



**Minutes
Committee of Adjustment
Municipality of West Grey
December 8, 2020, 1 p.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/Deputy Clerk Laura Johnston, Secretary-Treasurer Genevieve Scharback, Deputy Secretary-Treasurer Lindsey Glazier, Director of Finance/Treasurer Kerri Mighton, Manager Planning & Development Lorelie Spencer

1. Call to order

Chair Hutchinson called the meeting to order at 1 p.m.

2. Purpose of meeting

Clerk Scharback identified that the purpose of this meeting is to allow the presentation of applications for consent to sever and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the applications. Clerk Scharback 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 an 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 November 10, 2020

Resolution: COA 30-20

Moved by: Member Robinson

Seconded by: Member Hergert

That the committee of adjustment approves the minutes of November 10, 2020, as amended.

Disposition: Carried

5. Consent to sever applications B11/2020, B12/2020, B13/2020 and B14/2020, Van Den Bosch - Plan 816, Lot 1, RP 17R1211, Part 1

5.1 Application Nos. B11/2020, B12/2020, B13/2020 and B14/2020, Van Den Bosch

Clerk Scharback identified that there are a number of applications brought together as one package to be addressed by one planning report.

5.1.1 Natural Heritage Study

The applicant undertook a natural heritage study due to the proximity of the lots to the Saugeen River.

5.2 Planner L. Spencer - report

Planner Spencer advised that the subject lands are located on Lot 54, Concession 1 NDR in the former Geographic Township of Glenelg. The subject lands are comprised of 15.0 hectares and have frontage on the Artemesia-Glenelg Townline.

The purpose of the application is to sever four residential lots and retain one residential lot within the secondary settlement area of Priceville. The effect of which will create a total of five lots, including the retained lot. All of the parcels are proposed for residential purposes.

Planner Spencer informed committee that concerns from the public were raised regarding private services.

5.3 Written comments

5.3.1 Grey County

The County of Grey provided comments noting no concerns.

5.3.2 Ministry of Environment

The Ministry of Environment provided comment noting no concerns or requirements for an Environmental Impact Study.

5.3.2 Saugeen Valley Conservation Authority

The Saugeen Valley Conservation Authority provided comments noting the proposed severances are acceptable with the following conditions:

1. A site plan that shows all development, including site grading and on-site sewage disposal is located outside the hazard lands designation.
2. That a holding provision be placed on the retained parcel until such time a flood study demonstrates access to the developable portion of the property is provided.
3. A site plan that shows all development, including site grading and on-site sewage disposal is located at least 30 metres from the existing tree line on each lot.
4. That a holding provision be placed on the retained parcel until such time an Environmental Impact Study demonstrates proposed development will not have a negative impact on the significant woodlands or its ecological functions.
5. That a zoning bylaw amendment or site plan control agreement for proposed lots 1 to 4 include wording that no development or site alteration is permitted within 30 metres to the existing tree line and that clearing of vegetation and site alteration within the woodlands is not permitted, except in accordance with the Grey County Forest Management Bylaw.
6. That a zoning bylaw amendment or site plan related to the development or site alteration within 30 metres of the Saugeen River is not permitted.

7. The applicant must contact the Ministry of the Environment, Conservation and Parks (MECP) to determine if a Species at Risk (SAR) assessment will be required prior to development of residences on the lots; and that, the assessment be undertaken prior to final approval.
8. Should a SAR assessment be required by MECP, the mitigation measures outlined in the report be implemented via zoning bylaw amendment or site plan control agreements for each lot.

The Ministry of Environment advised the applicant that a Species at Risk assessment was not necessary.

5.4 Verbal comments

5.4.1 Committee members

Member Townsend request confirmation that the Ministry of the Environment, Conservation and Parks and the Saugeen Valley Conservation Authority are in agreement.

Planner Spencer advised that if conditions are included in the site plan agreement or zoning bylaw amendment there will be no concerns.

5.4.2 Members of the public

None.

5.6 Decision

Resolution: COA 31-20

Moved by: Member Townsend

Seconded by: Member Hergert

That committee of adjustment hereby approves severance application numbers B11/2020, B12/2020, B13/2020 and B14/2020, Van Den Bosch, as matters pursuant to section 53 of the Planning Act have been satisfied and the proposal generally conforms to the County of Grey Official Plan with conditions as set out on decision sheets.

Disposition: Carried

5.6 Next steps

The next steps for the applicant include meeting the conditions set out in the decision sheet, including a site plan control agreement and zoning bylaw amendments. The applicant has twelve months to complete the conditions.

6. Consent to sever applications B15/2020, B16/2020, B17/2020, B18/2020, B19/2020, B20/2020 and B21/2020, Weltz - 221126 Grey Road 9

6.1 Application Nos. B15/2020, B16/2020, B17/2020, B18/2020, B19/2020, B20/2020 and B21/2020, Weltz

Clerk Scharback identified that there are a number of applications brought together as one package to be addressed by one planning report.

6.2 Planner L. Spencer report

Planner Spencer advised that the subject lands are municipally identified as 221126 Grey Road 9. They are located approximately 600 metres within the defined Village of Neustadt, which is identified as a primary settlement area within the county and local official plans. The property has approximately 87 metres of frontage on Grey Road 9 with an average depth of 42 meters.

The purpose of the application is to sever the subject lands in order to create seven new lots for a total of eight lots for residential purposes. The proposed lots are intended for semi-detached units.

The Provincial Policy Statement (PPS), county official plan and local official plan support the direction of growth within defined settlement areas.

To further the development a zoning bylaw amendment application has been submitted to rezone the subject lands from highway commercial (HC) to restricted rural (RR) to permit the intended growth on the subject lands. Rezoning will follow a decision on the consent applications after which site plan approval will set out conditions and be registered on title.

A planning justification report and a stormwater and servicing brief were provided as part of the application.

6.3 Written comments

6.3.1 Grey County

The County of Grey commented requesting deferral on the basis that further detailed information regarding stormwater management is required in addition to clarification of access to any or all of the subject properties from Forler Street to minimize the access points off Grey Road 9.

6.3.2 Saugeen Valley Conservation

Saugeen Valley Conservation Authority commented noting no concerns.

6.3.3. Hydro One

Hydro One commented noting no concerns.

6.4 Verbal comments

6.4.1 Committee members

Member Hutchinson asked who will pay for the water main services and sanitary sewer extensions and how many feet would any necessary extensions be.

Planner Spencer noted that the development and extension of services would be at the sole cost of the developer and the extensions would be at least 200 metres.

Member Hamilton asked for clarification regarding the process of rezoning and if anything needed to be considered by committee.

Planner Spencer noted that a zoning bylaw amendment would be brought forward to council for consideration and that she will circulate the planning justification application to committee members.

6.4.2 Members of the public

Kristine Loft, planning consultant provided a presentation noting that the subject lands are on the eastern edge of a settlement area and that the lots have direct road access onto Grey Road 9. She reviewed property details included in the application. The proposed lots have an average frontage of 9.4 metres, an average depth of 42 metres with an average lot area of approximately 390 square metres, with corner lots being slightly larger. The density will be 22 units per gross hectares.

Water and sewer will be provided along Grey Road 9, sewer will be by gravity.

A proposed zoning bylaw amendment following the approval of the consent applications will rezone the lands to residential zone 2 (R2) to permit semi-detached units.

Travis Burnside, Cobide Engineering, advised that the water and sanitary sewer extension will be approximately 90 metres and that there is a ditch on the east side of the property that ties into a storm sewer.

6.5 Decision

Resolution: COA 32-20

Moved by: Member Hergert

Seconded by: Member Hamilton

That committee of adjustment hereby defers severance application numbers B15/2020, B16/2020, B17/2020, B18/2020, B19/2020, B20/2020 and B21/2020, Weltz until such time as a comprehensive stormwater management report has been received and reviewed by county and municipal planning staff; and

That the access to Forler Street is clarified.

Disposition: Carried

6.6 Next steps

The next steps for the applicant is to provide a storm water management comprehensive plan to be reviewed by county and municipal planning staff and to provide the municipal planner clarification regarding access to Forler Street.

These applications will come back as a comprehensive package to a future decision of committee to approve or deny.

7. Next meeting

At the call of the chair.

8. Adjournment

Resolution: COA 33-20

Moved by: Member Hergert

Seconded by: Member D. Hutchinson

That committee of adjustment hereby closes this public meeting at 2:02 p.m.

Disposition: Carried

Chair Tom Hutchinson

Clerk Genevieve Scharback