

Agenda
Committee of Adjustment
Municipality of West Grey
402813 Grey Rd 4, RR 2 Durham, ON N0G 1R0

April 1, 2025, 2:00 p.m.

West Grey municipal office, council chambers

This meeting shall be held in the Municipality of West Grey council chambers. Members of the public may attend in person or electronically via Zoom.

To join through your computer (or smartphone with the Zoom app) go

to: <https://us02web.zoom.us/j/89156262480>

To phone in and listen live dial +1 647 558 0588 (long-distance charges may apply)

When prompted, enter the meeting ID: 891 5626 2480

Accessibility of documents: Documents are available in alternate formats upon request. If you require an accessible format or communication support contact the Clerk's Department by email at clerk@westgrey.com or 519-369-2200 to discuss how we can meet your needs.

	Pages
1. Call to order	
2. Purpose of meeting	
3. Disclosure of pecuniary interest and general nature thereof	
4. Approval of minutes	
4.1 Minutes of the Committee of Adjustment Hearing held on March 4, 2025	1
5. Application No. B05.2025 and B06.2025 - 461 Durham Road	
5.1 Report from planning staff	10
5.2 Verbal comments	
5.2.1 Committee members	
5.2.2 Applicant/Agent and Members of the public	
5.3 Decision	
5.4 Next steps	
6. Next meeting	
7. Adjournment	



Minutes

Committee of Adjustment

Municipality of West Grey

March 4, 2025, 2 p.m.

West Grey municipal office, council chambers and virtual

Members present: Chair Tom Hutchinson
Vice-chair Doug Townsend
Member Kevin Eccles
Member Scott Foerster
Member Doug Hutchinson
Member Joyce Nuhn

Members absent: Member Geoffrey Shea

Staff present: Jamie Eckenswiler, Director of Legislative Services/Clerk
Karl Schipprack, Director of Community and Development
Services/CBO
David Smith, Manager of Planning and Development
Ashley Noble, Communications Coordinator
Kalind Patel, Planning Technician

1. Call to order

Chair Tom Hutchinson called the meeting to order at 2:00 p.m.

2. Purpose of meeting

The Manager of Planning and Development outlined the purpose of the meeting.

3. Disclosure of pecuniary interest and general nature thereof

Member Hutchinson declared a conflict with Item 5 due to a relative of his being coached by an individual who is opposed to the application.

4. Approval of minutes

4.1 Minutes of the Committee of Adjustment Hearing held on February 4, 2025

COA-250304-001

Moved by: Vice-chair Townsend

Seconded by: Member Eccles

"THAT the minutes of the February 4, 2025, Committee of Adjustment hearing be approved."

Carried

Having declared a conflict on Item 5, Member Hutchinson left Council Chambers at this time.

5. Application No. B21.2024 - 142239 Grey Road 9

5.1 Report from planning staff

The Manager of Planning and Development provided an overview of the application and property details, summarized the staff report, and provided a summary of the recommendation.

Mr. Smith noted that this revised application was being brought forward after being deferred at the Committee of Adjustment hearing held on February 4, 2025.

Mr. Smith noted that the application had been deemed acceptable by agencies, and all written comments received from the public were included as part of the report package.

5.2 Verbal comments

5.2.1 Committee members

Committee inquired about existing land use agreements and whether any previous applications for a severance had been received with respect to the subject property.

Staff responded to questions posed by Committee.

5.2.2 Applicant/Agent and Members of the public

Robert Scriven, resident of West Grey, expressed concerns regarding the amended application and noted his opposition to the application.

Kristine Loft, agent for the applicant, provided an overview of the application. Ms. Loft noted the current application had been amended and that there were no concerns from agencies.

Bill Scriven, resident of West Grey, expressed concerns regarding the application.

5.3 Decision

COA-250304-002d

Moved by: Member Eccles

Seconded by: Member Foerster

"THAT in consideration of staff report 'B21.2024 – Martin and Brubacher (Loft) Revised', the Committee of Adjustment hereby grants provisional approval to consent application B21.2024 for the creation of a new agricultural lot as shown on Schedule 'A' attached to this decision and subject to the following conditions:

- i. THAT the owner provides a property tax certificate or, correspondence from the municipal finance department, indicating that all property taxes have been paid up-to-date with respect to the property that is subject to this decision;**
- ii. THAT this decision applies only to 'Severed Lot 1' as indicated on Schedule 'A' attached to and forming part of this decision. The severed lot shall substantially conform with Schedule 'A';**
- iii. THAT a Reference Plan (survey that is registered) be completed and a digital and/or hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment, or an exemption from the Reference Plan be received from the Registrar. A draft copy of the Reference Plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey;**
- iv. THAT pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., Stamping of the deed);**
- v. THAT the owner provides a draft transfer prepared by a solicitor describing the legal description of the new lot;**

- vi. **THAT the owner pays a \$500 parkland dedication fee for the severed land in accordance with Section 51(1) of the Planning Act to the Municipality of West Grey;**
- vii. **THAT the owner submits a letter, or similar, indicating that the requirements of the County of Grey Transportation Department have been satisfied;**
- viii. **THAT the Clerk of the Municipality of West Grey provide written confirmation that a minor variance or zoning bylaw amendment is in force and effect recognizing a reduced 'Front Yard, Minimum' and any other required exemptions."**

Defeated

COA-250304-003

Moved by: Member Nuhn

Seconded by: Member Townsend

"THAT in consideration of staff report 'B21.2024 – Martin and Brubacher (Loft) Revised', the Committee of Adjustment hereby refuses consent application B21.2024 for the following reasons:

- i. **The number of severances initially proposed on the property; and**
- ii. **The adjustment of the lot line from the original crown lot line."**

Carried

5.4 Next steps

The Planning Department will issue a notice of decision on the application; the decision is subject to appeal.

Committee recessed at 2:49 p.m. and reconvened at 2:56 p.m.

Member Hutchinson returned to Council Chambers at this time.

6. Application No. B02.2025 - 311050 Highway 6

6.1 Report from planning staff

The Manager of Planning and Development provided an overview of the application and property details and provided a summary of the staff report.

Mr. Smith reviewed comments received and noted that no concerns were raised from the agencies or the public.

6.2 Verbal comments

6.2.1 Committee members

Committee members requested clarification with respect to the location and registration of the proposed easement.

Staff responded to questions posed by Committee.

6.2.2 Applicant/Agent and Members of the public

There were no public comments.

6.3 Decision

COA-250304-004

Moved by: Member Eccles

Seconded by: Member Hutchinson

"THAT in consideration of staff report 'B02.2025 – 2505289 Ont. Inc. (Deverell and Lemaich)', the committee of adjustment hereby grants provisional approval to consent application B02.2025 for a stormwater easement as shown on 'PART 1, PLAN 16R-10661' attached to this decision and subject to the following conditions:

- a. THAT the owner provides a property tax certificate or correspondence from the municipal finance department, indicating that all property taxes have been paid up-to-date with respect to the property that is subject to this decision;**
- b. THAT this decision applies only to 'PART 1, PLAN 16R-10661' as attached to and forming part of this decision;**
- c. THAT the application is for an easement in favour of the dominant land (Part Lot 32, Concession 1, Division 3 Normanby being Parts 1, 2 and 3 Plan 61R22246, geographic township of Wellington North) for provision of, and access to; stormwater drainage as indicated on 'PART 1, PLAN 16R-10661' and that Subsection (3) or (5) of Section 50 of the Planning Act, apply to any subsequent conveyance;**
- d. THAT a Reference Plan (survey that is registered) be completed and a digital copy and/or a hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment, or an exemption from**

the Reference Plan be received from the Registrar. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey;

- e. THAT pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., Stamping of the deed));
- f. THAT the owner provides a draft transfer prepared by a solicitor describing the legal description of the servient and dominant lands and the purpose of the easement."

Carried

6.4 Next steps

Should no appeals be filed, the applicant is required to fulfill all the conditions that have been imposed by the Committee within the prescribed timeframe.

7. Application No. B03.2025 and B04.2025 - 521106 Concession 12 NDR

7.1 Report from planning staff

The Manager of Planning and Development provided an overview of the application and property details and provided a summary of the staff report. Mr. Smith reviewed comments received and noted that no concerns were raised from agencies.

Mr. Smith noted that a letter of objection was received from a neighboring property owner.

7.2 Verbal comments

7.2.1 Committee members

Committee members asked for clarification with respect to property use, the number of severances permitted, and setbacks.

Staff responded to questions posed by Committee.

7.2.2 Applicant/Agent and Members of the public

Ron Davidson, agent for the applicant, provided an overview of the application.

Robert Kuepfer, resident of West Grey, expressed concerns regarding the potential impact of the severance on the future use of his property.

7.3 Decision

COA-250304-005

Moved by: Member Eccles

Seconded by: Vice-chair Townsend

"THAT in consideration of staff report 'B03.2025 and B04.2025 – Boerkamp (Davidson)' the Committee of Adjustment hereby grants provisional approval to consent applications B03.2025 and B04.2025 for the creation of new lots subject to the following conditions:

1. For file B03.2025:

- i. THAT the owner provide a property tax certificate or, correspondence from the West Grey finance department, indicating that all property taxes have been paid up-to-date with respect to the property that is subject to this decision;**
- ii. THAT this decision applies only to the 'Severed Lot 1' as indicated on Schedule 'A' attached to and forming part of this decision. The severed lot shall substantially conform with Schedule 'A';**
- iii. THAT a Reference Plan (survey that is registered) be completed and a digital and/or hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment, or an exemption from the Reference Plan be received from the Registrar. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey;**
- iv. THAT pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., Stamping of the deed));**

- v. **THAT the owner provides a draft transfer prepared by a solicitor describing the legal description of the new lot;**
 - vi. **THAT an easement in favour of the dominant land (Severed Lot 1) for provision of, and access to, hydro/electrical service lines as indicated on Schedule 'A' attached to and forming part of this decision is granted. The easement shall substantially conform with Schedule 'A';**
 - vii. **THAT the owner pay a \$500 parkland dedication fee for the severed land in accordance with Section 51(1) of the Planning Act to the Municipality of West Grey;**
 - viii. **THAT the Clerk of the Municipality of West Grey provide written confirmation that a zoning bylaw amendment is in force and effect; and**
- 2. For file B04.2025:**
- i. **THAT the owner provide a property tax certificate or, correspondence from the West Grey finance department, indicating that all property taxes have been paid up-to-date with respect to the property that is subject to this decision;**
 - ii. **THAT this decision applies only to the 'Severed Lot 2' as indicated on Schedule 'A' attached to and forming part of this decision. The severed lot shall substantially conform with Schedule 'A';**
 - iii. **THAT a Reference Plan (survey that is registered) be completed and a digital and/or hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment, or an exemption from the Reference Plan be received from the Registrar. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey;**
 - iv. **THAT pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., Stamping of the deed));**

- v. **THAT the owner provides a draft transfer prepared by a solicitor describing the legal description of the new lot;**
- vi. **THAT the owner pays a \$500 parkland dedication fee for the severed land in accordance with Section 51(1) of the Planning Act to the Municipality of West Grey; and**
- vii. **THAT the Clerk of the Municipality of West Grey provide written confirmation that a zoning bylaw amendment is in force and effect."**

Carried

7.4 Next steps

Should no appeals be filed, the applicant is required to fulfill all the conditions that have been imposed by the Committee within the prescribed timeframe.

8. Next meeting

The next meeting is scheduled for April 1, 2025, at 2:00 p.m.

9. Adjournment

The business on the agenda having been completed, Chair Hutchinson adjourned the meeting at 3:48 p.m.

Chair Tom Hutchinson

Secretary-Treasurer

Staff Report

Report To: Committee of Adjustment
Report From: David Smith, Manager of Planning and Development
Meeting Date: April 1, 2025
Subject: B05.2025 and B06.2025 – 579575 Ontario Ltd o/a Candue Homes

Recommendations:

THAT in consideration of staff report B05.2025 – 579575 Ontario Ltd o/a Candue Homes, the Committee of Adjustment hereby grants provisional approval to consent application B05.2025 for the creation of a new lot as shown on Schedule 'A' attached to this decision and subject to the following conditions:

- i. That the owner provides a property tax certificate or, correspondence from the municipal finance department, indicating that all property taxes have been paid up-to-date with respect to the property that is subject to this decision;
- ii. THAT this decision applies only to the 'Severed Lot 1' as indicated on Schedule 'A' attached to and forming part of this decision. The severed lot shall substantially conform with Schedule 'A';
- iii. THAT a Reference Plan (survey that is registered) be completed and a digital and/or hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment, or an exemption from the Reference Plan be received from the Registrar. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey;
- iv. THAT pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., Stamping of the deed));
- v. THAT the owner enters into a consent agreement, if required by the municipality, pursuant to Section 51(26) of the Planning Act, with the municipality to be registered on title, pertaining to the severed parcel, to the satisfaction of the municipality;

- vi. THAT the owner provides a draft transfer prepared by a solicitor describing the legal description of the new lot;
- vii. THAT the owner pay a \$500 parkland dedication fee for the severed land in accordance with Section 51(1) of the Planning Act to the Municipality of West Grey;
- viii. THAT the Clerk of the Municipality of West Grey provide written confirmation that a zoning bylaw amendment is in force and effect; and

THAT in consideration of staff report B06.2025 – 579575 Ontario Ltd o/a Candue Homes, the Committee of Adjustment hereby grants provisional approval to consent application B06.2025 for the creation of a new lot as shown on Schedule 'A' attached to this decision and subject to the following conditions:

- i. THAT the owner provides a property tax certificate or, correspondence from the West Grey finance department, indicating that all property taxes have been paid up-to-date with respect to the property that is subject to this decision;
- ii. THAT this decision applies only to the 'Severed Lot 2' as indicated on Schedule 'A' attached to and forming part of this decision. The severed lot shall substantially conform with Schedule 'A';
- iii. THAT a Reference Plan (survey that is registered) be completed and a digital and/or hard copy be filed with the Secretary-Treasurer of the Committee of Adjustment, or an exemption from the Reference Plan be received from the Registrar. A draft copy of the reference plan shall be provided to the Secretary-Treasurer for review and approval prior to registration of the survey;
- iv. THAT pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., Stamping of the deed));
- v. THAT the owner enters into a consent agreement, if required by the municipality, pursuant to Section 51(26) of the Planning Act, with the municipality to be registered on title, pertaining to the severed parcel, to the satisfaction of the municipality;
- vi. THAT the owner provides a draft transfer prepared by a solicitor describing the legal description of the new lot;
- vii. THAT the owner pays a \$500 parkland dedication fee for the severed land in accordance with Section 51(1) of the Planning Act to the Municipality of West Grey; and
- viii. THAT the Clerk of the Municipality of West Grey provide written confirmation that a zoning bylaw amendment is in force and effect.

Highlights:

- The purpose of the applications is to sever two lots (Severed Lot 1 approx. 432.7 sq.m.; Severed Lot 2 approx. 432.7 sq.m ha.) and retain approx. 806.7 sq.m.
- Municipal address: 461 Durham Road E.
- The lot is designated 'Primary Settlement Area' in the County of Grey Official Plan with 'Significant Woodlands' constraints feature on the lot.
- The property is zoned 'R1B Low Density Residential' and 'Floodline with Regulation limit'. And there is a Zoning Bylaw Amendment application on the same property.
- Grey County Planning Ecologist is of the opinion that an Environmental Impact Assessment is not required.

Previous Report/Authority:

None.

Analysis:**Comments – Agencies**

West Grey Public Work: No concerns.

West Grey Building: The Building Department has no concern provided the applicant complies with article 9.14.6.1. The building shall be located or the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties.

West Grey Fire: No concerns.

County of Grey: County Ecologist is in the opinion that Environmental Impact Study can be waived. No planning concerns.

Saugeen Valley Conservation Authority: "... the regulatory flood limit does not impact this property. There are no hazard features affecting the property. The slope is stable at this location. It is recommended that both the Grey County OP and Zoning Bylaw mapping be updated to better reflect the SVCA mapping ... SVCA staff are in the opinion that the application is acceptable."

Comments – Public

No comments from the public have been received as of the date of writing this report.

Planning Act, R.S.O. 1990, as amended (Act)

In determining whether a provisional consent is to be given, the Committee of Adjustment shall have regard to matters under subsection 51(24) of the Planning Act:

53(12) Powers (Consents)

A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51(24) and has the same powers as the approval authority has under subsection 51(25) with respect to the approval of a plan of subdivision and subsections 51(26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.

Subsection 51(24) of the Planning Act provides criteria to which regard shall be had such as:

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2 of the Act;*
- b) whether the proposed subdivision is premature or in the public interest;*
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- d) the suitability of the land for the purposes for which it is to be subdivided;*
- e) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*
- f) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- g) the dimensions and shapes of the proposed lots;*
- h) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- i) conservation of natural resources and flood control;*
- j) the adequacy of utilities and municipal services;*
- k) the adequacy of school sites;*
- l) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*
- m) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

- n) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area*

The term “shall have regard to” does not mean “absolute adherence to”.

The preamble to section 51(24) makes it clear that it is up to the approval authority, the West Grey Committee of Adjustment, to decide what is relevant to their decision.

Section 51(24) requires the Committee of Adjustment to have ‘regard’ for various matters, but it does not mandate ‘conformity’ with an official plan. As to ‘conformity’ with an official plan, the criteria list only requires that consideration be given to “whether” the consent conforms to the official plan and not that the consent must conform.

Source: Troister, S.H. LLB, KC, LSM (Ontario Law Society Medal]. 2022. The Law of Subdivision Control in Ontario 4th Edition. A Practical Guide to Section 50 of the Planning Act”. Thomson Reuter. Toronto, ON.

The Manager of Planning and Development has reviewed the above criteria and is of the opinion that the consents have regard to the matters under subsection 51(24) of the Act.

Provincial Planning Statement 2024 (PPS)

As of October 20, 2024, the new Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter.

Section 3(5) of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The following PPS Policies were reviewed:

- i. Policy 2.1 Planning for People and Homes;
- ii. Policy 2.2 Housing;
- iii. Policy 2.3 Settlement Areas;
- iv. Policy 3.6 Sewage, Water and Stormwater;
- v. Policy 4.1 Natural Heritage and
- vi. Policy 5.2 Natural Hazard

The proposed lots are within an area designated and zoned for residential uses and are of a configuration/size/orientation that is in keeping with other residential properties in the area. The proposed lots provide expand the variety of housing options available and represent intensification utilizing existing municipal water and sewer services.

Lot grading plan provided indicates that front yards would be graded towards Durham Street East, the interior side lot will be graded into a swale with water directed to the rear with stormwater infiltration in the rear yard.

Durham Street East is of adequate construction to handle the additional residential units. There is currently no sidewalk at this end of Durham Street East.

A plan of subdivision is not necessary for the proper and orderly development of the lands as the consent process and the potential registration of a consent agreement against the lands addresses this requirement.

The Grey County Planning Ecologist is of the opinion that an EIS is not required in regard to Natural Heritage issues. The regulatory flood limit does not impact this property. There are no hazard features affecting the property. The slope is stable at this location. SVCA has no concerns regarding Natural Hazard.

The Manager of Planning and Development is of the opinion that the consents are consistent with the policies of the PPS.

Grey County Official Plan (Grey OP)

The lot is designated 'Primary Settlement Area'.

There is a 'Significant Woodland' constraint on the rear parts of both severed lots and the retained lot. There is no building development proposed within the 'Significant Woodland' although there may be some lot grading. Parts of the lands are within the Saugeen Valley Conservation Authority Regulated Area. There is no development proposed within the Regulated Area.

Section 3.5 states: Primary Settlement Areas are areas suitable for high *intensification* targets, public transit services, and have full municipal services. Municipalities with primary *settlement areas* will, in their official plans, identify and plan for *intensification* within these areas. The *development* of high quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.

Section 3.5 (2) states: Land use policies and *development* standards in areas designated Primary *Settlement Areas* will be in accordance with local official plans and/or secondary plans.

Section 3.5(6) supports intensification and requires that new construction should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses.

Section 7.4 talks about Significant Woodlands. Grey County Planning Ecologist is of the opinion that an EIS is not required in regard to Natural Heritage issues.

The semi-detached units provide an alternative housing option to purchasers and supports the intensification direction of the Grey OP.

There will be a small increase in traffic on Durham Street East. There are multiple existing driveways in the area that access Durham Street. The additional units are not expected to cause any transport issues. There is no sidewalk on the Durham Street at this time.

Water and sanitary services will be provided to the lots. Municipal waste removal and recycling services are available. The lot grading/stormwater proposal is reasonable.

The Manager of Planning and Development is satisfied that the consents conform to the policies of the Grey County Official Plan.

Municipality of West Grey Official Plan (West Grey OP)

Section D2.3.1 The predominant use of land within the Residential designation shall be residential dwelling units. The types of dwelling unit permitted shall include low density housing such as detached dwellings, semi-detached dwellings and duplexes, medium density housing such as triplexes, quadraplexes and townhouses and high density housing such as apartments.

The consents will have frontage on a public road that is opened and maintained year-round and is of construction acceptable to the municipality. The lots are of a size and configuration that is appropriate and suitable for the location of a dwelling, driveway etc. Cash-in-lieu of parkland dedication is required. A Consent Agreement with West Grey may be required. The Agreement may be required to address such specific issues as sewer and municipal water connections, lot grading and drainage.

The Manager of Planning and Development is satisfied that the consents conform to the policies of the West Grey Official Plan.

Municipality of West Grey Zoning Bylaw

The subject lands are zoned 'R1B Low Density Residential' and 'Floodline with Regulation Limit' in West Grey Zoning Bylaw 37-2006.

The associated Zoning Bylaw Amendment Application proposes to change the zoning on Severed Lot 1/Severed Lot 2 to 'R2 Medium Density Residential' to allow for the construction of a semi-detached dwelling on Severed Lot 1/Severed Lot 2. The current 'R1B Low Density Residential' zoning does not permit semi-detached dwellings.

Severed Lot 1/Severed Lot 2 will meet the Regulations of the 'R2 Medium Density Residential' zone. The retained lot will meet the Regulations of the 'R1B Low Density Residential' zone. A condition requiring a zoning bylaw amendment to be in force has been included in the provisional conditions of consent.

The Manager of Planning and Development is of the opinion, provided a zoning bylaw amendment is approved and in force, that the consents are consistent with the intent of the West Grey Zoning Bylaw.

Financial Implications:

Potential appeal to the Ontario Land Tribunal.

Climate and Environmental Implications:

As reviewed in this Report.

Communication Plan:

As required under the Planning Act, R.S.O. 1990, as amended.

Consultation:

As required under the Planning Act, R.S.O. 1990, as amended.

Attachments:

1. Schedule A – B05.2025 & B06.2025 – 579575 Ontario Ltd o/a Candue Homes
2. Aerial
3. Grey Official Plan Schedule A
4. Grey Official Plan Appendix B
5. West Grey Official Plan Schedule A – Land Use Durham
6. West Grey Official Plan Appendix A – Constraints Durham
7. SVCA Regulated Area
8. West Grey Zoning

Recommended by:

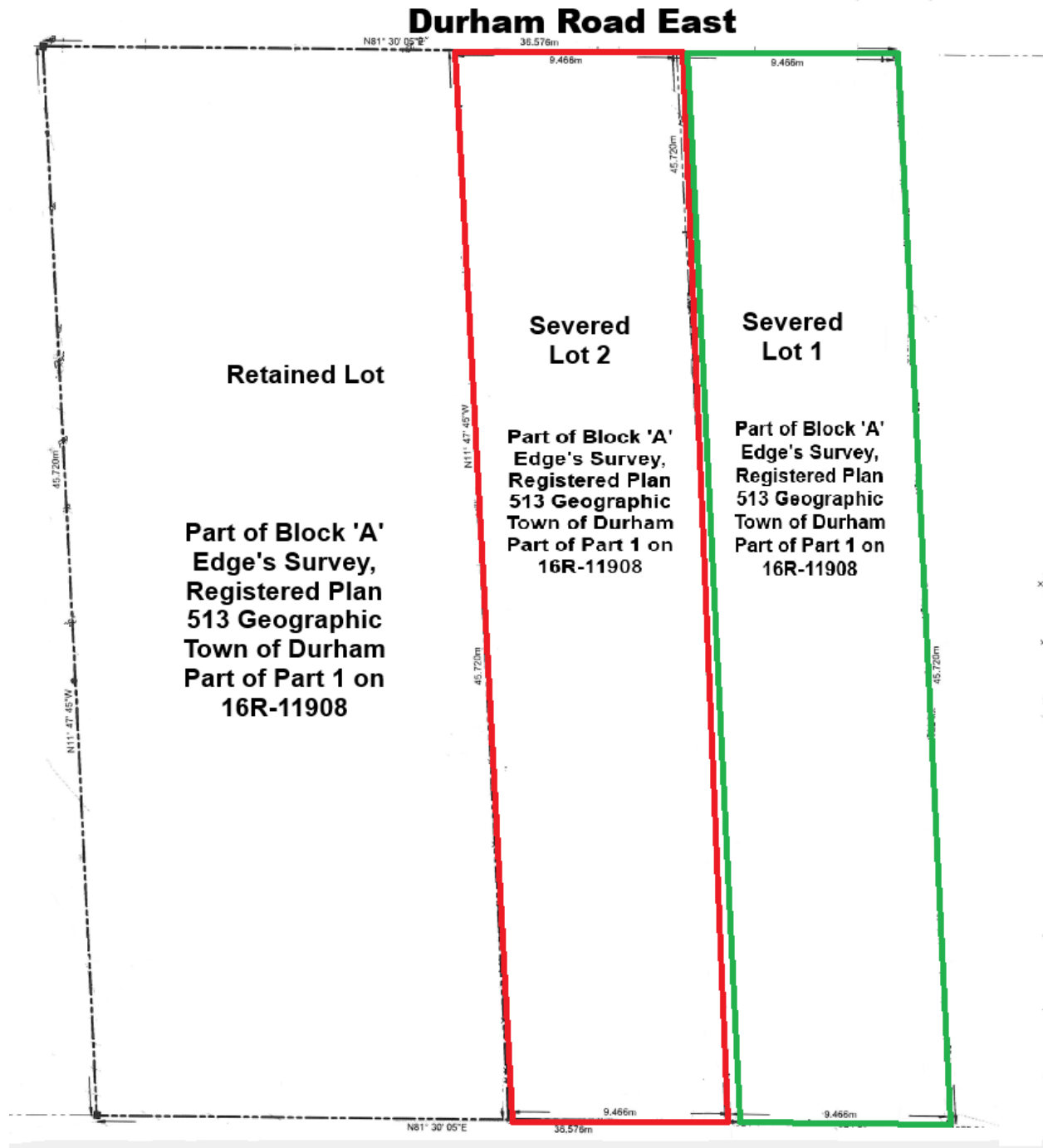
David Smith, RPP, MCIP, Manager of Planning and Development

Submission approved by:

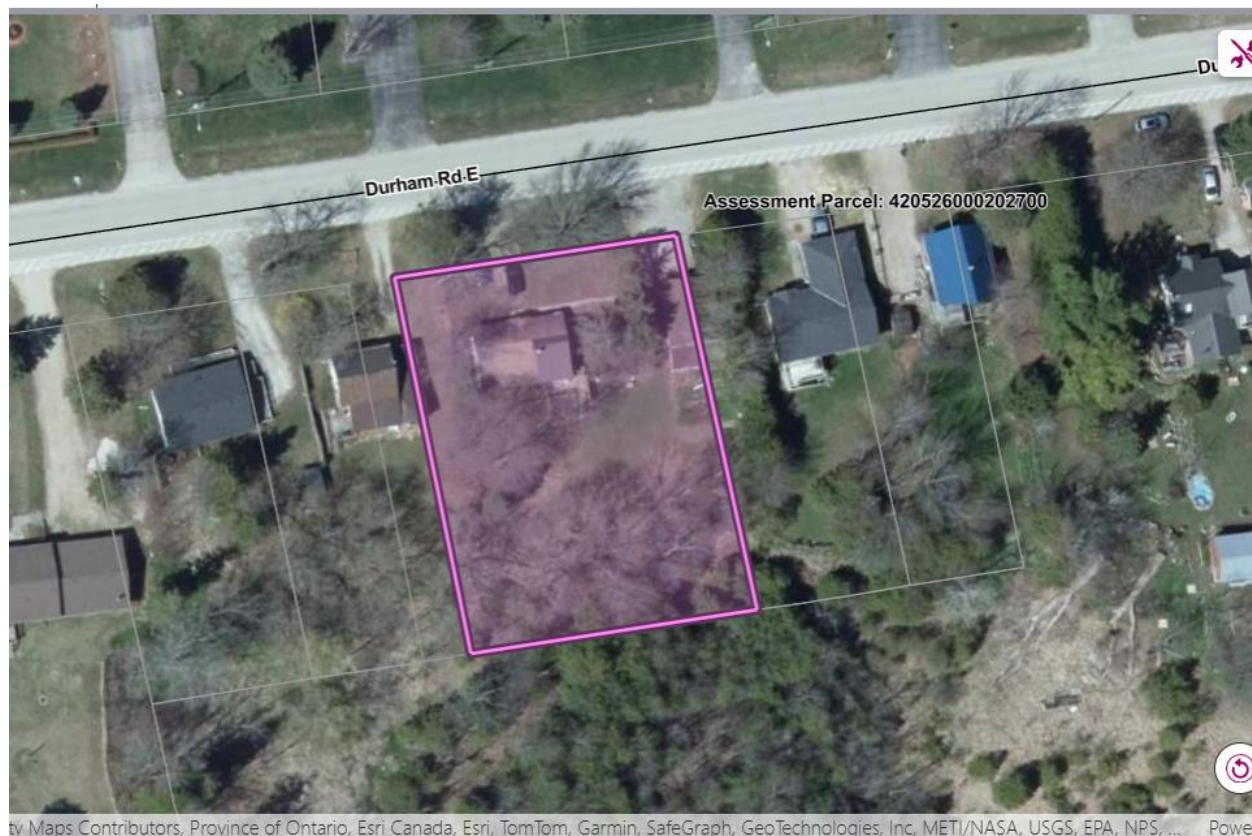
Michele Harris, Chief Administrative Officer

For more information on this report, please contact David Smith, Manager of Planning and Development at planning@westgrey.com or 519-369-2200 ext. 236.

Schedule A – B05.2025 and B06.2025 – 579575 Ontario Ltd. o/a/ Candue Homes



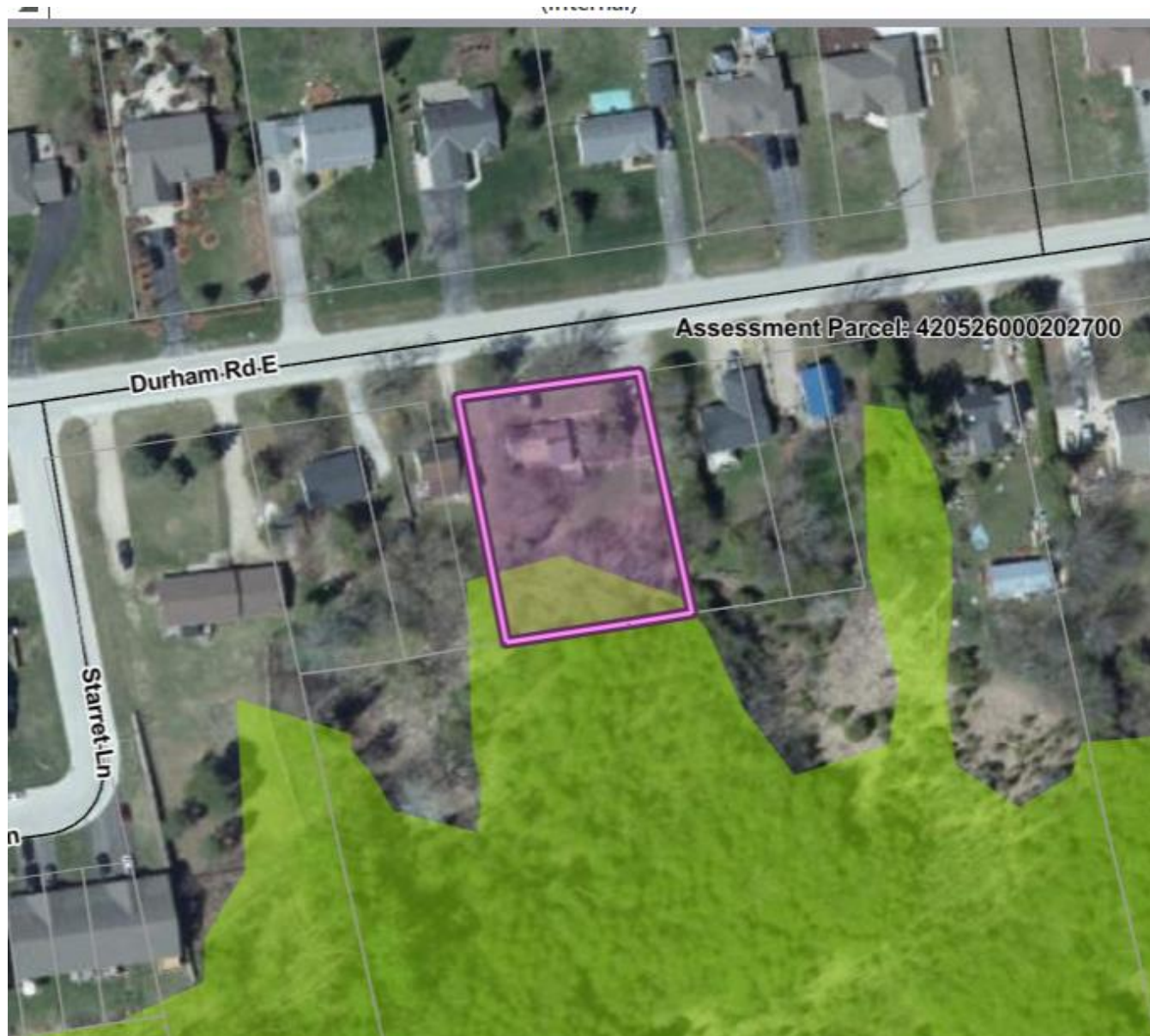
Aerial



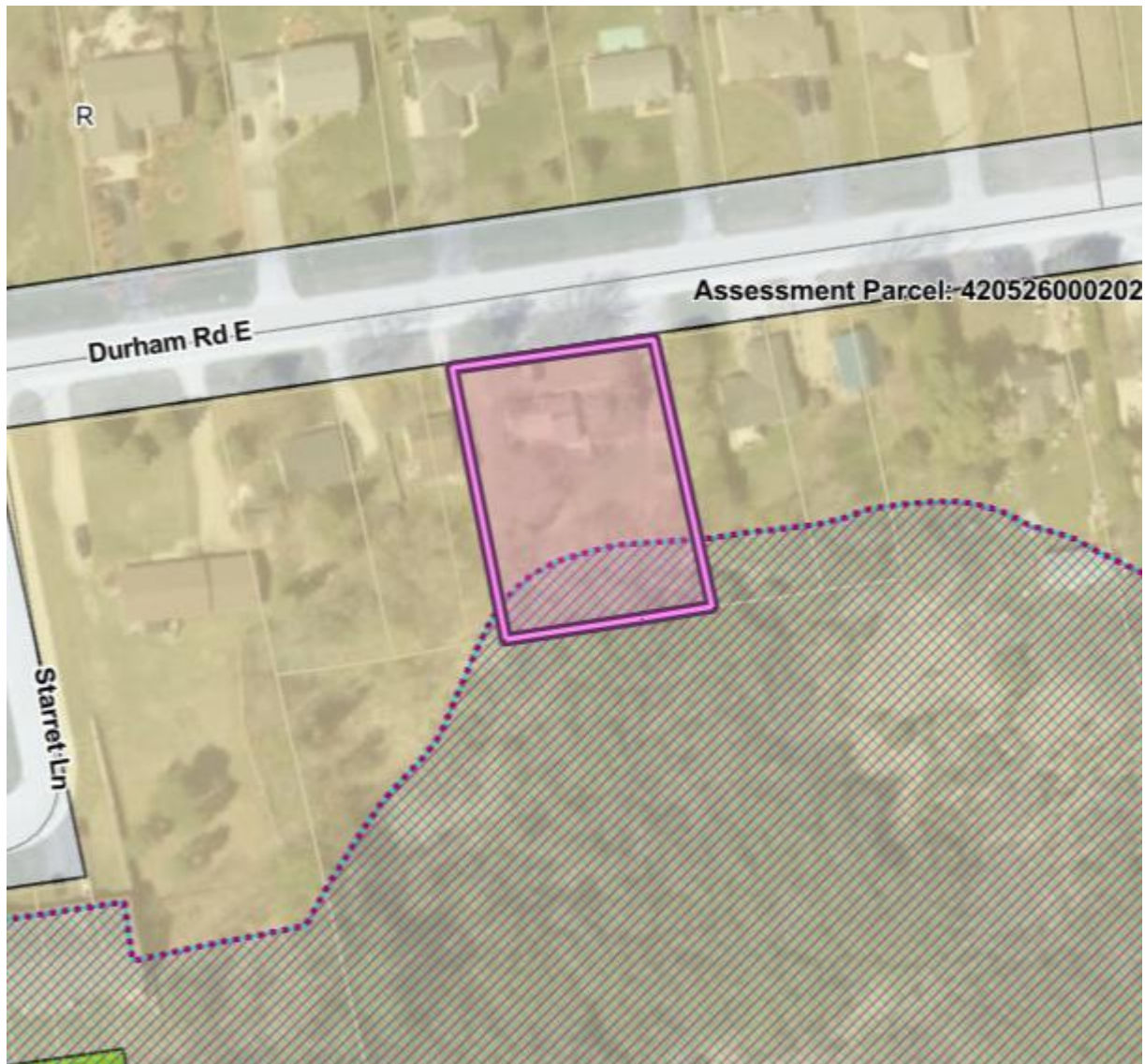
Grey OP – Schedule A



Grey OP – Appendix B



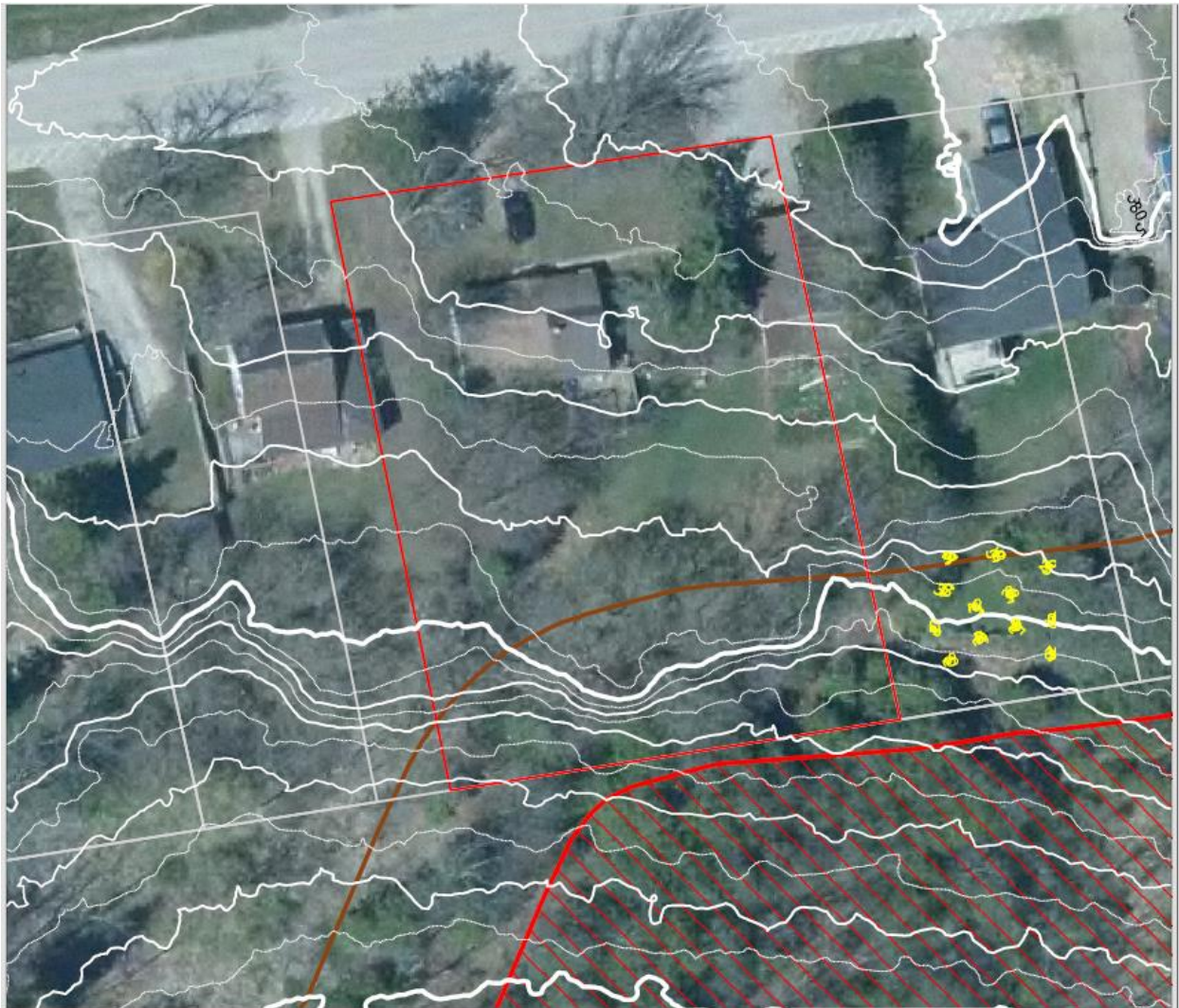
West Grey OP – Schedule A



West Grey OP – Appendix A



SVCA Regulatory Area and Hazard



The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

Produced by SVCA and includes material ©(2025) of the Queen's Printer for Ontario. All Rights Reserved. (2025) May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY.

This mapping contains products of the South Western Ontario Orthophotography Project 2020 (SWOOP2020). These images were taken in 2020 at 16cm resolution by Mapcon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2025.



UTM Zone 17N, NAD 83



Legend	
	Regulated Limit
	Hazard Land
	Parcel Fabric

March 14 2025

B05.2025 B06.2025
 461 Durham Street
 PLAN 513 EDGE'S SURVEY PT;
 BLK A RP 16R11908 PART 1
 Roll No.: 420526000202700
 Geographic Town of Durham
 Municipality of West Grey



West Grey Zoning

