



Minutes
Public Meeting
Municipality of West Grey

Monday, June 20, 2022, 9 a.m.
West Grey municipal office, council chambers and virtual

Council members present: Mayor C. Robinson, Deputy Mayor T. Hutchinson, Councillor D. Hutchinson, Councillor S. Townsend

Council members absent: Councillor B. Hamilton, Councillor R. Hergert, Councillor G. Shea

Staff members present: Director of Legislation/Clerk G. Scharback, Manager of Planning and Development L. Spencer, Communications Coordinator S. Ferguson

1. Call to order

Mayor Robinson called the meeting to order at 9:14 a.m. She noted that Councillor Hamilton and Councillor Hergert have sent their regrets and will not be attending, and that Councillor Shea is not in attendance at this time.

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

2. Purpose of meeting

Clerk Scharback advised that the purpose of the public meeting is to review applications for proposed amendments to West Grey Zoning Bylaw No. 37-2006, and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the applications. Council will not make a decision on the applications at this meeting, based on the recommendations and information received at this public meeting amending bylaws may be presented for approval at a regular council meeting.

A public registry for each application is available by email at sferguson@westgrey.com and if any members of the public would like to be notified in writing of the decision on an application they are to provide their name and mailing address for the registry. This will also allow for notice of an Ontario Land Tribunal hearing if the decision of an application is appealed.

3. Declaration of pecuniary interest and general nature thereof

None.

4. ZA10.2022 - 521294 and 521268 Concession 12 NDR

4.1 Application for zoning amendment - ZA10.2022 - Graham

4.2 Planner L. Spencer - report ZA10.2022 - Graham, Dennis and Graham, Julie

Planner Spencer advised that the applicant has applied to change the zoning on the subject lands to recognize deficient lot area as a result of files B05.2022 and B07.2022, both of which involved lot additions. As a result of the lot additions, two detached dwelling units will exist on a single parcel.

The purpose of the application is to change the zone symbols on the subject lands from A2 (rural) and NE (natural environment) to A2 (rural), A2-461 (rural with exception) and NE (natural environment). Exception 461 will recognize the deficient lot area of the parcel to the east in addition to recognizing two existing single detached dwelling units on the same parcel.

The effect of which will recognize the adjustments made to the lot lines for files B05.2022 and B07.2022, if provisionally approved by the Committee of Adjustment and the existence of two single detached dwelling units on the parcel to the east.

Resolution: P21-2022

Moved: Deputy Mayor T. Hutchinson

Seconded: Councillor S. Townsend

That council receives Planner Spencer's report and considers an amending by-law at a future meeting.

Disposition: Carried

4.3 Written comments received

None.

4.4 Verbal comments

4.4.1 Council members

None.

4.4.2 Public members

None.

4.5 Next steps

Staff noted that next steps are to bring forward an amending bylaw for council's consideration at a future council meeting. If it is passed there is a twenty-day appeal period. The applicant will be notified that they have completed this condition of their consent.

5. ZA11.2022 - 213043 Baseline

5.1 Application for zoning amendment - ZA11.2022 - Lichti

5.2 Planner L. Spencer - report - ZA11.2022 - Lichti, Earl

Planner Spencer advised that the subject lands currently do not have frontage on an open and maintained municipal road. The purpose of the application is to change the zone symbol on the subject lands from A2 (rural), NE (natural environment), NE2 (natural environment 2) and C6-102 (rural commercial with exception) to A2-462 (rural with exception), A2 (rural), NE (natural environment) and NE2 (natural environment 2). Exception 462 will permit development on a lot without open and maintained frontage. The effect of which will permit development on a portion of the lands and require the registration of a non-service agreement on title acknowledging that snow clearance, and access to the property is the sole responsibility of the property owner, including for the purposes of fire and emergency access. The previous approval for the location of a building supply outlet under exception 102 will be removed.

Resolution: P22-2022

Moved: Councillor D. Hutchinson

Seconded: Deputy Mayor T. Hutchinson

That council receives Planner Spencer's report and considers an amending by-law at a future meeting; and

That a non-service agreement be registered on title at the landowner's expense.

Disposition: Carried**5.3 Written comments received**

Staff noted that no further written comments in support of or objecting to the application have been received.

5.3.1 Saugeen Valley Conservation Authority**5.4 Verbal comments****5.4.1 Council members**

None.

5.4.2 Public members

None.

5.5 Next steps

Staff noted that next steps are to bring forward an amending bylaw for council's consideration at a future council meeting. If it is passed there is a twenty-day appeal period, after which, if there are no appeals, staff will bring forward a bylaw to authorize a non-service agreement.

6. Close public meeting**Resolution: P23-2022**

Moved: Councillor S. Townsend

Seconded: Deputy Mayor T. Hutchinson

That council hereby closes the public meeting at 9:39 a.m.

Disposition: Carried

Mayor Christine Robinson

Clerk Genevieve Scharback