

**Municipality of West Grey  
Committee of Adjustment  
Minutes of December 12<sup>th</sup>, 2016 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), Bev Cutting, Kevin Eccles, Doug Hutchinson, Carol Lawrence, Robert Thompson  
Members Absent: Don B. Marshall  
Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – November 14, 2016

COA 32/16 Moved by: Kevin Eccles Seconded by: Carol Lawrence

**That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of November 14, 2016, as printed.**

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

3. Public Meetings
  - 1) Severance Application B13/2016 – Part Lots 4 & 5, Concession 7, former Township of Bentinck (John Frook – owner; Rhonda Hunt – applicant)

<b>File</b>	<b>Applicant</b>	<b>Decision</b>
<b>B13/2016</b>	<b>John Frook – owner Rhonda Hunt - applicant (Former Township of Bentinck)</b>	<b>GRANTED</b>

Attendance: Rhonda Hunt, Darren Ryerson

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 add it to an abutting Rural lot.

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

The Historic Saugeen Metis and Hydro One indicated by email that they have no objection or opposition to the proposed severance.

The Grey County Planning & Development Department indicated in a letter dated December 1, 2016 that provided positive comments are received from the Conservation Authority and the proposed severed portion is added to the abutting lot, County planning staff have no further concerns with the severance application.

The Municipal Planner indicated in his Planning Report dated December 12, 2016 that the proposed lot addition conforms to the Official Plan and is consistent with the Provincial Policy Statement. This severance has merit and should be approved. An amendment to the Zoning By-law is required to reduce the lot frontage requirement for the retained parcel.

The Saugeen Valley Conservation Authority indicated in a letter dated December 8, 2016 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. It is the responsibility of the applicant to ensure the threatened and endangered species policy referred to in the PPS is appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy. It is the understanding of SVCA staff that a 60 foot by 50 foot accessory building is proposed on the severed parcel. Given the general location of the proposed accessory building as shown on the site plan circulated with the applications, it appears as though there is sufficient room outside of the SVCA's Regulated Area for the proposed building in this area. However, more detailed information will be required in order for SVCA staff to determine the precise location of the proposed accessory building and thus whether or not a permit from this office is required. SVCA staff recommend that the proponent contact their office at their convenience to initiate SVCA review of the proposal. 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 this application for consent and proposed Zoning By-law Amendment will be acceptable to SVCA staff.

Bette Cummings submitted a letter dated November 21, 2016 requesting to be notified of the decision of the committee of adjustment.

The Committee asked about the proposed lot fabric that is somewhat deeper than the original lot. Mr. Ryerson indicated it was done this way in order to have a minimum 2 acre lot.

Rhonda Hunt and Darren Ryerson spoke in favour of the proposed severance.

COA 33/16 Moved by: Rob Thompson Seconded by: Carol Lawrence

**Resolved that, Severance Application B13/2016 be approved,  
subject to the conditions of the Municipality and Agencies.**

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

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4. Other - None

5. Next Meeting – not known to date

On motion of Kevin Eccles, the Committee adjourned at 1:19 p.m.

(Signed)  
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John A. Bell, Chair

(Signed)  
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Mark Turner, Clerk