

**Municipality of West Grey
Committee of Adjustment
Minutes of April 9th, 2018 at 1:05 p.m.**

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

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

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – March 12, 2018

COA 14/18 Moved by: Doug Hutchinson Seconded by: Rob Thompson

That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of March 12, 2018, as printed.

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

3. Public Meetings
 - 1) Severance Application B02/2018 – Part Lot 27, Concession 1 EGR, RP17R3099, Part 3, RP17R6163, Part 5 (301 Elm St.) former Town of Durham (Johnson Enterprises Custom Moulding & Woodworking)

File	Applicant	Decision
B02/2018	Johnson Enterprises Custom Moulding & Woodworking.	GRANTED

Attendance: Gary Johnson

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to seek sever an existing M2 (Restricted Industrial Zone) lot and retain a M2 (Restricted Industrial Zone) lot.

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal Planner, Union Gas Limited, and The Historic Saugeen Metis.

The Historic Saugeen Metis indicated in an email dated March 9, 2018 that they have no objection or opposition to the proposed severance application.

Union Gas Limited indicated in an email dated March 14, 2018 that Union Gas has service lines running within the area which may or may not be affected by the proposed severance. Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, please ensure that an application for gas service is submitted through the Union Gas on line application tool 'Get Connected'.

The Grey County Planning & Development Department indicated in a letter dated April 3, 2018 that provided positive comments are received from the local conservation authority, County planning staff have no concerns with the subject application. The Grey County Transportation Services Department also has no objections as this application should have no impact on County roads.

The Saugeen Valley Conservation Authority indicated in a letter dated March 26, 2018 that all of the plan review functions listed in the Agreement have been assessed with respect to this application. The Application for Consent is acceptable to SVCA staff. It has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on and adjacent to the property. 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 endangered and threatened 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. MNRF inquires in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca.

The Municipal Planner indicated in his Planning Report dated April 9, 2018 that provided the SVCA is of the opinion that the proposed severance would not negatively impact the significant woodland located at the south end of the property and adjacent lands, the proposed severance would conform to the West Grey Official Plan and Comprehensive Zoning By-law and be consistent with the Provincial Policy Statement. In that instance, the severance should be approved.

The Committee questioned what the conditions of severance were for the previous severance on the subject property that lapsed. The Clerk indicated there were likely no conditions of consent, however, the time frame for registering the deed lapsed.

Gary Johnson spoke in favour of the proposed severance, noting this time they have a buyer, and didn't with the prior severance, being the reason for allowing the previous severance to lapse.

COA 15/18 Moved by: Kevin Eccles Seconded by: Doug Hutchinson

Resolved that, Severance Application B02/2018 be approved, subject to the conditions of the Municipality and Agencies.

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

2) Minor Variance Application A02/18 – Part Lot 75, Concession B, former Township of Normanby (Laurie Welsh)

File	Applicant	Decision
A02/18	Laurie Welsh	GRANTED

Attendance: Laurie Welsh, George Scott

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the minor variance application is to seek relief from subsection 6.1.4 ii) of West Grey Comprehensive Zoning By-law Number 37-2006, as amended, to increase the maximum size of an accessory building or structure from 92.9 square metres (1,000 square feet) to 146.78 square metres (1,580 square feet), to facilitate a proposed storage building.

Written comments were received from the Grey County Planning & Development Department, Municipal Planner, Saugeen Valley Conservation Authority, and Historic Saugeen Metis.

The Historic Saugeen Metis indicated in an email dated March 23, 2018 that they have no objection or opposition to the proposed development.

The Grey County Planning & Development Department indicated in a letter dated March 29, 2018 that provided positive comments are received from the local conservation, County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated March 28, 2018 that SVCA staff conducted a recent site visit of the property on February 28, 2018. It has come to the attention of SVCA staff that habitat of endangered or threatened 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 endangered and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNR) for information on how to address this policy. MNR inquires in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca.

The SVCA letter concludes that 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 by the Applicant, then this proposed minor variance application will be acceptable to SVCA staff. The Secretary-Treasurer noted that the revised NE Zone proposed by the SVCA will be updated in the next housekeeping by-law.

The Municipal Planner indicated in his Planning Report dated April 9, 2018 that the proposal appears to pass the four tests of a Minor Variance listed in The Planning Act and could be supported.

Laurie Welsh spoke in favour of the proposed minor variance, noting the old building is falling down and needs replaced.

COA 16/18 Moved by: Rebecca Hergert Seconded by: Rob Thompson

Resolved that, Minor Variance Application A02/18 be approved, as the Committee is satisfied that the variance maintains the intent and purpose of the Grey County Official Plan, and Municipality of West Grey Comprehensive Zoning By-law Number 37-2006, as amended; is minor in nature; and represents an appropriate or desirable use of the lands and buildings.

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

4. Other

5. Next Meeting – not determined to date

On motion of Doug Hutchinson and Rob Thompson, the Committee adjourned at 1:27 p.m.

(Signed)

Kevin Eccles, Acting Chair

(Signed)

Mark Turner, Clerk