

Draft

**Municipality of West Grey
Committee of Adjustment
Minutes of September 11th, 2017 at 1:00 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, Rebecca Hergert, Doug Hutchinson, Carol Lawrence, Robert Thompson
Members Absent: Kevin Eccles
Also Present: Mark Turner, Secretary/Treasurer; Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – June 26, 2017 & July 31, 2017

COA 24/17 Moved by: Rebecca Hergert Seconded by: Doug Hutchinson

That, the Municipality of West Grey Committee of Adjustment hereby adopts the minutes of June 26, 2017 & July 31, 2017, as printed.

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

4. Public Meetings
 - 1) Severance Application B07/2017 – Part Lot 31, Concession 10, former Township of Bentinck (Audrey Otter – owner; Ming & Corrine Wong - applicants)

File	Applicant	Decision
B07/2017	Audrey Otter (owner) Ming & Corrine Wong (applicants) (Former Township of Bentinck)	GRANTED

ATTENDANCE: Audrey Otter, Ming Wong

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 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 July 28, 2017 that they have no objection or opposition to the proposed severance.

The Grey County Planning & Development Department indicated in a letter dated August 16, 2017 that provided positive comments are received from the SVCA and the severed portion is added to the abutting lands, County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated August 29, 2017 that portions of the proposed retained parcel are designated Hazards Lands in the Grey County Official Plan (OP), and zoned Natural Environment (NE) in the Municipality of West Grey Zoning By-law. However, the Hazard Lands designation and NE zone appear to be located farther east on the property than the natural hazard features they are intended to represent. Please find enclosed mapping prepared by SVCA staff that shows our opinion of the hazardous lands for the property. In the opinion of SVCA staff, the natural hazards on the property will not be impacted by this proposal.

In accordance with Section 2.8.7 (2) of the Grey County Official Plan, SVCA staff is of the opinion that the requirement for the preparation of an EIS can be waived associated with these applications, as the preparation of an EIS would serve no useful purpose for the protection of the significant environmental features listed in their letter.

If development or alteration including construction, reconstruction, conversion grading, filling or excavation is proposed within the Approximate Regulation Screening Area on the proposed retained parcel, the SVCA should be contacted, as permission from the SVCA may be required.

The letter from the SVCA concludes 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.

The Municipal Planner indicated in his Planning Report dated September 11, 2017 that comments from the SVCA regarding the potential impact of the proposed development on the Significant Woodland must be obtained before the lot addition can be considered. If the SVCA is of the opinion that the intended development would not impact this feature, then the proposed lot addition would conform to the County Official Plan and would be consistent with the PPS, in which case the Committee should grant the severance.

Ming Wong & Audrey Otter spoke in support of the proposed severance.

COA 25/17 Moved by: Carol Lawrence Seconded by: Rebecca Hergert

Resolved that, Severance Application B07/2017 be approved, subject to the conditions of the Municipality and Agencies.

Committee Members: Attending members present. All ye.

Carried.

2) Severance Application B06/2017 - Lot 9, Concession 16, former Township of Normanby (Paul & Susan Seifried)

File	Applicant	Decision
B06/2017	Paul & Susan Seifried (Former Township of Normanby)	GRANTED

ATTENDANCE: Paul Seifried

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the severance application is to sever a non-farm Residential 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, and Mark Dunstan & Kaitlyn Damm.

The Historic Saugeen Metis indicated in an email dated August 1, 2017 that they have no objection or opposition to the proposed severance.

The Grey County Planning & Development Department indicated in a letter dated August 1, 2017 that provided MDS requirements are met, the license for extraction on the previous pit has been surrendered to the Ministry of Natural Resources & Forestry, and the lands have been properly rehabilitated in accordance with MNRF standards, County planning staff have no concerns with the subject application.

The Saugeen Valley Conservation Authority indicated in a letter dated August 29, 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 Municipal Planner indicated in his Planning Report dated September 11, 2017 that the 'M4' zone reflects the previous use of about ten hectares of the subject property as a licensed gravel pit. The pit was rehabilitated and

the license was surrendered approximately eight years ago, but the 'M4' zoning remained. The proposed severance appears to comply with the Grey County Official Plan and is consistent with the Provincial Policy Statement. As such, the severance can be conditionally approved.

Mark Dunstan & Kaitlyn Damm submitted a letter received on September 8, 2017 noting they have some concerns about the proposal to sever Lot 9 3-083 on Seifried property in Normanby Township. If there is a house built on the severed parcel the occupant may not like or agree with farm work being completed at long hours of the day/night. The use of sprays or fertilizers on our property might also be contested. If a house is built on the severed parcel it could prevent us from building a livestock barn next to that location in the future. There would be certain distance requirements that we would then have to take into consideration.

Paul Seifried spoke in favour of the proposed severance.

COA 26/17 Moved by: Carol Lawrence Seconded by: Doug Hutchinson

Resolved that, Severance Application B06/2017 be approved, subject to the conditions of the Municipality and Agencies.

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

4. Other - None

5. Next Meeting – not determined to date

On motion of Rob Thompson, the Committee adjourned at 1:30 p.m.

John A. Bell, Chair

Mark Turner, Clerk