



Minutes
Committee of Adjustment
Municipality of West Grey

June 6, 2023, 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: Laura Johnston, Chief Administrative Officer
 Jamie Eckenswiller, Director of Legislative Services/Clerk
 Lorelie Spencer, Manager of Planning and Development
 Sile Ferguson, Communications Coordinator
 Sarah Bothman, Legislative Services Coordinator

1. Call to order

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

Member Hutchinson joined the meeting at this time.

Staff reviewed instructions for members 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

Planner Spencer 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 regarding 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 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

There were no declarations of interest.

4. Approval of minutes

CA-230606-001

Moved by: Member Scott Foerster

Seconded by: Member Joyce Nuhn

"THAT the Committee of Adjustment hereby approves the minutes of May 2, 2023, as presented."

Carried

5. Minor variance application No. A04.2023 - 403129 Grey Road 4

5.1 Planner L. Spencer - report

Planner Spencer 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, comments from agencies, and a summary of the recommendation.

5.2 Verbal comments

5.2.1 Committee members

There were no comments from committee members.

5.2.2 Members of the public

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

Don Tremble, agent for the applicant, advised that the reason for the application is to change the use of the sunroom from two seasons to three seasons and noted that there were no changes to the original footprint.

5.3 Decision

CA-230606-002

Moved by: Member Joyce Nuhn

Seconded by: Vice-Chair Doug Townsend

"THAT in consideration of staff report A04.2023 – ECKHARDT, Bev and ECKHARDT, Barb, the committee of adjustment approves the minor variance as it considered to maintain the general intent and purpose of the official plan and zoning bylaw, is considered a desirable use of the property and is minor in nature."

Carried

5.4 Next steps

Staff advised that the applicant and their agent will be notified of the conditional approval, and after the 20-day appeal period, should there be no objections, they can pursue their building permit.

6. Consent to sever No. B12.2023 - 373470 Concession 4 NDR

6.1 Planner L. Spencer - report

Planner Spencer 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, comments from agencies, and a summary of the recommendation.

6.2 Verbal comments

6.2.1 Committee members

There were no comments from committee members.

6.2.2 Members of the public

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

There were no comments from members of the public.

6.3 Decision

CA-230606-00

Moved by: Member Kevin Eccles

Seconded by: Member Doug Hutchinson

"THAT in consideration of staff report B12.2023 – BELL, Douglas, the Committee of Adjustment provides provisional consent to both files, subject to the following conditions:

- 1. Payment of any outstanding municipal taxes (if applicable);**
- 2. Payment of an entrance permit fee for the newly created lot from the Municipality of West Grey;**
- 3. Receipt of an acceptable entrance permit from the Municipality of West Grey; and**
- 4. Payment of the \$500.00 parkland dedication fee."**

Carried

Committee inquired if payment of the entrance fee and/or approval of the entrances that are already installed on the property will be taken into consideration.

Planner Spencer advised that if the entrances are acceptable to the Public Works Department, those conditions can be waived by the Secretary-Treasurer.

6.4 Next steps

Staff advised that the applicant and their agent will be notified of the conditional approval, and after the 20-day appeal period, should there be no objections, they can continue to satisfy the conditions as noted in the recommendation. They will have twenty-four (24) months to complete the conditions set out in the decision. They will have a further twelve (12) months following that period in which to have a deed stamped by the municipal office through the Secretary-Treasurer.

7. Next meeting

The next meeting is scheduled for July 4, 2023 at 2:00 p.m.

8. Adjournment

There being no other items on the agenda, Chair Hutchinson adjourned the meeting at 2:18 p.m.

Chair Tom Hutchinson

Deputy Secretary-Treasurer