

Minutes
Public meeting

Municipality of West Grey

Tuesday, December 17, 2024, 2 p.m.

West Grey municipal office, council chambers and virtual

Members present: Mayor Kevin Eccles
 Councillor Scott Foerster
 Councillor Doug Hutchinson
 Councillor Joyce Nuhn
 Councillor Geoffrey Shea
 Councillor Doug Townsend

Members absent: Deputy Mayor Tom Hutchinson

Staff present: Michele Harris, Chief Administrative Officer
 Jamie Eckenswiller, Director of Legislative Services/Clerk
 Karl Schipprack, Director of Community and Development
 Services/CBO
 David Smith, Manager of Planning and Development
 Kalind Patel, Planning Technician
 Ashley Noble, Communications Coordinator
 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. ZA21.2024 – 444374 Concession 8

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. ZA21.2024 – 444374 Concession 8 and the proposal contained therein. Mr. Smith noted that no concerns were identified by internal agencies and only standard comments had been received. No comments or concerns had been raised by the public, neighbouring property owners, or the Saugeen Valley Conservation Authority. Grey County does not require an EIS, however their Planning Ecologist has recommended that a H-Holding be placed in the zoning on areas designated as natural heritage property.

Mr. Smith disagreed with the County's recommendation for the H-holding, and noted that the County's recent blanket recommendation to place this requirement on natural heritage features disproportionately affected rural property owners, and that other protections exist within current legislation. The Director of Community and Development Services/CBO noted that there is no new legislation being brought forward and that the County's recommendation is based on an individual's interpretation of the existing legislation. Consultation with other municipalities indicated that while some are in agreement with the County's interpretation, others are not. Both the Director of Community and Development Services/CBO and Manager of Planning and Development agree that the H-holding is not required in this instance.

Ron Davidson, agent for the applicant, spoke to the application.

There were no public comments.

There being no further comments, the public meeting concluded.

PM-241210-001

Moved by Councillor Shea

Seconded by Councillor Townsend

"That in consideration of staff report ZA21.2024 – Plantt (Davidson), Council directs staff to:

- 1. Forgo including a 'H Holding' provision in the site-specific zoning bylaw amendment as recommended by the Grey County Planning Ecologist; and**
- 2. Bring forward a bylaw to amend bylaw 37-2006 as it relates to ZA21.2024."**

Carried

4. Zoning Amendment No. ZA22.2024 - 384663 Concession 4, Glenelg

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 ZA22.2024 and the proposal contained therein, noting that the proposed on-farm diversified use will be to fabricate insulated concrete forms. Mr. Smith advised that the application was circulated to internal agencies and that no concerns were raised, but both the Fire and Building Departments noted that buildings over 600 m² require additional fire protection measures; specific requirements (if applicable) would be determined during the building permit application process. No concerns were raised by Grey County or the Saugeen Valley Conservation Authority, and no public comments were received.

Ron Goldsmith, resident, expressed concerns with the public notice process and requested additional information about the application. Mr. Goldsmith expressed further concerns related to noise, hours of operation, and potential exposure to chemicals from the manufacturing process.

Desiree Pinkney, resident, expressed concerns with the public notice process, traffic, noise, and odours, and requested additional information about the application, including a map.

Blane Horisley, resident, expressed concerns with the public notice process.

Adele Goldsmith, resident, expressed concerns with respect to potential negative impact to property resale values, and requested additional time to review the information pertaining to the application.

Solomon Martin, applicant, provided additional information about the application, including measures that will be implemented to help alleviate noise concerns.

Staff and the applicant provided response to the public comments.

PM-241217-002

Moved by Councillor Shea

Seconded by Councillor Townsend

"That in consideration of staff report 'ZA22.2024 – M Bauman (S Martin)', Council directs staff to bring forward a bylaw to authorize the passing of a zoning bylaw amendment as it relates to ZA22.2024."

Carried

5. Adjournment

The business contained on the agenda having been completed, Mayor Eccles adjourned the meeting at 3:43 p.m.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk