



Minutes

Committee of Adjustment

Municipality of West Grey

May 17, 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, Director of Finance/Treasurer K. Mighton, Manager Planning & Development L. Spencer

1. Call to order

Chair Hutchinson called the meeting to order at 1:01 p.m. Staff reviewed instructions on how to participate via zoom or telephone and what to do if disconnected.

2. Purpose of meeting

Secretary-Treasurer Scharback advised that the purpose of this meeting is to allow the presentation of applications for minor variances and an application for a consent 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 for each application is available and if any member of the public would like to be notified in writing of the decision on this application they are to provide their name and mailing address by email or via the meeting chat function for the corresponding registry.

4. **Approval of minutes**

Resolution: COA 28-2021

Moved by: Member Robinson

Seconded by: Member Townsend

That the committee hereby adopts the minutes the May 3, 2021 Committee of Adjustment meeting as circulated.

Disposition: Carried

5. **Minor variance application No. 07-2021, Farlow**

5.1 **Application A07-2021**

5.2 **Planner L. Spencer - report**

Planner Spencer reviewed her report recommending approval of the application as the application is considered to maintain the general intent and purpose of the Official Plan, the general intent and purpose of the municipality's zoning by-law, is minor in nature, and a desirable use of the land and buildings.

5.3 **Written comments**

Written comments were received noting no objections from Grey County, Hydro One and Saugeen Valley Conservation Authority.

5.4 **Verbal comments**

5.4.1 **Committee members**

None.

5.4.2 **Members of the public**

Staff reviewed the instructions to participate via zoom or telephone. No comments were received at this time.

5.5 **Decision**

Resolution: COA 29-2021

Moved by: Member Robinson

Seconded by: Member D. Hutchinson

That West Grey Committee of Adjustment hereby approves minor variance application No. A07-2021, Farlow, for the reasons set out in the planners report.

Disposition: Carried

5.6 Next steps

Staff advised that there is a twenty day appeal period, if no appeals are received in that time the applicant may proceed with applying for a building permit.

6. Minor variance application No. A08-2021, Ovens

6.1 Application A08-2021

6.2 Planner L. Spencer - report

Planner Spencer reviewed her report recommending approval of the application as the application is considered to maintain the general intent and purpose of the Official Plan, the general intent and purpose of the municipality's zoning by-law, is minor in nature, and a desirable use of the land and buildings.

6.3 Written comments

Written comments were received noting no objections from Grey County, Hydro One and Saugeen Valley Conservation Authority.

6.4 Verbal comments

6.4.1 Committee members

None.

6.4.2 Members of the public

Staff reviewed the instructions to participate via zoom or telephone. No comments were received at this time.

6.5 Decision

Resolution: COA 30-2021

Moved by: Member Townsend

Seconded by: Member D. Hutchinson

That West Grey Committee of Adjustment hereby approves minor variance application No. A08-2021, Ovens, for the reasons set out in the planners report.

Disposition: Carried

6.6 Next steps

Staff advised that there is a twenty day appeal period, if no appeals are received in that time the applicant may proceed with applying for a building permit.

7. Minor variance application No. A09-2021, Murdock

7.2 Planner L. Spencer - report

Planner Spencer reviewed her report recommending approval of the application as the application is considered to maintain the general intent and purpose of the Official Plan, the general intent and purpose of the municipality's zoning by-law, is minor in nature, and a desirable use of the land and buildings.

7.3 Written comments

Written comments were received noting no objections from Grey County, Hydro One, John Christie and Saugeen Valley Conservation Authority.

7.4 Verbal comments

7.4.1 Committee members

None.

7.4.2 Members of the public

Staff reviewed the instructions to participate via zoom or telephone. No comments were received at this time.

7.5 Decision

Resolution: COA 31-2021

Moved by: Member D. Hutchinson

Seconded by: Member Robinson

That West Grey Committee of Adjustment hereby approves minor variance application No. A09-2021, Murdock, for the reasons set out in the planners report.

Disposition: Carried

7.6 Next steps

Staff advised that there is a twenty day appeal period, if no appeals are received in that time the applicant may proceed with applying for a building permit.

8. Minor variance application No. A10-2021, Braeker

8.2 Planner L. Spencer report

Planner Spencer reviewed her report recommending approval of the application as the application is considered to maintain the general intent and purpose of the Official Plan, the general intent and purpose of the municipality's zoning by-law, is minor in nature, and a desirable use of the land and buildings.

8.3 Written Comments

Written comments were received noting no objections from Grey County, Hydro One and Saugeen Valley Conservation Authority.

8.4 Verbal comments

8.4.1 Committee members

Member Hutchinson requested clarification on how this accessory structure is different than a rural property on agricultural lands with respect to size restrictions. Planner Spencer advised that agricultural accessory structures are set out in the zoning bylaw with some differences, accessory structures to residential buildings do have different size restrictions.

8.4.2 Members of the public

Staff reviewed the instructions to participate via zoom or telephone. No comments were received at this time.

8.5 Decision

Resolution: COA 32-2021

Moved by: Member Townsend

Seconded by: Member D. Hutchinson

That West Grey Committee of Adjustment hereby approves minor variance application No. A10-2021, Braeker, for the reasons set out in the planners report.

Disposition: Carried

8.6 Next steps

Staff advised that there is a twenty day appeal period, if no appeals are received in that time the applicant may proceed with applying for a building permit.

9. Consent to sever No. B08-2021, Solanko

9.2 Planner L. Spencer - report

Planner Spencer reviewed the report for file B08.2021 – Solanko, Jozef, owner and Nuhn, Joshua, agent, recommending that the application be provisionally approved, subject to the following conditions:

- payment of any outstanding municipal taxes (if applicable);
- payment and receipt of an entrance permit for the severed parcel;
- payment and application for a zoning by-law amendment to implement a holding provision;
- passage of a zoning by-law amendment; and
- payment of the \$500.00 parkland dedication fee for the newly created parcel.

9.3 Written comments received

Written comments were received from Grey County noting no objections. County staff made recommendations for consideration including will Victoria or Caroline streets be extended, are upgrades to Victoria Street required, will there be a need for any new north-south streets or a new east-west mid-block street parallel to Victoria Street in the future.

9.4 Verbal comments

9.4.1 Committee members

Member Townsend requested clarification on the H-Holding provision recommended for 1028 Victoria Street.

Planner advised that the County comments request consideration of the future development of a street behind the property. The Holding provision prevents development in that location on the rear portion of the property. It will not prevent the applicant from building at 1028 Victoria Street. The Holding provision may be removed at any time.

Member Hutchinson asked if a new entrance is required as the diagram shows the proposed house facing Victoria Street. Staff clarified that a new entrance is necessary for the newly created lot.

9.4.2 Members of the public

Staff reviewed the instructions to participate via zoom or telephone. No comments were received at this time.

9.5 Decision

Resolution: COA 33-2021

Moved by: Member Townsend

Seconded by: Member Robinson

That West Grey Committee of Adjustment hereby approves consent to sever application No. B08-2021, Solanko, for the

reasons and subject to the conditions set out in the planners report.

Disposition: Carried

9.6 Next steps

Staff advised that there is an appeal period of twenty days. The applicant has twelve months from the date of the decision to complete the conditions as set out in the decision.

10. Next meeting

The next meeting is scheduled for June 14, 2021 at 1:00 p.m.

11. Adjournment

Resolution: COA 34-2021

Moved by: Member D. Hutchinson

Seconded by: Member Townsend

That Committee of Adjustment now adjourns at 1:45 p.m.

Disposition: Carried

Chair Tom Hutchinson

Secretary-Treasurer
Genevieve Scharback