



Agenda

**Municipality of West Grey
Committee of Adjustment Meeting
Tuesday, June 5th, 2018, 1:00 p.m.,
West Grey Municipal Office**

Items of Business:

1. Disclosure of Pecuniary Interest
2. Approval of Minutes – April 9, 2018 (attachment)
3. Public Meetings
 - 1:05 p.m. – Severance Application B03/2018 – Plan 153, Park Lot 1 & 2, Victoria S. (1021 Victoria Street, Ayton) former Township of Normanby (Aaron James Terry Culliton – owner; Frank Domm - applicant) (attachment)
4. Other
 - 1) John Padfield – Severance Application B14/2017 – waiving obtaining an entrance permit for the severed parcel as a condition of consent as there is already an approved entrance
 - 2) Carol Lawrence – request Committee’s consideration to authorize a leave of absence for Carol Lawrence on the Committee of Adjustment until August 31, 2018 (attachment)
5. Next Meeting – not determined to date
6. Adjournment

Draft

**Municipality of West Grey
Committee of Adjustment
Minutes of April 9th, 2018 at 1:05 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, Rebecca Hergert, Doug Hutchinson, Robert Thompson
Members Absent: Carol Lawrence
Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – March 12, 2018

COA 14/18 Moved by: Doug Hutchinson Seconded by: Rob Thompson

That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of March 12, 2018, as printed.

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

3. Public Meetings

- 1) Severance Application B02/2018 – Part Lot 27, Concession 1 EGR, RP17R3099, Part 3, RP17R6163, Part 5 (301 Elm St.) former Town of Durham (Johnson Enterprises Custom Moulding & Woodworking)

File	Applicant	Decision
B02/2018	Johnson Enterprises Custom Moulding & Woodworking.	GRANTED

Attendance: Gary Johnson

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to seek sever an existing M2 (Restricted Industrial Zone) lot and retain a M2 (Restricted Industrial Zone) lot.

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

The Historic Saugeen Metis indicated in an email dated March 9, 2018 that they have no objection or opposition to the proposed severance application.

Union Gas Limited indicated in an email dated March 14, 2018 that Union Gas has service lines running within the area which may or may not be affected by the proposed severance. Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, please ensure that an application for gas service is submitted through the Union Gas on line application tool 'Get Connected'.

The Grey County Planning & Development Department indicated in a letter dated April 3, 2018 that provided positive comments are received from the local conservation authority, County planning staff have no concerns with the subject application. The Grey County Transportation Services Department also has no objections as this application should have no impact on County roads.

The Saugeen Valley Conservation Authority indicated in a letter dated March 26, 2018 that all of the plan review functions listed in the Agreement have been assessed with respect to this application. The Application for Consent is acceptable to SVCA staff. It has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on and adjacent to the property. 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 species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy. MNRF inquires in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca.

The Municipal Planner indicated in his Planning Report dated April 9, 2018 that provided the SVCA is of the opinion that the proposed severance would not negatively impact the significant woodland located at the south end of the property and adjacent lands, the proposed severance would conform to the West Grey Official Plan and Comprehensive Zoning By-law and be consistent with the Provincial Policy Statement. In that instance, the severance should be approved.

The Committee questioned what the conditions of severance were for the previous severance on the subject property that lapsed. The Clerk indicated there were likely no conditions of consent, however, the time frame for registering the deed lapsed.

Gary Johnson spoke in favour of the proposed severance, noting this time they have a buyer, and didn't with the prior severance, being the reason for allowing the previous severance to lapse.

COA 15/18 Moved by: Kevin Eccles Seconded by: Doug Hutchinson

Resolved that, Severance Application B02/2018 be approved, subject to the conditions of the Municipality and Agencies.

Committee Members: Attending members present. All yeas
Carried.

2) Minor Variance Application A02/18 – Part Lot 75, Concession B, former Township of Normanby (Laurie Welsh)

File	Applicant	Decision
A02/18	Laurie Welsh	GRANTED

Attendance: Laurie Welsh, George Scott

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 6.1.4 ii) of West Grey Comprehensive Zoning By-law Number 37-2006, as amended, to increase the maximum size of an accessory building or structure from 92.9 square metres (1,000 square feet) to 146.78 square metres (1,580 square feet), to facilitate a proposed storage building.

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

The Historic Saugeen Metis indicated in an email dated March 23, 2018 that they have no objection or opposition to the proposed development.

The Grey County Planning & Development Department indicated in a letter dated March 29, 2018 that provided positive comments are received from the local conservation, County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated March 28, 2018 that SVCA staff conducted a recent site visit of the property on February 28, 2018. It has come to the attention of SVCA staff that habitat of endangered or threatened 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 species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy. MNRF inquires in Grey County can be directed to Jody Scheifley, Management Biologist, phone: 519-371-8471, email: jody.scheifley@ontario.ca.

The SVCA letter concludes that 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 by the Applicant, then this proposed minor variance application will be acceptable to SVCA staff. The Secretary-Treasurer noted that the revised NE Zone proposed by the SVCA will be updated in the next housekeeping by-law.

The Municipal Planner indicated in his Planning Report dated April 9, 2018 that the proposal appears to pass the four tests of a Minor Variance listed in The Planning Act and could be supported.

Laurie Welsh spoke in favour of the proposed minor variance, noting the old building is falling down and needs replaced.

COA 16/18 Moved by: Rebecca Hergert Seconded by: Rob Thompson

Resolved that, Minor Variance Application A02/18 be approved, 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

5. Next Meeting – not determined to date

On motion of Doug Hutchinson and Rob Thompson, the Committee adjourned at 1:27 p.m.

John A. Bell, Chair

Mark Turner, Clerk



Municipality of West Grey Committee
Of Adjustment
Notice of Application for Consent
The Planning Act, RSO 1990, as amended

Take notice that the Municipality of West Grey Committee of Adjustment has appointed June 5th, 2018, at 1:05 p.m., for the purpose of a public hearing into this matter. The Hearing will be held at the Council Chambers in the West Grey Municipal Office, 402813 Grey Rd. 4, R.R. #2, Durham, Ontario.

Application for Consent – File No.: B03/2018

Property Roll No.: 4205 010 008 20800 0000

Name of Owner: Aaron James Terry Culliton

Name of Applicant: Frank Domm

Purpose and Effect: To sever a Future Development Zone lot and retain a Future Development Zone lot.

Municipality: Municipality of West Grey (former Township of Normanby)

Legal Description: Plan 153, Park Lot 1 & 2, Victoria S. (1021 Victoria Street, Ayton)

Severed Parcel: FRONTAGE: 40.2 m DEPTH: 100 m AREA: 4,046 sq.m. (0.4 ha.)

Retained Parcel: FRONTAGE: 160 m DEPTH: 100 m AREA: 1.6 ha.

Having Access on: Municipal Road

(See sketch attached)

Property owners within 120 metres (legislation requires 60 metres) of the subject land are hereby notified of the above application for consent.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submissions** to: Committee of Adjustment, before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment.

Additional information regarding the application is available for public inspection from Monday to Friday 8:30 A.M. to 4:30 P.M. at the Municipality of West Grey Municipal Office.

When requesting information please quote File No. **B03/2018**

Public Hearing - It is not a requirement of the Planning Act, however it is the policy of the Municipality of West Grey to hold a Public Hearing on severance applications.

The land is the subject to a related application for: Official Plan Amendment _____
Zoning By-law Amendment _____ Minister's Zoning Order _____ Minor Variance _____

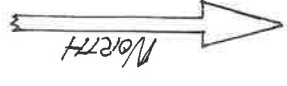
**Secretary-Treasurer
Committee of Adjustment
R.R. #2
Durham, Ontario
N0G 1R0
Phone: 519-369-2200
1-800-538-9647
Fax: 519-369-5962**

RESIDENTIAL LAND USE BEHIND & BESIDE PROPOSED SEVERED PROPERTY

PROPERTY OWNER

AARON JAMES TERRY CULLTON
VICTORIA ST, AYTON #1021
PLAN 153 PARK LOT 1 TO 2

660'-0"



RETAINED PARCEL

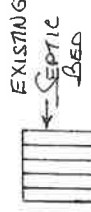
PROPOSED PARCEL FOR SEVERANCE
B03/2018



132'-0"

330'-0"

330'-0"



EXISTING SEPTIC BED

24'-0"



EXISTING RESIDENCE

SEPTIC TANK

180'-0"

24'-0"

180'-0"

EXISTING WELL

312'-0"

72'-0"

48'-0"

24'-0"

150'-0"

86'-0"

40'-0"

40'-0"



EXISTING GARAGE

CONTACT: FRANK DOMM @ 519-379-4854
FRANK@DOMMCONSTRUCTION.CA

VICTORIA STREET



Planning Report
for the Municipality of West Grey
Committee of Adjustment

Date: June 5, 2018

File No: B03/2018

Owner: Aaron James Terry Culliton

Applicant: Frank Domm

Legal Description: Part Lots 1 and 2, Victoria Street, Plan 153,
Geographic Township of Normanby

Address: 1021 Victoria Street, Ayton

Purpose of Application:

The purpose of this consent application is to sever a 0.4 hectare residential lot in the settlement area of Ayton, for the purposes of erecting a new detached dwelling; and, to retain a 1.6 hectare property containing an existing house.

Subject Lands:

The subject property is located along the south side of Victoria Street and has 201 metres of frontage along the Municipal road. The dwelling is located approximately 65 metres from the easterly lot line. This house is serviced with a private well and septic system. Aerial photographs of the property suggest that the some of the property is used for cash-cropping agriculture.

Adjacent Lands:

Lands within the immediate vicinity of the subject property are used for single family residential purposes. Some of the these residential lots, however, are quite large and appear to be cash-cropped.

Official Plan Conformity:

The subject lands are designated 'Secondary Settlement Area' on Schedule A to the County of Grey Official Plan. The Official Plan recognizes the 'Secondary Settlement Areas' as urban communities in which limited residential growth should be accommodated as well as new community facilities and employment uses.

The Official Plan allows for limited lot creation serviced with private wells and septic systems in urban area where municipal services are not available provided the lands are suitable to accommodate such servicing arrangement over the long terms.

The Official Plan requires new lots to front upon an open and maintained municipal road.

Provided the Septic Inspector is satisfied that the severed parcel can be adequately serviced with a private septic system and provided the Manager of Public Works and Infrastructure is satisfied with the condition of Victoria Street, the proposed lot creation would appear to conform to the County Official Plan.

Provincial Policy Statement Conformity:

The Provincial Policy Statement (PPS) directs urban type development to the designated settlement areas of the County and Municipality. The PPS gives consideration to privately serviced development in infilling and rounding out situations provided the lands are suitable to accommodate such private servicing.

Zoning By-law Conformity:

The subject property is zoned 'FD' (Future Development) in the West Grey Zoning By-law. Permitted uses within the 'FD' zone permits detached dwellings subject to compliance with the 'R1A' zone provisions. The 'minimum lot area' and 'minimum lot frontage' requirements of the 'R1A' zone are 2000 square meters and 30.5 metres respectively. Both the severed and retained parcels will comply with these minimum standards.

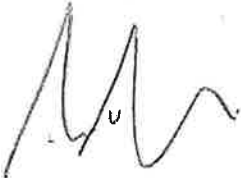
Conclusion and Recommendation:

Provided the Septic Inspector is satisfied that the severed parcel can be serviced with a private septic system and the Director Public Works and Infrastructure is satisfied with the condition of Victoria Street – or can be satisfied - the proposed

severance will conform to the County's Official Plan and will be consistent with the Provincial Policy Statement, and therefore the severance could be approved.

This Report was prepared before all of the agency comments had been received and prior to the Public Meeting. It is possible that comments received after the writing of this Planning Report could warrant a reconsideration of the aforementioned recommendation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ron Davidson', with a stylized, cursive script.

Ron Davidson, BES, RPP, MCIP



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

May 28th, 2018

Mark Turner, Clerk
Municipality of West Grey
402813 Grey Rd. 4, R.R. # 2
Durham, Ontario
N0G 1R0
*Sent via E-mail

**RE: Consent Application B03-2018
Plan 153, Park Lot 1 & 2, Victoria S. (1021 Victoria Street, Ayton)
Municipality of West Grey (former Township of Normanby)
Applicant: Frank Domm**

Dear Mr. Turner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose of the subject application is to sever a Future Development Zone lot and to retain a Future Development Zone Lot.

Schedule A of the OP designates the subject lands as 'Secondary Settlement Area'. Section 2.6.4 of the OP states,

(2) Permitted Uses in the areas designated Secondary Settlement Areas are residential uses, bed and breakfast establishments, home/rural occupations, commercial and dry industrial uses, public recreational and institutional uses intended to support the surrounding agriculture community.

The subject application conforms to the above noted policy.

A subsequent rezoning at the municipal level shall be required to zone from future development to residential. It shall also be ensured that adequate servicing can be provided to the proposed development and to conform to the local OP.

The County OP generally defers detailed development standards to the local OP and/or Secondary Plans. County staff have no further concerns, long as adequate servicing can be provided.

Page 2
May 28th, 2018

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in cursive script that reads "Hiba Hussain".

Hiba Hussain
Planner
(519) 372-0219 ext. 1241
[.hiba.hussain@grey.ca](mailto:hiba.hussain@grey.ca)
[.www.grey.ca](http://www.grey.ca)



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY (mturner@westgrey.com)

May 28, 2018

Municipality of West Grey
Committee of Adjustment
402813 Grey Road 4, RR#2
Durham, ON,
N0G 1R0

ATTENTION: Mark Turner, Secretary-Treasurer

Dear Mr. Turner,

RE: Application of Consent B03/2018
1021 Victoria Street
Plan 153, Park Lot 1 and 2, Victoria S.
Roll No. 420501000820800
Geographic Township of Normanby
Municipality of West Grey

(Culliton c/o Domm)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed this application for consent in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, Approved May 16, 2017, and the Memorandum of Agreement between the SVCA and the Municipality of West Grey relating to plan review. The purpose of application is to sever a Future Development Zone lot and retain a Future Development Zone lot. This application of consent is acceptable to SVCA staff, and the following comments are offered.

Natural Hazards and Natural Heritage

In the opinion of SVCA staff, the property is not affected by any natural hazards and Natural Heritage features.

SVCA Regulation

The property is not subject to the SVCA's Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). A permit will not be required from SVCA for the proposed dwelling on the proposed severed parcel.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this application. The Application for Consent is acceptable to SVCA staff.



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Municipality of West Grey
B03/2018 (Culliton c/o Domm)
May 28, 2018
Page 2 of 2

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Emily Payton
Environmental Planning Technician
Saugeen Conservation

EP/

cc: Frank Domm, Applicant (via email)
John Bell, Authority Member, SVCA (via email)
Kevin Eccles, Authority Member, SVCA (via email)

Mark Turner

From: Chris Hachey <hsmasstlrcc@bmts.com>
Sent: Tuesday, May 15, 2018 12:49 PM
To: mturner@westgrey.com
Subject: Request for Comments - West Grey (Culliton) - Severance Application

Your File: B03/2018
Our File: West Grey Municipality

Mr. Turner,

The Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Assistant Coordinator, Lands, Resources and Consultation

Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmasstlrcc@bmts.com

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West Grey Council / Committee Procedure
Bylaw Number 20-18 (excerpt only) 117

26.12 **Absence of Chair** In the event of the Chair of a committee not attending the committee at which he/she is to preside within fifteen (15) minutes after the time appointed for the commencement of the meeting, the committee Vice-Chair shall call the meeting to order and preside until the arrival of the committee Chair

Should the committee Vice-Chair not be in attendance at the meeting, the recording secretary shall call the meeting to order and ask those members in attendance to appoint one of the members to act in the place of the committee Chair for that meeting. Such member shall then preside until the arrival of the committee Chair or the committee Vice-Chair. The meeting must have a quorum to commence;

26.13 **Absence of Committee Member** Should any Member of a Committee fail to attend three successive Regular or Special Meetings without being authorized to do so by a resolution of the Committee, the Committee may certify such failure and provide notice to Council. Thereupon the membership of such person on the Committee shall be terminated by Council and Council may appoint another Member in their place

26.14 **Preparation of Agenda** The appropriate West Grey staff person, Committee Secretary or Chair shall prepare committee agendas for distribution;

26.15 **Amendment of a Committee Agenda** Any matter, which is within the committee's mandate and which is not on the committee agenda, or does not relate to a matter on the current agenda, may be considered by the committee if it agrees to consider it by a majority vote;

26.16 **Committee Delegations** Any person desiring to present information to a committee may do so subject to the following:

26.16.1 Requests shall be in writing and the information to be presented shall be on matters of fact or to make a request of the committee;

26.16.2 Requests shall be made not less than five days preceding the committee meeting at which such person desires to be heard;