



**Minutes
Committee of Adjustment
Municipality of West Grey
February 18, 2021, 10 a.m.
Virtual meeting**

Committee members present: Chair Tom Hutchinson, Vice-Chair Doug Hutchinson, Member Christine Robinson, Member Stephen Townsend

Committee members absent: Member Rebecca Hergert

Staff members present: Secretary-Treasurer Genevieve Scharback, Recreation Supervisor Kodey Hewlett, Director of Development/CBO Karl Schipprack, Manager Planning & Development Lorelie Spencer, Deputy Secretary-Treasurer Lindsey Glazier

1. Call to order

Chair Hutchinson called the meeting to order at 10:06 a.m.

2. Election of chair

Deputy Secretary-Treasurer Glazier called for nominations from the floor for a first, second and third and final time for the position of chair. Member Tom Hutchinson was nominated by Member Robinson. There were no further nominations.

Resolution: COA 06-2021

Moved: Member Townsend

Seconded: Member Robinson

Disposition: Carried

That Tom Hutchinson is hereby appointed to the position of Chair for the West Grey Committee of Adjustment.

Deputy Secretary-Treasurer Glazier called for nominations from the floor for a first, second and third and final time for the position of vice-chair. Member Doug Hutchinson was nominated by Chair Hutchinson. There were no further nominations.

Resolution: COA 07-2021**Moved:** Member Robinson**Seconded:** Chair Hutchinson

That Doug Hutchinson is hereby appointed to the position of Vice-Chair for the West Grey Committee of Adjustment.

Disposition: Carried**3. Purpose of meeting**

Clerk Scharback identified that the purpose of this meeting is to allow the presentation of an application for minor variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the application.

A public registry is available by email at khewlett@westgrey.com 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. This will also allow for notice of a Local Planning Appeal Tribunal if the decision of an application is appealed.

4. Disclosure of pecuniary interest and general nature thereof

None.

5. Approval of minutes**5.1 Minutes January 18, 2021****Resolution: COA 08-2021****Moved:** Member Townsend**Seconded:** Vice-Chair Hutchinson

That the committee of adjustment approves the minutes of January 18, 2021, as circulated.

Disposition: Carried**6. Minor variance application No. A06.2020, Levitt - 503862 Grey Road 12, Geographic Township of Glenelg, Part Lot 9, Concession 12****6.1 Application No. A06.2020, Levitt****6.1.1 Sketch of property lines**

6.2 Planner L. Spencer – report

Planner Spencer advised that this application was deferred at the January 18, 2021 Committee of Adjustment meeting in order for the property lot lines to be confirmed.

The purpose of the application is to vary the provisions of Section 8.2.4(d) reduce the interior lot set back requirement to 3.05 metres (10 feet) from the required 15.2 metres (49.9 feet). The effect of which will permit the placement of an accessory structure for storage purposes on the subject lands.

The planner recommended approval of the application as it meets the four tests for a minor variance as it is considered minor in nature, it is appropriate development of the lands in question, it meets the general intent and purpose of the County of Grey Official Plan and the general intent and purpose of the Municipality of West Grey Zoning By-law No. 37-2006.

6.3 Written comments received

6.3.1 Grey County

Grey County provided commented that pending positive comments from the Conservation Authority, county planning staff have no concerns with the subject application.

6.3.2 Saugeen Valley Conservation Authority

The Saugeen Valley Conservation Authority provided comments noting that the proposed minor variance is considered acceptable.

6.3.3 Brett and Jerri-Lynn Levitt, applicants

Applicants Brett and Jerri-Lynn Levitt provided comments noting that the structure was in place prior to their purchase of the property and the minor variance will allow compliance with the zoning bylaw.

6.4 Verbal comments

6.4.1 Committee members

Vice-Chair Hutchinson thanked the Levitt's for providing the survey to confirm lot lines.

6.4.2 Members of the public

Jerri-Lynn Levitt, applicant, informed the committee that the survey provided confirms that the lot lines are correct in the application.

Negar Motamed-Khorasani, West Grey resident, spoke in opposition to the application and requested a copy of the survey.

6.5 Decision

Resolution: COA 09-2021

Moved: Member Townsend

Seconded: Vice-Chair Hutchinson

That committee of adjustment hereby approves minor variance application number A06.2020, Levitt, for the reasons as set out in the planner's report.

Disposition: Carried

6.6 Next steps

Staff advised that the next step is a twenty-day appeal period, after which, if there are no appeals, the applicant may apply for a building permit.

7. Next meeting

The next meeting will be at the call of the chair.

8. Adjournment

Resolution: COA 10-2021

Moved: Vice-Chair Hutchinson

Seconded: Member Robinson

That committee of adjustment hereby closes this public meeting at 10:37 a.m.

Disposition: Carried

Chair Tom Hutchinson

Secretary-Treasurer Genevieve
Scharback