

**Municipality of West Grey
Committee of Adjustment
Minutes of December 11th, 2017 at 12:51 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, Carol Lawrence, Robert Thompson

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

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

COA 30/17 Moved by: Doug Hutchinson Seconded by: Kevin Eccles

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

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

4. Public Meetings
 - 1) Severance Application B12/2017 – Lots 29 & 30, Concession 7, former Township of Bentinck (Wanda Szabo – owner; Chris Szabo - applicant)

File	Applicant	Decision
B12/2017	Wanda Szabo (owner); Chris Szabo (applicant)	GRANTED

ATTENDANCE: Mark Szabo

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to sever an Agricultural/Rural lot and retain an Agricultural/Rural lot.

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

The Historic Saugeen Metis indicated in an email dated November 14, 2017 that they have no objection or opposition to the proposed severance or zoning by-law amendment applications.

The Grey County Planning & Development Department indicated in a letter dated November 23, 2017 that provided positive comments are received from the local Conservation Authority, and MDS requirements are met, County Planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated November 27, 2017 that it has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on or adjacent to the subject property. It is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. The property owner is requested to contact the Ministry of Natural Resources & Forestry for information on how to address this policy. The letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this application, and therefore, the application for Consent is acceptable to the SVCA staff.

The Municipal Planner indicated in his Planning Report dated December 11, 2017 that the proposed farm split is clearly in conformity with the County Official Plan and the West Grey Zoning By-law, and is consistent with the Provincial Policy Statement. As such, the requested severance should be granted.

Mark Szabo, son of applicant, Wanda Szabo, noted the request from the SVCA to contact the MNRF about endangered or threatened species. The Clerk and Planner mentioned an individual with a pending severance application recently contacted Jody Scheifley, Management Biologist, with the MNRF about the endangered or threatened species issue. Mr. Schiefley informed this individual that he will need to conduct a self-assessment of his property during bird breeding season (June-July) to determine if there is any evidence of threatened or endangered species. The Clerk and Planner indicated this will create uncertainty on how to deal with future planning applications.

COA 31/17 Moved by: Kevin Eccles Seconded by: Bev Cutting

Resolved that, Severance Application B12/2017 be approved, subject to the conditions of the Municipality and Agencies.

Committee Members: Attending members present. All yea.

Carried.

- 2) Severance Application B10/2017 – Plan 53, Part Lots 20 & 21, W. August St., RP17R995, Part 4 (405 Mary St., Ayton), former Township of Normanby (BNB Insulation Inc. – owner; Germania Mutual Insurance Company - applicant)

File	Applicant	Decision
B10/2017	BNB Insulation Inc. (owner); Germania Mutual Insurance Company (applicant)	GRANTED

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 C1 (General Commercial Zone) lot and add it to an abutting R1A (Unserviced Residential Zone) lot, with the merged lot to be rezoned to C1 (General Commercial Zone), and retain a C1 (General Commercial) lot.

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

The Historic Saugeen Metis indicated in an email dated November 14, 2017 that they have no objection or opposition to the proposed severance or zoning by-law amendment applications.

The Grey County Planning & Development Department indicated in a letter dated November 28, 2017 that County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated November 30, 2017 that if development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, is proposed within the Approximate Screening Area associated with their Regulation, the SVCA should be contacted, as permission may be required. The SVCA letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this application, and therefore, the application for consent is acceptable to SVCA staff.

The Municipal Planner indicated in his Planning Report dated December 11, 2017 that the proposed lot addition fixes an encroachment problem involving the existing well associated with the residential dwelling. It also squares off the subject property in a more appropriate manner and would facilitate a possible commercial development on this enlarged parcel in the future. This severance has considerable merit and should be approved.

The Committee asked if there is a R1A (Unserviced Residential Zone) on the subject property. The Clerk indicated there is an existing R1A Zone at the northwest corner of the proposed retained lot that will remain as such.

COA 32/17 Moved by: Doug Hutchinson Seconded by: Carol Lawrence

Resolved that, Severance Application B10/2017 be approved, subject to the conditions of the Municipality and Agencies.

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

3) Severance Application B11/2017 – Part Lots 23 & 24, Concession 1 EGR, former Township of Glenelg (AG Holdings Inc. – owner; Jason Tremble - applicant)

File	Applicant	Decision
B11/2017	AG Holdings Inc. (owner); Jason Tremble (applicant)	GRANTED

ATTENDANCE: Don Tremble

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 rural lot and retain a rural lot.

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

The Historic Saugeen Metis indicated in an email dated November 14, 2017 that they have no objection or opposition to the proposed severance or zoning by-law amendment applications.

The Grey County Planning & Development Department indicated in a letter dated November 23, 2017 that provided the severed parcel is added to the abutting non-farm residential lot, County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated December 1, 2017 that it has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on or adjacent to the subject property. It is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. The property owner is requested to contact Jody

Scheifley, Management Biologist, of the Ministry of Natural Resources & Forestry, for information on how to address this policy. The SVCA also notes that a small portion of the southeastern corner of the property is subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse. If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed within the Approximate Screening Area on the proposed retained parcel, the SVCA should be contacted, as permission may be required. The letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this application, and therefore, the application for Consent is acceptable to the SVCA staff.

The Ministry of Transportation Ontario (MTO) in a letter dated December 4, 2017 indicated that the subject application is not expected to result in an increase to highway access in terms of number of access or traffic generation. Therefore, MTO is supportive of the proposed severance (lot addition).

The Municipal Planner indicated in his Planning Report dated December 11, 2017 that the proposed lot addition does not involve any agricultural land and conforms to the Grey County Official Plan. The proposal is also consistent with the Provincial Policy Statement. This severance has merit and should be give favourable consideration.

The Committee requested the Clerk to forward the SVCA letters to all applicants with planning applications that the SVCA requested the property owner to contact the MNRF about threatened or endangered species, in order to ensure they are aware of their responsibility.

COA 33/17 Moved by: Rob Thompson Seconded by: Carol Lawrence

Resolved that, Severance Application B11/2017 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 – January 8, 2018, 1:00 p.m.

On motion of Kevin Eccles, the Committee adjourned at 1:30 p.m.

(Signed)
John A. Bell, Chair

(Signed)
Mark Turner, Clerk