

**Municipality of West Grey
Committee of Adjustment
Minutes of January 16th, 2017 at 12:55 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
Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Appointment of Chair/Vice-Chair

COA 1/17 Moved by: Bev Cutting Seconded by: Rob Thompson

That, John A. Bell be appointed as Chair of the West Grey Committee of Adjustment.

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

COA 2/17 Moved by: Bev Cutting Seconded by: Doug Hutchinson

That, nominations for appointment as the Chair of the West Grey Committee of Adjustment be closed.

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

COA 3/17 Moved by: Rob Thompson Seconded by: Doug Hutchinson

That, Kevin Eccles be appointed as Vice-Chair of the West Grey Committee of Adjustment.

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

COA 4/17 Moved by: Seconded by:

That, nominations for appointment as the Vice-Chair of the West Grey Committee of Adjustment be closed.

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

3. Approval of Minutes – December 12, 2016

COA 5/17 Moved by: Carol Lawrence Seconded by: Doug Hutchinson

That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of December 12, 2016, as printed.

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

4. Public Meetings

1) Minor Variance Application A04/16 – Part Lot 54, Concession 2 WGR, former Township of Bentinck (Ivan & Gerarda Blake)

File	Applicant	Decision
A04/16	Ivan & Gerarda Blake (Former Township of Bentinck)	GRANTED

Attendance:

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the minor variance application is to reduce the minimum east side yard setback requirement from 49.9' to 10', to facilitate the construction of an accessory structure (storage shed/shop), on lands described as Part Lot 54, Concession 2 WGR, former Township of Bentinck.

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

The Historic Saugeen Metis indicated by email that they have no objection or opposition to the proposed minor variance.

The Ministry of Natural Resources and Forestry indicated by email that the Ministry does not have any concerns regarding Species at Risk or their habitat in connection with the proposed construction of a storage shed at the subject property.

The Grey County Planning & Development Department indicated in a letter dated January 4, 2017 that there are Significant Woodlands on the subject property, and that it appears the proposed development is within the

Significant Woodlands. Comments should be received from the SVCA in regards to the requirement of an Environmental Impact Study. Provided positive comments are received from the SVCA and an EIS is not required, County planning staff have no concerns with the application.

The Saugeen Valley Conservation Authority indicated in a letter dated December 23, 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. 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 the proposed minor variance is acceptable to SVCA staff. Authority staff are of the opinion that the proposed shop/storage shed is not located within the SVCA's area of interest and does not require further review or approval by SVCA staff at this time.

The Municipal Planner indicated in his Planning Report dated January 16, 2017 that the proposal passes the four tests of a Minor Variance listed in the Planning Act. As such, the request should be approved.

COA 6/17 Moved by: Carol Lawrence Seconded by: Kevin Eccles

Resolved that, Minor Variance Application A04/16 be approved, as amended, 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. Other

1) Hans Osthaus – Severance Application B08/2016

The Secretary-Treasurer reported that the conditions of consent requiring payment of a zoning by-law amendment fee and passing of a zoning by-law amendment should not have been included in the decision, as a zoning by-law amendment is not required.

COA 7/17 Moved by: Doug Hutchinson Seconded by: Rob Thompson

That, the Municipality of West Grey Committee of Adjustment hereby amends the decision respecting severance application B08/2016 (Hans Osthaus) by waiving the requirements for payment of a zoning by-law amendment fee and passing of a zoning by-law amendment, as a zoning by-law amendment is not required.

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

5. Next Meeting – not known to date

On motion of Kevin Eccles, the Committee adjourned at 1:07 p.m.

(Signed)
John A. Bell, Chair

(Signed)
Mark Turner, Clerk