



Minutes
Special Council meeting
Municipality of West Grey
Tuesday, December 15, 2020, 7 p.m.
electronically

Council members present: Mayor Christine Robinson, Councillor 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, Clerk's Office Lindsey Glazier

Others Present Ron Davidson, Land Use Planning Consultant Inc., Scott Taylor, Grey County Planner

1. Public meeting pursuant to section 26 of the Planning Act

This meeting is being called under Section 26 of the Planning Act, R.S.O 1990, as amended for the purposes of an official plan review.

2. Call to order

Mayor Robinson called the meeting to order at 7:01 p.m.

3. Declaration of pecuniary interest and general nature thereof

None.

4. Staff report

4.1 Municipality of West Grey Official Plan Update

Planner Spencer identified that the official plan for West Grey applies only to the settlement areas of Durham and Neustadt and that there have been a variety of policy changes that the official plan needs to be vetted against for conformity namely:

- 2020 Provincial Policy Statement, effective May 1, 2020
- Bill 108, More Homes, More Choices (2019)
- County of Grey Official Plan – June 7, 2019

The purpose of this meeting is to introduce the policy changes to date. No decision will be made at this meeting. This is an opportunity for council and the public to comment on the document and request clarification and provide feedback for the draft plan.

Planner Spencer noted that the information received as part of this meeting will be considered in amendments to the draft plan. Once comments have been reviewed the document will be altered for the purposes of circulation to commenting agencies. The draft plan will be circulated to commenting agencies for further review and revised in accordance with that review. This is tentatively aimed for circulation in January.

The Planning Act requires a 30 day notice period for official plans prior to a statutory special meeting of council.

Comments will continue to be welcomed and considered during this time and as part of the special meeting. Following the special meeting, there will be a further open house and official public meeting where council may choose to adopt the draft plan and forward the document to county council to be ratified. This is anticipated, at this time, to occur on February 16, 2021 or March 2, 2021 depending on the extent of any comments provided from council, the public, and commenting agencies.

Comments will continue to be accepted throughout the process until the formal document is provided to Council for final consideration.

Planner Ron Davidson, Land Use Planning Consulting Inc., noted the current official plan is in good shape but is almost nine years old. It requires review ten years after the initial adoption and then every five years thereafter. The new official plan for the County of Grey was passed last year and the new Provincial Policy Statement (PPS) came into effect in 2020. The revisions to the official plan have to be consistent with the Provincial Policy Statement. Planner Davidson informed that the housing market has changed and that there is an increased demand for second dwellings on properties. The zoning bylaw is being updated. That the current zoning bylaw was passed in 2006, however there have been various amendments, which will be captured in the revised bylaw.

Resolution: 377-20

Moved: Councillor Townsend

Seconded: Councillor Hergert

That council receive report: Municipality of West Grey Official Plan Update regarding the summary of updates to the Municipality of West Grey's Official Plan.

Disposition: Carried

5. Comments from members of council

Councillor Townsend asked for clarification regarding the process and why council did not review the plan prior to a public meeting and asked for clarification as to why the official plan and zoning bylaw amendments were not being done simultaneously

Planner Davidson reviewed the process for adopting a new official plan noting that the Planning Act requires a special meeting of the council and the draft official plan is in early stages with this being the first opportunity for public input.

The policy framework needs to come first, which is the official plan. The zoning bylaw is for the entire municipality while the official plan is just for Durham and Neustadt He advised that it is not appropriate to deal with both at the same time.

Councillor Townsend asked for more emphasis on the residential policies to promote affordable and attainable housing specifically smaller lots, smaller home, increased density and secondary suites.

Planner Davidson clarified that floor size and dwelling size are issues that are dealt with within the zoning bylaw.

Councillor Shea asked for clarification regarding how much input councils shifting priorities had on the creation of the revised plan.

There will be further circulation of the plan and comments will continue to be accepted. There will be at least one further meeting similar to this public meeting where the public and council can comment and that information gathered will be taken into consideration when revising the draft official plan for final council approval.

Planner Davidson noted that public input is welcomed and a key element of the official plan process.

Councillor Hutchinson enquired about industrial growth and the potential to for industrial growth outside of Durham and Neustadt.

Planner Spencer noted it would ideally be a dry industry and that there would need to be an approved application.

Councillor Hamilton enquired about the inclusion of updated language from the Provincial Policy Statement (PPS) and Grey County Official Plan regarding climate change in the revised official plan.

Planner Spencer confirmed that verbiage will be included in the official plan, but specific requirements regarding climate change and inclusion in infrastructure projects and future development will be outlined in the zoning bylaw.

Councillor Townsend enquired into how the healthy development plan and health impact assessment and its impact on developers will be introduced into the plan and how developers can provide feedback. He enquired about the process to ensure that the requirement within the plan for a 20 year supply of identified land for future development is met. He enquired as to how it is monitored and what is done if the requirements are not met.

Planner Spencer noted that the official plan is overall a broad policy, while the zoning bylaw outlines the implementation stage.

Planner Davidson shared that the official plan makes sure there is a 20 year supply of land for future development. In 2012 planning staff carefully reviewed the municipality's future commercial, residential, and industrial needs.

Scott Taylor, Grey County Planner shared that a municipality's official plan is a very important document to help determine the need for growth residential, industrial commercial and recreational. He informed that an update to the Provincial Policy Statement (PPS) allows for 25 years of planning, as opposed to the 20 years of future land use planning. The needs to be a constant refresh to the municipality and developers and that there is the right mix of residential, commercial and industrial. County staff are seeking council feedback on a growth management strategy in the New Year, which can then be incorporated into the local official plan.

Councillor Hergert enquired about amending the official plan to be too prescriptive and if that would lead to more official plan amendments.

Planner Spencer noted that the official plan is a policy document, and not meant to be prescriptive. The official plan encompasses two settlement areas (Durham and Neustadt).

Planner Davidson noted West Grey has an average of one official plan amendment each and that amendments are always expected to occur.

Councillor Hergert further clarified regarding climate change and if very specific requirements were included and the need for individuals' to need to apply for an amendment to the official plan.

Planner Davidson shared that planning staff will review the information Councillor Hamilton provides, and if a special section is needed, it can be included.

Councillor Hergert enquired about the plans relation to the West Grey strategic vision plan.

Planner Spencer noted that reference to the strategic vision plan will be included in the official plan revisions.

Councillor Shea enquired about the inclusion of council priorities within the official plan.

Planner Spencer noted that before the plan is brought forward for council approval alignment to council priorities will be strengthened.

Planner Davidson noted that changes in the draft official plan regarding smaller housing sizes, better density, smaller lot sizes, in house apartment rental opportunities and secondary suites in the form of secondary structures were all council concerns that were taken into account when revising the official plan and the changes that will be proposed in the zoning bylaw. Both provincial changes and council priorities will be addressed in the zoning bylaw.

Councillor Shea enquired about smaller road allowances and roads.

Planner Davidson shared that the planners will work with public works and infrastructure to determine requirements. Additionally, the police chief, fire chief and chief building official will also be consulted on the plan.

Councillor Hutchinson enquired about healthy communities and climate changes, and concerns regarding trails when discussing intensification.

Planner Spencer noted that there are several components to intensification in the official plan and that the province is really giving a lot of permissions for secondary dwelling units. The municipality is allowed to be more prescriptive in regards to supporting services.

Planner Taylor noted that the county official plan, the Provincial Policy Statement and the municipal official plan will all inform density and other attributes that help make Durham and Neustadt a better place to live. If space is used effectively, more park space and other council priorities can be address. The county wants to work together with the planner, council and engineers to understand the vision for the future of West Grey and necessary attributes including sidewalks, schools, parks and other needs.

Planner Davidson noted that if green space is a priority in the development of a plan for subdivision, parkland can be agreed upon at five percent of the overall property, to include open spaces and parkettes.

6. Comments from members of the public

Marian Ratcliffe, West Grey resident enquired regarding where comments from the public regarding the official plan can be directed.

Comments can be directed to Planner Spencer or through the Clerk's Office and will be recorded as part of the record.

Ms. Ratcliffe expressed concerns regarding rapid growth, loss of green space and general pollution concerns, including congestion and garbage. Ms. Ratcliffe also raised concerns regarding loss of agriculture land.

Planner Spencer noted that the lands do not involve any property outside of defined settlement areas.

Sue Papineau, West Grey resident raised concerns regarding the amount of time provided for public and council to review the proposed plan prior to the meeting.

Bev Falco, West Grey resident enquired about the West Grey's declaration of a climate change emergency and the need to include language that reflects that in the revised plan. Ms. Falco is concerned with environmental issues and the need to protect and enhance the character of Durham and Neustadt, she feels bringing an urban style subdivision does not protect and enhance the character of rural areas.

Mary Lou Pfeffer, West Grey resident enquired into why Ayton was not included as a place to build homes.

Planner Spencer noted that the official plan is related to two settlement areas and that Ayton is a secondary area due to lack of services. Provided a developer can prove they can provide services, there would be no issues with development. If Ayton became a full services area, it may be a primary settlement area.

Planner Davidson noted that the province and the county promote the most development in fully serviced areas and that there is a lot more work to be done to demonstrate a site can be serviced in a secondary area. Development can take place in Ayton.

Nikki May, West Grey resident raised concerns regarding the limited section on environment.

Steve Morel, West Grey resident raised concerns regarding providing the public with advance notice to review the plan. He shared concerns regarding input from the community especially regarding a document that is planned to over a span of 20-25 years. Mr. Morel suggested that the plan reviewed through a lens of growth and where West Grey wants to be as a community in the future.

Dorle Eppler, West Grey resident raised concerns about needing to build houses within subdivisions in a way that would last for a very long time with the ability to produce their own energy.

Carolin Banjavcic, West Grey resident raised concerns regarding the environmental impact of subdivisions.

Planner Spencer noted that density requirements are outlined in county official plan.

Planner Taylor noted that the county official plan does permit development in Durham and Neustadt. The official plan gives broad permissions then the zoning bylaw would look at more site-specific restrictions.

7. Adjournment

Resolution: 378-20

Moved: Councillor Hutchinson

Seconded: Councillor Shea

That West Grey council closes this public meeting at 8:45 p.m.

Disposition: Carried

Mayor Christine Robinson

Clerk Genevieve Scharback