

**Township of Chatsworth Planning Committee
Minutes
Wednesday December 6, 2017
9:00 A.M.**

Members Present:

Chair Mayor Bob Pringle
Member Brian Gamble
Member Shawn Greig
Member Scott Mackey
Member Elizabeth Thompson

Staff Present:

Township Planner: Ron Davidson
County Planner: Scott Taylor
Secretary-Treasurer: Nicole Martin

1. Call to Order

Chair Pringle called the meeting to order at 9:00 a.m.

2. Disclosure of Pecuniary Interest and the General Nature Thereof.

The Committee was advised that Ron Davidson had declared a conflict with application A03/2017 and was therefore not involved with the application in any way. Mr. Davidson was not in the room at the time that application was heard.

3. Planning Committee/Committee of Adjustment

It was:

Moved by Scott Mackey
Seconded by Elizabeth Thompson

That the Planning Committee of the Township of Chatsworth adopt the minutes of November 1, 2017. Carried

4. Public Meetings for Committee of Adjustment

4.1 Application for Minor Variance A03/2017

Lot 3, Registered Plan 1039, Geographic Village of Chatsworth, Township of Chatsworth - Barry's Construction

Public in Attendance

Phyllis Wark

Warren Kennedy

Grant Swartz

Terry McKay

Sean Thompson – Barry's Construction

County Planner Scott Taylor gave an overview of the application and explained that the purpose of the proposed Minor Variance was to reduce the minimum side yard requirement of the R2 zone, as it applies to both side yards, from 3 metres to 1.52 metres in order to erect a detached dwelling on the subject property. He recommended approval of the Minor Variance.

Sean Thompson made some remarks on behalf of the proponent to note that the current lot was undersized for the R2 zone and that the variance was necessary to provide for more flexibility in the home design. Mr. Thompson noted that it would allow for an approximately 40 foot wide house, which would aide in meeting accessibility and building code requirements.

The following members of the public spoke at the meeting.

- Phyllis Wark;
- Warren Kennedy;
- Grant Swartz;
- Terry McKay.

Comments and questions were raised with respect to;

- the accuracy of the lot dimensions and measurements provided;
- requirement for a proper survey showing the location of the new storage shed on the property to the north;
- the proximity of the proposed dwelling with respect to the neighbouring dwelling to the south;
- the location of the previous dwelling on the subject lands;
- property values concerns;

- could the proposed dwelling be shifted further to the north?
- removal of the hill and grading; and
- clean up from the residential apartment construction work to the north.

Following a discussion, it was:

Moved by Scott Mackey
Seconded by Brian Gamble

Be it resolved that the Minor Variance Application A03/2017 for Lot 3, Registered Plan 1039 Village of Chatsworth be deferred. Carried

5. Public Meetings for Planning Committee

5.1 Application for Zoning By-law Amendment Z08/2017

Part Lot 16, Concession 8, Geographic Township of Sullivan, Township of Chatsworth – Sam and Ada Yoder

Public in Attendance

Sam J. Yoder
Emery Stutzman
Samuel R. Yoder
Samuel Stutzman
Michelle Neerhof

Township Planner Ron Davidson gave an overview of the application and explained that the purpose of the Zoning By-law Amendment was to change the zoning of approximately 0.44 hectares of a 36.4 hectare property from 'A1' (Rural) to 'I' (Institutional) to permit a school. At the conclusion of his presentation, he recommended approval of the zoning by-law amendment.

Michelle Neerhof advised the Committee that she drives a school bus along the 8th Concession several times a day and passes several horse-drawn vehicles on the road on a daily basis. She stated that this existing situation is a large concern for her, and added that a new school should not be located on this road.

Chair Pringle urged the applicant to consider having the Amish community utilize the public schools in the area in order to keep up the enrollment levels.

Several Committee members also raised concerns with regard to human safety. It was stated that the horse and buggies are very difficult to see at times, given that they are not equipped with lights. It was stated that the Amish in other communities have battery-powered lights attached to their buggies.

The Committee also discussed the idea of changing the speed limit along this stretch of the Township road and installing road signs advising of the school. After some discussion, Mr. Yoder advised the Committee that he would pay for the costs of erecting new signs.

The Committee discussed the idea of deferring its decision on the rezoning application in order to provide the Committee an opportunity to meet with the bishops of the local Amish community and discuss, among other things, having all buggies equipped with proper lighting.

Following further discussion, it was:

Moved by Elizabeth Thompson
Seconded by Scott Mackey

Be it resolved that Zoning Application Z08/2017 for Part Lot 16, Concession 8 Sullivan be deferred. Carried

5.2 Application for Zoning By-law Amendment Z09/2017

Part Lot 24, Concession 4, Geographic Township of Sullivan, Township of Chatsworth – Ron and Georgina Klages

Public in Attendance

None

Township Planner Ron Davidson gave an overview of the application and explained that the purpose of the Zoning By-law Amendment was to affix a holding symbol to the A1 zoning of the portion of the subject property that is designated 'Significant Woodland' in the County of Grey Official Plan and also to lands within 50 metres of the 'Significant Woodland'. The holding symbol would not permit any development or site alteration on these lands. He recommended approval of the Zoning By-law Amendment.

Following a discussion, it was:

Moved by Shawn Greig
Seconded by Brian Gamble

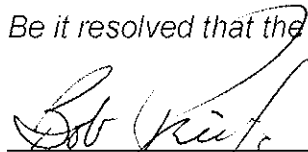
Be it resolved that Zoning Application Z09/2017 for Part Lot 24, Concession 4 Sullivan be approved. Carried

6. Closure of Planning Committee Meeting

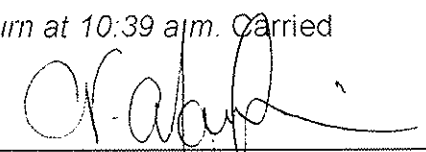
It was:

Moved by Scott Mackey
Seconded by Elizabeth Thompson

Be it resolved that the Planning Committee adjourn at 10:39 a.m. Carried



Bob Pringle, Chair



Nicole Martin, Secretary-Treasurer