

Township of Chatsworth Planning Committee Agenda

Wednesday June 1, 2016 at 9:30 a.m.

1) Call to Order:

2) Disclosure of Pecuniary Interest:

3) Public Meetings:

9:30 a.m. B3/2016 Brian Ash

4) Adjournment:

Township of Chatsworth
Land Division Committee
Notice of Application for Consent
The Planning Act, RSO 1990, as amended

Take Notice that the Township of Chatsworth Land Division Committee has appointed **Wednesday, June 1 at 9:30 a.m.** for the purpose of a public hearing into this matter. The Hearing will be held at the Township of Chatsworth Council Chambers at 316837 Highway 6, R.R.#1, Chatsworth, Ontario.

CONSENT APPLICATION: File No: B3/2016

PURPOSE AND EFFECT: To sever 15.95 hectares of land and have this parcel merge on title with an adjacent 40.37 hectare farm property; and, to retain 6.06 hectares of land containing an existing dwelling and accessory building. No new lot is being created through this lot addition.

LEGAL DESCRIPTION: Part Lot 22, Concession 9, Geographic Township of Sullivan, Township of Chatsworth

ADDRESS: 621576 Sideroad 7

SEVERED PARCEL: Area: 15.95 ha +/-
 Frontage: 479 metres +/-
 Depth: 333.2 metres +/-

RETAINED PARCEL: Area: 6.06 hectares +/-
 Frontage: 182.87 m +/-
 Depth: 333.2 m +/-

LANDS RECEIVING

SEVERED PARCEL: Legal Description: Part Lot 22, Concession 9, Geographic Township of Sullivan, Township of Chatsworth
 Assessment Roll: 42043200040180000
 Municipal Address: 115475 Grey Road 3

SEE SKETCH ATTACHED

Property owners within 120 metres (legislation requires 60 metres) of subject land are hereby notified of the above application for consent.

If a person or public body does not make oral submissions at the meeting or make written submissions to the Township of Chatsworth Land Division Committee with regard to the proposed severance before the severance is granted, the person or public body is not entitled to appeal the decision of the Land Division Committee. Also, if a person or public body does not make oral submissions at the meeting or make written submissions to the Township of Chatsworth Land Division Committee before the severance is granted, the person or public body may not 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.

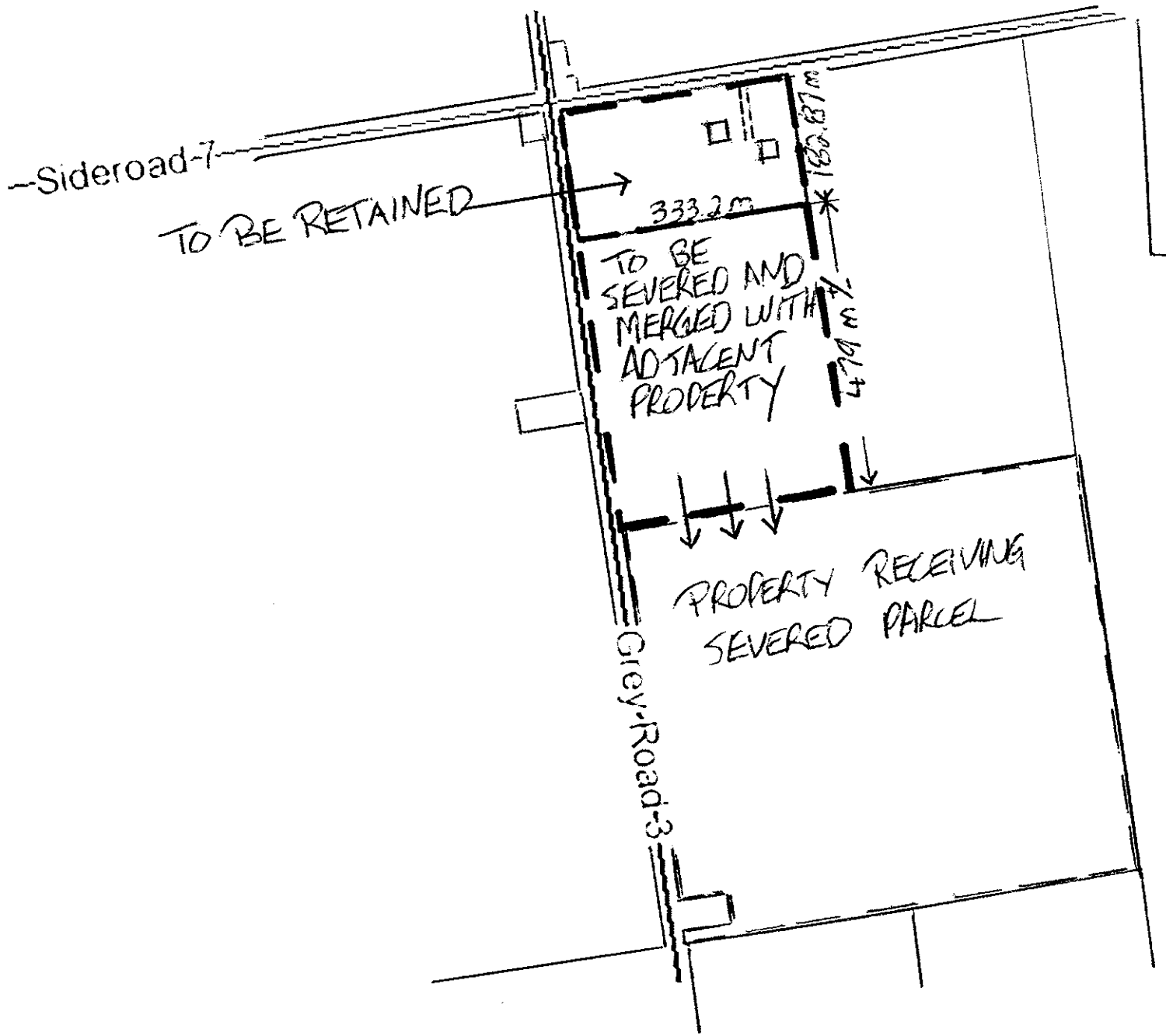
If you wish to be notified of the decision of the Land Division Committee in respect of the proposed consent, you must make a written request to the Township of Chatsworth.

Additional information regarding the application is available for public inspection from Monday to Friday 8:00 a.m. to 4:00 p.m. at the Township of Chatsworth Office. When requesting information please quote File No. B3/2016

Secretary-Treasurer
Township of Chatsworth Land Division Committee
R.R.# 1, Chatsworth, ON
N0H 1G0

Phone: 519-794-3232

Fax: 519-794-4499





Chatsworth

Township of Chatsworth

316837 Highway 6, R.R. 1 Chatsworth, Ontario, N0H 1G0

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

May 11, 2016

Township of Chatsworth
316837 Highway 6
R.R. 1
CHATSWORTH, Ontario
N0H 1G0

Dear Committee of Adjustment members:

Re: Application for Severance
Part Lot 22, Concession 9, Geographic Township of Sullivan,
Township of Chatsworth (621576 Sideroad 7)
File No. B3/2016
Owner: Brian Ash

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

The owner of the above-noted property proposes to sever 15.95 hectares of land, and have them merge on title with the adjacent 40.37 hectare farm holding owned by Jacob E. Zook. The owner would retain a 6.06 hectare property containing his existing dwelling and accessory building.

The subject property is located at the southeast corner of the Sideroad 7 / County Road 3 intersection. The majority of the 15.95 hectare area to be severed is currently in agricultural production. A creek traverses these lands. The area of the property to be retained by Mr. Ash is mostly treed or scrub land. His dwelling and workshop are situated in this section of the site.

The entire 22.01 hectare subject property is designated 'Rural' on Schedule A to the County of Grey Official Plan. The 'Rural' consent policies allow for the creation of smaller farm lots and/or residential lots provided the density does not exceed three lots (including the retained parcel) per original 40 hectare parcel. On an original 80 hectare parcel (as is the case here), the Official Plan can be interpreted to allow for a maximum of six lots (including the retained parcel). In this particular case, a new lot is

not being proposed. From the original 80 hectare Crown lot described as Lot 22, Concession 9, a total of five lots exist, and this would not change as a result of the proposed severance. Based on the foregoing, the lot addition will not pose a density problem.

With regard to lot size, the 'Rural' policies state that new lots must comprise at least 0.8 hectares. Both the retained parcel and the neighbouring property being enlarged would exceed this minimum standard.

No constraints affect the subject property, according to Schedule B, Appendix A and Appendix B to the County Official Plan.

The County Official Plan contains policies applicable to development along a County Road. In this instance, however, such policies would not likely be relevant since the lot addition will not involve any new buildings or new entrances along the County Road.

Based on the foregoing, it is apparent that the proposed lot addition would conform to the relevant policies of the Grey County Official Plan.

With regard to the Provincial Policy Statement (PPS), limited non-farm development and lot creation is permitted outside of the prime agricultural areas. The proposed development would appear to be consistent with the PPS.

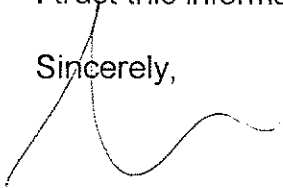
The Township's new Zoning By-law places the subject property in the 'A1' (Rural) zone. The 'A1' zone provisions include 'minimum lot area' and 'minimum lot frontage' requirements of 20 hectares and 180 metres respectively. The retained parcel will comprise 6.06 hectares of land and will therefore be deficient in lot area. For this reason, an amendment to the Zoning By-law will be required. The adjacent property that is benefiting from the lot addition will exceed these minimum standards.

Based on the above, the proposed lot addition has merit and should be approved. As a condition of approval, the severed parcel must be merged on title with the adjacent property owned by Jacob E. Zook and the zoning of the retained parcel must be amended.

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 this application.

I trust this information will be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Davidson', with a stylized, wavy flourish extending to the right.

Ron Davidson, BES, RPP, MCIP
Township Planner

