

**Township of Chatsworth
Committee of Adjustment Minutes
Wednesday May 27, 2020 9:00 A.M.**

Members Present:

Chair - Mayor Scott Mackey
Member - Brian Gamble
Member - Shawn Greig
Member - Elizabeth Thompson
Member - Diana Rae

Staff Present:

Township Planner, Ron Davidson
Secretary Treasurer, Carolyn Marx
CAO Clerk, Patty Sinnamon
Treasurer, Karmen Krueger

1. Call to Order

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

2. Disclosure of Pecuniary Interest - None

3. Committee of Adjustment Minutes

Resolution 2020-03-01
Moved by: Shawn Greig
Seconded by: Diana Rae

That Committee of Adjustment hereby approves the March 4, 2020 minutes. **Carried**

4. Committee of Adjustment Public Meeting:

- 4.1 Consent Application B03/2020 – Owners: N Somasundaram and M Nadarajah
Part Lots 113-116, Registered Plan 121
Geographic Village of Chatsworth, Township of Chatsworth
1 Toronto Sydenham Street

Public in Virtual Attendance

No one was in attendance.

Township Planner Ron Davidson gave an overview of the proposal and explained that the purpose of the application was to convey a portion of an existing residential lot to the adjacent commercial lot. The expanding commercial lot would, in turn, be redeveloped. The Planner advised that the retained parcel would be relatively small in size for a partially-serviced parcel, but that the Septic Inspector was satisfied that this parcel would be of sufficient size to adequately accommodate the existing dwelling and a private septic system. At the conclusion of his presentation, the Planner recommended approval of the Consent application.

Following a brief discussion by the Committee the following resolution was introduced:

Resolution 2020-03-02
Moved by: Shawn Greig
Seconded by: Elizabeth Thompson

That Committee of Adjustment hereby grants Consent B03/2020 Part Lots 113-116, Registered Plan 121, Geographic Village of Chatsworth, Township of Chatsworth, subject to the following conditions:

1. Submission of an undertaking by the applicant's solicitor to merge the severed parcel with the adjacent properties described with the assessment roll number 420434000115200. (Note: In some circumstances, the merging of two parcels requires the spoiling of a previous severance, which may require additional surveying work being conducted.);

2. Confirmation from the Chief Building Official that the existing building located on the severed parcel has been removed.
3. Confirmation from the Township that the Zoning By-law Amendment intended to rezone the severed parcel for commercial use and rezone the retained parcel to allow for a reduced lot size is in effect.
4. Payment of outstanding taxes to the Township if any. **Carried**

4.2 Consent Application B06/2020– Owner: Marlene Muldoon Applicant: Carl Morrison
 Part Lot 13, Concession 3 EGR
 Geographic Township of Holland, Township of Chatsworth
 803309 Grey Road 40

Public in Virtual Attendance

Marlene Muldoon
 Carl Morrison

Township Planner Ron Davidson gave an overview of the proposal and explained that the purpose of the Consent application was to convey a portion of the subject property to the abutting, residential lot. This adjacent lot already contains a detached dwelling, and therefore the owner intends to use the additional land solely for passive recreational purposes. At the conclusion of his presentation, the Planner recommended approval of the Consent application.

Mrs. Muldoon participated briefly in the Public Meeting.

Following a brief discussion by the Committee the following resolution was introduced:

Resolution 2020-03-03
 Moved by: Shawn Greig
 Seconded by: Elizabeth Thompson

That Committee of Adjustment hereby grants Consent B06/2020 Part Lot 13 Concession 3 EGR, Geographic Township of Holland, Township of Chatsworth, subject to the following conditions:

1. Submission of an undertaking by the applicant's solicitor to merge the severed parcel with the adjacent property described with the assessment roll number 420436000124710. (Note: In some circumstances, the merging of two parcels requires the spoiling of a previous severance, which may require additional surveying work being conducted.);
2. Confirmation from the Township that the Zoning By-law Amendment intended to reduce the lot area requirement of the 'A1' zone as it pertains to the expanded parcel is in effect.
3. Payment of outstanding taxes to the Township if any.

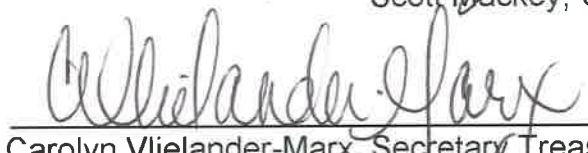
5. Adjournment

Resolution 2020-03-04
 Moved by: Shawn Greig
 Seconded by: Brian Gamble

Be it resolved that the Committee of Adjustment adjourn at 9:22 a.m. **Carried**



 Scott Mackey, Chair



 Carolyn Vlieland-Marx, Secretary Treasurer