



**Minutes**  
**Public meeting**  
**Municipality of West Grey**

**Tuesday, August 15, 2023, 2 p.m.**  
**West Grey municipal office, council chambers and virtual**

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

Members absent: Councillor Geoffrey Shea

Staff present: Jamie Eckenswiller, Director of Legislative Services/Clerk  
Karl Schipprack, Director of Infrastructure and Development/CBO  
Sile Ferguson, Communications Coordinator  
Sarah Bothman, Legislative Services Coordinator

**1. Call to order**

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

**2. Declarations of pecuniary interest and general nature thereof**

There were no declarations of interest.

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

**3. Zoning Amendment No. ZA23.2023 - CON 3 EGR LOT 26 - Goetz**

Mayor Eccles declared the Public Meeting open at 2:01 p.m. and read the following announcement:

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

The Director of Legislative Services/Clerk advised that notice of the Public Meeting was circulated to the prescribed persons and bodies, posted on the subject property, and mailed to all properties within 120 meters of the subject property on July 21, 2023. The comments received before the publishing of the agenda have been attached to the agenda. Anyone wishing to provide verbal comments at this public meeting is asked to sign the sign in sheet located on the speaker's table.

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

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

The Director of Infrastructure and Development/CBO provided an overview of Zoning Amendment No. ZA23.2023 that is being brought forward to change the zone symbol on the subject lands from A2 (rural), OS (open space), and NE (natural environment) to A2 (rural), A2-h (rural with a holding provision), OS-h (open space with a holding provision) and NE (natural environment). The holding provision will ensure that development on the retained and severed parcel does not occur outside the developable area without an acceptable environmental impact study to the satisfaction of the county, municipality, and the Saugeen Valley Conservation Authority (SVCA). Mr. Schipprack noted that comments were received from the SVCA after the publishing of the agenda who have requested to be removed from the previous statement as they can no longer comment on natural heritage items.

Mr. Schipprack advised that the effect of this amendment will fulfill conditions of provisional consent for file B06.2022.

Mr. Schipprack advised that the intent of this is to divide the lot in half and that the easterly portion will be amended and joined with the lot to the north because there is no road access for the easterly lot. Mr. Schipprack noted that the only permitted building area which is defined in the environmental impact study is the A2 zone on the westerly portion of the property.

In response to a question of council, Mr. Schipprack advised that currently the A2 zone on the property is abutting an open and maintained road on Concession 2 to the west. This property has frontage on two roads with the one being on the west side which is open and maintained as well as one on the east side which is closed. Mr. Schipprack further advised that as previously stated, the westerly portion of that property is being joined with the northern piece that is currently zoned A2, which they would be permitted to build on, with the abutting road being Baseline Road.

There were no members of the public online or in-person who expressed interest in providing oral comments.

In response to a question of council, Mr. Schipprack advised that it is a 100-acre property that is being divided into two 50-acre parcels and the A2 portion of the property is not the severed portion, the A2 portion is the only area they are permitted to build on through the environmental impact study. Mr. Schipprack advised that the easterly 50 acres will be merged with the 50 acres to the north that has the A2 symbol portion.

There being no other comments, Mayor Eccles declared the public meeting closed at 2:10 p.m.

In response to a question of council, Mr. Schipprack advised that at the September 5, 2023, meeting staff will bring forward a planning report and a bylaw for approval by council. Following the passing of the bylaw, there will be a 20-day appeal period

that will fulfill one of the conditions in the consent and once all the remaining conditions are fulfilled, then the severance would continue through the process.

#### 4. **Zoning Amendment No. ZA24.2023 - 127 Enoch Street, Neustadt, ON - Haswell-Gray**

Mayor Eccles declared the Public Meeting open at 2:12 p.m. and read the following announcement:

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

The Director of Legislative Services/Clerk advised that notice of the Public Meeting was circulated to the prescribed persons and bodies, posted on the subject property, and mailed to all properties within 120 meters of the subject property on July 21, 2023. The comments received before the publishing of the agenda have been attached to the agenda. Anyone wishing to provide verbal comments at this public meeting is asked to sign the sign in sheet located on the speaker's table.

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

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

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

The Director of Infrastructure and Development/CBO provided an overview of Zoning Amendment No. ZA24.2023 that is being brought forward to change the zone symbol on the subject lands from R2 (residential) to R3 (residential). Mr. Schipprack advised that the effect of which will permit the existing 7-unit apartment building.

Michael Haswell, applicant, advised that he is trying to do a small renovation inside the building to take it from a seven-unit to a six-unit building. Mr. Caswell further advised that he is moving into it personally on the one side of the building and are keeping five reasonable rental apartments in the building.

There were no members of the public online who expressed interest in providing oral comments.

The Director of Infrastructure and Development/CBO advised that he received comments from the SVCA on this property after the publishing of the agenda, who noted that they were in support of the application with no concerns.

There being no other comments, Mayor Eccles declared the public meeting closed at 2:19 p.m.

**5. Adjournment**

The business contained on the agenda having been completed, Mayor Eccles adjourned the meeting at 2:19 p.m.

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Mayor Kevin Eccles

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Jamie M. Eckenswiller, Clerk