

Staff Report

Report To: Committee of Adjustment
Report From: Mary Hall, Planning Consultant, BES, RPP (ret)
Meeting Date: September 5, 2023
Subject: B10.2023 - HINES, Elizabeth (Michael Brenner Planning)

Recommendations:

That in consideration of staff report B10.2023 HINES, Elizabeth (Michael Brenner Planning), the Committee of Adjustment provides provisional consent subject to the following conditions:

1. Payment of any outstanding municipal taxes (if applicable);
2. Payment of the zoning bylaw amendment application fee; and
3. Receipt of an amendment to the municipality of West Grey zoning bylaw A2 (Rural), subject to the approval of consent application B10.2023, to recognize the reduction in the lot area (1.88 hectares) of the retained parcel.

Highlights:

- The intent of the consent application is to transfer a portion of land, being 0.5 hectares from 343028 Concession 2 NDR, known as the severed lands and identified as Parcel A to 343030 Concession 2 NDR, abutting lands and identified as Parcel B, known as the retained lands, to rectify a long-standing encroachment of a horse paddock and agricultural laneway.
- The consent application will place the entire paddock and farm laneway on the same property, being 343030 Concession 2 NDR.
- The lot area of the retained lands (343028 Concession 2 NDR) after the lands are severed and added to the abutting property will be 1.88 hectares.

Analysis:

Provincial Policy Statement

Section 1.1.5 of the PPS provides policy direction for rural lands and list permitted uses under subsection 1.1.5.2 which includes residential development, agricultural uses and

normal farm practices. The use on the severed land meets the intent of the Provincial Policy Statement (2020).

County of Grey Official Plan

Schedule A of the County Official Plan designates the subject property as Rural and Section 5.4.3(3) states:

Consents are permitted for lot addition purposes, or to correct lot boundaries, where the land being added is to be added to an existing use provided the enlarged lot and retained lot are greater than 0.4 hectares each. The above noted lot density provisions in Table 9 do not apply to lot additions.

The proposed lot addition is permitted in the Rural designation and both the retained and enlarged lot would each be greater than 0.4 hectares, therefore, County Planning staff have no concerns. The proposed severance application meets the general intent and purpose of the County of Grey Official.

Municipality of West Grey Zoning Bylaw 37-2006

The proposed lands, identified as Parcel A, lands to be severed, is zoned Rural (A2), Natural Environment (NE) and Restricted Rural Area(A3). Parcel A has a lot area of 2.38. hectare and is governed by the Reduced Lot Regulations under Section 9.3 of the Zoning Bylaw. The proposed severance application will reduce the lot area of Parcel A to 1.88 hectares requiring a Zoning Bylaw amendment. A Zoning Bylaw amendment is required as a condition to the Consent application.

Consent application B10.2023 meets the intent and purpose of the Municipality of West Grey Official Plan and Zoning Bylaw.

The following agencies/departments had no concerns or comments: Fire, Building Hydro One. Enbridge provided the following comment: service lines in the area. If severance impacts service lines, it maybe necessary to terminate the gas service and relocate the line according to new boundary.

Financial Implications:

None.

Consultation:

- County of Grey Planning and Development
- Saugeen Valley Conservation Authority
- Hydro One
- Enbridge
- Internal departments - Fire, Building, Public Works

Attachments:

- Notice of hearing
- Aerial and Official Plan mapping
- Aerial and Zoning Bylaw mapping
- County of Grey Planning and Development Department comments
- Enbridge comments
- Hydro One comments
- West Grey Building Department comments
- West Grey Fire Department comments
- West Grey Public Works comments

Recommended by:

Mary Hall, Planning Consultant, BES, RPP (ret)

Karl Schipprack, CBCO, Director of Infrastructure and Development

Submission approved by:

Laura Johnston, Chief Administrative Officer

For more information on this report, please contact Britney Becker at bbecker@westgrey.com or 519-369-2200.