



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

**Tuesday, September 19, 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 Geoffrey Shea  
Councillor Doug Townsend

Staff present: Laura Johnston, Chief Administrative Officer  
Jamie Eckenswiller, Director of Legislative Services/Clerk  
Karl Schipprack, Director of Infrastructure and Development/CBO  
Geoff Aitken, Manager of Public Works  
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.

**3. Proposed Draft Plan of Subdivision 42T-2023-02 and Zoning Amendment ZA26.2023 - Roseate Subdivision**

Mayor Eccles declared the Public Meeting open at 2:02 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.

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 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 August 3, 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 joined the meeting at this time.

Becky Hillyer, Intermediate Planner for Grey County, provided an overview of the two applications consisting of the proposed draft plan of subdivision 42T-2023-02 and zoning amendment ZA26.2023 for the Roseate Subdivision located just south of Grey Road 4. Ms. Hillyer provided a background of the application noting the size and shape of the property and the current zoning and official plan classifications. Ms. Hillyer noted that Grey County is the approval authority for the subdivision application, and West Grey is the approval authority for the zoning application.

Ms. Hillyer advised that the application would create 150 new residential units, a neighbourhood commercial space on the ground level of the apartment building, a public park area, stormwater management facilities, and three new public roads with sidewalks.

Ms. Hillyer provided a summary of the Planning Act, noting that the adequate provision of a full range of housing, including affordable housing is offered through this development. Ms. Hillyer also outlined the number of studies that were completed in support of the two applications.

Ms. Hillyer detailed the process and next steps consisting of staff currently undertaking a detailed review of the submitted application material. All comments received will be reviewed and circulated to the applicant for consideration and response and additional work/revision may be required by the applicant.

Krystin Rennie, Georgian Planning Solutions and agent for the applicant, provided a presentation on the Roseate Subdivision. Ms. Rennie advised that the proposal consists of 90 townhouses and a future development block to include a 3-4 story apartment building with commercial use on the lower level, and a 2.13-acre park land amenity area. Ms. Rennie noted that access to the site is from Durham Road West and Chester Street with future connection to lands to the west. Ms. Rennie further noted that there is also a proposed area for stormwater management which would take the water from this proposal as well as the proposal across the street.

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

Brian Rouke, resident, inquired what the plans are for mitigating light trespass and light pollution from the new subdivision and if approved dark sky lighting will be used.

Mayor Eccles advised that staff will be working with the developer going forward on that to meet the standards that are already set out by the County while considering community safety and light pollution.

Marian Ratcliffe, resident, noted that the Sunvale project had some dark sky approved lighting choices but should be examined very critically. Ms. Ratcliffe recommended 2700K lighting, asked that the developer consider reducing the number of light standards, and that a sky quality meter should be used to test sky quality over the proposed development area and illuminance levels on the ground around the project prior to building and re-test afterwards to ensure the values have not changed. Ms. Ratcliffe also inquired if the proponents would consider keeping the light down in the park land area or make it an urban sky park. Ms. Ratcliffe further inquired if the stormwater will be going into a waterway and noted concerns regarding pollutants entering the water.

Mayor Eccles advised that there is a small stream that leads to the Saugeen River, and that this will be investigated further through studies.

Ms. Ratcliffe inquired where the garbage from these properties is going.

Mayor Eccles advised that garbage collection will be handled in the same manner it is in the rest of West Grey.

Jim Sullivan, resident, inquired how the domestic water supply and sewage is going to tie into the present infrastructure on College Street, and inquired that due to the apartment building being so close to the hospital helipad, are there concerns respecting noise complaints from the helicopters.

The Director of Infrastructure and Development/CBO advised that a plan has been submitted for water, sewer, and stormwater and has been peer reviewed. Mr. Schipprack advised that they are looking at a lift station for this subdivision and the one to the north. Mr. Schipprack noted that he has not received any comments back from the engineer who is peer reviewing the document but noted that those details are being looked at. Mr. Schipprack further advised that he believes the applicant has been in contact with the hospital and Transportation Canada in regard to the flight path and helicopter concerns.

Ms. Rennie advised that she has been speaking with Transportation Canada as well as the local individual who deals with the helipad. Ms. Rennie noted that they have met on site and have no concerns in terms of the ability for a helicopter to get on the landing pad. Ms. Rennie further advised that in terms of noise that sometimes in the agreement of purchase and sale there is a clause that identifies that there is the potential for helicopters to land nearby.

Ralph DeSanto, resident, advised that he resides at 214 DJay Crescent and has a retaining wall that runs down the back of his and his neighbours' properties, and inquired how they are going to manage run off water from the properties on DJay Crescent onto the proposed development.

Ms. Rennie advised that if they have not identified it as part of their site work already, it will be taken into consideration in terms of how to deal with that water as it comes onto the property.

Mr. Schipprack advised that they have setbacks, zoning requirements, and bylaws that deal with run off on neighbouring properties depending on whether its natural or man-made.

Brian Lang, resident, advised that he resides at 210 DJay Crescent and inquired what the municipality is going to do to look after them while this construction is going on. Mr. Lang further advised that there are water drainage issues currently at their property and inquired if it will be looked after properly and further inquired if construction traffic on Chester Street will be stopped or controlled, as it is a hospital zone.

Ms. Rennie advised that the construction access point will not be through Chester Street and will be off County Road 4.

The Director of Legislative Services/Clerk read correspondence received from Jennifer Lang, resident, who advised that she would like to see some trees left behind at the retaining wall at Candue survey, and the east property line of the new survey.

Mayor Eccles advised that those items will be addressed through the subdivision agreement.

There being no other comments, Mayor Eccles declared the public meeting closed at 2:46 p.m.

**4. Proposed Draft Plan of Subdivision 42T-2023-04 and West Grey Official Plan Amendment (OPA 13) and Zoning Amendment No. ZA21.2023 - Khanani Subdivision**

Mayor Eccles declared the Public Meeting open at 2:47 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.

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 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 August 3, 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.

Becky Hillyer, Intermediate Planner for Grey County, provided an overview of the three applications consisting of the proposed draft plan of subdivision 42T-202-04, West Grey official plan amendment (OPA 13), and zoning bylaw amendment ZA21.2023 for the Khanani Subdivision located on the western boundary of Durham in West Grey, north of Grey Road 4. Ms. Hillyer noted that West Grey has designated this property as future development and that use hasn't been established here.

Ms. Hillyer provided a background on the application advising that the applicant is seeking to develop 132 new residential units consisting of 67 townhouses and 65 singles, a small public park and open space areas, stormwater management facilities, and new public roads with sidewalks. Ms. Hillyer advised that the property is 11.25 hectares (27.8 ac) in size and vacant as well as part of a historic lot plan. Ms. Hillyer further advised that the surrounding land uses include wooded areas to the west, agricultural fields to the north, and residential to the southeast.

Ms. Hillyer noted that the stormwater management facility is shared with the Roseate Subdivision and the water from the Khanani development would be filtered down into the Roseate Subdivision and incorporated into that stormwater management system for general efficiency purposes.

Ms. Hillyer highlighted the current zoning and official plan classification on the property. Ms. Hillyer noted that an official plan amendment and zoning bylaw amendment have been submitted to West Grey and will be processed concurrently with the draft plan of subdivision.

Ms. Hillyer provided a summary of the Planning Act, noting that the adequate provision of a full range of housing, including affordable housing is offered through this development and that they need to look at the protection of ecological systems and natural areas, features and functions as well as the orderly development of safe and healthy communities which means ensuring the site is safe for the proposed development. Ms. Hillyer also outlined the number of studies that were completed in support of the applications.

Ms. Hillyer detailed the next steps consisting of staff undertaking a detailed review of submitted application material. All comments received will be reviewed and circulated to the applicant for consideration and response and additional work/revision may be required by the applicant. Ms. Hillyer further advised that county staff will bring forward a staff report and recommendation to county council regarding the subdivision application. If draft approval is received, the developer will be required to enter into a Development Agreement with municipality and county and meet a number of conditions before any final approval.

Krystin Rennie, Georgian Planning Solutions and agent for the applicant, provided a presentation on the Khanani Subdivision, advising that the purpose of the public meeting is to consider a draft plan of subdivision, an official plan amendment and a zoning bylaw amendment. Ms. Rennie advised that they are seeking planning approvals for a mixed-use residential development consisting of 67 townhouses and 65 single detached dwelling lots. Ms. Rennie noted that each of the units will have a driveway, front yard area, garage, and backyard amenity space. The proposed layout will allow for a range of types of units in terms of size and price point and will allow for various affordability within the subdivision.

Ms. Rennie provided a summary of the zoning bylaw amendments requested for the R2x exception zone for the single detached and R3x exception zone for the townhouses.

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

Ralph DeSanto, resident, advised he resides at 214 DJay Crescent and inquired where the pumping station is located and inquired if the townhouses in this subdivision will be comparable to the ones in the Roseate Subdivision.

Evan Lundquist, Tatham Engineering, advised that the pumping station for these is proposed as one lift station which would be located in the Roseate Subdivision in the southeast corner near the parkland area.

Ms. Rennie advised that both developments are proposing two story townhouses and are not likely to have basements. Ms. Rennie advised that there are a variety of floor plans with different numbers of bedrooms and bathrooms. Ms. Rennie further advised that she is unsure if they will be on slabs.

Trevor Alexander, former resident, advised that he was elated to see that there was a picture of the dam and pond to the north but was disturbed about the deterioration of the dam and inquired what happens if the dam washes out.

Ms. Hillyer advised that as part of the county's review they will be reviewing the environmental impact study (EIS) as well as the stormwater management plans that were done and that is a question that they will be asking because the EIS did note the deterioration of that dam wall. Ms. Hillyer noted that they have a planning ecologist who will be reviewing some of those studies from within the county.

Mr. Alexander further inquired that if 10 years from now the dam washes out, what happens then.

Ms. Hillyer advised that she is aware that fish have been flagged as inhabiting the pond and believes that the environmental impact study had also suggested that the Department of Fisheries and Oceans should be involved as they are proposing to amend where that stream is flowing to accommodate the development, therefore there will be various levels of checks and balances if further work is done and required for that dam.

Mr. Alexander inquired about the sewers for the proposed development.

The Director of Infrastructure and Development/CBO advised that the lift station is for the sewers which would be gravity drained into the lift station then pumped up and back into the system and would flow down into the sanitary management by the arena. Mr. Schipprack advised that water is easier as it is pressurized and doesn't need to be pumped anywhere.

Mr. Alexander advised that on Durham Road there are no sewers that go by certain residences and inquired if there's a chance that this development can link up to sewers to service the residents on Durham Road West.

Mr. Schipprack advised that this is not apart of the proposal at this time but is something that can be investigated. Mr. Schipprack further advised that there is other development in the area that is being proposed and there are a few options to possibly investigate for tying some of those houses in.

Mr. DeSanto inquired if there are proposed timelines for both subdivisions.

Ms. Rennie advised that once the applications are approved, then they are ready to go.

Mr. Schipprack advised that as part of the application for these subdivisions is the issue of water and sewer capacity in the existing system. Mr. Schipprack advised that currently for both proposals, there is no capacity but are working with staff to upgrade some systems to create some small capacity in the near future and are also working on a five-year plan for creating a large amount of capacity.

Ms. Hillyer advised that the studies are being peer reviewed and once capacity is confirmed for water and sewer servicing, phasing may be something they look at.

Marian Ratcliffe, resident, advised she is suggesting approved dark sky lighting choices for on the homes. Ms. Ratcliffe further noted that she noticed there is only one road into the development and inquired if there are any safety concerns with emergency access.

Ms. Hillyer advised that this is a question they have been asking and is something they largely rely on the conservation authority to respond to. Ms. Hillyer noted that this is a difficult site due to that hazard land constraint around it but there is one potential roadway that has been left to the west of the development for any future development expansion. Ms. Hillyer further advised that an access point to the east had been discussed but the applicant, through their environmental impact ecologist, had confirmed that it would be difficult to have an access point due to the water course and wetlands and would be cost heavy.

Ms. Ratcliffe further requested that a sky quality and peripheral tests be completed before and after to ensure the values have not changed.

There being no other comments, Mayor Eccles declared the public meeting closed at 3:24 p.m.

Council recessed at 3:24 p.m. and reconvened at 3:30 p.m.

**5. Zoning Amendment No. ZA25.2023 - 634016 Artemesia Glenelg Townline - Martin and Rebecca Bauman / Agent - Solomon Martin**

Mayor Eccles declared the Public Meeting open at 3:31 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.

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 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 August 28, 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. ZA25.2023 that is being brought forward to change the zone symbol on the subject lands from A2 (rural), M3 (rural Industrial), and NE (natural environment) to A2 (rural), A2-494 (rural with exception), and NE (natural environment). Mr. Schipprack advised that the effect of which will permit a business to produce steel cladding.

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

Marian Ratcliffe, resident, advised that in her experience with rural businesses, they think more light is better and advised against the use of excessive lighting, and requested that the applicant be guided to keep their lighting on their own property and conduct a sky quality test before and after.

Council noted that an email was recently sent to council from the applicant explaining some questions that one of the neighbours had.

The Director of Legislative Services/Clerk read the email out to and noted that the agenda will be republished after the meeting to include this email.

There being no other comments, Mayor Eccles declared the public meeting closed at 3:41 p.m.

## **6. Zoning Amendment No. ZA28.2023 - 142347 Grey Road 9 - Blair and Miranda Wright**

Mayor Eccles declared the Public Meeting open at 3:41 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.

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 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 August 25, 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. ZA28.2023 that is being brought forward to change the zone symbol on the subject lands from A1 (agricultural), A2 (rural) and NE (natural environment) to A1 (agricultural), A1-495 (agricultural with exception), A2 (rural) and NE (natural environment). Mr. Schipprack advised that the effect of which will permit a second detached dwelling unit on the property subject to specific conditions.

Mr. Schipprack advised that in the southern portion of the property away from the natural environment section is the current farm cluster. Mr. Schipprack further advised that the existing dwelling, barns and sheds are all within that area and that the second dwelling would also need to be within that area.

Mandy Wright advised that the only concern she had was when she received the notice and saw the location of the arrow outlining where the house would have to go but advised that Mr. Schipprack clarified that if it is within the dotted line they are within the designated area.

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

There being no other comments, Mayor Eccles declared the public meeting closed at 3:47 p.m.

## **7. Adjournment**

The business contained on the agenda having been completed, Mayor Eccles adjourned the meeting at 3:48 p.m.

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Mayor Kevin Eccles

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Jamie M. Eckenswiller, Clerk