



**Minutes
Committee of Adjustment
Municipality of West Grey
April 19, 2021, 1 p.m.
Virtual meeting**

Committee members present: Chair D. Hutchinson, Vice-Chair D. Hutchinson,
Member C. Robinson, Member S. Townsend

Committee members absent: Member R. Hergert

Staff members present: CAO L. Johnston, Secretary-Treasurer G. Scharback,
Manager Planning & Development L. Spencer, Deputy
Secretary-Treasurer L. Glazier

1. Call to order

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

Deputy Secretary-Treasurer Glazier reviewed the instructions for members of the public to attend and participate via the Zoom platform or by telephone.

2. Purpose of meeting

Secretary-Treasurer Scharback identified that the purpose of this meeting is to allow the presentation of applications for minor variances, and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the applications. A public registry is available by email at lglazier@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.

3. Disclosure of pecuniary interest and general nature thereof

None.

4. Approval of minutes

4.1 March 15, 2021 Committee of Adjustment

Resolution: COA 15-2021

Moved: Vice-Chair Hutchinson

Seconded: Member Townsend

That committee approves the March 15, 2021 committee of adjustment minutes, as circulated.

Disposition: Carried

5. Minor variance application No. A01.2021, Hopkins, 393608 Concession 2 EGR, Part of Lot 54, Concession 2, Part 2, Registered Plan 17R.809, Geographic Township of Glenelg

5.1 Application No. A01.2021, Hopkins

5.2 Planner L. Spencer - report

Planner Spencer reviewed her report noting that she recommends approval of the application.

5.3 Written comments received

5.3.1 County of Grey

Written comments noting no objections were received from County of Grey.

5.3.2 Saugeen Valley Conservation Authority

Written comments noting no objections were received from the Saugeen Valley Conservation Authority.

5.4 Verbal comments

5.4.1 Committee members

Vice-Chair Hutchinson noted that the addressed should be EGR, not WGR

Member Townsend advised that he believes having the trailer removed will improve the view and will make the lot more appealing.

5.4.2 Members of the public

None.

5.5 Decision

Resolution: COA 16-2021

Moved: Member Robinson

Seconded: Member Townsend

That committee of adjustment hereby approves minor variance application number A01.2021, Hopkins, for reasons as set out in the planners report.

Disposition: Carried

5.6 Next steps

The next steps include a twenty day appeal period, after which, if there have been no appeals, the applicant may proceed with applying for a building permit.

6. Minor variance application No. A03.2021, Johnson, 614466 Hamilton Lane, Part of Lot 25, Concession 9, RP 16R6202, Part 2, Geographic Township of Glenelg

6.1 Application No. A03.2021, Johnson

6.2 Planner L. Spencer - report

Planner Spencer reviewed her report noting that she recommends approval of the application.

6.3 Written comments received

6.3.1 Grey County

Written comments noting no objections were received from Grey County.

6.3.2 Saugeen Valley Conservation Authority

Written comments noting no objections were received from Saugeen Valley Conservation Authority.

6.4 Verbal comments

6.4.1 Committee members

Member Townsend noted that the Saugeen Valley Conservation Authority references the accessory building as a shed, but on the application is references it as a garage.

Planner Spencer advised that all accessory buildings have the same requirements, so this will not be an issue.

6.4.2 Members of the public

None.

6.5 Decision

Resolution: COA 17-2021

Moved: Member D. Hutchinson

Seconded: Member Townsend

That committee of adjustment hereby approves minor variance application number A03.2021, Johnson, for the reasons as set out in the planners report.

Disposition: Carried

6.6 Next steps

The next steps include a twenty day appeal period, after which, if there have been no appeals, the applicant may proceed with applying for a building permit.

7. Minor variance application No. A04.2021, Broderick, 100 Highland Drive, Lot 813 PT Block 71, RP, 16R10158 Part 1, Geographic Township of Glenelg

7.1 Application No. A04.2021, Broderick

7.2 Planner L. Spencer - report

Planner Spencer reviewed her report noting that she recommends approval of the application.

7.3 Written comments received

7.3.1 Grey County

Written comments noting no objections were received from Grey County.

7.3.2 Saugeen Valley Conservation Authority

Written comments noting no objections were received from the Saugeen Valley Conservation Authority.

7.4 Verbal comments

7.4.1 Committee members

Vice-Chair Hutchinson asked if the shipping container will be removed.

Planner Spencer advised that to staffs knowledge, it will be removed.

Member Townsend asked if there is a requirement for an accessory building to be less prominent than a residential dwelling, and if the appearance will be consistent for the two structures.

Planner Spencer advised that there is no requirement under the West Grey Zoning Bylaw or County Official Plan for the accessory building to be less prominent than the residential dwelling.

7.4.2 Members of the public

Johanna Noble, applicants assistant, advised that the shipping container will be removed as the new accessory structure will provide the necessary storage.

7.5 Decision

Resolution: COA 18-2021

Moved: Member Townsend

Seconded: Vice-Chair Hutchinson

That committee of adjustment hereby approves minor variance application number A04.2021, Broderick, for reasons as set out in the planners report.

Disposition: Carried

7.6 Next steps

The next steps include a twenty day appeal period, after which, if there have been no appeals, the applicant may proceed with applying for a building permit.

8. Minor variance application No. A05.2021, Wilson/Brown, 312126 Highway 6, Pt. DIV 2, Lot 16, Concession 1, Geographic Township of Normanby

8.1 Application No. A05.2021, Wilson/Brown

8.2 Planner L. Spencer - report

Planner Spencer reviewed her report noting that she recommends approval of the application.

8.3 Written comments received

8.3.1 Grey County

Written comments noting no objections were received from Grey County.

8.3.2 Saugeen Valley Conservation Authority comments

Written comments noting no objections were received from the Saugeen Valley Conservation Authority.

8.3.3 Liz Kelembet, resident

Ms. Kelembet, West Grey resident provided a written letter objecting to the minor variance application noting concerns with the upkeep of the property. No objections to the 10 meter setback were noted.

8.4 Verbal comments

8.4.1 Committee members

Member Townsend asked if there are two residences on the lot. He also asked if the equestrian facility will be in close proximity to the primary residence on the property.

Planner Spencer advised that to staffs knowledge there is only one residence on the property.

Vice-Chair Hutchinson noted that he found the diagram to be unclear and asked if the riding stable will be south of the hay storage barn.

Member Townsend enquired about the proposed driveway and if it would create another access point to the road.

Planner Spencer noted that the applicant was on the line and would be better suited to answer the question.

Chair Hutchinson asked applicant Brad Wilson to speak to member questions.

Brad Wilson, applicant, noted that there is only one residence on the property, the residential dwelling close to the road is a separate lot. He noted that there will only be one access point from the road. Mr. Wilson confirmed that the riding stable will be south west of the hay storage structure and that elevation issues on the lot limit the placement of the structure on the property.

8.4.2 Members of the public

8.5 Decision

Resolution: COA 19-2021

Moved: Member Robinson

Seconded: Vice-Chair Hutchinson

That committee of adjustment hereby approves minor variance application number A05.2021, Wilson/Brown, for reasons as set out in the planners report.

Disposition: Carried

8.6 Next steps

The next steps include a twenty day appeal period, after which, if there have been no appeals, the applicant may proceed with applying for a building permit.

9. Next meeting

May 3, 2021 at 1 p.m.

10. Adjournment

Resolution: COA 20-2021

Moved: Member Robinson

Seconded: Member Townsend

That committee of adjustment hereby closes this public meeting at 1:45 p.m.

Disposition: Carried

Chair Tom Hutchinson

Secretary-Treasurer
Genevieve Scharback