

**Municipality of West Grey
Committee of Adjustment
Minutes of April 10th, 2017 at 1:00 p.m.**

The Committee of Adjustment met at the Council Chambers with the following members in attendance:

Members Present: John A. Bell (Chair), Kevin Eccles, Bev Cutting, Rebecca Hergert, Doug Hutchinson, Carol Lawrence, Robert Thompson
Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – March 13, 2017

COA 12/17 Moved by: Bev Cutting Seconded by: Doug Hutchinson

That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of March 13, 2017, as printed.

Committee Members: Attending members present. All yea. Carried.

4. Public Meetings
 - 1) Severance Applications B03/2017 & B04/2017 – Plan 500, Pt Lot 7 EGR and RP17R838, Part 3 (209 & 215 Garafraxa Street South), former Town of Durham (Daniel & Catherine Haggett – owners)

File	Applicant	Decision
B03/2017	Daniel & Catherine Haggett (owners)	GRANTED
B04/2017	(Former Town of Durham)	

ATTENDANCE: Daniel Haggett

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance applications is to grant a permanent easement for a proposed residential lot (B03/2017), and to sever a lot for residential purposes and retain a proposed residential lot (B04/2017).

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal Planner, Drinking Water Source Protection/Grey Sauble Conservation Authority, and The Historic Saugeen Metis.

The Historic Saugeen Metis indicated by email that they have no objection or opposition to the proposed severances.

The Saugeen Valley Conservation Authority indicated in a letter dated April 6, 2017 that it has come to the attention of SVCA staff that habitat of threatened or endangered species may be located in the area of the proposed development. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the threatened and endangered species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy. All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. Provided the natural heritage policies mentioned above are appropriately addressed, then these applications for consent will be acceptable to SVCA staff.

The Grey County Planning & Development Department indicated in a letter dated March 24, 2017 that Appendix A of the OP designates the subject property as a 'Wellhead Protection Area' (WPHA). Section 5.3.4.1 (3) states, any Planning Act applications proposed within the Municipal WHPAs or Municipal IPZs identified on Appendix A of this Plan will be subject to a review by the County and the local municipality to assess the risks of such uses to potentially contaminate groundwater or surface water and, based on this assessment, to determine whether or not a Hydrogeological Study or Environmental Impact Study is required to the satisfaction of the County and the local municipality. Provided comments are received from the designated Risk Management Official and arrangements have been made to maintain the shared driveway, County planning staff have no further concerns with the subject application.

The Municipal Planner indicated in his Planning Report dated April 10, 2017 that the proposal to sever the property back into two parcels such that the existing dwellings are situated on separate lots has merit. An easement to recognize the existing access arrangement is also reasonable. As such, the Committee is advised to approve these two consent applications. As a condition of consent, the lands must be rezoned to acknowledge the existence of detached dwellings on these commercial lots.

Drinking Water Source Protection staff have indicated by email that the properties are in a WHPA-E. There are no residential activities that are significant drinking water threats in this zone. Therefore there are no policies that apply to these properties.

The Committee asked the Municipal Planner if he has any concerns regarding shared driveways. The Municipal Planner indicated most planners would not support shared driveways, however, these are existing lots, and therefore, he can support a shared driveway in this instance.

Mr. Haggett spoke in favour of the proposed severances.

COA 13/17 Moved by: Carol Lawrence Seconded by: Kevin Eccles

Resolved that, Severance Application B03/2017 be approved, subject to the conditions of the Municipality and Agencies.

Committee Members: Attending members present. All yea.
Carried.

COA 14/17 Moved by: Rebecca Hergert Seconded by: Carol Lawrence

Resolved that, Severance Application B04/2017 be approved, subject to the conditions of the Municipality and Agencies.

Committee Members: Attending members present. All yea.
Carried.

4. Other - None

5. Next Meeting – May 8, 2017, 1:00 p.m.

On motion of Doug Hutchinson, the Committee adjourned at 1:17 p.m.

(Signed)
John A. Bell, Chair

(Signed)
Mark Turner, Clerk