

**Municipality of West Grey
Committee of Adjustment
Minutes of November 14th, 2016 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), Kevin Eccles, Doug Hutchinson, Carol Lawrence, Don B. Marshall, Robert Thompson
Members Absent: Bev Cutting
Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – October 11, 2016

COA 30/16 Moved by: Rob Thompson Seconded by: Doug Hutchinson

That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of October 11, 2016, as amended.

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

3. Public Meetings
 - 1) Severance Application B12/2016 – Part Lots 8 & 9, Concession 9, former Township of Glenelg (Christopher Wren & Lisa Guenther-Wren)

File	Applicant	Decision
B12/2016	Christopher Wren & Lisa Guenther-Wren (Former Township of Glenelg)	GRANTED

Attendance: Christopher Wren & Lisa Guenther-Wren

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to sever a Rural lot and retain a Rural lot.

Written comments were received from the Grey County Planning & Development Department, Saugeen Valley Conservation Authority, Municipal Planner, The Historic Saugeen Metis, Bluewater District School Board, and Hydro One.

The Historic Saugeen Metis, Bluewater District School Board, and Hydro One indicated in their emails that they have no objection or opposition to the proposed severance.

The Grey County Planning & Development Department indicated in a letter dated October 31, 2016 that provided positive comments are received from the Conservation Authority regarding the natural features on the property, County planning staff have no further concerns with the above noted application.

The Municipal Planner indicated in his Planning Report dated November 14, 2016 that the proposed severance appears to comply with the policies of the Official Plan and is consistent with the Provincial Policy Statement. Based on the foregoing, consideration to approving this lot creation may be given.

The Saugeen Valley Conservation Authority indicated in a letter dated November 10, 2016 that Saugeen Valley Conservation Authority (SVCA) staff has reviewed this application for consent in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the SVCA and the Municipality of West Grey relating to plan review. The purpose of this application for consent is to sever a rural lot and retain a rural lot. The requirements of the Provincial Policy Statement (PPS) and the Grey County Official Plan (OP) regarding the natural environment suggest that an Environmental Impact Study (EIS) is warranted for this property, due to the presence of Wetlands, an Area of Natural and Scientific Interest (ANSI), the fish habitat associated with the Rocky Saugeen River, the woodlands, and the potential habitat of Threatened or Endangered Species. In the absence of an EIS, it is the opinion of SVCA staff that an alternative may be to utilize an appropriate planning mechanism, such as to apply a restricted development Zone to the Natural Heritage features affecting the subject property and their associated adjacent lands, where by development and site alterations are not permitted in that Zone unless it is demonstrated through an EIS, to the satisfaction of the Municipality and the SVCA, that there will be no negative impacts to the natural features affecting the area and their ecological functions. Alternatively, the decision on this application for consent could be deferred while an EIS is prepared to evaluate the Significant Natural Heritage features and their adjacent lands, and to recommend appropriate buffers or non-development areas for the subject property. Provided the above recommendation is appropriately accommodated, this application for consent will be acceptable to SVCA staff.

The Municipal Planner noted there is a lot of area outside of the natural features on the subject property that can be utilized for building purposes. The site specific zoning by-law amendment can include a holding symbol not to be removed until an EIS is completed.

Christopher Wren and Lisa Guenther-Wren indicated their support for the proposed severance, noting they are both biologists and support the protection of natural heritage features on the subject property.

The Committee of Adjustment asked about the purpose of the "cut-out" section to the northwest of the severed parcel. Mr. Wren noted the cut-out includes the ruins of an old mill that is owned by an abutting property owner.

COA 31/16 Moved by: Kevin Eccles Seconded by: Doug Hutchinson

Resolved that, Severance Application B12/2016 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 – December 12, 2016, 1:00 p.m.

On motion of Rob Thompson, the Committee adjourned at 1:17 p.m.

(Signed)

John A. Bell, Chair

(Signed)

Mark Turner, Clerk