

Township of Chatsworth Planning Committee Agenda

Wednesday June 17, 2015 9:00 AM

1) Call to Order

2) Disclosure of Pecuniary Interest

3) Zoning Meetings:

9:00 a.m. 2015-33 Loucks

4) Adjournment



Chatsworth

Township of Chatsworth
RR 1, Chatsworth, Ontario, N0H 1G0

Will Moore, CAO / Clerk Grace Nayler, Treasurer and Assistant CAO/Clerk
Telephone 519-794-3232 Fax 519-794-4499

April 29, 2015

Township of Chatsworth
R.R. 1
CHATSWORTH, Ontario
N0H 1G0

Dear Mayor Pringle and Members of Council

Re: Application for Zoning By-law Amendment
Part Lot 4, Concession 1 EGR, Geographic Village of Chatsworth,
Township of Sullivan
Owner: Leanne Loucks
Applicant: Pliny Loucks

The following has been drafted to provide the Committee of Adjustment with planning comments concerning the above-noted rezoning application.

The subject property is located in the northeast quadrant of the former Village of Chatsworth. The site comprises 6.3 hectares of land and has approximately 217 metres of frontage along Massie Road. The southeastern corner of the property is located within close proximity of the Jane Street cul-de-sac bulb but is separated from the Township road by an odd-shaped reserve. A forested area exists in the southeast corner of the property, at the termination of Jane Street. Approximately one-third of the property is situated within a Provincially Significant Wetland. The remainder of the property, which was once cleared, is now overgrown in small trees and shrubs.

Recently, the Committee of Adjustment conditionally approved the severance of four residential lots within the forested area located in the southeast corner of the site. This would involve the extension of Jane Street and the removal of the Township-owned reserve. The retained parcel is not intended to be developed at this time.

Included in the conditions of approval was the requirement to have the lands rezoned as follow:

- to permit a reduction in the 'minimum lot area' requirement for one of the lots from 2000 square metres to 1300 square metres and a reduction in the 'minimum lot frontage' requirement for another lot from 24 metres to 23 metres;
- to adjust the boundaries of the 'Wetlands Protection' zone to reflect updated mapping; and,
- to restrict development and site alterations within the lands adjacent to the 'Wetlands Protection' zone as per the recommendations of the Environmental Impact Study.

In this regard, an application to amend the Zoning By-law has been filed by the property owner, and a draft By-law has been prepared.

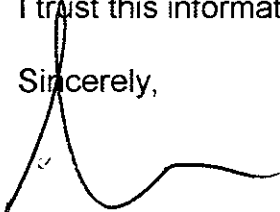
During the review of the four severance applications, it was determined that the proposed development would conform with the County of Grey Official Plan and be consistent with the Provincial Policy Statement provided the recommendations of the Environmental Impact Study are implemented. In this regard, the conditions attached to the approval of the four severances did, in fact, reflect the EIS recommendations.

Based on the foregoing, the proposed rezoning, which is intended to fulfill a condition of severance approval, also has merit and should be given favourable conservation.

This opinion is provided without the benefit of having received comments from any other agency or any adjacent land owners. Should new information arise regarding this proposal, the Committee of Adjustment is advised to take such information into account when considering the applications.

I trust this information will be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Davidson', written over the word 'Sincerely,'.

Ron Davidson, BES, RPP, MCIP
Township Planner

**NOTICE OF A COMPLETE APPLICATION
AND NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Corporation of the Township of Chatsworth is in receipt of a complete application for a Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended.

AND TAKE FURTHER NOTICE that Council of the Corporation of the Township of Chatsworth will hold a Public Meeting on

June 17th 2015 @ 9:00a.m.

(date and time)

in the Municipal Council Chambers to consider the proposed Zoning By-law Amendment, as per the requirements of Section 34 of the Planning Act, R.S.O. 1990, as amended.

The proposed Zoning By-law Amendment will affect the lands described as,

Part Lot 4, Concession 1 EGR
Geographic Village of Chatsworth
in the Township of Chatsworth
(please refer to the sketch on the reverse of this form)

The purpose of the Amendment is to rezone the subject lands as required to fulfil conditions of severance. Recently, the Township of Chatsworth Committee of Adjustment conditionally approved the severance of four residential lots along the north end of Jane Street. Several conditions were attached to this approval including the requirement for the lands to be rezoned as follows:

- to permit a reduction in the 'minimum lot area' requirement for one of the lots and a reduction in the 'minimum lot frontage' requirement for another lot;
- to adjust the boundaries of the 'Wetlands Protection' zone to reflect updated mapping;
- to restrict development and site alterations within the lands adjacent to the 'Wetlands Protection' zone as per the recommendations of the Environmental Impact Study.

The proposed Amendment is intended to fulfil this condition of severance approval.

The lands subject to rezoning are located within the 'Secondary Settlement Area', 'Wetlands' and 'Hazard Lands' designations of the County of Grey Official Plan.

ANY individuals, corporations and public bodies may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment. An individual, corporation or public body that does not make an oral submission at the public meeting or make a written submission to the Township of Chatsworth with regard to the Zoning By-law Amendment prior to the amendment being adopted is not entitled to appeal the Zoning By-law Amendment, nor is such person entitled to be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

ADDITIONAL information relating to the proposed Zoning By-law Amendment may be obtained by contacting the undersigned.

DATED at Chatsworth this 14th day of May, 2015.

Will Moore, CAO / Clerk
Township of Chatsworth
R.R. #1
CHATSWORTH, Ontario
N0H 1G0
Tel. (519) 794-3232
Fax (519) 794-4499

SCHEDULE "A"

BY-LAW No. 2015 - 33

AMENDING BY-LAW No. 2007-39

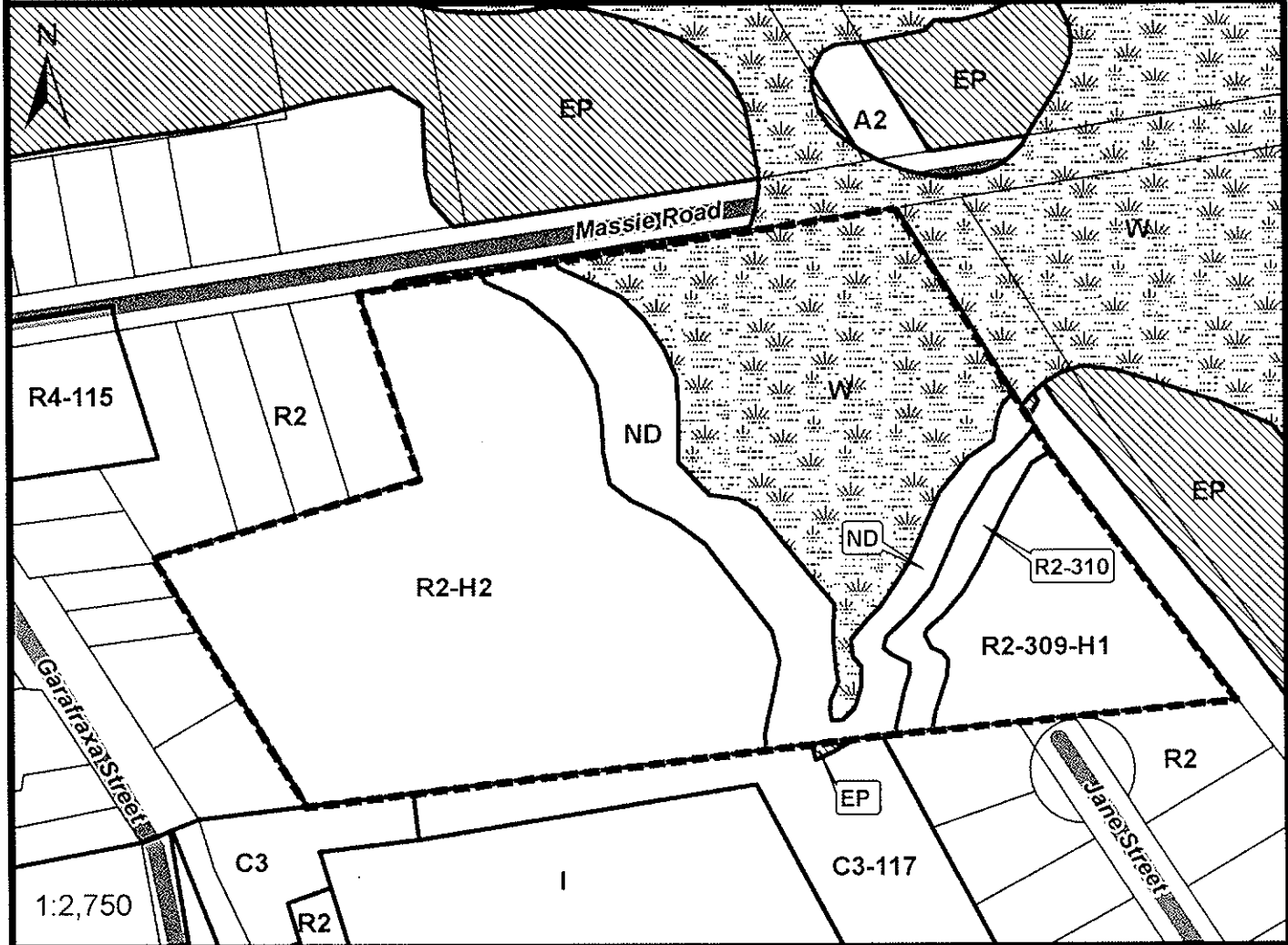
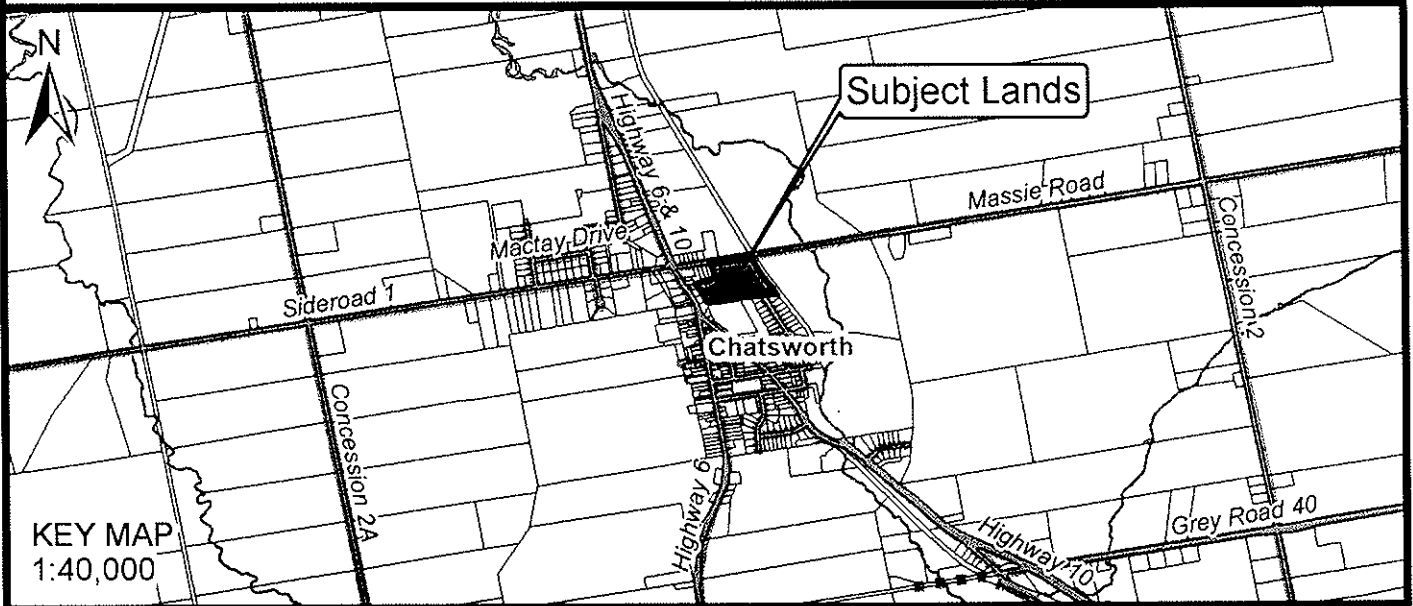
TOWNSHIP OF CHATSWORTH

DATE PASSED: _____, 2015

SIGNED: _____

BOB PRINGLE, MAYOR

WILL MOORE, CLERK



LEGEND

Lands subject to amendment

Restricted Rural

Urban Residential

Multiple Residential

Local Commercial

Institutional

No Development

Environmental Protection

Wetlands Protection

**NOTICE OF THE PASSING OF A ZONING BY-LAW
BY THE CORPORATION OF THE TOWNSHIP OF CHATSWORTH**

TAKE NOTICE that the Council of the Corporation of the Township of Chatsworth passed By-law No. 2015-33 on the _____ day of _____, 2015 under Section 34 of the Planning Act, R.S.O. 1990, as amended.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the Clerk of the Corporation of the Township of Chatsworth not later than the _____ day of _____, 2015 a notice of appeal setting out the objection to the By-law and the reasons in support of the objection.

ONLY individuals, corporations and public bodies may appeal a Zoning By-law Amendment to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group; however, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. An individual, corporation or public body that did not make an oral submission at the public meeting or make a written submission to the Township of Chatsworth with regard to the Zoning By-law Amendment prior to the amendment being adopted is not entitled to appeal the Zoning By-law Amendment, nor is such person entitled to be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

AN EXPLANATION of the purpose and effect of the By-law, describing the lands to which the By-law applies and a Map showing the location of the lands to which the By-law applies are attached. The complete By-law is available for inspection in my office during regular business hours.

DATED at the Township of Chatsworth
this _____ of _____, 2015

Will Moore, CAO / Clerk
Township of Chatsworth
R.R.1
CHATSWORTH, Ontario N0H 1G0
Tel. (519) 794-3232 Fax (519) 794-4499

EXPLANATORY NOTE

The Zoning By-law Amendment affects the lands described as Part Lot 4, Concession 1 EGR, Geographic Village of Chatsworth, Township of Chatsworth, as shown on the drawing on the reverse of this form.

The purpose of the Amendment is to rezone the subject lands as required to fulfil conditions of severance. Recently, the Township of Chatsworth Committee of Adjustment conditionally approved the severance of four residential lots along the north end of Jane Street. Several conditions were attached to this approval including the requirement for the lands to be rezoned as follows:

- to permit a reduction in the 'minimum lot area' requirement for one of the lots and a reduction in the 'minimum lot frontage' requirement for another lot;
- to adjust the boundaries of the 'Wetlands Protection' zone to reflect updated mapping; and,
- to restrict development and site alterations within the lands adjacent to the 'Wetlands Protection' zone as per the recommendations of the Environmental Impact Study.

The Amendment is intended to fulfil this condition of severance approval. The Council of the Township of Chatsworth has adopted this By-law and is now circulating it in accordance with Provincial Regulations.

The lands subject to rezoning are located within the 'Secondary Settlement Area', 'Wetlands' and 'Hazard Lands' designations of the County of Grey Official Plan.

(b) the removal of trees as required for health and safety including best management forest practices.

(III) Site alteration shall be limited to minor alterations that do not result in the removal of any trees except as permitted in paragraph (II) above, grass seeding, and the placement of permeable walking paths.

3. The 'H2" suffix ("holding" symbol) attached to certain lands zoned 'R2' on Part Lot 4, Concession 1 EGR, Geographic Village of Chatsworth, Township of Chatsworth shall only be removed once a formal development proposal has been submitted to the Township and such proposal includes an updated Environmental Impact Study prepared to the satisfaction of the Township of Chatsworth and the Grey Sauble Conservation Authority. Until such time as the 'H2" suffix has been removed, no site alteration or development shall occur within this area.
4. This By-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first time this _____ day of _____, 2015;

Read a second time this _____ day of _____, 2015;

Read a third time and finally passed this _____ day of _____, 2015.

Mayor

Clerk

* * * * *

I hereby certify that the foregoing is a true copy of By-law No. _____ as enacted by the Council of the Corporation of the Township of Chatsworth this _____ day of _____, 2015.

Date

Clerk