

**Township of Chatsworth  
Committee of Adjustment Minutes  
Wednesday September 16, 2020 6:00 P.M.**

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**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 Kreuger

**1. Call to Order**

Chair Mackey called the meeting to order at 6:03 p.m.

**2. Disclosure of Pecuniary Interest - None**

**3. Committee of Adjustment Minutes**

Resolution 2020-05-01

Moved by: Shawn Greig

Seconded by: Diana Rae

That Committee of Adjustment hereby approves the August 5, 2020 minutes. **Carried**

**4. Committee of Adjustment Public Meeting:**

**4.1 Consent Application B04/2020 and B05/2020**

Part Lot 12, RCP 1039

Geographic Village of Chatsworth, Township of Chatsworth  
Massie Road

Owner: Lee-Anne Bayne-Loucks Agent: Pliny Loucks

**Public in Virtual Attendance**

Pliny Loucks

Township Planner Ron Davidson gave an overview of the proposal and explained that the purpose of the application was to sever two residential lots upon which two 4-unit townhouses (total of eight units) would be erected and to retain a 4.2 hectare parcel. The retained parcel will be conveyed to the Township. A new road will be constructed. The Planner explained that the proposed lot creation conforms to the County of Grey Official Plan and is consistent with the Provincial Policy Statement. He further added that the lands must be rezoned to allow for the intended medium-density and that a Zoning By-law Amendment application would be considered at a Public Meeting on September 23, 2020.

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

Resolution 2020-05-02

Moved by: Shawn Greig

Seconded by: Elizabeth Thompson

That Committee of Adjustment hereby grants Consent **B04/2020** and **B05/2020** Part Lot 12, RCP 1039, Geographic Village of Chatsworth, Township of Chatsworth subject to the following conditions:

1. Payment of the second part of the severance fee to the Township;
2. Confirmation that the Zoning By-law Amendment is in effect pertaining to the severed parcel.
3. Payment of outstanding taxes to the Township if any.
4. Confirmation that the new road has been constructed to the standard deemed appropriate by the Township.

5. Entrance permit obtained from the Township for the severed lands. **Carried**

4.2 Consent Application B07/2020  
Part Lot 7, Concession 1 WGR,  
Geographic Township of Sullivan, Township of Chatsworth  
316820 Highway 6

Owner: Ada Carmichael Agent: Myrna Feltis

Committee Member Brian Gamble joined the meeting at 6:22 p.m.

Public in Virtual Attendance

None

Township Planner Ron Davidson gave an overview of the proposal and explained that the purpose of the application was to sever 1.03 hectares of land from a 14.3 hectare property, and merge the severed parcel with the adjacent commercial property. Enlarging the commercial lot would facilitate a possible future expansion of the existing farm equipment sales and service establishment. The Planner explained that the proposed lot line adjustment conforms to the County of Grey Official Plan and is consistent with the Provincial Policy Statement. He further added that the severed parcel must be rezoned to allow for commercial use and that a Zoning By-law Amendment application would be considered at a Public Meeting on September 23, 2020.

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

Resolution 2020-05-03

Moved by: Elizabeth Thompson

Seconded by: Diana Rae

That Committee of Adjustment hereby grants Consent B07/2020 Part Lot 7, Concession 1 WGR, Geographic Township of Sullivan, 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 420432000103001. (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 change the zoning of the severed parcel to the appropriate zone to allow for commercial use is in effect.
3. Confirmation from the County of Grey that the existing entrance on the severed parcel has been closed and the lands on the road allowance have been rehabilitated to the satisfaction of the County.
4. Payment of outstanding taxes to the Township, if any. **Carried**

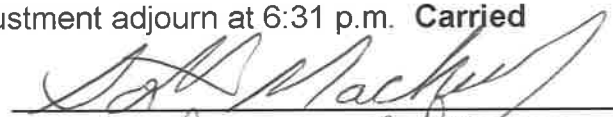
## 5. **Adjournment**


Resolution 2020-05-04

Moved by: Shawn Greig

Seconded by: Elizabeth Thompson

Be it resolved that the Committee of Adjustment adjourn at 6:31 p.m. **Carried**

  
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Scott Mackey, Chair

  
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Carolyn Vlieland-Marx, Secretary Treasurer