

**Municipality of West Grey
Committee of Adjustment
Minutes of September 10th, 2018 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, Rob 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 – July 9, July 30 & August 27, 2018

COA 29/18 Moved by: Rob Thompson Seconded by: Rebecca Hergert

That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of July 9, 2018, July 30, 2018 & August 27, 2018 as printed.

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

3. Public Meetings
 - 1) Severance Application B07/2018 – Lots 19 & 20, Concession 12, former Township of Bentinck (Gordon & Leslie Hastie)

File	Applicant	Decision
B07/2018	Gordon & Leslie Hastie	GRANTED

Attendance: Gord Hastie

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, and The Historic Saugeen Metis.

The Historic Saugeen Metis indicated in an email dated August 7, 2018 that they have no objection or opposition to the proposed severance application.

The Grey County Planning & Development Department indicated in a letter dated August 24, 2018 that they have no concerns with the severance application.

The Saugeen Valley Conservation Authority indicated in a letter dated August 23, 2018 that in the opinion of SVCA staff, the significant natural heritage features affecting the subject property include Significant Woodlands, Fish Habitat, and the potential Habitat of Endangered Species and Threatened Species. The SVCA letter concludes that the proposed severance is acceptable to SVCA staff, and the requirement for the preparation of an Environmental Impact Study (EIS) be waived.

The Municipal Planner indicated in his Planning Report dated September 10, 2018 the proposed severance would appear to conform to the County Official Plan and is consistent with the Provincial Policy Statement. As such, the severance should be granted.

The Clerk noted the Saugeen Valley Conservation Authority is willing to reimburse the applicant for ½ (\$115) of the planning fee normally charged for their comments on the severance, as the applicant previously paid the SVCA a pre-consultation fee relating to the proposed severance.

Gord Hastie spoke in favour of the proposed severance application.

COA 30/18 Moved by: Rebecca Hergert Seconded by: Kevin Eccles

Resolved that, Severance Application B07/2018 be approved, subject to the conditions of the Municipality and Agencies.

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

COA 31/18 Moved by: Doug Hutchinson Seconded by: Kevin Eccles

Resolved that, the Committee of Adjustment hereby recommends Council reimburse Gordon & Leslie Hastie in the amount of \$115.00, representing the amount agreed to be waived by the Saugeen Valley Conservation Authority for a portion of the Land Use Planning fee paid by the applicants, and collected by West Grey on behalf of the SVCA, for comments relating to Severance Application B07/2018, as the applicants previously paid a pre-consultation fee to the SVCA relating to the severance.

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

4. Other

- 1) Severance Application B15/2017 – Concession 1 WGR, Pt Div 1-3, Lot 17 & Concession 2 WGR, Part Lots 39 & 42, former Township of Bentinck (Aberdeen Farms Ltd. – owner; A.E. Robinson - applicant)

File	Applicant	Decision
B15/2017	Aberdeen Farms Ltd. (owner);	GRANTED

A.E. Robinson (applicant)

Attendance: Rob Robinson, The Alliance Lawyers

The Clerk recollected that a public meeting was held on January 8, 2018 for severance application B15/2017. A decision was deferred by the Committee at that time due to concerns expressed by the Ministry of Transportation Ontario relating to access off of Highway 6.

A letter dated July 20, 2018 from the Ministry of Transportation Ontario noted that further to the January 4, 2018 MTO comments regarding the subject consent to sever application, they had a chance to meet with the property owner(s) and their representative. The ministry's primary concerns regarding the proposed severance were related to highway access for the retained parcel. There is an existing field entrance going to the retained lands from Highway 6, and they are not supportive of any traffic intensification to this existing entrance. If the retained lands can be re-zoned to prohibit dwellings or changes in the land that would increase traffic to (and from) the existing highway entrance, the ministry would support the severance.

The MTO entrance permit would be issued as a field/farm entrance and a note will be placed against the property indicating that we will not support further traffic intensification to the highway entrance. If the property owners did want to build on the retained lands in the future, access shall be means other than the provincial highway.

The Municipal Planner indicated he spoke to Mr. Robinson about this severance, and in some instances, the municipality has previously placed a "no dwelling" provision on properties. This would be similar and acceptable.

Rob Robinson noted he and his client had extensive discussions with the MTO and have come up with this solution to the proposed severance. If in the future the plan changes, they would inquire about configuring an access other than off of Highway 6.

Mr. Robinson noted there is a field entrance off of Highway 6, and another access off of Concession 2 that is a right-of-way that isn't usually supported by West Grey.

COA 32/18 Moved by: Doug Hutchinson Seconded by: Kevin Eccles

Resolved that, Severance Application B15/2017 be approved, subject to the conditions of the Municipality and Agencies.

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

- 2) Severance Application B06/2018 (Dean Grein & Becky Kaufman – owners; Tim Kraemer – applicant)

The applicant (Tim Kraemer), has requested the Municipality of West Grey to consider a refund/partial refund of the severance application fee paid by him (\$1,030.00), as his property was sold and he longer requires the proposed severance (lot addition).

The SVCA will not charge their \$230 fee, and the Municipal Planner did not incur any expenses as a Planning Report had not been completed at the time of withdrawal of the severance application. The Clerk estimates his time spent on the severance application equates to roughly \$200.00, and about \$85 being spent on postage, and if a refund/partial refund is approved, there will be additional staff time involved in processing and mailing out a refund cheque.

COA 33/18 Moved by: Rebecca Hergert Seconded by: Bev Cutting

Resolved that, the Committee of Adjustment hereby recommends Council provides a refund in the amount of \$745.00 to Tim Kraemer as a result of the withdrawal of Severance Application B06/2018 prior to the Public Meeting being held.

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

5. **Next Meeting** – September 24, 2018, 1:00 p.m., West Grey Municipal Office

On motion of Doug Hutchinson and Rebecca Hergert, the Committee adjourned at 1:29 p.m.

John A. Bell, Chair

Mark Turner, Clerk