



**Minutes  
Committee of Adjustment  
Municipality of West Grey  
January 17, 2022, 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, Corporate and Community Initiatives Officer K. Hewlett, Manager of Planning and Development L. Spencer, Tanya 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 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 this 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**

**4. Approval of minutes**

**4.1 December 6, 2021 Committee of adjustment**

**Resolution: COA01-2022**

**Moved by:** Member R. Hergert  
**Seconded by:** Vice-Chair D. Hutchinson

That committee of adjustment approves the minutes of December 6, 2021 minutes, as circulated.

**Disposition: Carried**

**5. Consent to sever No. B34.2021 (Jennifer and Jeffery Baetz) - Pt. Lt. 5, Concession 14, Township of Bentinck**

Planner Spencer provided details regarding the applicant's request to defer their application.

**Resolution: COA02-2022**

**Moved by:** Member R. Hergert  
**Seconded by:** Member S. Townsend

That committee of adjustment does hereby defer consent to sever application No. B34.2022, Jennifer and Jeffery Baetz, as requested.

**Disposition: Carried**

**6. Consent to sever No. B35.2021 and No. B36.2021 (Douglas Fogal) - 360 Garafraxa Street North, Town of Durham, Lot 25. Plan 500, Registered Plan 17R1773, Parts 3 and 4**

**6.3 Planner L. Spencer - report**

Planner Spencer recommends approval of the application. She noted that the purpose of application No. B35.2021 is to sever one (1) 0.13 hectare (0.16 acre) parcel and retain one (1) 0.20 hectare (0.50 acre) parcel. The effect of which will create a new parcel proposed for residential purposes. She also noted that the purpose of application No. B36.2021 is to sever one (1) 0.06 hectare (0.16 acre) parcel and retain one (1) 0.06 hectare (0.16 acre) parcel. The effect of which will facilitate the construction of a semi-detached dwelling unit. This subject lands are the result of application B35.2021.

**Resolution: COA03-2022**

**Moved by:** Member C. Robinson  
**Seconded by:** Vice-Chair D. Hutchinson

That committee receives Planner Spencer's report B35.2021 and B36.2021—Fogal, Douglas (Candue Homes) and the recommendation therein to approve applications B35.2021 and B36.2021, subject to the following conditions:

**B35.2021:**

- Payment of any outstanding municipal taxes (if applicable);
- Payment and receipt of an entrance permit for the newly created parcel;
- Payment of the zoning by-law amendment application fee;
- Approval of the zoning by-law amendment application; and
- Payment of the \$500.00 parkland dedication fee for the newly created parcel.

**B36.2021:**

- Payment of any outstanding municipal taxes (if applicable);
- Payment and receipt of an entrance permit for the newly created parcel;
- Payment of the zoning by-law amendment application fee;
- Approval of the zoning by-law amendment application; and
- Payment of the \$500.00 parkland dedication fee for the newly created parcel.

**Disposition: Carried****6.4 Written comments received**

Written comments from Grey County were received after the publishing of the agenda, noting no objections and the recommendation to receive comments from the Ministry of Transportation for the entrance along Garafraxa Street North.

Written comments noting no objections were also received from Hydro One and Enbridge Gas Inc. after the publishing of the agenda.

**6.5 Verbal comments****6.5.1 Committee members**

Vice-chair D. Hutchinson requested clarification on the quantity of lots. Planner Spencer confirmed that there will be three separate properties for each of the dwellings.

Member Townsend inquired about the effect on residents by removing the section pertaining to parking. Planner Spencer noted that planning staff have confirmed that parking spaces for the apartment building are sufficient and will be maintained and in place.

**6.5.2 Members of the public**

Don Tremble, property owner, expressed his approval of the application and appreciation of council's support.

## 6.6 Decision

### **Resolution: COA04-2022**

**Moved by:** Member S. Townsend

**Seconded by:** Member R. Hergert

That committee of adjustment does hereby approve consent to sever applications No. B35.2021 and No. B36.2021, Douglas Fogal and Candue Homes, agent, for the reasons and subject to the conditions as set out in the planner's report.

**Disposition: Carried**

## 6.7 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. B38.2021 (Edward and Betty Moric) - 214691 Baseline Road, Township of Bentinck, Lot 17, Concession 3 WGR**

### 7.1 **Application No. B38.2021 (Edward and Betty Moric)**

### 7.2 **Planner L. Spencer - report**

Planner Spencer recommends approval of the application. She noted that the purpose of the application is to sever one (1) 2.0 hectare (5.0 acre) parcel and retain one (1) 20.0 hectare (99.0 acre) parcel. The effect of which will create a residential (rural residential) parcel and retain a rural parcel.

### **Resolution: COA05-2022**

**Moved by:** Member C. Robinson

**Seconded by:** Member R. Hergert

That Committee receive Planner Spencer's report and the recommendation therein to approve application B38.2021 (Moric) subject to the following conditions:

- Payment of any outstanding municipal taxes;
- Payment of the zoning by-law amendment application fee;
- Payment and receipt of an entrance permit to the newly created parcel;
- Approval of a zoning by-law amendment;
- Payment of the site plan application fee;

- Approval and execution of the site plan agreement and registration on title at the expense of the owner; and
- Payment of a Parkland Dedication Fee for the newly created lot.

**Disposition: Carried**

### **7.3 Written comments**

#### **7.3.1 Grey County**

Written comments noting no objections were received from Grey County.

#### **7.3.2 Saugeen Ojibway Nation**

Written comments noting no objections were received from Saugeen Ojibway Nation.

#### **7.3.3 Enbridge Gas Inc.**

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

### **7.4 Verbal comments**

#### **7.4.1 Committee members**

None.

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

None.

### **7.5 Decision**

**Resolution: COA06-2021**

**Moved by:** Member C. Robinson

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

That committee of adjustment does hereby approve consent to sever application No. B38.2021, Edward and Betty Moric, for the reasons and subject to the conditions as identified 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 January 31, 2022 at 1:00 p.m.

**9. Adjournment**

**Resolution: COA07-2022**

**Moved by:** Member R. Hergert

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

That committee of adjustment hereby adjourns this meeting at 1:32 p.m.

**Disposition: Carried**

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Chair Tom Hutchinson

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Secretary-Treasurer Genevieve  
Scharback