



**Minutes  
Committee of Adjustment  
Municipality of West Grey  
December 6, 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: Secretary-Treasurer G. Scharback, Corporate and Community Initiatives Officer K. Hewlett, Manager Planning & Development L. Spencer, Legislative Coordinator T. Patterson, Communications Coordinator S. Ferguson

**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 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 by email at [khewlett@westgrey.com](mailto:khewlett@westgrey.com) and if any member 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 by email or via the meeting chat function for the corresponding registry. This will also entitle one to be advised of a possible Local Planning Appeal Tribunal (LPAT) hearing in the event the decision on the application is appealed.

**3. Disclosure of pecuniary interest and general nature thereof**

None.

**4. Approval of minutes**

#### **4.1 November 15, 2021 Committee of adjustment**

Member Robinson noted she will not participate in the vote as she was absent at the November 15, 2021 meeting.

##### **Resolution: COA78-2021**

**Moved by:** Vice-Chair D. Hutchinson

**Seconded by:** Member R. Hergert

That committee of adjustment approves the minutes of November 15, 2021 minutes, as circulated.

**Disposition: Carried**

#### **5. Consent to sever applications No. B29.2021, No. B30.2021, and No. B31.2021 - Forler Street, Lot 4, Concession 13, RP 16R6569, Parts 2 and 3, Township of Normanby**

**5.1 Application No. B29.2021 (Hardial Grewal and Karandeep Sekhon and Greg Ford, agents)**

**5.2 Application No. B30.2021 (Avtar Singh and Karandeep Sekhon and Greg Ford, agents)**

**5.3 Application No. B31.2021 (Hardial Grewal and Karandeep Sekhon and Greg Ford, agents)**

**5.4 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); and
- Proof of easement registration on title for each of the existing lots of record.

She noted that the purpose of application B29.2021 is to provide an easement for drainage purposes for lands directly to the south through a portion of the subject lands. The effect of which will provide legal notice of the easement and rights of access on title for drainage purposes. The purpose of application B30.2021 is to provide an easement for drainage purposes for lands directly to the south. The effect of which will provide legal notice of the easement and rights of access on title for drainage purposes. The purpose of application B31.2021 is to provide an easement for drainage purposes for lands directly to the south through a portion of the subject lands. The effect of which will provide legal notice of the easement and rights of access on title for drainage purposes.

## **5.5 Written comments received**

Written comments noting no objection were received from Grey County and Saugeen Valley Conservation Authority after the publishing of the agenda.

### **5.5.1 Hydro One**

Written comments noting no objections were received from Hydro One.

## **5.6 Verbal comments**

### **5.6.1 Committee members**

Vice-chair D. Hutchinson inquired about the purpose of the easement and if the storm water sewer system will be accessed. Planner Spencer noted that the easement is for drainage purposes in the form of a swale and confirmed the storm water sewer system will be accessed and connected.

Member Hergert inquired if there has been consultation with other departments or a report complete to determine if the easement is in the appropriate location. Planner Spencer confirmed that there has been full review by the building and planning departments to ensure the drainage will be restricted to the specified areas of easement on the property.

### **5.6.2 Members of the public**

None.

## **5.7 Decision**

### **Resolution: COA79-2021**

**Moved by:** Vice-Chair D. Hutchinson

**Seconded by:** Member S. Townsend

That committee of adjustment does hereby approve consent to sever applications No. B29.2021, No. B30.2021, and No. B31.2021, Hardial Grewel, Avtar Singh, and Karandeep Sekhon and Greg Ford, agents, for the reasons and subject to the conditions as set out in the planner's report.

**Disposition: Carried**

## **5.8 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.

**6. Consent to sever application No. B32.2021 (Randy and Vicki McNabb) - 221 Bruce Street South, Pt. lots 6 & 7, RP 500 (Bruce E/S), Town of Durham**

**6.1 Application No. B32.2021 (Randy and Vicki McNabb)**

**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 any outstanding municipal taxes (if any);
- Payment of the \$500.00 parkland dedication fee;
- Payment of the zoning by-law amendment fee;
- Passage of the zoning by-law amendment; and
- Confirmation from the public works department that the entrances for the severed and retained parcels are acceptable.

**6.3 Written comments received**

Written comments were received from Saugeen Valley Conservation Authority after the publishing of the agenda recommending a holding provision to ensure no expansion of the facility.

**6.3.1 Grey County**

Written comments noting no objections were received from Grey County.

**6.3.2 Enbridge Gas Inc.**

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

**6.3.3 Hydro One**

Written comments noting no objections were received from Hydro One.

**6.4 Verbal comments**

**6.4.1 Committee members**

Member Hergert inquired about the requirement for a record of site condition. Planner Spencer confirmed that a site condition is not required as there is no change in land use.

**6.4.2 Members of the public**

None.

## 6.5 Decision

### **Resolution: COA80-2021**

**Moved by:** Member C. Robinson

**Seconded by:** Member R. Hergert

That committee of adjustment does hereby provisionally approve consent to sever application No. B32.2021, Randy and Vicki McNabb, for the reasons and subject to the conditions as set out in the planner's report.

**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. B33.2021 (Far & Wide Property Management Inc.) - 190 Garafraxa Street South, Lot 8 and Pt lot 9, RP R378652, Town of Durham**

### 7.1 **Application No. B33.2021 (Far & Wide Property Management Inc.)**

### 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 any);
- Payment of the \$500.00 parkland dedication fee; and
- Confirmation from the public works department that the entrances for the severed and retained parcels are acceptable.

She noted the purpose of the application is to sever one (1) 0.06 ha. (0.14 acre) parcel and retained one (1) 0.20 ha. (0.50 acre) parcel. The effect of which will sever a vacant parcel for potential future residential and retail uses. The retained lands will continue to contain the existing automotive service station use.

### 7.3 **Written comments**

Written comments noting no objection were received from Saugeen Valley Conservation Authority after the publishing of the agenda.

### **7.3.1 Grey County**

Written comments noting no objections were received from Grey County.

### **7.3.2 Hydro One**

Written comments noting no objections were received from Hydro One.

### **7.3.3 Dan and Faye Sullivan**

Written comments were received from Dan and Faye Sullivan noting their concerns regarding the buffering between the gas station and potential residential unit, and limiting access off Garafraxa Street.

## **7.4 Verbal comments**

### **7.4.1 Committee members**

Vice-chair D. Hutchinson inquired about an opportunity to control the residential and retail use of the building, why the entrance is on Queen Street as opposed to Garafraxa Street, and whether a requirement for a buffer such as fencing can be stipulated.

Planner Spencer indicated that the property is zoned as mixed use with residential at the side of the house or on the second floor, the entrance is on Queen Street as per recommendations to avoid congestion on Garafraxa Street, and there is no bylaw authority to require fencing through the consent to sever application process.

### **7.4.2 Members of the public**

None.

## **7.5 Decision**

### **Resolution: COA81-2021**

**Moved by:** Member R. Hergert

**Seconded by:** Member S. Townsend

That committee of adjustment does hereby approve consent to sever application No. B33.2021, Far and Wide Property Management Inc., 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 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.

## **8. Next meeting**

The next meeting is scheduled for Monday, January 17, 2022 at 1:00 p.m.

## **9. Adjournment**

**Resolution: COA82-2021**

**Moved by:** Member R. Hergert

**Seconded by:** Member C. Robinson

That committee of adjustment hereby adjourns this meeting at 1:38 p.m.

**Disposition: Carried**

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Chair Tom Hutchinson

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Secretary-Treasurer Genevieve  
Scharback