



Minutes
Public Meeting – Broos Subdivision
Municipality of West Grey
Tuesday, December 1, 2020, 10 a.m.
Virtual meeting

Council members present: Mayor Christine Robinson, Deputy Mayor Tom Hutchinson, Councillor Rebecca Hergert, Councillor Beth Hamilton, Councillor Doug Hutchinson, Councillor Geoffrey Shea, Councillor Stephen Townsend

Staff members present: CAO/Deputy Clerk Laura Johnston, 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

Resolution: 332-20

Moved by: Councillor Hamilton

Seconded by: Councillor Hergert

That West Grey council hereby convenes in a public meeting pursuant to section 51 of the Planning Act at 10:06 a.m.

Disposition: Carried

2. Declaration of pecuniary interest and general nature thereof

None.

3. Broos Subdivision

3.1 Krystin Rennie, Georgian Planning Solutions and Travis Burnside, Cobide Engineering - Broos Subdivision Presentation

Krystin Rennie, Georgian Planning Solutions and Travis Burnside, Cobide Engineering, presented a draft plan of subdivision and proposed zoning bylaw amendment to council regarding the proposed Broos Subdivision known as Part of Lot 24, Concession 1, Durham.

The draft plan of subdivision is proposing a 205 unit residential development with 118 single detached dwellings and five blocks of townhouses consisting of 87 units.

The following reports and studies have been completed for this project: Planning Justification Report, Draft Plan of Subdivision, Functional Servicing Report, Stormwater Management Report, Traffic Impact Study, Archaeological Report, and an Environmental Impact Study.

The proposed subdivision is zoned as a Primary Settlement Area. The West Grey Official Plan identifies the lands as residential and hazard, while the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006 zones the property as Future Development. The zoning will need to be amended from Future Development (FD) to Residential (R2) and (R3). Provisions will be required to address front and rear yard setbacks, interior and exterior setbacks, lot frontage and lot coverage on a site-specific basis.

3.2 Written Comments

3.2.1 Carolin Banjavcic, West Grey Resident

Carolin Banjavcic, West Grey resident noted environmental concerns, privacy and trespassing issues, and concerns with residents in the new subdivision objecting to the potential organic farming endeavours her family plans to pursue.

3.3 Verbal Comments

3.3.1 Council members

Councillor Hutchinson raised concerns about the removal of forestry and stormwater drainage and elevation.

Mr. Burnside confirmed that 30 percent of the trees will be retained around the exterior edges of the property and that with grading and the size of lots to meet density targets in the official plans, there will be tree removal. He informed council that the houses cannot be built within the trees due to stormwater management needs. Elevation concerns will be addressed through re-grading on the site and all roads will be directed to the stormwater pond through re-grading.

Mayor Robinson asked how public concerns would be addressed.

Planner Spencer noted that the municipality and the county consider any comments received during the meeting and the subsequent 20 day comment period. She noted that council makes a recommendation to the county, but the decision to move forward with the plan of subdivision is a county decision.

Councillor Hamilton raised concerns about access to parks and open spaces and the ability to have five percent of land dedicated to park space.

Ms. Rennie noted that the conservation authority is within walking distance and that a small park is part of the plan. Density requirements are articulated in the county official plan in addition to parkland requirements. Those two things need to be balanced when looking at a plan of subdivision.

Mr. Burnside shared that the parkland block is 2.3 percent of the subdivision area.

Grey County Planner Scott Taylor noted the next steps in the plan of subdivision is for West Grey council to consider the zoning amendments and provide feedback and a recommendation to the county regarding the plan of subdivision. The county will then work with West Grey staff regarding the plan of subdivision. The Sunvale subdivision to the west of the new proposed subdivision will offer a small park and the conservation authority property exists to the east. Community needs are being taken into consideration.

Planner Spencer noted that there is a general concern from the adjacent landowners regarding sidewalks.

Councillor Shea raised concerns regarding sidewalks.

Mr. Burnside shared that the proposal is similar to Sunvale subdivision regarding sidewalks and that streets A, B and Jackson will have sidewalks.

Planner Taylor shared that the county policy encourages new sidewalks in residential developments and that sidewalks are expected on one side of the road, except for increased density locations. Sidewalks can be challenging to fit into a plan of subdivision; however, if it is the will of council, the county can work with the developer to see if there is any ability to have sidewalks in specific areas. The planners will work with the developers to see what comments can or cannot be implemented.

Councillor Shea commented on the transportation impact and projected traffic and if there is a need for an additional traffic study with the addition of two subdivisions.

Mr. Burnside noted that the same traffic information for the Sunvale subdivision was considered for the proposed subdivision and that traffic forecasting is based on MTO (Ministry of Transportation) traffic projections.

Councillor Hergert enquired about source water protection and water supply and when those issues are addressed.

Planner Spencer confirmed that Source Water Protection is consulted with every application and that a non-response is a response that there is no concern.

Councillor Townsend raised concerns about water source protection and the impact it will have on adjacent property owners.

Planner Taylor noted that county staff work closely alongside municipal staff and that any direct impacts at the local level will be addressed to West Grey council and staff's satisfaction. Any report back will come through final recommendations from the county. The report would advise respective councils about how comments have been addressed and any changes to the plan.

Ms. Rennie shared that she and Mr. Burnside will work with municipal and county staff to create a comment matrix outlining how comments were addressed or why a different option is suggested. All comments will be taken into consideration.

Councillor Townsend raised concerns regarding the subdivision's encroachment into rural areas and possible ways to mitigate the concerns.

Ms. Rennie noted that fencing had not been discussed. That option will be reviewed by the team.

Councillor Hamilton shared that low water pressure has been a historical concern on Durham hill and asked if the subdivision will worsen the water pressure concern. She asked if the water pressure will satisfy the pressure requirements needed in case of a fire.

Mr. Burnside shared that the former director of infrastructure and public works was getting a water study completed and that the water model was being

upgraded. The minimum pressure is being met to address fire protection. The booster pump station is close to the subdivision, so pressure should not be an issue.

Councillor Hamilton raised concerns regarding a bottleneck at Durham Road East and Garafraxa within the sanitary sewer.

Mr. Burnside noted that the concern is being addressed by municipal staff in consultation with Cobide Engineering.

Councillor Hamilton enquired about the street lights and dark sky compliant fixtures and LEDs.

Mr. Burnside confirmed that the municipality approves the light fixtures and lights.

Councillor Hamilton asked about the subdivision having access to fibre optic internet.

Mr. Burnside noted that once a detailed design is approved, Hydro One completes their design, and that design is sent to all utility companies to have the opportunity to provide service within the developments. It is up to individual utility companies to invest within the development.

Councillor Hamilton asked about the implementation of recommendations from the environmental impact study. She asked about the trees and the planting of trees in the subdivision and the affordability of the lots.

Mayor Robinson asked how questions could be addressed and asked for a written report.

Planner Taylor clarified that the county completes the draft approval by reviewing if the subdivision will work in principle and if the lot layouts, roads and streets are feasible. A draft approval has 25-45 conditions, including a subdivision agreement between West Grey and the developer, and the specifics can be addressed in the agreement. The subdivision agreement would come back to West Grey council for approval.

Councillor Hutchinson suggested that the amount of parkland can be improved in the northeast corner and some tree area can be a buffer zone for trails.

3.3.2 Public members

Lee Papineau, West Grey resident, shared his concerns regarding the lack of infrastructure in sewer treatment, water supply and waste management. He raised concerns regarding the lack of public input concerning the previous subdivision and the lack of attention to environmental impact. Mr. Papineau is concerned with no alternative access route for commuting in and out of Durham.

Ms. Rennie shared that formal comments can be submitted to the municipality to be shared.

Mr. Burnside shared that the background studies were looked at a few years ago by the municipality. The only concern that was raised was a bottleneck on Durham road. He stated that Sunvale had contributed money to correct that issue through the subdivision.

Marian Ratcliffe, West Grey resident, expressed a concern regarding light pollution, impacts on animal and human health, and the environmental impact on waterway and light pollution.

Planner Taylor confirmed that lighting owned and maintained by the Municipality of West Grey can be made dark sky compliant and that lighting standards will be included in the subdivision agreement.

Ms. Ratcliffe suggested that the trees around the subdivision could be used to keep lights manageable.

Sue Papineau, West Grey resident, raised concerns regarding parkland size and the danger to children of having no sidewalks on Durham Road East. She supports parkland on top of the hill where trees and gardens are accessible. Ms. Papineau enquired if there will be another public meeting.

Planner Taylor noted that there would not be another public meeting unless there is a strong desire from

West Grey council. Future reports are presented in open session and a second public meeting only occurs when there are significant changes to the proposed plan of subdivision.

Anne Marie Watson, West Grey resident, raised concerns regarding infrastructure issues and the impact that a subdivision would have on the health care sector.

Ms. Rennie shared that impacts on the health sector have not been part of the discussion and it is an interesting point that will be taken into consideration.

Carolin Banjavcic, West Grey resident, asked for hard copies of all existing and new reports and minutes about this issue.

Staff will connect with Ms. Banjavcic to discuss how paper copies can be provided.

Ms. Banjavcic stated that she spoke with the source water protection authority and they did not know about the plan of subdivision. She shared her concerns regarding encroachment by the residents of both subdivisions and the well-being of the environment.

Ms. Rennie shared that she did receive Ms. Banjavcic's written comments and is taking notes on concerns raised by council members and the public.

Mr. Burnside shared that WSP Global Inc. completed an environmental impact statement, and based on their expertise, they indicated that it is not a wetland. He clarified that speeding is an enforcement issue and that the property is not in a wildlife protection zone.

Planner Spencer shared that public comments are appreciated, and that written comments can be sent to her.

Planner Taylor informed council that the decision is guided through the Planning Act, that written and

verbal comments will be considered and treated with equal weight.

Ms. Banjavcic shared that she also had concerns about light pollution.

Darlene Prins, West Grey resident, enquired about adding sidewalks from the proposed development to the conservation area.

Councillor Hutchinson asked for comment from public works.

Director Czerwinski will work with the developer and confirm plans to put a sidewalk on Durham Road East.

3.4 Lorelie Spencer, Manager of Planning and Development - Summary and Next Steps

The next steps in the plan of subdivision include a subsequent 20 day comment period and then a recommendation from council to the county for subdivision plan approval.

4. Close public meeting

Resolution: 333-20

Moved by: Councillor Hergert

Seconded by: Councillor Shea

That West Grey council hereby closes this public meeting at 12:20 p.m.

Disposition: Carried

Mayor Christine Robinson

Clerk Genevieve Scharback