



**Minutes  
Public Meeting  
Municipality of West Grey  
Tuesday, June 15, 2021, 6 p.m.  
Virtual meeting**

Council members present: Mayor C. Robinson, Deputy Mayor T. Hutchinson, Councillor B. Hamilton, Councillor D. Hutchinson, Councillor G. Shea, Councillor S. Townsend

Council members absent: Councillor R. Hergert

Staff members present: Chief Administrative Officer L. Johnston, Director of Administration/Clerk G. Scharback, Director of Infrastructure and Public Works V. Czerwinski, Recreation Supervisor K. Hewlett, Director of Finance/Treasurer K. Mighton, Director of Development/CBO K. Schipprack, Manager Planning & Development L. Spencer, Legislative Coordinator T. Patterson

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- 1. Call to order**
  - 2. Declaration of pecuniary interest and general nature thereof**  
None.
  - 3. Purpose of meeting**

Clerk Scharback advised that the purpose of the public meeting is to review an application for a proposed amendment to West Grey Zoning Bylaw No.37-2006, and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the application. Council will not make a decision on the application at this public meeting, based on the recommendations and information received at this public meeting amending bylaws may be presented for approval at a regular council meeting.

A public registry is available by email at [khewlett@westgrey.com](mailto:khewlett@westgrey.com) and if any members of the public would like to be notified in writing of the decision on the application, they are to provide their name and mailing address for the registry. This will also allow for notice of a Local Planning Appeal Tribunal if the decision of an application is appealed.

#### **4. ZA-07-2021 - DJ Land Developments Ltd**

##### **4.1 Application ZA07-2021 - DJ Land Developments Ltd.**

##### **4.2 Planner L. Spencer - report**

Planner Spencer reviewed her report recommending the proposed bylaw be amended to include that approval is subject to site plan control.

Planner Spencer noted that she has not received any detailed design for the development at this time. Any necessary zoning amendments will require a separate application.

**Resolution:** P14-2021

**Moved by:** Councillor S. Townsend

**Seconded by:** Councillor D. Hutchinson

That Council receive Planner Spencer's report and that the appropriate by-law be brought forward for council's consideration for the first, second, and third reading at a regular council meeting.

**Disposition:** Carried

##### **4.3 Written comments received**

Written comments received from the County of Grey indicate that a traffic impact study would be required if the development is over 50 units and a Karst Area test/study would be required if municipal services are not being utilized. Comments from Saugeen Valley Conservation Authority (SVCA) and MHBC Planning Urban Design and Landscape Architecture (MHBC) were received after the release of the agenda. Planner Spencer clarified that comments from SVCA regarding an Environmental Impact Study and natural heritage features were due to confusion of two applications. Planner Spencer indicated SVCA and MHBC comments were in support of the application.

###### **4.3.1 Grey County**

##### **4.4 Verbal comments**

###### **4.4.1 Council members**

Councillor Hamilton noted support for this type of development in the municipality. She inquired about a restrictive covenant in the MHBC written comments. Planner Spencer noted that the adjacent property owners will be asked to consider entering into an agreement to avoid future conflict.

Councillor Hutchinson inquired about MHBC's role in this matter. Planner Spencer explained MHBC is working on behalf of Walker Aggregates Inc. and have submitted comments regarding the application to ensure that both the Municipality and applicant are fully aware of the presence of their existing pit.

#### **4.4.2 Public members**

Don Tremble, developer, shared that the intent is to have a site plan agreement for four blocks of townhouses with four units each. He indicated that he intends to involve council and the neighbouring property owners with the plans once the zoning is approved.

Josh Eccles, neighbouring property owner, indicated his concerns about the development affecting the wildlife on the property. He questioned why he was not notified of the sale if the property as he believes it is owned by the railway and it is his understanding that any property owners abutting to a rail-owned property are to be notified and given the opportunity to purchase the property. Staff will review municipal information regarding the sale of these lands and report the findings to Mr. Eccles.

#### **4.5 Next steps**

Staff advised that an appropriate by-law with conditions for a site plan shall be brought forward to a regular council meeting.

### **5. Close public meeting**

**Resolution:** P15-2021

**Moved by:** Councillor D. Hutchinson

**Seconded by:** Councillor G. Shea

That the public meeting is now closed at 7:03 p.m.

**Disposition:** Carried

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Mayor Christine Robinson

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Clerk Genevieve Scharback