



Minutes
Committee of Adjustment
Municipality of West Grey

May 3, 2021, 1 p.m.
Virtual meeting

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

Committee members absent: Member R. Hergert

Staff members present: CAO/Deputy Clerk L. Johnston, Secretary-Treasurer G. Scharback, Recreation Supervisor K. Hewlett, Manager Planning & Development L. Spencer

1. Call to order

Chair Hutchinson called the meeting to order at 1:00 p.m.

Supervisor Hewlett reviewed the instructions for members of the public to attend and participate via the Zoom platform or by telephone. He reviewed the instructions for each application for any members of the public interested in providing comments on the application.

2. Purpose of meeting

Secretary-Treasurer Scharback identified that the purpose of this meeting is to allow the presentation of an application for a minor variance and applications for consents to sever, 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 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. Approval of minutes

4.1 April 19, 2021 committee of adjustment

Resolution: COA 21-2021

Moved by: Member Robinson

Seconded by: Member D. Hutchinson

That the Committee approves the April 19, 2021 Committee of Adjustment minutes, as circulated.

Disposition: Carried

5. Minor variance application No. A06.2021, Pratt - Lot 59, Concession 2, R. Plan 16R10402, Parts 1 and 3, Town of Durham

5.1 Application No. A06.2021, Pratt

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 Grey County

Grey County comments were supportive of the application.

5.3.2 Saugeen Valley Conservation Authority

Saugeen Valley Conservation Authority comments noted no objections.

5.4 Verbal comments

5.4.1 Committee members

None.

5.4.2 Members of the public

None.

5.5 Decision

Resolution: COA 22-2021

Moved by: Member Townsend

Seconded by: Member Robinson

That committee of adjustment hereby approves minor variance application number A06.2021, Pratt, for the reasons as set out in the planners report.

Disposition: Carried

5.6 Next Steps

Next steps include a twenty day appeal period, if there are no appeals then the applicant may proceed with a building permit.

6. Consent to sever application No. B02.2021 & B03.2021, Reif - Lots 17, 18, and 19, Concession 12 NDR, Geographic Township of Bentinck

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

Grey County noted no objections to the application.

6.3.2 Saugeen Valley Conservation Authority

Saugeen Valley Conservation Authority noted no objections to the application.

6.3.3 Hydro One

Hydro One noted no objections to the application.

Planner Spencer advised that an adjacent property owner submitted written comments in support of the application.

6.4 Verbal comments

6.4.1 Committee members

Member Hutchinson requested clarification regarding the need for an environmental impact study. Staff advised that it would only be required if there were site alterations outside of the designated building envelopes which shall be clearly denoted on the schedule to a future zoning amendment bylaw.

6.4.2 Members of the public

None.

6.5 Decision

Resolution: COA 23-2021

Moved by: Member Robinson

Seconded by: Member D. Hutchinson

That committee of adjustment hereby approves severance application numbers B02.2021 and B03.2021, Reif, for the reasons and subject to the conditions as set out in the planners report.

Disposition: Carried

6.6 Next steps

Next steps include a twenty day appeal period, if there are no appeals the applicant has twelve months to complete all conditions.

7. Consent to sever application No. B04.2021, Elvidge - 283 Durham Road East, Part Lot 28, Plan 502; Part 1; RP 17R2728, Town of Durham

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

Grey County comments noted no objections.

7.3.2 Saugeen Valley Conservation Authority

Saugeen Valley Conservation Authority comments noted concerns regarding wetlands and land contours.

7.4 Verbal comments

7.4.1 Committee members

Member Townsend requested that the SVCA concerns be addressed by adding a condition to the decision that all SVCA concerns must be addressed.

7.4.2 Members of the public

None.

7.5 Decision

Resolution: COA 24-2021

Moved by: Member Townsend

Seconded by: Member D. Hutchinson

That committee of adjustment hereby approves severance application number B04.2021, Elvidge, for the reasons and subject to the conditions as set out in the planners report, with a further condition that all Saugeen Valley Conservation Authority requirements are met.

Disposition: Carried

7.6 Next steps

Next steps include a twenty day appeal period, if no appeals are received the applicant has twelve months to complete the noted conditions.

8. Consent to sever application No. B05.2021, Orr, Miner (Horan) - Lot 51 and Part Lot 52, Concession 3 SDR, Geographic Township of Glenelg

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 County of Grey

Grey County comments noted no concerns.

8.3.2 Saugeen Valley Conservation Authority

Saugeen Valley Conservation Authority comments noted no concerns.

8.3.3 Enbridge/Union Gas

Enbridge/Union Gas comments noted no concerns.

8.4 Verbal comments

8.4.1 Committee members

Member Hutchinson requested clarification on what property parcels must merge. Planner Spencer advised that it will not be necessary to merge the large parcel to the south.

8.4.2 Members of the public

None.

8.5 Decision

Resolution: COA 25-2021

Moved by: Member D. Hutchinson

Seconded by: Member Robinson

That committee of adjustment hereby approves severance application number B05.2021, Orr, Miner, Horan, for the reasons and subject to the conditions as set out in the planners report and amended by removing the condition to merge the southern parcel.

Disposition: Carried

8.6 Next steps

Next steps include a twenty day appeal period, if no appeals are received the applicant has twelve months to complete the noted conditions.

9. Consent to sever application No. B06.2021, Bray - 1022 Victoria Street, Plan 153, Pt. Lot 1, Victoria N; Plan 153, Lots 1-5 (formerly 1018 Victoria Street), Geographic Township of Normanby

9.1 Application No. B06.2021, Bray

9.2 Planner L. Spencer - report

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

9.3 Written comments received

9.3.1 County of Grey

Grey County comments noted no objections.

9.3.2 Saugeen Valley Conservation Authority

Saugeen Valley Conservation Authority comments noted no objections.

Planner Spencer advised that a letter was received from an adjacent property owner noting concerns regarding the use of the address and other matters related to a civil dispute between the neighbours. The issues noted do not relate to the planning application.

9.4 Verbal comments

9.4.1 Committee members

Member Townsend clarified that the property had a well not municipal water.

9.4.2 Members of the public

None.

9.5 Decision

Resolution: COA 26-2021

Moved by: Member D. Hutchinson

Seconded by: Member Townsend

That committee of adjustment hereby approves severance application number B06.2021, Bray, for the reasons and subject to the conditions as set out in the planners report.

Disposition: Carried

9.6 Next steps

Next steps include a twenty day appeal period, if no appeals are received the applicant has twelve months to complete the noted conditions.

11. Adjournment

Resolution: COA 27-2021

Moved by: Member Robinson

Seconded by: Member Townsend

That committee of adjustment hereby closes this public meeting at 2:11 p.m.

Disposition: Carried

Chair Tom Hutchinson

Secretary-Treasurer
Genevieve Scharback