

**Township of Chatsworth
Committee of Adjustment Minutes
Wednesday November 4, 2020 9:00 A.M.**

Members Present:

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

Regrets - Diana Rae

Staff Present:

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

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 2020-06-01
Moved by: Brian Gamble
Seconded by: Shawn Greig

That Committee of Adjustment hereby approves the September 16, 2020 minutes.
Carried

4. Committee of Adjustment Public Meeting:

4.1 Minor Variance A02/2020

Part Lot 30, Concession 12
Geographic Township of Sullivan, Township of Chatsworth
561183 Bentinck-Sullivan Townline
Owner: **Kirk Fortune**

Public in Virtual Attendance

Kirk Fortune
Jennifer DeGrandis Graham

Township Planner Ron Davidson gave an overview of the proposal and explained that the purpose of the Minor Variance is to amend the Minimum Distance Separation (MDS) requirement of the Zoning By-law by reducing the required separation distance between a proposed livestock barn and the neighbour's house from 430 metres to 400 metres to allow for a second barn on the site. The new barn would accommodate 2,400 swine (weaners). Mr. Davidson explained that because the MDS formulae is less restrictive in the case where a second building permit is being sought three or more years after the issuance of the first building permit, the proposed new (second) barn would be permitted in this proposed location without a Minor Variance if the owner waited until next year to begin construction. The Planner recommended approval of the application.

Ms. Jennifer DeGrandis Graham spoke in opposition to the proposed Minor Variance, stating concerns with regard to odour, groundwater contamination and contamination of the nearby creek.

Mr. Fortune provided some comments in response to his neighbour's concerns, and advised that these issues are addressed through the Nutrient Management Plan approvals process.

Mr. Davidson advised the Committee that the proposed barn conforms to the setback requirement at it pertains to the Mr. DeGrandis Graham's property.

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

Resolution 2020-06-02
Moved by: Shawn Greig
Seconded by: Elizabeth Thompson

That Committee of Adjustment hereby grants Minor Variance A02/2020 Part Lot 30, Concession 12, Geographic Township of Sullivan, Township of Chatsworth, subject to the

following conditions:

1. The new barn has a maximum capacity of 2,400 swine (weaners)
2. That a Nutrient Management Plan be approved prior to the issuance of a building permit.

4.2 **Consent B08/2020**

Part Lot 6, Concession 1 and Part Lots 12 and 13, Concession 2, WGR
Geographic Township of Sullivan, Township of Chatsworth
236857 Concession 2A

Owner: **Paul Long**

Public in Virtual Attendance

Jane Jamieson

Township Planner Ron Davidson gave an overview of the proposal and explained that the purpose of the application is to sever a 38.3 hectare farm lot and retain a 40 hectare farm lot containing an existing dwelling and accessory buildings. He explained that the proposed conforms to the County of Grey Official Plan and the Township's Zoning By-law, and that the application is consistent with the Provincial Policy Statement. He recommended approval of the application.

Jane Jamieson questioned the accuracy of the mapping as it pertains specifically to the boundary between the severed parcel and her property to the north.

Mr. Davidson advised that a reference plan will be required for the severed parcel and will clearly identify the mutual property boundary.

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

Resolution 2020-06-03

Moved by: Shawn Greig

Seconded by: Brian Gamble

That Committee of Adjustment hereby grants Consent B08/2020 Part Lot 6, Concession 1 and Part Lots 12 and 13, Concession 2, WGR Geographic Township of Sullivan, Township of Chatsworth, subject to the following conditions:

1. Payment of the severance fee to the Township
2. Payment of outstanding taxes to the Township, if any
3. Payment of Parkland Dedication Fee

5. **Adjournment**

Resolution 2020-06-04

Moved by: Shawn Greig

Seconded by: Elizabeth Thompson

Be it resolved that the Committee of Adjustment adjourn at 9:50 a.m. **Carried**



Scott Mackey, Chair



Carolyn Vlieland-Marx, Secretary Treasurer