



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

**Tuesday, October 15, 2024, 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: Jamie Eckenswiller, Director of Legislative Services/Clerk  
Kerri Mighton, Director of Finance/Treasurer  
Karl Schipprack, Director of Community and Development Services/CBO  
Ashley Noble, Communications Coordinator  
David Smith, Manager of Planning and Development  
Krista House Langdon, 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. Zoning Amendment No. ZA10.2024 - Part of Lot 26, Concession 10, North of the Durham Road, Part 1, 17R-2438**

Mayor Eccles opened the public meeting and read the following comments:

- 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 West Grey Municipal Office during regular business hours.
- Recent amendments to the Planning Act by the province now limit appeal rights on zoning bylaw amendment applications to the applicant, public bodies, and specified persons who made oral or written submissions to the municipality prior to a decision being made. Specified persons generally include energy, railroad, and telecommunication providers, as well as NAV Canada.
- This meeting is an essential part of the decision-making process. Feedback received will be considered in the decision of West Grey council.
- An explanation of how the public and agency comments factored into the decision will be included in the notice of passing of the bylaw.

- Where changes made in the proposed bylaw after the holding of the public meeting, council will determine if any further notice will be given respecting the proposed bylaw, and the determination of council as to the giving of further notice is final and not subject to the review in any court, no matter the extent of the change made in the proposed bylaw.

The Director of Legislative Services/Clerk advised that notice of the public meeting was circulated in accordance with the *Planning Act*.

The Director of Legislative Services/Clerk advised that personal information is collected under the authority of the *Planning Act* and that the information collected will be used to complete the zoning bylaw amendment process and will form part of the public record.

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 Manager of Planning and Development provided an overview of Zoning Amendment No. ZA10.2024 - Part of Lot 26, Concession 10, North of the Durham Road, Part 1, 17R-2438, and the proposal contained therein.

Cassandra Dillman, Grey County, provided an overview of the County's subdivision review process and highlighted comments received to date from the Saugeen Conservation Authority (SVCA) and members of the public.

Dana Kieffer, Cobide Engineering Inc., acting on behalf of the proponent, provided another overview of the development. Travis Burnside and Stephen Cobean, Cobide Engineering Inc., and Gary Hendy, hydrological consultant, were also present to answer questions of council and the public.

Ken Gaertner, resident, voiced concerns respecting noise, dust, and increased traffic.

Fiona Deans, resident, voiced concerns respecting the negative impact on the water table and existing wells, and noted the loss of farmland as a negative impact.

Glenda Thompson, resident, inquired as to whether similar projects have been approved elsewhere throughout Grey County, and voiced concerns respecting the size and number of homes proposed, as well as the negative impacts on local roads due to increased traffic.

Ray Alexander, resident, asked for clarity regarding the SVCA jurisdiction on the project, and questioned if the natural environment could withstand the density of the proposed development.

David Lang, resident, expressed concerns regarding water availability and potential negative impacts on water quality, the impact on local roads, and the lack of amenities and infrastructure in Crawford.

Barb Crawford, resident, expressed concerns regarding the presence of hard water.

Representatives from Grey County, Cobide Engineering, and West Grey responded to questions of Council and the public.

There being no further comments, the public meeting concluded.

#### **4. Zoning Amendment No. ZA29.2021 - 423018 Rocky Saugeen Road**

Mayor Eccles opened the public meeting and read the following comments:

- 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 West Grey Municipal Office during regular business hours.
- Recent amendments to the Planning Act by the province now limit appeal rights on zoning bylaw amendment applications to the applicant, public bodies, and specified persons who made oral or written submissions to the municipality prior to a decision being made. Specified persons generally include energy, railroad, and telecommunication providers, as well as NAV Canada.
- This meeting is an essential part of the decision-making process. Feedback received will be considered in the decision of West Grey council.
- An explanation of how the public and agency comments factored into the decision will be included in the notice of passing of the bylaw.
- Where changes made in the proposed bylaw after the holding of the public meeting, council will determine if any further notice will be given respecting the proposed bylaw, and the determination of council as to the giving of further notice is final and not subject to the review in any court, no matter the extent of the change made in the proposed bylaw.

The Director of Legislative Services/Clerk advised that notice of the public meeting was circulated in accordance with the *Planning Act*.

The Director of Legislative Services/Clerk advised that personal information is collected under the authority of the *Planning Act* and that the information collected will be used to complete the zoning bylaw amendment process and will form part of the public record.

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 Manager of Planning and Development provided an overview of Zoning Amendment No. ZA29.2021 - 423018 Rocky Saugeen Road and the proposal contained therein, and highlighted comments received to date.

There were no comments from the public.

There being no further comments, the public meeting concluded.

PM-241015-001

Moved by Deputy Mayor Hutchinson

Seconded by Councillor Foerster

**"THAT in consideration of staff report ZA29.2021 – Wideman (Durham Heights Bible Retreat), council directs staff to bring forward a bylaw to rezone the subject lands from 'A2 – Rural' to 'I-447-H Institutional – Exception with Holding' and 'A2-520 Rural – Exception Holding'."**

**Carried**

## 5. Adjournment

The business contained on the agenda having been completed, Mayor Eccles adjourned the meeting at 3:27 p.m.