



**Minutes
Committee of Adjustment
Municipality of West Grey
July 5, 2021, 1:00 p.m.
Virtual meeting**

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

Staff members present: Chief Administrative Officer L. Johnston, Secretary-Treasurer G. Scharback, Director of Finance/Treasurer K. Mighton, Manager Planning & Development L. Spencer, Legislative Coordinator T. Patterson

1. Call to order

Vice-Chair Doug Hutchinson called the meeting to order at 1:18 p.m. Staff reviewed instructions for members of the public to participate via zoom or telephone and how to contact staff for assistance if disconnected.

2. Declaration of pecuniary interest and general nature thereof

None.

3. Purpose of meeting

Secretary-Treasurer Scharback advised that the purpose of this meeting is to allow the presentation of applications for minor variances and 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 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 – June 14, 2021

Resolution: COA 44-2021

Moved by: Chair Hutchinson

Seconded by: Member Robinson

That the minutes of the June 14, 2021, Committee of Adjustment meeting are adopted as circulated.

5. Minor variance application No. A12.2021 (Kovacs, Krisztian) - 554644 Bell's Lake Road, Part Lot 16, RP 17R2740; Part 2, Concession 11, Township of Glenelg

5.1 Application No. A12.2021 (Kovacs, Krisztian)

5.2 Planner L. Spencer - report

Planner Spencer reviewed her report and recommendation for approval of the application. She noted 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.

The purpose of the application is to vary the provisions of sections 6.1.2(a), 6.1.2(b) and 6.1.4(ii). The effect of which will permit the construction of an accessory structure within the front yard and approximately 111m² in total floor area whereas accessory structures are required to be located in the rear yard and shall not exceed 92.9m² in size.

5.3 Written comments received

Written comments were also received from Saugeen Valley Conservation Authority and Bruce Grey Catholic School Board noting no objections.

5.3.1 Grey County

Written comments noting no objections were received from Grey County.

5.3.2 Enbridge Gas Inc.

Written comments noting no objections were received from Enbridge Gas Inc.

5.4 Verbal comments

5.4.1 Committee members

None.

5.4.2 Members of the public

None.

5.5 Decision

Resolution: COA 45-2021

Moved by: Member Robinson

Seconded by: Member Hergert

That West Grey Committee of Adjustment hereby approves minor variance application No. A12.2021, Kovacs, for the reasons set out in the planner's report.

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. A16.2021 (Freeman, Anthony and Connie) - 415815 Baseline, Township of Glenelg

6.1 Application No. A16-2021 (Freeman, Anthony and Connie)

6.2 Planner L. Spencer – report

Planner Spencer reviewed her report and recommendation for approval of the application. She noted that 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 desirable use of the land and buildings.

The subject lands are located at 415815 Baseline within the Geographic Township of Glenelg in the Municipality of West Grey. The purpose of the application is to vary the provisions of 9.2(c) to permit a reduced front yard setback of ±7.62m whereas 20.m is required. The effect of which will permit the construction of an accessory structure on the subject lands.

6.3 Written comments received

6.3.1 Grey County

Written comments noting no objections were received from Grey County.

6.4 Verbal comments

6.4.1 Committee members

None.

6.4.2 Members of the public

None.

6.5 Decision

Resolution: COA 46-2021

Moved by: Member Hergert

Seconded by: Member Townsend

That West Grey Committee of Adjustment hereby approves minor variance application No. A16-2021, Freeman, for the reasons set out in the planner's report.

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. Consent to sever No. B10.2021 (Wren, Christopher and Lisa) - 443807 Concession 8, Part Lot 9, Concession 9, Township of Glenelg

7.1 Application No. B10.2021 (Wren, Christopher and Lisa)

7.2 Planner L. Spencer – report

Planner Spencer reviewed her report and recommendation for approval of the application 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.

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.

7.3 Written comments

Written comments were also received from Saugeen Valley Conservation Authority.

7.3.1 Grey County

Written comments noting no objections were received from Grey County.

7.3.2 Enbridge Gas Inc.

Written comments noting no objections were received from Enbridge Gas Inc.

7.3.3 Hydro One

Written comments noting no objections were received from Hydro One.

7.4 Verbal comments

7.4.1 Committee members

Councillor Townsend inquired about the legal description of the property in which Concession 9 is listed. Planner Spencer clarified the reference to Concession 9 is correct.

7.4.2 Members of the public

None.

7.5 Decision

Resolution: COA 47-2012

Moved by: Member Townsend

Seconded by: Member Robinson

That West Grey Committee of Adjustment hereby approves severance application No. B10-2021, Wren, in accordance with the recommendation in the planner's report and subject to the conditions set out in the planner's report.

Disposition: Carried

7.6 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.

8. Consent to sever No. B12.2021 (Miller, Ezra and Maurica, and Ridgeway, Peter) - 394711 Concession 2 EGR, Lots 16-17, Concession 2-3 EGR, Township of Glenelg

8.1 Application No. B12.2021 (Miller Ezra and Maurica, and Ridgeway, Peter)

8.2 Planner L. Spencer - report

Planner Spencer reviewed her report and recommendation for approval subject to the following conditions:

- Payment of any outstanding municipal taxes on the subject lands (if any);
- Application for a zoning by-law amendment to implement a holding provision;
- Payment of the zoning by-law amendment application fee; and
- That the severed lands merge in the form of a lot addition to the south.

The purpose and effect of the application to sever the lands for the purposes of a lot addition with the lands adjacent to the south and retain a rural parcel. The effect of which will enlarge the vacant parcel to the south and retain a vacant rural parcel.

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

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

8.3.3 Enbridge Gas Inc.

Written comments noting no objections were received from Enbridge Gas Inc.

8.3.4 Hydro One

Written comments noting no objections were received from Hydro One.

8.4 Verbal comments

8.4.1 Committee members

None.

8.4.2 Members of the public

Charmaine Peever, resident, inquired about logging being included under one of the listed zonings of the property. Planner Spencer confirmed logging is included in agriculture zoning, and that tree cutting permits are required through Grey County.

8.5 Decision

Resolution: COA 48-2021

Moved by: Member Robinson

Seconded by: Member Hergert

That West Grey Committee of Adjustment hereby approves severance application No. B12.2021, Miller and Ridgeway, for the reasons and with the conditions as set out in the planner's report.

Disposition: Carried

8.6 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.

9. Consent to sever No. B13.2021 (Braun, Isaak and Elisabeth) - 225 Forler Street, Neustadt; Part Lot 4 Forler East, Concession 13, Township of Normanby

9.1 Application No. B13.2021 (Braun, Isaak and Elisabeth)

9.2 Planner L. Spencer - report

Planner Spencer reviewed her report and recommendations to provisionally approve the application, subject to the following conditions:

- Payment of any outstanding municipal taxes (if applicable);
- Payment of the zoning by-law amendment application fee;
- Passage of the zoning by-law amendment application;
- Payment and receipt of entrance permits for the severed lands (file B13.2021); and
- Payment of the \$500.00 parkland dedication fee for the newly created parcel.

The purpose of the applications is to sever two residential lots and retain one residential lot within the primary settlement area. The effect of the applications will create a total of two lots, including the retained parcel. The proposed parcels will be used for residential purposes.

9.3 Written comments received

Planner Spencer advised of written comments received from Grey County, Saugeen Valley Conservation Authority, Enbridge Gas Inc. and Hydro One.

9.3.1 Grey County

9.3.2 Saugeen Valley Conservation Authority

9.3.3 Enbridge gas Inc.

9.3.4 Hydro One

9.4 Verbal comments

9.4.1 Committee members

Member Hutchinson asked if the Holding provisions will allow for the applicants to proceed with a building permit on the front of the property. Planner Spencer advised that a zoning amendment is required which will include a public meeting, decision of council and appeal period.

9.4.2 Members of the public

None.

9.5 Decision

Resolution: COA 49-2021

Moved by: Member Hergert

Seconded by: Member Townsend

That West Grey Committee of Adjustment hereby approves severance application No. B13.2021, Braun, subject to the conditions set out in the planner's 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 August 9, 2021, at 1:00 p.m.

11. Adjournment

Resolution: COA 50-2021

Moved by: Member Hergert

Seconded by: Member Townsend

That Committee of Adjustment hereby closes this meeting at 2:09 p.m.

Disposition: Carried

Vice-Chair Doug Hutchinson

Secretary-Treasurer Genevieve
Scharback