



**Minutes
Committee of Adjustment
Municipality of West Grey
October 27, 2020, 9 a.m.
Virtual meeting**

Committee members present: Chair Tom Hutchinson, Member Beth Hamilton, Member Rebecca Hergert, Member Doug Hutchinson, Member Christine Robinson, Member Geoffrey Shea, Member Stephen Townsend

Staff members present: CAO Laura Johnston, Clerk Genevieve Scharback, Recreation Supervisor Kodey Hewlett, Manager of Planning and Development Lorelie Spencer, Administrative Assistant, Clerk's Office Lindsey Glazier

1. Call to order

Chair Hutchinson called the meeting to order at 9:03 a.m.

2. Purpose of meeting

Clerk Scharback identified the purpose of this meeting is to allow the presentation of an application for a Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the application. She advised that a Public Registry is available electronically, 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.

3. Disclosure of pecuniary interest and general nature thereof

None.

4. Approval of minutes

4.1 Minutes of September 8, 2020

Resolution: 21-2020

Moved by: Member Robinson

Seconded by: Member D. Hutchinson

That the Committee of Adjustment approves the minutes of September 8, 2020, as circulated.

Disposition: Carried

5. Minor variance No. A03-2020

5.1 Application A03-2020

5.2 Report by Planner L. Spencer re: A03-2020, Zabel

The purpose of the application is to vary the provisions of subsection 6.10 to permit developments of a single detached dwelling unit on an unopened, unmaintained municipal road. The effect of which would permit the construction of a new single detached dwelling.

5.3 Written comments received

5.3.1 Grey County

County planning staff have no concerns with the application.

5.3.2 Saugeen Valley Conservation Authority

Saugeen Valley Conservation Authority staff find the application acceptable.

5.3.3 Grey Sauble Conservation Authority

Grey Sauble Conservation have no comments related to the application.

5.3.4 Enbridge Gas Inc.

Enbridge Gas Inc. have no concerns with the application.

5.4 Verbal comments

5.4.1 Committee members

Member Townsend inquired about the maintenance of the road, as there is already a residence on the stretch of road.

Planner Spencer identified that there is an agreement with the existing residence on Helena Street, Ayton.

Member Townsend inquired into how the road maintenance would be managed between the property owners.

Planner Spencer responded that each resident will maintain the road to the front of their property. Planner Spencer clarified that the Local Planning Appeal Tribunal (LPAT) position is that municipalities should not allow development on unopened roads; however, this application still allows access for emergency vehicles to access the residence and as such varies from the one that LPAT has ruled on.

Member Hamilton asked about the frequency of applications similar to the current one in West Grey.

Planner Spencer identified that applications such as this are not common in West Grey.

Planner Spencer answered questions about the insurance and liability for the municipality. Planner Spencer identified that within the agreement with the applicant the liability will fall on them, the agreement will be registered on title and in the event the property sold, future property owners will be aware that they have the responsibility to maintain the road.

5.4.2 Members of the public

None.

5.5 Decision

Staff noted that the Planning Act provides for a 20 day appeal period following the Committee's decisions today, ending on November 16, 2020. At that time, if no appeals have been received, the decision of the Committee is final.

During the appeal period staff will prepare a Service Agreement for the road. After the agreement comes to council for approval by bylaw it will be registered on title. The owners will then be eligible to apply for a building permit.

Resolution: 22-2020

Moved by: Member Hamilton
Seconded by: Member Townsend

That West Grey Committee of Adjustment hereby approves Minor Variance application A03-2020 for the following reasons:

- The matters pursuant to Section 45 of The Planning Act have been satisfied
- The proposal generally conforms to the County of Grey Official Plan
- The proposal is consistent with the Provincial Policy Statement
- The proposal meets four (4) tests of a minor variance
- Comments from public, members and agencies have been taken in to consideration by the committee
- The application be approved on the condition of an agreement regarding the maintenance and liability of the road being entered into

Disposition: Carried

6. Next meeting

The next meeting is on November 10, 2020, at 1 p.m.

7. Adjournment

Resolution: 23-2020

Moved by: Member D. Hutchinson
Seconded by: Member Robinson

That Committee of Adjustment hereby adjourns at 9:48 a.m.

Disposition: Carried

Mayor Christine Robinson

Clerk Genevieve Scharback