



**Minutes
Committee of the Whole Planning
Municipality of West Grey
November 10, 2020, 1:30 p.m.
Virtual meeting**

Committee members present: Chair Christine Robinson, Member Tom Hutchinson, Member Rebecca Hergert, Member Doug Hutchinson, Member Geoffrey Shea, Member Stephen Townsend

Committee members absent: Member Beth Hamilton

Staff members present: Clerk Genevieve Scharback Recreation Supervisor Kodey Hewlett, Chief Building Official Karl Schipprack, Manager Planning & Development Lorelie Spencer, Administrative Assistant, Clerk's Office Lindsey Glazier

1. Call to order

Chair Robinson called the meeting to order at 2:40 p.m.

2. Disclosure of pecuniary interest and general nature thereof

None.

3. Presentations / delegations

1. Proposal to create a residential subdivision, Georgian Planning Solutions and Cobide Engineering

Krystin Rennie, Planner, Georgian Planning Solutions and Travis Burnside, Cobide Engineering presented the proposal to create a residential subdivision.

Planner Rennie identified that the subject lands are located north of Durham Road East between Highway 6 and Concession 2 in Durham within the Municipality of West Grey, County of Grey and the lot area is approximately 13.8 hectares. The proposal is to create a residential subdivision through a Draft Plan of Subdivision and Zoning Bylaw Amendment to enable residential development capable of accommodating 169 to 205 residential units. Planner Rennie identified that the plan is to have 117 single detached residential units with frontages ranging from

12.4 to 23.9 metres, and five townhouse blocks of 51 to 87 units. She informed the committee that stormwater will be directed to the southwest on-site to the stormwater management pond in the southwest corner. Planner Rennie shared that the development will utilize full municipal services that already exist in the area and provide sufficient capacity and that access to the site will be off of Durham Road East at 2 locations and through the extension of Jackson Street from the Sunvale subdivision

Planner Rennie shared that the naming of the streets has not gone through the formal process and this step is done after review of submission. In regards to affordable housing, there is a request for smaller single detached lots and townhouses that are at a lower price compared to standard single detached lots.

Planner Rennie shared that once the approval process is complete the project should begin in the fall 2021.

Mr. Burnside shared that the Traffic Impact Study was an expansion on the Sunvale study and that it was recommended to review the traffic increase following the build of the subdivision. He confirmed that sidewalks would be tied into the subdivision.

Planner Spencer outlined the next steps for the project and the involvement of committee and council. Advising that engagement take place in the public meeting

Mayor Robinson thanked Krystin Rennie, Planner, Georgian Planning Solutions and Travis Burnside, Cobide Engineering for their presentation.

Resolution: 20-2020

Moved by: Member Townsend

Seconded by: Member T. Hutchinson

That Committee of the Whole planning receive presentation Proposal to create a residential subdivision by Georgian Planning Solutions and Cobide Engineering

Disposition: Carried

4. Public meeting pursuant to the Planning Act, Section 34

Resolution: 21-2020

Moved by: Member Hergert

Seconded by: Member D. Hutchinson

That Committee of the Whole Planning hereby convenes in a public meeting pursuant to the Planning Act, section 34.

Disposition: Carried

The Clerk noted that the purpose of this public meeting is to review an application 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 application.

Committee of the Whole will not make a decision on the application at this Public Meeting. Based on the recommendations and information received at this Public Meeting amending bylaws may be presented for approval at a regular Council meeting.

There is a Public Registry located online with Recreation Supervisor Hewlett, and if any member of the public would like to be notified in writing of the decision on the application they are to provide their name and mailing address to Mr. Hewlett via email or telephone for the registry.

A person or public body may appeal the decision if they have made an oral submission at this public meeting or a written submission to Council prior to the passing of the by-law. The Local Planning Appeal Tribunal (LPAT) may or may not consider an appeal from a person or public body if they have not made an oral submission at this public meeting or a written submission to Council prior to the passing of the by-law.

1. Application No. ZA.10.2020 - 1993934 Ontario Inc. (Tremble)

4.1.1 Planner L. Spencer - report

Resolution: 22-2020

Moved by: Member D. Hutchinson

Seconded by: Member T. Hutchinson

That Committee of the Whole Planning receives the report from Planner L. Spencer regarding 1993934 Ontario Inc. (Tremble) and

that committee recommends to council that an amending bylaw be considered to fulfill a condition of provisional consent B03.2020

Disposition: Carried

4.1.2 Written comments received

4.1.2.1 Grey County comments

4.1.2.2 Saugeen Valley Conservation Authority comments

4.1.3 Verbal comments

4.1.3.1 Committee members

None.

4.1.3.2 Members of the public

Kevin Tremble, applicant, noted that he was in agreement with the planning report.

4.1.5 Close Public Meeting

Resolution: 23-2020

Moved by: Member T. Hutchinson

Seconded by: Member D. Hutchinson

That the West Grey Committee of the Whole Planning hereby closes this public meeting at 3:09 p.m.

Disposition: Carried

5. Next meeting

Not determined.

6. Adjournment

Resolution: 24-2020

Moved by: Member Shea

Seconded by: Member Hergert

That the West Grey Committee of the Whole Planning adjourns at 3:11 p.m.

Disposition: Carried

Mayor Christine Robinson

Clerk Genevieve Scharback