

**Municipality of West Grey
Committee of Adjustment
Minutes of February 13th, 2017 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, Doug Hutchinson, Carol Lawrence, Robert Thompson
Members Absent: Kevin Eccles
Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – January 16, 2017

COA 7/17 Moved by: Carol Lawrence Seconded by: Doug Hutchinson

That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of January 16, 2017, as printed.

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

4. Public Meetings
 - 1) Minor Variance Application A01/17 – Part Lot 24, Concession 11, former Township of Normanby (Duncan & Sandra Denman – owners; Greg Grandy - applicant)

File	Applicant	Decision
A01/17	Duncan & Sandra Denman (owners) Greg Grandy (applicant) (Former Township of Normanby)	GRANTED

ATTENDANCE: Greg Grandy

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 By-law Number 37-2006, as amended, to permit an accessory structure (storage shed) in the front yard with a minimum front yard setback of 6' (1.82 m.) on lands described as Part Lot 24, Concession 11, former Township of Normanby.

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 by email that they have no objection or opposition to the proposed minor variance.

The Saugeen Valley Conservation Authority indicated in a letter dated February 9, 2017 that it has come to the attention of SVCA staff that the habitat of threatened or endangered wildlife 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 or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the threatened and endangered 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. The proposed minor variance is acceptable to SVCA staff. All of the plan review functions listed in the Agreement have been assessed with respect to this proposal

The Grey County Planning & Development Department indicated in a letter dated February 9, 2017 that if there is any way to provide a greater setback from the road this should be considered. County planning staff have no further concerns with the subject application.

The Municipal Planner indicated in his Planning Report dated February 13, 2017 that the proposed variance cannot be supported as it does not appear to pass the four tests of a Minor Variance listed in the Planning Act. It is understood that locating the garage in the proposed location is necessary due to the location of the septic system. Also, this location is ideal for accessibility reasons because one of the occupants of the house uses a wheelchair. That notwithstanding, a setback of 1.82 metres from a public road is very small and cannot be supported. Hopefully, an alternative location is possible.

The Clerk noted his concerns with the requested reduction in the front yard setback during pre-consultations with Mr. Grandy, and as a result, he discussed this matter with Tim Cook, West Grey Public Works Supervisor. Mr. Cook conducted a site visit and indicated the 6' front yard setback was not an issue, and opined that road widening would not likely occur in the future.

Mr. Grandy indicated it is a proposed storage shed, and it would be difficult for the owner to access the storage shed if it was located further back on the property.

The Committee of Adjustment questioned if the proposed storage shed can be located any closer to the septic bed. Mr. Grandy noted he was informed he needed a minimum of 16' from the weeping bed, and it is proposed to be 20' away from the septic bed. Mr. Grandy noted that the owner with the wheelchair passed away today.

The Municipal Planner reiterated his opinion that a 6' setback appears to be a little too close to the road.

The Committee of Adjustment asked the Municipal Planner what the minimum front yard setback should be. The Municipal Planner responded that anything closer than 15' would be a concern.

The Committee of Adjustment asked if there is room to the southeast corner of the property for the proposed storage shed. Mr. Grandy indicated there could be a concern with run-off from the septic system.

COA 8/17 Moved by: Rob Thompson Seconded by: Doug Hutchinson

Resolved that, Minor Variance Application A01/17 be hereby deferred to provide an opportunity to consider a location for the proposed storage shed further back from the proposed front yard setback.

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

4. Other - None

5. Next Meeting – March 13, 2017, 1:00 p.m.

On motion of Doug Hutchinson, the Committee adjourned at 1:20 p.m.

(Signed)
Kevin Eccles, Acting Chair

(Signed)
Mark Turner, Clerk