



Committee of adjustment report

Meeting date:	July 5, 2021
Title:	B10.2021 – WREN, Christopher and Lisa
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That Committee of Adjustment received Planner Spencer's report wherein approval of application B10.2021 is recommended subject to the following conditions:

- Payment of any outstanding municipal taxes on the subject lands (if applicable);
- Application for a zoning by-law amendment;
- Payment of the zoning by-law amendment fee; and
- That the severed lands merge with the adjacent lands to the west.

Executive summary

The subject lands are municipally identified as 443807 Concession 8 and legally identified as part lot 9, Concession 9 in the geographic Township of Glenelg. The property is located on the northwest corner of Traverston Road and Concession 8.

The purpose of the application is to sever a portion of the subject lands to merge the lands with the parcel directly to the west in the form of a lot line adjustment. The effect of which will result in a boundary adjustment in keeping with the farm fields on the property to the west.

Background and discussion

In order to assess the merits of the application, Planning Staff have reviewed the Provincial Policy Statement (2020 PPS), the County of Grey Official Plan and the Municipality's Comprehensive Zoning By-law.

1. Provincial Policy Statement (2020 PPS)

The subject lands are designated as rural within the County of Grey Official Plan. Section 1.1.4 of the PPS states that rural areas are important to the success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities.

Section 1.1.5.2(d) states that permitted uses within rural lands include agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices. The proposed lot



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line adjustment is considered to be consistent in this regard as it will permit the use of an existing tree / fence line to define an existing active farm field. No new lot will be created as a result of this lot line adjustment.

Planning staff are satisfied that the application is consistent with the 2020 PPS provided the severed lands merge with the adjacent lands.

2. County of Grey Official Plan (Recolour Grey)

As previously noted, the subject lands are designated entirely 'rural' within the county plan. Policy 5.4 states, in part that farming and resource uses are to be given the greatest priority for protection. The proposed adjustment will maintain the general intent of this policy by expanding the lot line on the adjacent lands to permit the continued farm operation of an existing tillable farm field. The lands were previously subject to a consent application which resulted in the existing lot line. This was completed so that the original severance from the lands to the west did not contravene the density policies of the previous county official plan. Those policies have since been updated permitting this lot line adjustment application.

Provided the lands are required to merge as a condition of consent, planning staff have no further concerns with this application.

3. The Municipality of West Grey Comprehensive Zoning By-law No. 37-2006

The subject lands are presently zoned A2-368 (rural with exception). The subject lands currently contain a single detached dwelling unit and barn.

The lands were previously severed along an original municipal survey. Unfortunately this resulted in a lot boundary that did not follow the workable farm field on the property to the west.

The exception applied to the previous consent application for the subject lands states as follows:

Notwithstanding subsection 9 of by-law 37-2006 to the contrary, the following provisions shall apply to the lands zoned rural (A2-368) as shown on schedule 8H:

The minimum lot area of the subject lands is 8.5 hectares.

As a result of this lot line adjustment a zoning by-law amendment will be required as a condition of provisional consent to recognize the deficient minimum lot area on the subject lands. The lot line adjustment within this application will result in the lot area being reduced to approximately 6.43 hectares.

Provided the above is included as a condition of consent, planning staff are satisfied that the application maintains the general intent and purpose of the Municipality's Comprehensive Zoning By-law.



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Legal and legislated requirements

None

Financial and resource implications

None

Staffing implications

None

Consultation

- County of Grey Planning and Development Department
- Saugeen Valley Conservation Authority
- Hydro One

Alignment to strategic vision plan

Pillar: Build a better future

Goal: Invest in business

Strategy: Review zoning by-laws and West Grey Official Plan

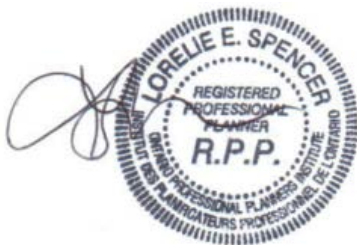
Attachments

- 1.) Application form and sketch
- 2.) Aerial and official plan mapping
- 3.) Aerial and zoning mapping
- 4.) County of Grey Planning and Development Department Comments
- 5.) Saugeen Valley Conservation Authority Comments

Next steps

Provided provisional consent is granted the Applicant should proceed with the passage of a Zoning By-law Amendment as noted above.

Respectfully submitted:



Lorelie Spencer, Ba.U.R.Pl. MCIP, RPP
Manager of Planning and Development



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