/AD plan(s).

Senior management is responsible for promoting compliance with this policy and ensuring RD/AD plans are developed and maintained in consultation with the Legislative Services department. Senior management shall also ensure that a review of the RD/AD plan as it relates to their respective area occurs regularly.

The Director of Legislative Services/Clerk, or designate, shall work with all departments to identify types of records suitable for routine and automatic disclosure and be responsible for approving all RD/AD Plans to ensure compliance with MFIPPA.

The Director of Legislative Services/Clerk, or designate, shall also be responsible for developing and updating the RD/AD policy and RD/AD Guideline.

Fees

If a requestor would like a paper copy of a record, the 'photocopies' fee as noted in the fees and charges bylaw will be chargeable and must be paid prior to the record being released.

Monitoring/Contraventions

The Director of Legislative Services/Clerk shall be responsible for receiving complaints or concerns related to this policy.

Legislative and administrative authorities

The *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA) governs the collection, use and disclosure of information by certain institutions in Ontario including municipalities, public library boards, and police services boards.

The purpose of MFIPPA is to provide a right of access to information in the custody or under the control of the institutions with the principle that information should be made available to the public and that necessary exemptions from the right of access should be limited and specific. The purpose of MFIPPA is also to protect the privacy of individuals with respect to personal information about themselves held by institutions and to provide individuals with a right of access to that information.



**The Corporation of the Municipality of West Grey
Bylaw No. 2024-082**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006,
as amended, as it relates to ZA06.2024.

WHEREAS pursuant to the provisions of Section 34 and 36(1) of the *Planning Act, R.S.O. 1990*, as amended, bylaws may be amended by councils of municipalities; and

WHEREAS the council of the Corporation of the Municipality of West Grey deems it expedient and in the public interest to amend bylaw No. 37-2006, as amended, being the Municipality of West Grey Comprehensive Zoning Bylaw; and

NOW THEREFORE be it resolved that the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That Bylaw No. 37-2006 is hereby amended by changing the zone symbol on Part Park Lots 12 to 15, Plan 500; North of Saddler Street; being Part 10 and Part Parts 7 and 9 on RP 17R2124; and, Part Lot 3, Plan 512; Part Park Lots 12 to 15, Plan 500; North of Saddler Street, Part 3 RP 17R-670 and Part 1 16R11510, geographic town of Durham, Municipality of West Grey, County of Grey (ARN 4205.260.005.24901 and 4205.260.005.24907) from R3 (High Density Residential), to R2-514 (Medium Density Residential Exception), R2-515 (Medium Density Residential Exception), R2-516 (Medium Density Residential Exception), R2-517 (Medium Density Residential Exception), R2-518 (Medium Density Residential Exception), R3-519 (High Density Residential Exception), ER (Estate Residential) and OS (Open Space) as -shown on Schedule 'A' attached to this bylaw.

2. That Schedule 'A' and all other notations thereon are hereby declared to form part of this bylaw.

3. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R2-514 (see Schedule 'A') (Lot 1 and Lot 2)

Notwithstanding Section 13 – Medium Density Residential Zone of Bylaw No. 37-2006, as amended to the contrary, those lands zoned R2-514 shall be used in accordance with the R2 zone provisions excepting however that:

Semi-Detached Front Yard, Minimum shall be no less than 7.33 metres.

4. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R2-515 (see Schedule 'A') (Lot 11 and Lot 12)

Notwithstanding Section 13 – Medium Density Residential Zone of Bylaw No. 37-2006, as amended to the contrary, those lands zoned R2-515 shall be used in accordance with the R2 zone provisions excepting however that:

Semi-Detached Front Yard, Minimum shall be no less than 6.5 metres;

5. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R2-516 (see Schedule 'A') (Lot 13 and Lot 14)

Notwithstanding Section 13 – Medium Density Residential Zone of Bylaw No. 37-2006, as amended to the contrary, those lands zoned R2-516 shall be used in accordance with the R2 zone provisions excepting however that:

Semi-Detached Front Yard, Minimum shall be no less than 6.26 metres;

Semi-Detached Rear Yard, Minimum shall be no less than 6.83 metres;

6. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R2-517 (see Schedule 'A') (Lot 3 to Lot 10 Contiguous)

Notwithstanding Section 13 – Medium Density Residential Zone of Bylaw No. 37-2006, as amended to the contrary, those lands zoned R2-517 shall be used in accordance with the R2 zone provisions excepting however that:

Townhouse Lot Area, Minimum shall be no less than 277 square metres;

Townhouse Lot Depth Yard, Minimum shall be no less than 30.3 metres;

Townhouse Front Yard, Minimum shall be no less than 6.5 metres;

Townhouse Interior Side Yard, End Unit Minimum shall be no less than 2.0 metres;

7. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R2-518 (see Schedule 'A') (Lot 15 to Lot 26 Contiguous)

Notwithstanding Section 13 – Medium Density Residential Zone of Bylaw No. 37-2006, as amended to the contrary, those lands zoned R2-518 shall be used in accordance with the R2 zone provisions excepting however that:

Townhouse Lot Area, Minimum shall be no less than 277 square metres;

Townhouse Lot Depth Yard, Minimum shall be no less than 30.4 metres;

Townhouse Front Yard, Minimum shall be no less than 6.0 metres;

Townhouse Interior Side Yard, End Unit Minimum shall be no less than 2.0 metres;

8. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R3-519 (see Schedule 'A') (Block 27)

Notwithstanding Section 14 – R3 High Density Residential Zone of Bylaw No. 37-2006 as amended to the contrary, the lands zoned R3-519 shall be used in accordance with the R3 zone provisions excepting however:

Permitted Uses

- Vacant Land Condominium
- Vacant Land Condominium Unit
- Home Occupation
- Apartments
- Cluster/Block Townhouse
- Accessory Uses, Building and Structures in accordance with Section 6.1.

Definitions

Vacant Land Condominium means a vacant land condominium corporation described in subsection 155 (2) of the *Condominium Act 1998*, SO 1998, C. 19 as amended.

Vacant Land Condominium Lot means a 'Lot' as defined in Section 5 - Definitions.

Vacant Land Condominium Unit means a 'Residential Dwelling' constructed on a 'Vacant Land Condominium Lot' as part of a 'Vacant Land Condominium' and designated as a unit by a vacant land condominium description under the *Condominium Act 1998*, SO 1998, C. 19 as amended and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

Vacant Land Condominium Road means a private roadway/access under the ownership, care, maintenance etc. of a 'Vacant Land Condominium'.

Landscaped Open Space means an open space area comprised of lawn flowers, shrubs, trees or other natural vegetation.

General Provisions

Lot Lines – Vacant Land Condominium:

Lot Line, Front means the shortest lot line that divides the Vacant Land Condominium from the Street.

Lot Line, Rear means the lot line farthest from and opposite to the Front Lot Line.

Lot Lines – Vacant Land Condominium Unit:

Lot Line, Front means the lot line that divides Vacant Land Condominium Unit from the Vacant Land Condominium Road.

Lot Line, Rear means the lot line farthest from and opposite to the Front Lot Line.

Lot, Through shall not apply to a Vacant Land Condominium Unit.

Lot Line, Exterior shall not apply to a Vacant Land Condominium Unit.

Frontage on a Vacant Land Condominium Road - Vacant Land Condominium Unit:

A Vacant Land Condominium Unit shall have frontage and direct access to a Vacant Land Condominium Road.

Parking Space Requirements – Vacant Land Condominium Unit:

A Vacant Land Condominium Unit shall provide a minimum of one (1) parking space per Vacant Land Condominium Unit.

Driveways - Vacant Land Condominium Unit:

A driveway serving a Vacant Land Condominium Unit:

- a) Shall not exceed 3.6 metres in total width;
- b) Shall be a minimum of 6.5 metre deep;
- c) Shall be constructed with a hard surface.

Visitor Parking Space Requirements – Vacant Land Condominium:

A Vacant Land Condominium shall provide a minimum of 0.3 visitor parking spaces per Vacant Land Condominium Unit as visitor parking.

All visitor parking spaces:

- a) Shall be permitted in a Front Yard, Interior Side Yard, Exterior Side Yard or Rear Yard;
- b) Shall have dimensions of not less than 2.7 metres in width or less than 5.5 metres in length;
- c) Shall be setback a minimum of 1.2 metres from all lot lines;
- d) Shall be setback a minimum of 1.2 metres from a Vacant Land Condominium Unit;
- e) Shall be constructed with a hard surface.

Snow Storage - Vacant Land Condominium:

Snow storage shall not be placed/located on a required visitor parking space(s).

Waste Collection/Recycling Areas (Garbage Storage):

Waste collection and/or recycling:

- a) Shall be permitted in a Front Yard, Interior Side Yard, Exterior Side Yard or Rear Yard;
- b) Shall be setback a minimum of 2.0 metres from all lot lines;
- c) Shall be setback a minimum of 2.0 metres from a Vacant Land Condominium Unit;
- d) All waste collection and/or recycling above ground bins (front end load bins only) which are visible from a municipal street and/or abutting properties shall have a visual screen consisting of a fence that is a minimum of 2 m (6.6 ft.) in height.

Regulations - Vacant Land Condominium Unit

Lot Area, Minimum	162 m ²
Lot Frontage, Minimum	6.7 metres
Front Yard, Minimum (Buildings and structures)	6.5 metres
Interior Side Yard Setback, Minimum (Buildings and structures)	Zero (0) metres along a common wall between Vacant Land Condominium Units
End Unit Interior Side Yard Setback, Minimum (Buildings and structures)	1.2 metres
Rear Yard Setback, Minimum (Buildings and structures)	6.0 metres
Building Height, Maximum (Buildings and structures)	10.5 metres
Accessory Uses and Structures	As per Section 6.1 Accessory Uses and Structures

Regulations - Vacant Land Condominium

Lot Area, Minimum	11,160 m ²
Lot Frontage, Minimum	20 metres
Front Yard, Minimum (Buildings and structures)	7.6 metres
Interior Side Yard Setback, Minimum (Buildings and structures)	7.6 metres
Exterior Side Yard, Setback, Minimum (Buildings and structures)	7.6 metres
Rear Yard Setback, Minimum (Buildings and structures)	7.6 metres
Building Height, Maximum (Buildings and structures)	10.5 metres
Lot Coverage, Maximum (Buildings and structures)	5 percent
Vacant Land Condominium Road Width, Minimum	7.0 metres

9. That those lands zoned R3-Y be subject to site plan control.
10. That this bylaw shall come into force and take effect upon date of final passing.

Read a first, second and third time and finally passed this 1st day of October, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk

SCHEDULE "A"

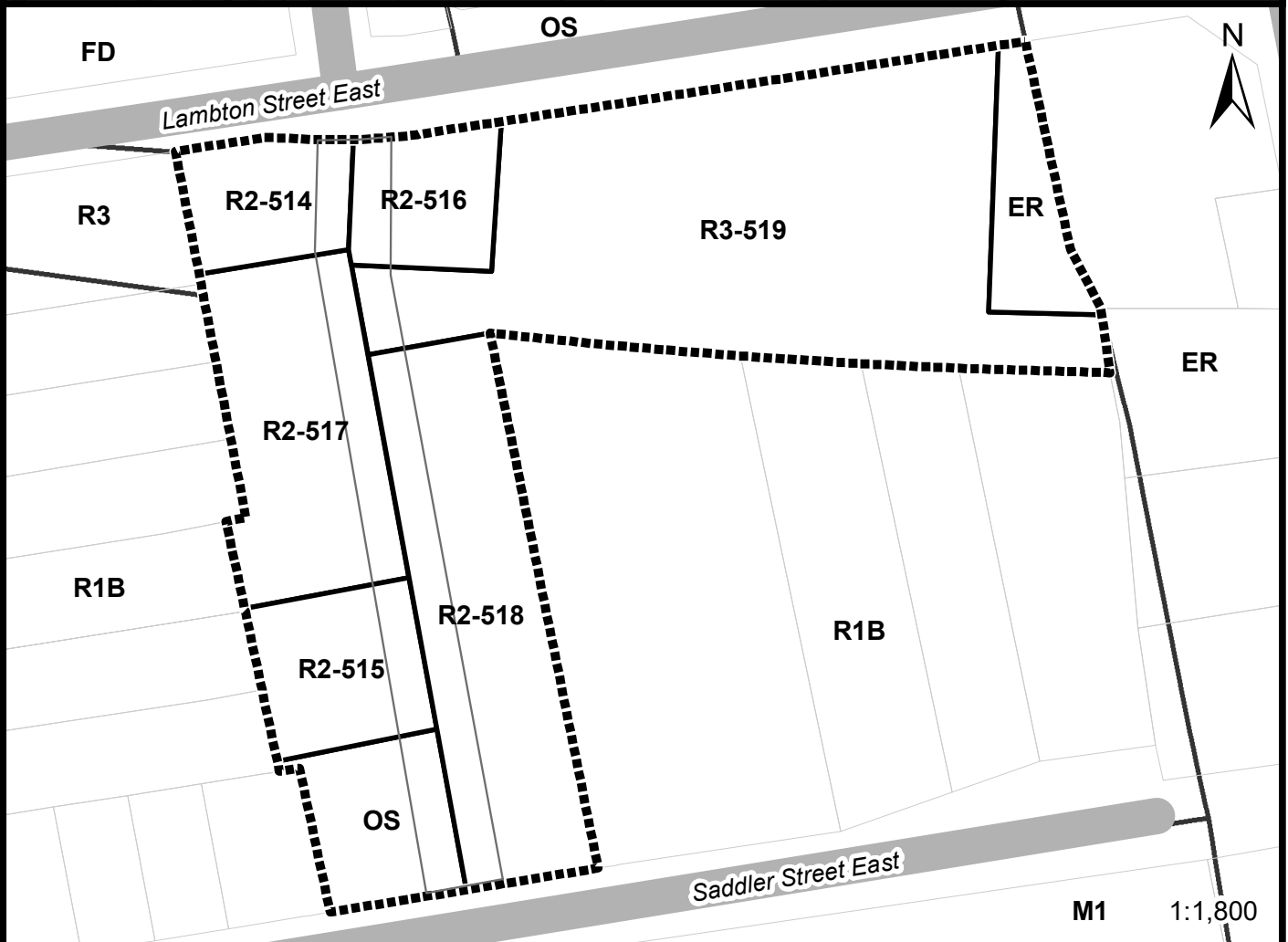
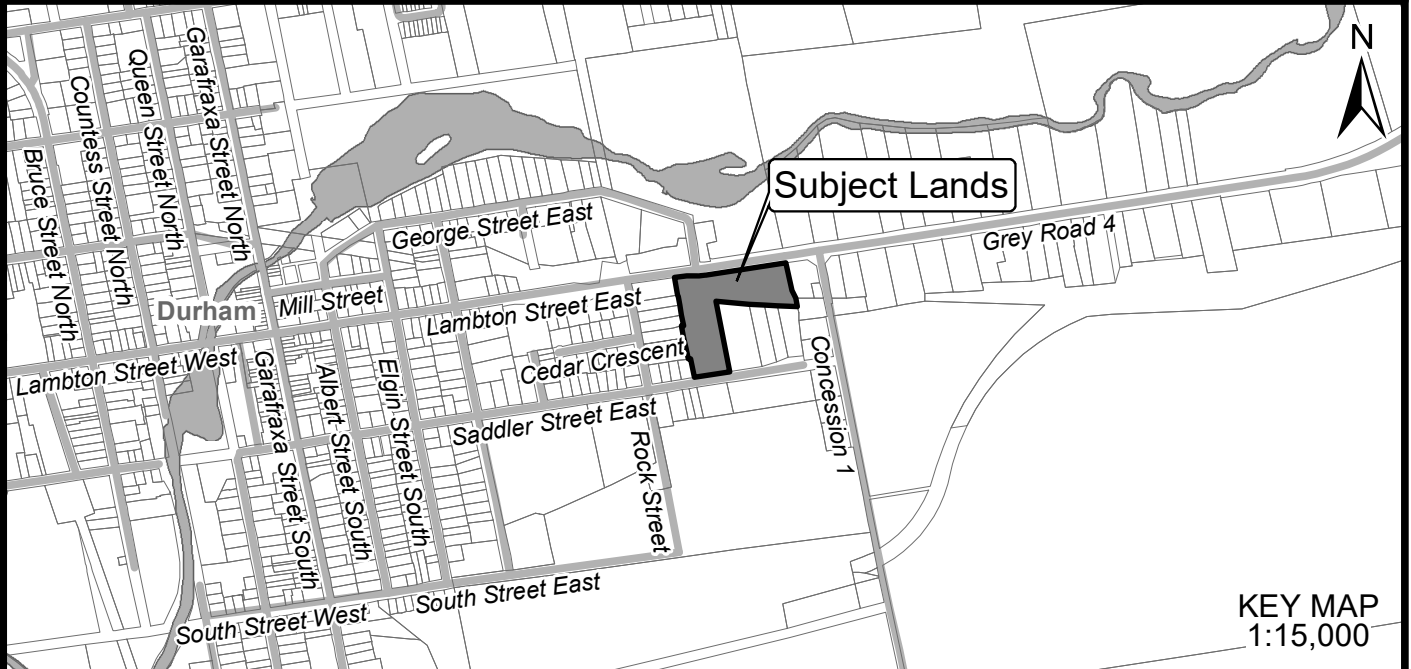
Bylaw number 2024-082

MUNICIPALITY OF WEST GREY

DATE PASSED: OCTOBER 1, 2024

MAYOR: _____

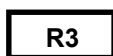
Clerk: _____



LEGEND



Subject Lands



High Density Residential



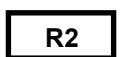
Low Density Residential



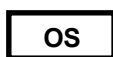
Estate Residential



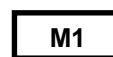
Future Development



Medium Density Residential



Open Space



Industrial



**The Corporation of the Municipality of West Grey
Bylaw No. 2024-083**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA18.2024.

WHEREAS pursuant to the provisions of Section 34 and 36(1) of the *Planning Act, R.S.O. 1990*, as amended, bylaws may be amended by councils of municipalities; and

WHEREAS the council of the Corporation of the Municipality of West Grey deems it expedient and in the public interest to amend bylaw No. 37-2006, as amended, being the Municipality of West Grey Comprehensive Zoning Bylaw; and

NOW THEREFORE be it resolved that the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That Bylaw No. 37-2006 is hereby amended by changing the zone symbol on Lot 13, Concession 10, the geographic township of Normanby, Municipality of West Grey, County of Grey (ARN 4205.010.002.08500) from A3 (Restricted Agricultural Zone) to A1 (Agricultural) as shown on Schedule 'A' attached to this bylaw.
2. That Schedule 'A' and all other notations thereon are hereby declared to form part of this bylaw.
3. That this bylaw shall come into force and take effect upon date of final passing.

Read a first, second and third time and finally passed this 1st day of October, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk

SCHEDULE "A"

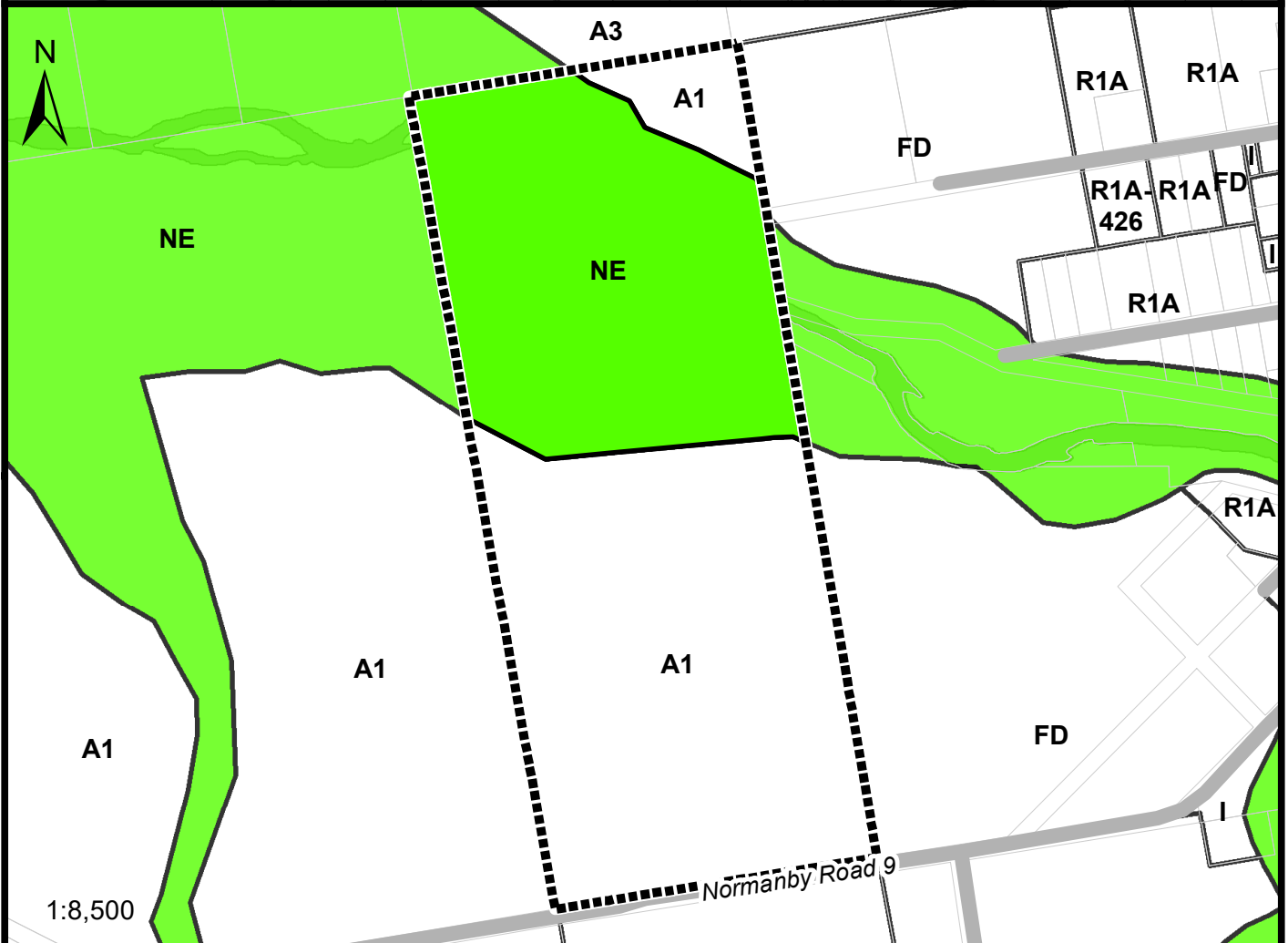
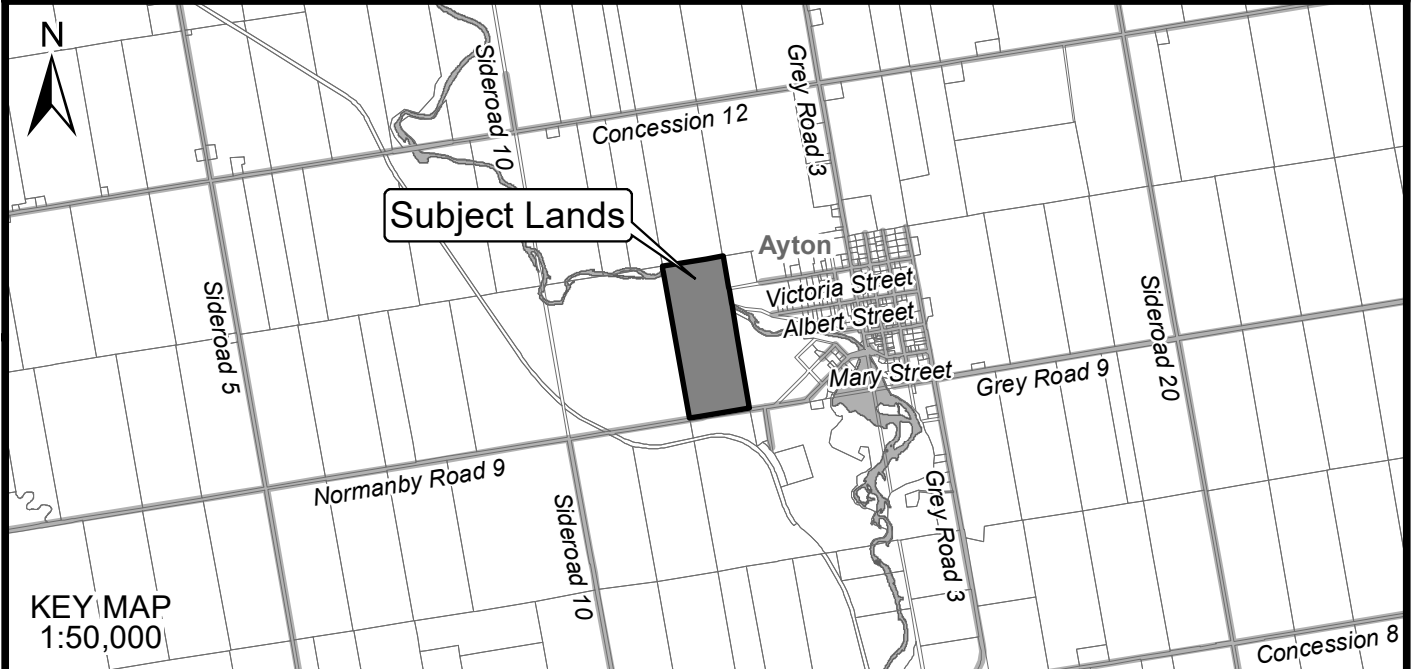
Bylaw number 2024-083

MUNICIPALITY OF WEST GREY

DATE PASSED: OCTOBER 1, 2024

MAYOR: _____

Clerk: _____



LEGEND

Subject Lands

Agricultural

Restricted Rural

Unserviced Residential

Future Development

Natural Environment



**The Corporation of the Municipality of West Grey
Bylaw No. 2024-084**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA15.2024.

WHEREAS pursuant to the provisions of Section 34 and 36(1) of the *Planning Act, R.S.O. 1990*, as amended, bylaws may be amended by councils of municipalities; and

WHEREAS the council of the Corporation of the Municipality of West Grey deems it expedient and in the public interest to amend bylaw No. 37-2006, as amended, being the Municipality of West Grey Comprehensive Zoning Bylaw; and

NOW THEREFORE be it resolved that the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That Bylaw No. 37-2006 is hereby amended by changing the zone symbol on PLAN 505 PT PARK LOT 5, the geographic town of Durham, Municipality of West Grey, County of Grey (ARN 4205.260.004.15400) from FD (Future Development), with FF (Flood Fringe Overlay) to R3-513 (High Density Residential Exception) and FF (Flood Fringe Overlay) as shown on Schedule 'A' attached to this bylaw.
2. That Schedule 'A' and all other notations thereon are hereby declared to form part of this bylaw.
3. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R3-513 (see Schedule 'A')

Notwithstanding Section 14 of Bylaw No. 37-2006, as amended, those lands zoned R3-513 shall be used in accordance with the R3 zone provisions excepting however that

R3-513 High Density Residential Exception	
PERMITTED USES	<ul style="list-style-type: none"> • Residential Dwelling – Apartment • Residential Dwelling – Townhouse Cluster • Residential Dwelling – Stacked Townhouse • Home Occupation • Accessory uses, buildings and structures in accordance with Section 6.1.
DEFINITIONS	In addition to the Definitions of Section 5, a 'Residential Dwelling – Stacked Townhouse' means a residential dwelling divided into three or more dwelling units with each dwelling unit separated horizontally and/or vertically from another dwelling unit by a common wall and each dwelling unit having a separate entrance to grade.
LOT AREA, Minimum	8,209 m ² (88,361 ft ²)
LOT FRONTAGE, Minimum	20 m (59 ft)
FRONT YARD, Minimum	7.5 m (24.6 ft)
REAR YARD, Minimum	7.5 m (24.6 ft)

INTERIOR SIDE YARD, Minimum	Half (1/2) the building height but in no case less than 6 m (19.7 ft)
EXTERIOR SIDE YARD, Minimum	7.5 m (24.6 ft)
BUILDING HEIGHT, Maximum	12 m (39.4 ft)
PARKING	<p>Section 6.27.5 Parking for the Physically Disabled shall not apply.</p> <p>Parking for the Physically Disabled: A minimum of four (4) parking spaces for the physically handicapped shall be provided.</p> <p>Parking spaces for the physically handicapped shall be:</p> <ol style="list-style-type: none"> a) A minimum width of 4 m (13 ft); b) Hard-surfaced and level; c) Located near an accessible building entrance; and identified for use by physically handicapped persons by a sign, which is clearly posted and visible at all times, containing the International Symbol of Accessibility for Handicapped Persons. Such sign shall be posted in a visible location other than on the parking surface <p>Section 6.27.8 Minimum Number of Parking Spaces Required shall not apply.</p> <p>Minimum Number of Parking Spaces Required: 58 spaces.</p> <p>All other provisions of Section 6.27 shall apply.</p>
TREE PLANTING	<p>Tree Planting</p> <ol style="list-style-type: none"> i. A minimum of fifteen (15) deciduous trees shall be planted; ii. Deciduous trees shall be planted at a minimum of 60mm caliper; iii. The planting of any one individual tree species is limited to eight (8) consecutive trees; iv. Location of deciduous trees shall be determined on a registered site plan.
FENCING	<p>A fence that is a minimum of 2 m (6.6 ft) in height shall be provided along those portions/lengths of a lot line where a parking space(s) is located within 5 metres of the lot line AND along those portions/lengths of an entranceway. Final location of fencing shall be determined on a registered site plan.</p>
GARBAGE STORAGE AREA	<p>No garbage or refuse shall be stored except within:</p> <ol style="list-style-type: none"> i) A principal building; or ii) Any accessory building or structure on such lot; or iii) In a container a minimum of 6 m (?? ft) from a lot line; iv) All garbage or refuse storage areas, including any garbage loading or unloading areas which are visible from an adjoining site in a residential, commercial, institutional or open space zone or from a public street, shall have a

	visual screen consisting of a fence that is a minimum of 2 m (6.6 ft) in height.
<p>DISTANCES BETWEEN PRINCIPAL BUILDINGS</p> <p>A face of a principal building means one or the other of the longest walls of a said principal building.</p> <p>Each principal building shall be deemed to have two faces.</p> <p>A side of a principal building means one or the other of the shortest walls of a said principal building.</p> <p>Each principal building shall be deemed to have two sides.</p>	<p>The following provisions shall apply when two or more principal buildings are situated on one lot:</p> <p>a) A minimum distance of 7.5 m (24.6 ft) shall be maintained between any face of a principal building and any face of the same or another principal building.</p> <p>b) A minimum distance of 12.2 m (40 ft) shall be maintained between any face of a principal building and any side of the same or another principal building.</p> <p>c) A minimum distance of 8 m (26 ft) shall be maintained between any side of a principal building and any side of the same or another principal building.</p>

- 4. That the lands be subject to site plan control.
- 5. That this bylaw shall come into force and take effect upon date of final passing.

Read a first, second and third time and finally passed this 1st day of October, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk

SCHEDULE "A"

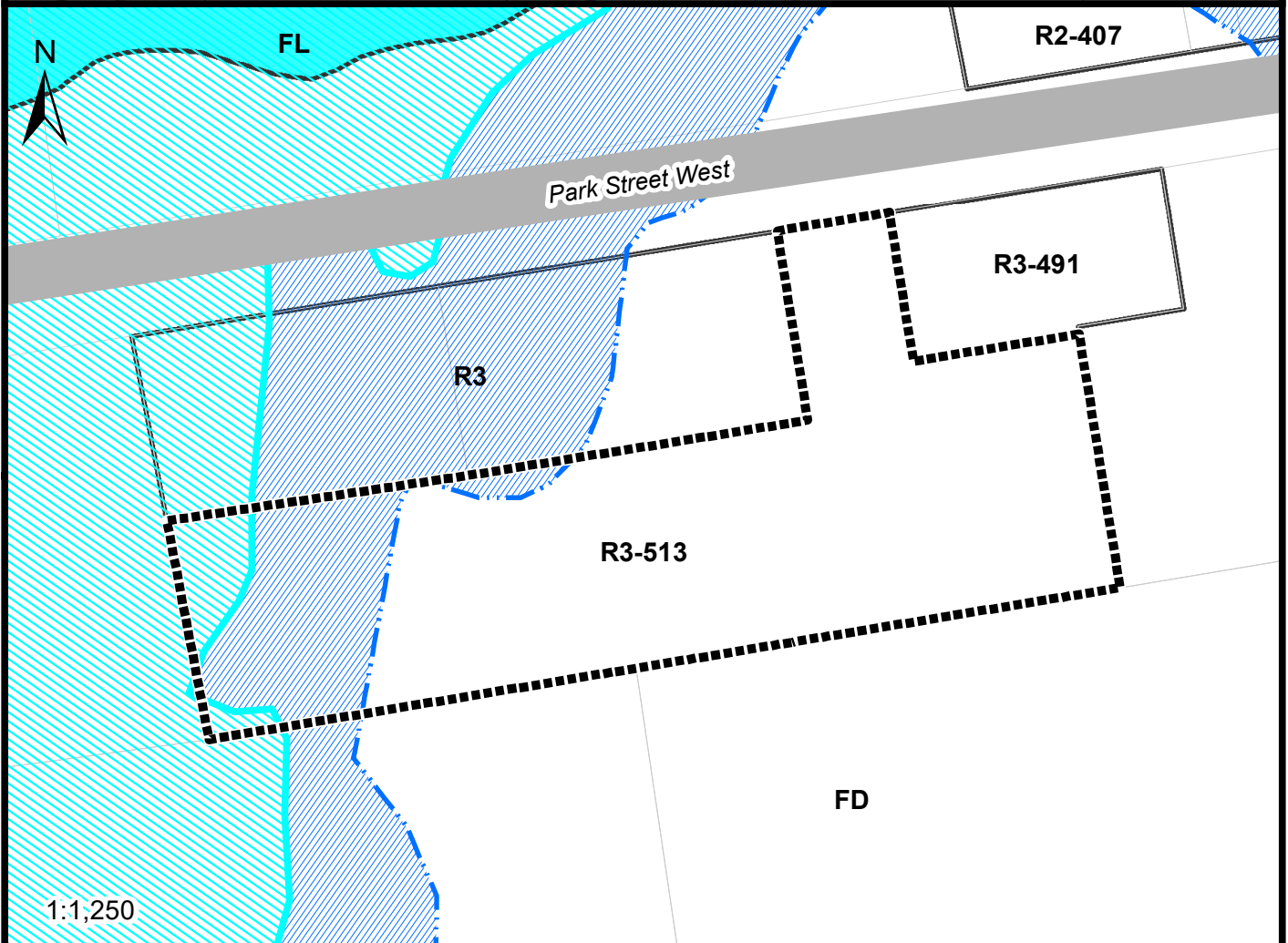
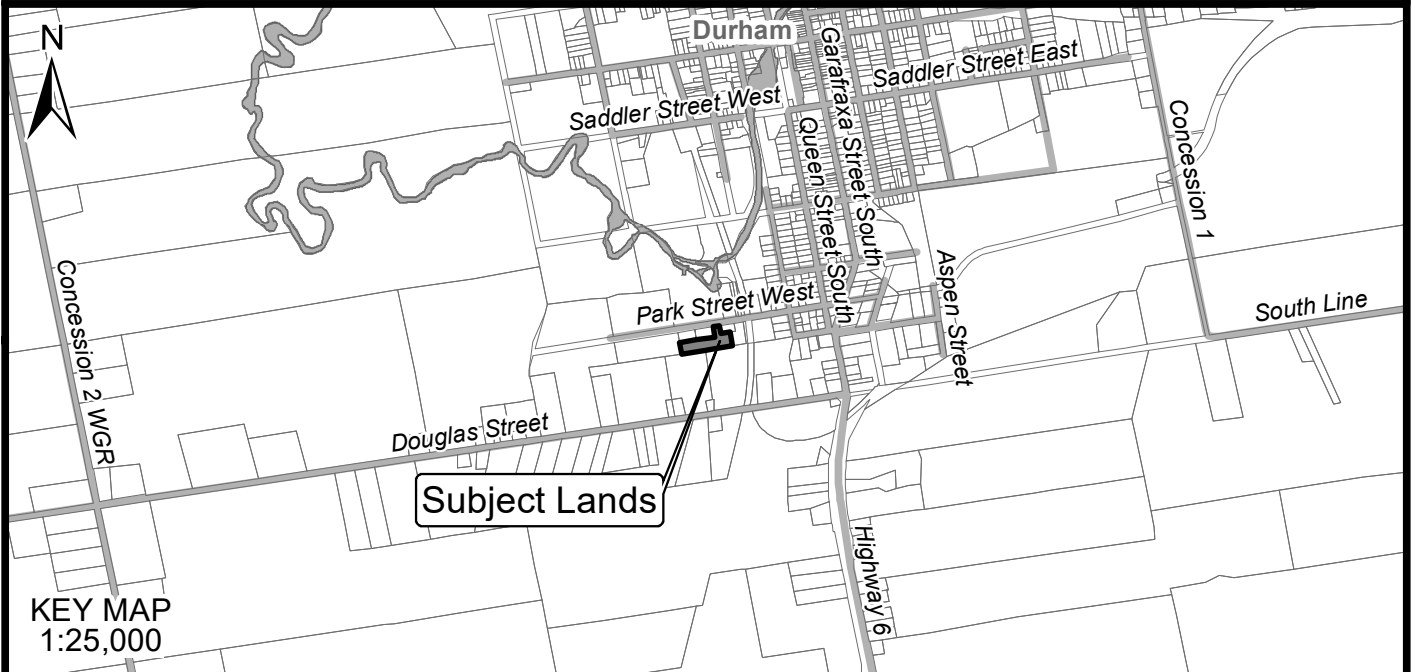
Bylaw number 2024-084

MUNICIPALITY OF WEST GREY

DATE PASSED: OCTOBER 1, 2024

MAYOR: _____

Clerk: _____



LEGEND

- Subject Lands
- Medium Density Residential
- High Density Residential
- Future Development
- Flood Way
- Flood Fringe (overlay)
- Regulation Limit