

**Municipality of West Grey
Committee of Adjustment
Minutes of June 5th, 2018 at 1:00 p.m.**

The Committee of Adjustment met at the Council Chambers with the following members in attendance:

Members Present: Kevin Eccles (Acting Chair), Bev Cutting, Rebecca Hergert, Doug Hutchinson
Members Absent: John A. Bell, Carol Lawrence, Rob Thompson
Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – April 9, 2018

COA 17/18 Moved by: Doug Hutchinson Seconded by: Rebecca Hergert

That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of April 9, 2018, as printed.

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

3. Public Meetings
 - 1) 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)

File	Applicant	Decision
B03/2018	Aaron James Terry Culliton - owner Frank Domm - applicant	GRANTED

Attendance: Frank Domm

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to sever a Future Development Zone lot and retain a Future Development Zone 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 May 15, 2018 that they have no objection or opposition to the proposed severance application.

The Grey County Planning & Development Department indicated in a letter dated May 28, 2018 that 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, as long as adequate servicing can be provided.

The Saugeen Valley Conservation Authority indicated in a letter dated May 28, 2018 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. 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.

The Municipal Planner indicated in his Planning Report dated June 5, 2018 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. Provided the Septic Inspector is satisfied that the severed parcel can be serviced with a private septic system and the Director of 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.

The Committee questioned the suitability of the proposed severed lot for a septic system. Mr. Domm indicated the lot is of sufficient size for a septic system and dwelling.

Frank Domm spoke in favour of the proposed severance.

Brent Glasier, Director of Infrastructure and Public Works, indicated this portion of Victoria Street is sufficient to permit the proposed severance, and will be assessed for possible paving sometime in the future.

COA 18/18 Moved by: Rebecca Hergert Seconded by: Doug Hutchinson

Resolved that, Severance Application B03/2018 be approved, subject to the conditions of the Municipality and Agencies.

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

4. Other

1) John Padfield – Severance Application B14/2017

The Secretary-Treasurer requested the Committee waive the condition of consent for an entrance to be constructed and approved for the proposed severance as the West Grey Public Works Department has indicated there is an existing residential entrance.

COA 19/18 Moved by: Bev Cutting Seconded by: Rebecca Hergert

Resolved that, the West Grey Committee of Adjustment hereby waives as a condition of consent B14/2017, the requirement for a constructed and approved entrance for the proposed severed lot.

Committee Members: Attending members present. All yea.

2) Carol Lawrence

The Secretary-Treasurer requested the Committee to authorize a leave of absence for Carol Lawrence on the West Grey Committee of Adjustment until August 31, 2018.

COA 20/18 Moved by: Doug Hutchinson Seconded by: Bev Cutting

Resolved that, the West Grey Committee of Adjustment hereby authorizes a leave of absence for member, Carol Lawrence, until August 31, 2018.

Committee Members: Attending members present. All yea.

5. Next Meeting – not determined to date

On motion of Rebecca Hergert and Doug Hutchinson, the Committee adjourned at 1:26 p.m.

(Signed)
John A. Bell, Chair

(Signed)
Mark Turner, Clerk