



Minutes
Committee of Adjustment
Municipality of West Grey

July 4, 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 Geoffrey Shea

Members absent: Member Joyce Nuhn

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.

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 minor variance applications; 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-230704-001

Moved by: Member Scott Foerster

Seconded by: Member Kevin Eccles

"THAT the Committee of Adjustment hereby approves the minutes of June 6, 2023, as presented."

Carried

5. Minor variance application No. A05.2023 - 042143 Road 71

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

Noting that Saugeen Valley Conservation Authority (SVCA) has not provided written comments, Committee inquired as to whether comments by SVCA in opposition to the application would be considered if submitted later.

Planner Spencer advised that the SVCA would have the opportunity to appeal the application should they feel it is significant. In this particular case, Planner Spencer advised that she does not feel that the SVCA would have any opposition as this has no bearing on any natural environment lands in proximity to, or in the location of the proposed development of the property at this time.

Committee inquired if on page one of the report where it lists the property as PT LOT 16; CON 13, if it should be CON 3 instead.

Planner Spencer confirmed that it should be CON 3.

5.2.2 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.

5.3 Decision

CA-230704-002

Moved by: Member Doug Hutchinson

Seconded by: Member Kevin Eccles

"THAT in consideration of staff report 'A05.2023 – BIESINGER, Paul and BIESINGER, Heidi', 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 following this decision of Committee of Adjustment, the applicant and associated agencies 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. Minor variance application No. A06.2023 - 112313 Grey Road 3

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

Committee inquired as to why 92.9 m² is the maximum limit for a structure of this kind and the rationale for this limit being imposed, as well as to why it is being varied for this application.

Planner Spencer advised that as explained and provided through the planning report, she is unable to define why 92.9 m² was provided as the maximum limit as she did not compose the zoning bylaw nor was

she present for the consideration of it by council at the time. Ms. Spencer advised that the general purpose for this is to maintain that the accessory structure is secondary to the principal use of the property, and in this case would be a residential use. Ms. Spencer advised that they do not want to see accessory structures being the predominant use of a non-farm lot and that the house should be the present unit. Ms. Spencer advised that it is also associated with the fact that it is required in the side or rear yard and that the physical landscape from the road scape is that the principal dwelling unit is present. Ms. Spencer further advised that this is not the first application that has been before Committee of Adjustment to vary those provisions to allow for more significant provisions in terms of size.

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-230704-003

Moved by: Member Geoffrey Shea

Seconded by: Vice-Chair Doug Townsend

"THAT in consideration of staff report 'A06.2023 – DUNN, Tyler' 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

6.4 Next steps

Staff advised that the following this decision of Committee of Adjustment, the applicant and associated agencies 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.

7. Next meeting

The next meeting is scheduled for September 5, 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

Secretary-Treasurer