



Minutes
Committee of Adjustment
Municipality of West Grey

June 6, 2022, 1 p.m.
West Grey municipal office, council chambers and virtual

Committee members present: Chair T. Hutchinson, Member R. Hergert, Vice-Chair D. Hutchinson, Member C. Robinson, Member S. Townsend

Staff members present: Chief Administrative Officer L. Johnston, Secretary-Treasurer G. Scharback, Corporate and Community Initiatives Officer K. Hewlett, Manager of Planning and Development L. Spencer, Communications Coordinator S. Ferguson

1. Call to order

Chair Tom Hutchinson called the meeting to order at 1:01 p.m.

Staff reviewed instructions for member of the public to participate via Zoom or 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

Secretary-Treasurer Scharback advised that the purpose of this meeting is to allow the presentation of a minor variance application and a consent to sever application; and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the applications.

Public registries for the applications are available by email at sferguson@westgrey.com and if any member of the public would like to be notified in writing of the decision on one of the applications they are to provide their name and mailing address by email or via the meeting chat function for the corresponding registry. This will also entitle one to be advised of a possible Ontario Land Tribunal hearing in the event the decision on the application is appealed.

3. Disclosure of pecuniary interest and general nature thereof

None.

4. Approval of minutes

4.1 May 16, 2022 Committee of Adjustment

Resolution: COA37-2022

Moved by: Member R. Hergert

Seconded by: Member S. Townsend

That committee of adjustment approves the minutes of May 16, 2022, as circulated.

Disposition: Carried

5. Minor variance application No. A08.2022 - 133 Marshall Heights, Township of Glenelg

5.1 Application No. A08.2022 - Becky Weltz and Chad Weltz

5.2 Planner L. Spencer - report minor variance application A08.2022

Planner Spencer reviewed her report noting that the subject lands are municipally identified as 133 Marshall Heights, south of the Town of Durham. The property is legally identified as lot 34; plan 16M29 in the geographic township of Glenelg. The purpose of the application is to vary the provisions of sections 6.1.4(ii) and 6.1.3 to permit a total floor area of 118 m² (1,270 ft²) whereas 92.9 m² (1,000 ft²) is permitted and a total height of 5.48 metres whereas 5.0 metres is permitted. The effect of which will permit the construction of an accessory structure. A single detached dwelling unit is also proposed for the subject lands and permit applications have been provided for both structures.

5.3 Written comments

5.3.1 Enbridge Gas Inc.

No objections were noted.

5.3.2 Saugeen Ojibway Nation

No objections were noted.

5.4 Verbal comments

5.4.1 Committee members

Planner Spencer clarified the location of this property for committee members information.

5.4.2 Members of the public

Staff reviewed information for members of the public to participate. No comments were made at this time.

5.5 Decision

Resolution: COA38-2022

Moved by: Member C. Robinson

Seconded by: Member R. Hergert

That Committee of Adjustment does hereby approves minor variance application No. A08.2022, Becky Weltz and Chad Weltz, for the reasons set out in the planner's report.

Disposition: Carried

5.6 Next steps

Planning staff will provide notice of the decision. There is a twenty-day appeal period, after which, if there are no appeals, the applicant may pursue their building permit.

Resolution: COA39-2022

Moved by: Member R. Hergert

Seconded by: Vice-Chair D. Hutchinson

That Committee of Adjustment receives Planner Spencer's report minor variance application A08.2022 – Weltz, Chad and Weltz, Becky.

Disposition: Carried

6. Consent to sever application No. B06.2022 - Part lot 26, Concession 3 EGR, Township of Glenelg

6.2 Planner L. Spencer - report consent to sever application No. B06. 2022

Planner Spencer reviewed her report noting that the property does not have a municipally identified address but is legally identified as part lot 26, concession 3 EGR in the geographic township of Glenelg.

The purpose of the application is to sever one (1) 20.7 hectare parcel for the purposes of a lot addition and retain one (1) 20.7 hectare rural parcel. The effect of which will leave a retained parcel of approximately 20.7 hectares and a newly enlarged parcel approximately 31.2 hectares in size.

6.3 Written comments received

6.3.1 Enbridge Gas Inc.

No objections were noted.

6.3.2 Hydro One

No objections were noted.

6.4 Verbal comments

6.4.1 Committee members

None.

6.4.2 Members of the public

Staff reviewed instructions for any member of the public to participate.
No comments were made at this time.

6.5 Decision

Resolution: COA40-2022

Moved by: Member S. Townsend

Seconded by: Vice-Chair D. Hutchinson

That Committee of Adjustment receives Planner Spencer's report; and

That Committee of Adjustment does hereby approve consent to sever application No. B06.2022, Heather Goetz and Daniel Goetz and Shady Grove Maple Inc., for the reasons and with the following conditions as set out in the planner's report:

- Payment of any outstanding municipal taxes;
- Payment of an entrance permit application;

- Receipt of an entrance permit to the retained parcel;
- Payment of the zoning by-law amendment application fee;
- Approval of a zoning by-law amendment to implement the recommendations of the EIS; and
- Payment of the \$500.00 Parkland Dedication Fee for the newly created lot.

Disposition: Carried

6.6 Next steps

Staff advised that the applicant will be notified of the conditional approval, and they will have twelve months to complete the conditions set out in the decision.

7. Next meeting

The next meeting is scheduled for June 20, 2022 at 1 p.m.

8. Adjournment

Moved by: Member C. Robinson

Seconded by: Member R. Hergert

That committee of adjustment hereby adjourns this meeting at 1:22 p.m.

Disposition: Carried

Chair Tom Hutchinson

Secretary-Treasurer Genevieve
Scharback