



**Minutes**  
**Public Meeting**  
**Municipality of West Grey**

**Monday, September 19, 2022, 9 a.m.**  
**Virtual meeting**

Council members present: Mayor C. Robinson, Deputy Mayor T. Hutchinson, Councillor B. Hamilton, Councillor R. Hergert, Councillor D. Hutchinson, Councillor G. Shea, Councillor S. Townsend

Staff members present: Chief Administrative Officer L. Johnston, Manager of Planning and Development L. Spencer, Communications Coordinator S. Ferguson, Administrative Assistant L. Mulligan

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**1. Call to order**

Mayor Robinson called the meeting to order at 9:01 a.m.

Councillor Shea not in attendance currently.

Moment of silence for Queens passing.

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**

Administrative Assistant Lisa Mulligan 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 is available by email at [sferguson@westgrey.com](mailto: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 if the decision of an application is appealed.

**3. Declaration of pecuniary interest and general nature thereof**

None.

**4. ZA15.2022 - 23430 Concession 2 WGR**

Clarification of property address. Address should be noted as being 234330 Concession 2 WGR.

**4.1 Application for zoning amendment**

**4.2 Planner L. Spencer - report**

Two (2) related applications are scheduled to be heard by the Committee of Adjustment on September 19<sup>th</sup>, 2022 (files B09.2022 and B10.2022). This application is associated with a recommendation for provisional consents to implement the recommendations of an associated Environmental Impact Study (EIS) through site plan control, and to recognize the lot frontage of the newly created parcels and the retained parcel and to further implement a holding provision on a portion of the retained lands.

The purpose and effect of the applications were as follows:

**B09.2022:**

The purpose of the application is to sever approximately 0.8 hectares of vacant rural lands and retain approximately 54.2 hectares of vacant land. The effect of which will create a new non-farm rural lot.

**B10.2022:**

The purpose of the application is to sever approximately 0.8 hectares of vacant rural lands and retain approximately 53.6 hectares of vacant land. The effect of which will create a new non-farm rural lot.

The effect of the two (2) applications, if provisionally approved by Committee will see the subject lands form three (3) parcels including the retained.

Staff recommend that the by-law be read at a future council meeting was a decision on the file is made by the Committee.

Councillor Townsend inquires regarding section 3 of Planner Spencer's report there is a reference regarding not to have a secondary dwelling on the property; how will this be reflected in the bylaw? Planner Spencer states the inability will be noted in the bylaw as a site-specific restriction.

Councillor Hamilton asks for clarification on deficient lot size. Planner Spencer advises when a lot is created and they are not to lot size, especially in rural areas, we have to recognize the deficient lot frontage and area. Typically, in this particular circumstance they would need to be at least 100 acres in size (20 hectares). It's a matter of legality, it's not creating something that is smaller than expected. The minimum lot size under the county official plan is 2 acres and they are meeting that by 0.8 hectares so there is no deficiency that should be concerning.

Councillor Hergert asks Planner Spencer referring to notes regarding a clause to be provided to acknowledge odour, noise, smell anticipated in farm areas, if this will be dealt with in site plan. Planner Spencer advises this is a typical clause that will be registered on title, so if and when the individuals sells the property, they understand they are living in a farming community and your complaints with respect to normal farm practices are acknowledged at the for-set versus complaint basis.

**Resolution: P30-2022**

**Moved:** Councillor B. Hamilton

**Seconded:** Deputy Mayor T. Hutchinson

That Council receive Planner Spencer's report and proceed to consider 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> reading of the by-law at a future meeting.

**Disposition: Carried**

#### **4.3 Written comments received**

Comments that were received were pre-circulated for the applications. There have been extensive comments from the County of Grey and Saugeen Valley Conservation Authority. We have resolved our concerns with respect to dealing with this through site plan control and the Environmental Impact Study has been reviewed and is acceptable and identified building envelope. There

are no further concerns or comments received at this point. There have been no objections received through the planning department or clerks department.

#### **4.4 Verbal comments**

##### **4.4.1 Council members**

None.

##### **4.4.2 Public members**

Kristine Loft - Planner for applicant - participating in the meeting to answer any questions.

#### **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. Close public meeting**

#### **Resolution: P31-2022**

**Moved:** Councillor R. Hergert

**Seconded:** Councillor D. Hutchinson

That council hereby closes the public meeting at 9:21 a.m.

**Disposition: Carried**

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Mayor Christine Robinson

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CAO/Deputy Clerk Laura Johnston