

Draft

**Municipality of West Grey
Committee of Adjustment
Minutes of August 27th, 2018 at 1:00 p.m.**

Draft

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, Rob Thompson
Members Absent: Carol Lawrence
Also Present: Mark Turner, Secretary/Treasurer

1. Disclosure of Pecuniary Interest - None
2. Public Meetings
 - 1) Minor Variance Application A06/18 – Part Lot 25, Concession 10, RP17R168, Part 33 (171 Anderson Drive North), former Township of Bentinck (Terrance & Julia Pagnan)

File	Applicant	Decision
A06/18	Terrance & Julia Pagnan	GRANTED

Attendance: Terrance & Julia Pagnan

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 6.1.2 a) of West Grey Comprehensive Zoning Bylaw Number 37-2006, as amended, to permit a proposed accessory building (detached garage/shed) in the front yard.

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 August 15, 2018 that they have no objection or opposition to the proposed application.

The Grey County Planning & Development Department indicated in a letter dated August 16, 2018 that provided positive comments are received from the Saugeen Valley Conservation Authority, County staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated August 21, 2018, that 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 (MNRF) for information on how to address this policy. MNRF inquiries in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca. A permit was issued recently for the proposed construction of a detached residential garage approximately 22' x 22'.

The SVCA letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this proposal, and is acceptable to SVCA staff.

The Municipal Planner indicated in his Planning Report dated August 27, 2018 that the proposal appears to pass the four tests of a Minor Variance listed in The Planning Act. The Minor Variance has merit, and should be given favourable consideration.

Terrance & Julia Pagnan spoke in favour of the proposed minor variance.

COA 27/18 Moved by: Rebecca Hergert Seconded by: Doug Hutchinson

Resolved that, Minor Variance Application A06/18 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.

- 2) Minor Variance Application A07/18 – Plan 500. Part Lots 5 & 6, Queen W/S (226 Queen St. S.), former Town of Durham (T. Bruce Gilkinson)

File	Applicant	Decision
A07/18	T. Bruce Gilkinson	GRANTED

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 13.2.5.6 of West Grey Comprehensive Zoning Bylaw Number 37-2006, as amended, to reduce the minimum rear yard setback requirement for the proposed fourplex residential dwelling from 7.6 metres to 2.9 metres. The existing building is to be demolished.

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

The Historic Saugeen Metis indicated in an email dated August 16, 2018 that they have no objection or opposition to the proposed application.

The Drinking Water Source Protection/Risk Management Office indicated in an email dated August 16, 2018 that due to the possibility of a parking lot being established on the property, a Risk Management Plan needs to be established for salt application activities prior to issuing a notice to proceed from their office with the building permit.

The Municipal Planner indicated in his Planning Report dated August 27, 2018 that The subject lands are situated in Wellhead Protection Zone E. In this regard, the Source Water Protection officials have advised that due to the possibility of a parking lot being established on this property, a Risk Management Plan would need to be established for salt application prior to issuing a notice to proceed from their office. Based on the foregoing, the Minor Variance has merit and should be given favourable consideration. A Site Plan Control Agreement will be required, in addition to the above-noted Risk Management Plan.

The Grey County Planning & Development Department indicated in a letter dated August 22, 2018 that both the County Plan and the Provincial Policy Statement encourage a range of housing units types geared towards different price ranges. Where feasible, both documents also encourage affordable rental and owned units. County staff would encourage this development to consider adding some affordable housing units within the development plans for this site.

County planning staff have access to updated Source Water Protection mapping. Policy 5.3.4.1(1) states Wellhead Protection Areas (WHPAs) will be subject to 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. County planning staff recommend this application be reviewed by a Risk Management Official to see if there are any wellhead contamination concerns. County Staff would also encourage the prioritization of safe pedestrian access, as well as bicycle access, parking or storage. Planning staff would recommend using landscaping or vegetation as a buffer between parking spaces and surrounding land uses.

The County letter concludes that provided that positive comments are received from Risk Management Officials concerning the WHPAs and adequate servicing can be provided; County planning staff have no further concern with these applications.

COA 28/18 Moved by: Kevin Eccles Seconded by: Rebecca Hergert

Resolved that, Minor Variance Application A07/18 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. Next Meeting – September 10, 2018, 1:00 p.m., West Grey Municipal Office

On motion of Rebecca Hergert and Rob Thompson, the Committee adjourned at 1:26 p.m.

John A. Bell, Chair

Mark Turner, Clerk