



**Minutes
Committee of Adjustment
Municipality of West Grey
September 13, 2021, 1 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, Manager Planning & Development L. Spencer, Legislative Coordinator T. Patterson

1. Call to order

Chair Hutchinson called the meeting to order at 1:01 p.m.

Staff reviewed instructions for members of the public to participate via Zoom, telephone, and how to contact staff for assistance if disconnected. It was noted that this meeting will be livestreamed to the West Grey YouTube channel.

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 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.

3. Disclosure of pecuniary interest and general nature thereof

None.

4. Approval of minutes

4.1 August 9, 2021 Committee of Adjustment

Resolution: COA 60-2021

Moved by: Member R. Hergert

Seconded by: Member C. Robinson

That the committee of adjustment approves the minutes of August 9, 2021, as circulated.

Disposition: Carried

5. Minor variance application No. A21.2021 (Marlene Evans) - Part Lot 101, Part Lot 102, Concession 3 SWTSR, Township of Glenelg

5.2 Planner L. Spencer - report

Planner Spencer reviewed her report and recommendation for approval of the application as the application maintains the general intent and purpose of the County Official Plan, the Municipality's Comprehensive Zoning Bylaw, is considered appropriate for the use of the land and structure and is considered minor in nature. She noted the purpose of the application is to vary the provisions of section 6.1.2(a), 6.1.2(b) and 10.3.3 to permit the construction of an accessory building within the defined front yard with a reduced front yard setback. The effect of which will permit the placement of an accessory structure on the subject lands.

5.3 Written comments received

5.3.1 Saugeen Valley Conservation Authority

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

5.3.2 Hydro One

Written comments noting no objections were received from Hydro One.

5.4 Verbal comments

5.4.1 Committee members

Vice-chair Doug Hutchinson inquired about Saugeen Valley Conservation Authority's comments regarding the need for impact studies and test holes. Planner Spencer noted impact studies and test holes would only be required if there was a significant change to the structure and/or its use.

Member Townsend inquired if the location of the accessory building is situated in close proximity to the natural environment zoned land. Planner Spencer noted this would be reviewed in detail through the planning department and SVCA during the application process.

5.4.2 Members of the public

None.

5.5 Decision

Resolution: COA 61-2021

Moved by: Member C. Robinson

Seconded by: Member S. Townsend

That committee of adjustment does hereby approve minor variance application No. A21.2021, Evans, for the reasons as set out in the planner's report.

Disposition: Carried

5.6 Next steps

Upon approval of the application there is a twenty day appeal period. If no appeals are received in that time staff will advise the applicant that they may proceed with the building permit process.

6. Consents to sever Nos. B15.2020, B16.2020, B17.2020, B18.2020, B19.2020, B20.2020 and B21.2020 (Chad and Rebecca Wertz, and Agent - Kristine Loft, Loft Planning Inc.) - 221126 Grey Road 9, Municipality of West Grey

6.2 Planner L. Spencer - report

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

- Payment of the \$500.00 parkland dedication fee for each newly created parcel;
- Payment of the zoning by-law amendment application fee;
- Approval of a zoning by-law amendment to rezone the lands to R2;
- That an entrance permit is obtained for each newly created parcel from the appropriate approval authority;
- Verification is confirmed by the applicant relative to the infrastructure requirements along Grey Road 9; and
- That the applicants obtain Site Plan Approval

The purpose of the application is to sever the subject lands for the purposes of creating seven new parcels for residential purposes. The effect of the applications, if approved, will be to create eight parcels for residential purposes.

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

Discussion included details regarding municipal and non-municipal services, noise pollution, and the consent application conditions as requirements in the site plan approval process. Planner Spencer noted that requirements detailed included in site plan control is registered on title.

6.4.2 Members of the public

None.

6.5 Decision

Resolution: COA 62-2021

Moved by: Member R. Hergert

Seconded by: Vice-Chair D. Hutchinson

That committee of adjustment does hereby approve consents to sever application Nos. B15.2020, B16.2020, B17.2020, B18.2020, B19.2020, B20.2020 and B21.2020, Wertz, for the reasons and subject to the conditions as set out in the planner's report, as well as with a further condition that the developer be requested to provide an extension of fibre optic internet for this development.

Disposition: Carried

6.6 Next steps

Upon approval of the applications there is a twenty day appeal period. If no appeals are received in that time staff will advise the applicant that they have 12 months from the date of the decision to complete the conditions as set out in the decision sheet.

7. Consent to sever No. B16.2021 (Joshua Davis and Shannon O'Connor) - 800 Albert Street, Ayton, Registered Plan 153, Parts 8-10, Township of Normanby

7.2 Planner L. Spencer - report

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

- payment of any outstanding municipal taxes (if applicable);
- payment and receipt of an entrance permit for the severed lands (file B16.2021);
- the provision of a certified well drilling report to the satisfaction of the municipality;

- the provision of a septic installers report to the satisfaction of the municipality; and
- payment of the \$500.00 parkland dedication fee for the newly created parcel.

She noted the purpose of the applications is to sever a residential lot 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.

7.3 Written comments

7.3.1 Grey County

Written comments noting no objections were received from Grey County.

7.4 Verbal comments

7.4.1 Committee members

Member Townsend inquired if there are additional lots being created. Planner Spencer noted that only one lot is being created.

7.4.2 Members of the public

None.

7.5 Decision

Resolution: COA 63-2021

Moved by: Member C. Robinson

Seconded by: Member S. Townsend

That committee of adjustment does hereby provisionally approve consent to sever application No. B16.2021, Davis and O'Connor, for the reasons and subject to the conditions as set out in the planner's report.

Disposition: Carried

7.6 Next steps

Upon approval of the application there is a twenty day appeal period. If no appeals are received in that time staff will advise the applicant that they have 12 months from the date of the decision to complete the conditions as set out in the decision sheet.

8. Consent to sever No. B22.2021 (Delores Reay and Rebecca Reay) - 214461 Baseline Road, Elmwood, Lot 1/2 25, Concession 3 WGR, Township of Bentinck

8.1 Application No. B22.2021 (Delores Reay and Rebecca Reay)

8.2 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;
- Payment of the zoning by-law amendment application fee;
- Approval of a zoning by-law amendment; and
- Payment of the \$500.00 Parkland Dedication Fee for the newly created lot.

The purpose and effect of the application is to sever approximately a 1.0 ha. (2.5 acres) residential lot and retain a 19 ha. (46.9 acres) rural parcel. The effect of which will create two parcels including the retained parcel.

8.3 Written comments received

8.3.1 Grey County

Written comments noting no objections were received from Grey County.

8.4 Verbal comments

8.4.1 Committee members

Member Robinson inquired about Grey County's recommendation to calculate the MDS. Planner Spencer confirmed the MDS calculation has taken place and is in compliance.

8.4.2 Members of the public

None.

8.5 Decision

Resolution: COA 64-2021

Moved by: Member S. Townsend

Seconded by: Member R. Hergert

That committee of adjustment does hereby approve consent to sever application No. B22.2021, Reay, for the reasons and subject to the conditions as set out in the planner's report.

Disposition: Carried

8.6 Next steps

Upon approval of the application there is a twenty day appeal period. If no appeals are received in that time staff will advise the applicant that they have

12 months from the date of the decision to complete the conditions as set out in the decision sheet.

9. Consent to sever No. B23.2021 (Brigitte Naumann and Dietmar Naumann) - 234128 Concession 2 WGR, Durham, Lot 36, Part Lot 37 and 38, Concession 3 WGR, Township of Bentinck

9.2 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;
- Payment of the zoning by-law amendment application fee;
- Approval of a zoning by-law amendment to implement a holding provision on the subject lands; and
- Payment of a Parkland Dedication Fee for the newly created lot.

The purpose of the application is to sever a 40 ha. (100 acre) agricultural parcel and retain a 58 ha. (144 acre) parcel along the original crown survey. The effect of which will create two (2) new agricultural parcels.

9.4 Verbal comments

9.4.1 Committee members

None.

9.4.2 Public members

None.

9.5 Decision

Resolution: COA 65-2021

Moved by: Vice-Chair D. Hutchinson

Seconded by: Member C. Robinson

That committee of adjustment does hereby approve consent to sever application No. B23-2021, Naumann, for the reasons and subject to the conditions as set out in the planner's report.

Disposition: Carried

9.6 Next steps

Upon approval of the application there is a twenty day appeal period. If no appeals are received in that time staff will advise the applicant that they have 12 months from the date of the decision to complete the conditions as set out in the decision sheet.

10. Consent to sever No. B24.2021 (Joseph Allen) - 174283 Mulock Road, Part Lot 26, Concession 9, RP16R7318 Part 1, Municipality of West Grey

10.2 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;
- Payment of the zoning by-law amendment application fee;
- Approval of a zoning by-law amendment; and
- Payment of a Parkland Dedication Fee for the newly created lot.

The purpose of the application is to sever a 1.05 ha. (2.6 acre) residential parcel and retain a 19 ha. (46.95 acre) parcel. The effect of which will create one residential parcel and retain one rural parcel.

10.3 Written comments

Comments from Grey County and Saugeen Valley Conservation Authority were received after publication of the agenda noting no objections. Planner Spencer indicated that Grey County noted that a minor portion of the property is identified as a prime agricultural area. Planner Spencer advised that the county is willing to consider moving the property to the east or leaving it as per the application.

10.3.1 Hydro One

Written comments noting no objections were received from Hydro One.

10.3.2 Enbridge Gas Inc.

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

10.4 Verbal comments

10.4.1 Committee members

Member Townsend inquired about a requirement for an entrance permit. Planner Spencer confirmed that an entrance permit is listed as a condition on the decision sheet.

Vice-chair Doug Hutchinson inquired about the quantity of severances permitted within a prime agricultural area. Planner Spencer noted that prime agricultural land can be no less than 100 acres, whereas rural land can be severed up to four parcels, dependent upon variables and restrictions.

10.4.2 Public members

Genevieve Scott from Cuesta Planning Consultants Inc. inquired if the only additional condition on the decision sheet is an entrance permit. Planner Spencer confirmed an entrance permit is the only additional condition.

10.5 Decision

Resolution: COA 66-2021

Moved by: Member R. Hergert

Seconded by: Member S. Townsend

That committee of adjustment does hereby approve consent to sever application No. B24.2021, Allen, for the reasons and subject to the conditions as set out in the planner's report, including the condition to require an entrance permit.

Disposition: Carried

10.6 Next steps

Upon approval of the application there is a twenty day appeal period. If no appeals are received in that time staff will advise the applicant that they have 12 months from the date of the decision to complete the conditions as set out in the decision sheet.

11. Next meeting

The next meeting is scheduled for October 4, 2021 at 1:00 p.m.

12. Adjournment

Resolution: COA 67-2021

Moved by: Member C. Robinson

Seconded by: Member R. Hergert

That committee of adjustment hereby adjourns this meeting at 2:18 p.m.

Disposition: Carried

Chair Tom Hutchinson

Secretary-Treasurer Genevieve
Scharback