

**Draft**

**Municipality of West Grey  
Committee of Adjustment  
Minutes of August 8<sup>th</sup>, 2016 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, Doug Hutchinson, Carol Lawrence, Don B. Marshall, Robert Thompson

Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – July 11, 2016

COA 16/16 Moved by: Doug Hutchinson Seconded by: Don B. Marshall

**That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of July 11, 2016, as printed.**

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

3. Public Meetings
  - 1) Minor Variance Application A03/2016 – Plan 505, Part Park Lot A (514 Garafraxa Street South), former Town of Durham (Jason Tremble – owner; Don Tremble - applicant)

<b>File</b>	<b>Applicant</b>	<b>Decision</b>
<b>A03/2016</b>	<b>Jason Tremble (owner) Don Tremble (applicant) (Former Town of Durham)</b>	<b>GRANTED</b>

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 subsections 12.2.3, 12.2.5 & 12.2.6 of West Grey Comprehensive Zoning Bylaw Number 37-2006, as amended, to reduce the minimum front yard, exterior side yard, and rear yard setback requirements from 24.9' to 20', to facilitate the construction of a single detached dwelling.

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

The Grey County Planning & Development Department indicated in a letter dated July 26, 2016 that the subject property is within close proximity to a propane facility and comments should be received from this facility. The Grey County Transportation Services have reviewed the file and have stated no concerns. No further concerns were noted by County planning staff. The Clerk informed the Committee that no comments were received from the TSSA regarding the proximity of propane facilities.

The Saugeen Valley Conservation Authority indicated in a letter dated August 2, 2016 that the only significant natural heritage features affecting the subject property is the potential habitat of threatened or endangered species. It is the responsibility of the applicant to ensure the threatened or endangered species policy is appropriately addressed. Provided the natural heritage policy is appropriately addressed by the applicant, the application for minor variance will be acceptable to SVCA staff.

The Municipal Planner indicated in his Planning Report dated August 8, 2016 that the proposal passes the four tests of a Minor Variance listed in the Planning Act, and as such, the request should be approved.

The Historic Saugeen Metis indicated in an email dated July 13, 2016 that they have no objection or opposition to the proposed severance.

COA 17/16 Moved by: Bev Cutting Seconded by: Carol Lawrence

**Resolved that, Minor Variance Application A03/16 be approved, as amended, as the Committee is satisfied that the variance maintains the intent and purpose of the Grey County Official Plan, 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.

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- 2) Severance Application B05/2016 – Plan 153, Park Pt Lot 1, Albert N. (830 Albert Street), Ayton, former Township of Normanby (Doug & Christina Henderson)

<b>File</b>	<b>Applicant</b>	<b>Decision</b>
<b>B05/2016</b>	<b>Doug &amp; Christina Henderson</b> (Former Township of Normanby)	<b>GRANTED</b>

Attendance: Doug & Christina Henderson

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to sever a portion of a Residential lot and add it to an abutting Residential lot.

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

The Grey County Planning & Development Department indicated in a letter dated July 27, 2016 that provided the severed lot is added to the abutting residential lot, County planning staff have no concerns with the application.

The Municipal Planner indicated in his Planning Report dated August 8, 2016 that the proposed lot addition will substantially increase the size of a small, privately serviced property, while the retained parcel will still be of adequate size. In this regard, the proposed lot addition has merit and should be approved. As a condition of Consent, a Minor Variance will be required to reduce the lot frontage requirement.

The Saugeen Valley Conservation Authority indicated in a letter dated August 2, 2016 that the application for consent is acceptable to SVCA staff.

The Historic Saugeen Metis indicated in an email dated July 15, 2016 that they have no objection or opposition to the proposed severance.

Hydro One indicated in an email dated July 27, 2016 that Hydro One has no comments or concerns at this time.

Doug Henderson indicated support for the consent application.

COA 18/16 Moved by: Kevin Eccles Seconded by: Bev Cutting

**Resolved that, Severance Application B05/2016 be approved, subject to the conditions of the Municipality and Agencies.**

Committee Members: Attending members present. All yea.

Carried.

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- 1) Minor Variance Application A02/2016 – Plan 153, Park Pt Lot 1, Albert N. (830 Albert Street), Ayton, former Township of Normanby (Doug & Christina Henderson)

<b>File</b>	<b>Applicant</b>	<b>Decision</b>
<b>A02/2016</b>	<b>Doug &amp; Christina Henderson</b> (Former Township of Normanby)	<b>GRANTED</b>

Attendance: Doug & Christina Henderson

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 11.2.2 of West Grey Comprehensive Zoning Bylaw Number 37-2006, as amended, to reduce the minimum lot frontage requirement from 100' to 71'.

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

The Grey County Planning & Development Department indicated in a letter dated July 27, 2016 that provided the severed lot is added to the abutting residential lot, County planning staff have no concerns with the application.

The Municipal Planner indicated in his Planning Report dated August 8, 2016 that the proposal passes the four tests of a Minor Variance listed in the Planning Act, and as such, the request should be approved.

The Saugeen Valley Conservation Authority indicated in a letter dated August 2, 2016 that the application for minor variance is acceptable to SVCA staff.

The Historic Saugeen Metis indicated in an email dated July 15, 2016 that they have no objection or opposition to the proposed minor variance application.

Doug Henderson spoke in favour of the proposed minor variance.

COA 19/16 Moved by: Carol Lawrence Seconded by: Rob Thompson

**Resolved that, Minor Variance Application A02/16 be approved, as amended, as the Committee is satisfied that the variance maintains the intent and purpose of the Grey County Official Plan, 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.

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4. Other - None

5. Next Meeting – not determined to date

On motion of Doug Hutchinson, the Committee adjourned at 1:34 p.m.

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John A. Bell  
Chair

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Mark Turner, ACST  
Secretary-Treasurer