



Minutes
Committee of Adjustment
Municipality of West Grey

October 3, 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, Manager of Planning and Development L. Spencer, Communications Coordinator S. Ferguson

Others Present Lisa Mulligan

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 Mulligan 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.

A public registry for the applications is 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 August 8, 2022 - Committee of Adjustment

4.2 September 19, 2022 - Committee of Adjustment

Resolution: COA63-2022

Moved by: Member C. Robinson

Seconded by: Vice-Chair D. Hutchinson

Committee of Adjustment hereby approves the minutes of August 8, 2022, and September 19, 2022 as presented.

Disposition: Carried

5. Minor variance application No. A18.2022 - 523055 Sideroad 6 - Township of Glenelg

5.1 Application No. A18.2022 - Scantland, Dean

5.2 Planner L. Spencer - report

The Planner provided an overview of the application, property details, and provided a summary of the staff report which included a description of the policy framework, an overview of the facts of the application, and a summary of the recommendation.

Following the publication of the agenda, comments were received without objection from the County of Grey and Saugeen Valley Conservation Authority.

5.3 Written comments

5.3.1 Enbridge Gas Inc

No objections were made.

5.4 Verbal comments

5.4.1 Committee members

None.

5.4.2 Members of the public

There were no comments from members of the public.

5.5 Decision

Resolution: COA64-2022

Moved by: Member C. Robinson

Seconded by: Vice-Chair D. Hutchinson

That Committee of Adjustment receives the report from Planner Spencer, A18-2022, Scantland; and

That Committee of Adjustment hereby approves Minor Variance Application A18-2022 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.

6. Consent to sever application No. B12.2022 - 270 Queen Street South, Town of Durham

6.1 Application No. B12.2022 - Candue Homes 2020 Ltd

6.2 Planner L. Spencer - report consent to sever application No. B12.2022

The Planner provided an overview of the application, property details, and provided a summary of the staff report which included a description of the policy framework, an overview of the facts of the application, and a summary of the recommendation.

Following the publishing of the agenda, comments were received without objection from the County of Grey.

Comments were received from Saugeen Valley Conservation Authority with a request that a holding provision be provided on the property, until such time as appropriate reports are provided by the applicant to demonstrate that there is no risk to loss of life with respect to the 100-year storm mark, in addition to the flood-line mapping currently on the property.

Verbal comments have now been provided in writing from Adrian Robberstad, who spoke this morning as part of the public meeting for the zoning and has provided written comments.

6.3 Written comments

6.3.1 Hydro One

No objections were made.

6.4 Verbal comments

6.4.1 Committee members

Member Townsend inquired as to whether a review of the utilities should be included on the holding provision and if the widening of the road should be dealt with as a general interest or part of the holding. Planner Spencer advised that the review of the capacity relative to the utilities in the area will be dealt with at another date with either a site plan approval component or plan of condominium. The removal of the holding provision would be for a favourable report to address those issues related to access and the ability for no loss of life to occur within the developed area as a result of the 100-year storm mark. It is at the will of the committee if they wish to provide direction to include those as conditions.

Member Hergert expressed concerns related to development, noting that if there are no definitive plans for development for the severed parcel, should a severance be permitted, as there are questions how development will impact services, the trail and underground infrastructure.

6.4.2 Members of the public

Staff reviewed instructions for members of the public to participate via Zoom.

Adrian Robberstad, resident, expressed concerns regarding servicing, flooding issues, vagueness of application and road access.

The applicant, Candue Homes (Becky Weltz and Don Tremble) advised that the plans are still very preliminary, but there are no plans to access off Countess Street. Mr. Tremble advised that he will work with the municipality to get site plan approval, and with an engineer to ensure that services will be adequate.

Member Hutchinson asked the applicant what type of building will be going on the severed parcel. Becky Weltz advised that the goal is to create attainable living but could not comment on the type of building until the designs are drawn.

Mr. Tremble advised that development will be dependent on conservation approvals and will be minimized because of the area. Issues with services will need to be addressed.

No further comments from members of the public.

Planner Spencer advised that comments were received from Dan Sullivan regarding this application. Mr. Sullivan expressed concerns with the lack of area proposed for the lot related to the triplex unit.

Member Hergert inquired as to what the lot coverage will be for the retained parcel, and what will be permitted on the retained parcel. Planner Spencer advised that the retained parcel is zoned R3 zone which provides provisions for lot coverage of 45 percent.

6.5 Decision

Resolution: COA64-2022

Moved by: Vice-Chair D. Hutchinson

Seconded by: Member S. Townsend

That Committee of Adjustment receives Planner Spencer's report B12.2022, Candue Homes 2020 Ltd; and

That Committee of Adjustment does hereby approve application B12.2022 (CANDUE HOMES 2020 LTD), for the reasons and with the following conditions as set out in the planner's report:

- Payment of any outstanding municipal taxes (if applicable);
- Payment and receipt of an entrance permit for the newly created parcel;
- Payment of the zoning by-law amendment application fee;
- Receipt of a zoning by-law amendment; and
- Payment of the \$500.00 parkland dedication fee for the newly created parcel.

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. Consent to sever application No. B14.2022 - 261 and 265 Durham Road East

7.1 Application No. B14.2022 - Elvidge, Kari and Elvidge, Robert

7.2 Planner L. Spencer - report consent to sever application No. B14.2022

The Planner provided an overview of the application, property details, and provided a summary of the staff report which included a description of the policy framework, an overview of the facts of the application, and a summary of the recommendation.

Following the publishing of the agenda, comments were received without objection from the County of Grey.

7.3 Written comments received

7.3.1 Saugeen Valley Conservation Authority

No objections were made.

7.3.2 Enbridge Gas Inc.

No objections were made.

7.3.3 Hydro One

No objections were made.

7.4 Verbal comments

7.4.1 Committee members

Member Townsend asked for clarification that the semi-detached dwellings are actually proposed for future development. Planner Spencer confirms addresses are assigned, that is the proposal.

7.4.2 Members of the public

There were no comments from members of the public.

7.5 Decision

Resolution: COA65-2022

Moved by: Member C. Robinson

Seconded by: Member R. Hergert

That Committee of Adjustment receives Planner Spencer's report B14.2022, Elvidge, Kari and Elvidge, Robert; and

That Committee of Adjustment does hereby approve application B14.2022 (ELVIDGE), for the reasons and with the following conditions as set out in the planner's report:

- Payment of any outstanding municipal taxes (if applicable);
- Payment and receipt of an entrance permit for the severed and retained parcel to the satisfaction of the Municipality of West Grey Road's Superintendent; and
- Payment of the \$500.00 parkland dedication fee for the newly created parcel.

Disposition: Carried

7.6 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.

8. Next meeting

Chair Hutchinson refers to CAO Johnston to confirm there is no future date set. CAO Johnston confirms there is no scheduled meeting yet.

9. Adjournment

Resolution: COA66-2022

Moved by: Member R. Hergert

Seconded by: Member S. Townsend

That committee of adjustment hereby adjourns this meeting at 1:59 p.m.

Disposition: Carried

Chair Tom Hutchinson

Secretary-Treasurer Lisa Mulligan