

**Municipality of West Grey
Committee of Adjustment
Minutes of November 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, Kevin Eccles, Rebecca Hergert, Doug Hutchinson, Carol Lawrence, Robert Thompson

Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – September 11, 2017

COA 27/17 Moved by: Rebecca Hergert Seconded by: Carol Lawrence

That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of September 11, 2017, as printed.

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

4. Public Meetings
 - 1) Severance Application B08/2017 – Plan 500, Pt Lots 4-6, Queen W/S (226 & 240 Queen Street South), former Town of Durham (Bruce Gilkinson)

| File | Applicant | Decision |
|-----------------|---|-----------------|
| B08/2017 | Bruce Gilkinson (Former Town of Durham) | GRANTED |

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to sever an existing lot currently zoned R2-355 (Residential Exception Zone), M1 (Industrial Zone) and FF (Flood Fringe Overlay), with the proposed severed lot to be rezoned R2-375 (Residential Exception Zone) and FF (Flood Fringe Overlay), and the proposed retained lot to be rezoned R2-376 (Residential Exception Zone) and FF (Flood Fringe Overlay).

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal

Planner, Union Gas Limited, Source Water Risk Management Office, and The Historic Saugeen Metis.

The Historic Saugeen Metis indicated in an email dated October 10, 2017 that they have no objection or opposition to the proposed severance or zoning by-law amendment applications.

Union Gas Limited indicated in an email dated October 11, 2017 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 relocated required due to a severance would be at the cost of the property owner. Should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the District Office.

The Grey County Planning & Development Department indicated in a letter dated October 26, 2017 that it appears the subject property falls within a Municipal Wellhead Protection Area (WHPA) – Zone E. County planning staff recommend comments are received from the local Risk Management Official to address any potential concerns of groundwater or surface water contamination. County Transportation Services have no objections or concerns. County Housing Services have no objections or concerns. Provided the subject properties are adequately serviced through municipal servicing, County planning staff have no concerns with the subject application. However, the County sent a follow-up email dated November 7, 2017 indicating they have been apprised that operations on the subject property used to be industrial in nature. Given that the proposed use is residential, the County recommends the applicant completes a record of site condition in order to address any potential contaminant concerns.

The Saugeen Valley Conservation Authority indicated in a letter dated November 7, 2017 that it has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on or adjacent to the subject property. It is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. The letter concludes that the application for Consent is acceptable to the SVCA staff.

The Source Water Risk Management Office indicated they have no issues with the proposed applications.

The Municipal Planner indicated in his Planning Report dated November 13, 2017 that the consent application has merit and should be approved conditionally upon the requested Zoning By-law Amendment coming into

force and effect, however, a Record of Site Condition should be completed due to the past industrial nature of the property.

The Committee understands the building is proposed to be slab on grade, and asked what elevation would be above the floodplain. The Municipal Planner indicated that he does not know the elevation, however, the SVCA will advise the landowner of this requirement.

COA 28/17 Moved by: Kevin Eccles Seconded by: Doug Hutchinson

Resolved that, Severance Application B08/2017 be approved, subject to the conditions of the Municipality and Agencies.

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

2) Severance Application B09/2017 – Part Lots 103 & 104, Concession 2 SWTSR, former Township of Glenelg (Martha Bosch)

| File | Applicant | Decision |
|-----------------|---|-----------------|
| B09/2017 | Martha Bosch (Former Township of Glenelg) | GRANTED |

ATTENDANCE: Martha & Walter Bosch

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 existing non-farm rural lot.

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

The Historic Saugeen Metis indicated in an email dated October 12, 2017 that they have no objection or opposition to the proposed severance or zoning by-law amendment applications.

Union Gas Limited indicated in an email dated October 11, 2017 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 relocated required due to a severance would be at the cost of the property owner. Should future gas service be required to either the severed or

retained parcel, a request for gas service needs to be submitted to the District Office.

The Grey County Planning & Development Department indicated in a letter dated October 27, 2017 that that it appears the subject property falls within Municipal Wellhead Protection Areas (WHPA) "C" & "C". County planning staff recommend comments are received from the local Risk Management Official in this regard. There are some Significant Woodlands on the subject property and it is recommended that comments are received from the SVCA. The County concludes that provided positive comments are received from the SVCA, the severed parcel is added to the farm property, and MDS can be complied with, County planning staff have no further concerns with the subject applications. (NOTE: The existing barn on the retained parcel is being rezoned for dry storage only, so MDS is not an issue.)

The Saugeen Valley Conservation Authority indicated in a letter dated November 1, 2017 that it has come to the attention of SVCA staff that habitat of endangered or threatened species may be located on or adjacent to the subject property. It is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. If development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, is proposed within the Approximate Screening Area associated with their Regulation, the SVCA should be contacted, as permission may be required. The SVCA letter concludes that all of the plan review functions listed in the Agreement have been assessed with respect to this application. The application for consent and the proposed zoning by-law amendment are acceptable to SVCA staff.

The Source Water Risk Management Office has indicated they have no concerns with the subject application.

The Municipal Planner indicated in his Planning Report dated November 13, 2017 that the proposed "surplus farmhouse" lot creation, which is being established through a lot addition, conforms to the County Official Plan policies and is consistent with the Provincial Policy Statement. As such, the requested consent can be granted conditional upon the farmlands being merged on title with the adjacent farm property and a Zoning By-law Amendment being approved to reflect a reduced lot area.

Walter Bosch indicated support for the proposed severance (lot addition).

The Committee asked about the narrow strip of land along the frontage. Walter Bosch responded that the strip of land was added to facilitate access to water for livestock, and had considered deeding the strip to the abutting

landowner, however, the costs were too great to go through the severance process.

COA 29/17 Moved by: Rebecca Hergert Seconded by: Rob Thompson

Resolved that, Severance Application B09/2017 be approved, subject to the conditions of the Municipality and Agencies.

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

4. Other - None

5. Next Meeting – not determined to date

On motion of Bev Cutting, the Committee adjourned at 1:40 p.m.

(Signed)

John A. Bell, Chair

(Signed)

Mark Turner, Clerk