



**Minutes  
Public Meeting  
Municipality of West Grey  
Monday, January 17, 2022, 9 a.m.  
Virtual meeting**

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

Council members absent: Councillor G. Shea

Staff members present: Chief Administrative Officer L. Johnston, Director of Administration/Clerk G. Scharback, Corporate and Community Initiatives Officer K. Hewlett, Director of Finance/Treasurer K. Mighton, Manager of Planning and Development L. Spencer, Legislative Coordinator T. Patterson, Communications Coordinator S. Ferguson

**1. Call to order**

Mayor Robinson called the meeting to order at 9:00 a.m.

Staff reviewed instructions for members of the public to participate via Zoom, telephone, and how to contact staff for assistance if disconnected. It was noted that this meeting will be livestreamed to the West Grey YouTube channel.

**2. Purpose of meeting**

Clerk Scharback advised that the purpose of the public meeting is to review applications for proposed amendments 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 applications. Council will not make a decision on the applications at this 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 an 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.

**3. Declaration of pecuniary interest and general nature thereof**

None.

**4. ZA11.2021 (Maria Mychalchuk) - 313807 Highway 6, Township of Glenelg, Lot 21, Concession 1**

**4.1 Application for zoning amendment**

**4.2 Planner L. Spencer - report**

Planner Spencer recommended approval of the application. She noted that the purpose of file B18.2021 was to sever approximately 5.7 ha. (14 acres) of rural and hazard lands for the purposes of lot creation and retain approximately 53.9 ha. (133 acres) of rural and hazard lands. The effect of which will create a new lot with access along Concession 2. Concession 2 is presently an unopened and unmaintained road allowance across the frontage of the proposed parcel.

Planner Spencer confirmed that the landowners are aware of the comments that have been received and the holding provision that ensures the Concession 2 road extension is constructed to the satisfaction of the municipality prior to the development of the newly created lot. The landowners will be encouraged to deal with the wildlife matter during the construction process.

**Resolution: P01-2022**

**Moved by:** Councillor S. Townsend

**Seconded by:** Councillor R. Hergert

That council receives Planner Spencer's report and the recommendation to consider a bylaw at a subsequent council meeting.

**Disposition: Carried**

**4.3 Written comments received**

Written comments noting no objections were received after the publishing of the agenda from Saugeen Valley Conservation Authority.

**4.3.1 Grey County**

Written comments noting no objections were received from Grey County.

#### **4.3.2 Public members**

Written comments were received from Elizabeth Hines, adjacent property owner, noting her concerns regarding the entrances for the property and the tower maintained by West Grey, and disrupting the osprey birds nesting annually at the top of the tower.

#### **4.4 Verbal comments**

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

None.

##### **4.4.2 Public members**

None.

#### **4.5 Next steps**

Staff advised that after approval of a zoning bylaw amendment at a regular council meeting, there will be a twenty day appeal period. If no appeals are received in that time the applicant will be notified that two conditions of provisional consent have been fulfilled.

### **5. ZA26.2021 (Randy and Vicky McNabb) - 221 Bruce Street South, Town of Durham, Pt. Lot 6 & 7, registered plan 500**

#### **5.1 Application for zoning amendment**

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

Planner Spencer recommended approval of the application. She noted that the purpose of file ZA26.2021 is to change the zone symbol on the subject lands from FD (future development) and FL (floodline) to R2-445 (residential with exception), FL (floodline) and FD-h (future development with a holding provision). The effect of which will recognize the deficient interior side yard setback and rear yard setback of the existing detached dwelling unit on the newly created parcel.

#### **Resolution: P02-2022**

**Moved by:** Deputy Mayor T. Hutchinson

**Seconded by:** Councillor D. Hutchinson

That council receives Planner Spencer's report and the recommendation to consider a bylaw at a subsequent council meeting.

**Disposition: Carried**

### **5.3 Written comments received**

#### **5.3.1 Grey County**

Written comments noting no objections were received from Grey County.

#### **5.3.2 Saugeen Valley Conservation Authority**

Written comments noting no objections were received from Saugeen Valley Conservation Authority.

#### **5.3.3 Hydro One**

Written comments noting no objections were received from Hydro One.

### **5.4 Verbal comments**

#### **5.4.1 Council members**

None.

#### **5.4.2 Public members**

None.

### **5.5 Next steps**

Staff advised that after approval of a zoning bylaw amendment at a regular council meeting, there will be a twenty day appeal period. If no appeals are received in that time the applicant will be notified that two conditions of provisional consent have been fulfilled.

## **6. ZA30.2021 (Ezra and Mauricia Miller) - 394771 Concession 2 EGR, Township of Glenelg, Lot 16-17, Concession 2-3 EGR**

### **6.1 Application for zoning amendment**

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

Planner Spencer recommended approval of the application. She noted that the purpose of application ZA30.2021 is to change the zone symbol on the subject lands from A2 (rural), NE (natural environment) and NE2 (natural environment 2) to A2-h (rural with a holding provision), NE-h (natural environment with a holding provision) and NE2-h (natural environment 2 with a holding provision). The effect of which will implement a condition of consent for file B12.2021.

Planner Spencer confirmed that the holding provision will not be lifted from the property and does require a separate application. Once an environmental impact study has been completed, recommendations from staff and other agencies to identify if the EIS has supported the future development will be required.

**Resolution: P03-2022**

**Moved by:** Councillor B. Hamilton  
**Seconded by:** Deputy Mayor T. Hutchinson

That council receives Planner Spencer's report and the recommendation to consider a bylaw at a subsequent council meeting.

**Disposition: Carried**

**6.3 Written comments received**

Written comments noting opposition to any changes in zoning were received after the publishing of the agenda from adjacent property owners Cheryl Jacobs and Charmaine Peever, Gord and Diane Lawson, and Alexandra, Patty and Stephen Juhasz.

**6.3.1 Grey County**

Written comments noting no objections were received from Grey County.

**6.4 Verbal comments**

**6.4.1 Council members**

Councillor Hamilton requested that the comments received from the community be circulated to council.

**6.4.2 Public members**

Charmaine Peever, adjacent property owner, spoke of her written comments noting her concerns that a change to the zoning of the property will affect the environment and wildlife on the property.

Planner Spencer noted that the application has been brought forward as it is a requirement of the lot addition, not to change the zoning of the property. She also noted that the holding provision on the property will ensure no development will occur on the said lands without the appropriate environmental impact studies, and confirmed that there is currently no future development proposed.

Ms. Peever requested clarification of the meeting notification requirements and future development notifications. Planner Spencer explained that all property owners within 120 metres of the subject lands are notified by mail.

#### **6.5 Next steps**

Staff advised that after approval of a zoning bylaw amendment at a regular council meeting, there will be a twenty day appeal period. If no appeals are received in that time the applicant will be notified that two conditions of provisional consent have been fulfilled.

#### **7. Close public meeting**

**Resolution: P04-2022**

**Moved by:** Deputy Mayor T. Hutchinson

**Seconded by:** Councillor R. Hergert

That council hereby closes the public meeting at 9:38 a.m.

**Disposition: Carried**

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Mayor Christine Robinson

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Clerk Genevieve Scharback