



**Township of Chatsworth**  
**Committee of Adjustment Minutes**

**Wednesday, April 7, 2021, 9:00 A.M.**

Members Present: Mayor Scott Mackey  
Deputy Mayor Brian Gamble  
Councillor Shawn Greig  
Councillor Diana Rae  
Councillor Elizabeth Thompson

Staff Present: Patty Sinnamon  
Ron Davidson, Planner

---

**1. Call to Order**

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

**3. Minutes of Previous Meetings**

**Resolution:** 2021-03-01

Moved by: Diana Rae

Seconded by: Shawn Greig

That the Committee of Adjustment hereby approves the minutes of March 3, 2021.  
**Carried**

**4. Committee of Adjustment Public Meeting**

**4.1 Minor Variance A01/2021 (Seibel)**

Public in Virtual Attendance:

Paul Seibel, Applicant

Shelley Dodds, Neighbour

Township Planner Ron Davidson gave an overview of the proposal and explained that the purpose of the Minor Variance is to reduce the side yard requirements of the "R3" zone from 3.0 m to 2.12 m in order to facilitate an addition onto an existing dwelling. He reviewed the sketch submitted with the application.

Mr. Seibel indicated that the existing shed on the property, closest to the roadway is being removed. The existing driveway is also being relocated.

Neighbour Shelley Dodds asked about the shed closest to the Lake. Mr. Seibel indicated that it would be remaining. Ms. Dodds had also submitted written concerns about the height of the addition, and that it would block their view of the lake.

Mr. Seibel also indicated that the addition is for his own residential purposes and that the addition would not exceed the height of the existing dwelling.

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

**Resolution:** 2021-03-02

Moved by: Elizabeth Thompson

Seconded by: Diana Rae

That Committee of Adjustment hereby grants Minor Variance A01/2021, Lot 5, Plan 393, former Geographic Township of Sullivan, now the Township of Chatsworth subject to the following conditions:

1. That the variance only applies to the development proposal shown on the attached Schedule A.
2. The existing garage be removed.
3. A permit be obtained from the Saugeen Valley Conservation Authority.

**Carried**

#### **4.2 Consent B03/2021 - Revised Decision Required**

Public in Virtual Attendance:

There were no persons in attendance, including the applicant.

Township Planner Ron Davidson explained that Council had previously approved this decision on March 3, 2022, but due to an oversight, a condition requested by the County of Grey was not included in the decision. He explained that the County had requested a portion of land adjacent to the County road for road widening purposes. The Planning Act does provide for the Committee to amend its decision.

Committee members agreed the revised decision was appropriate and the following resolution was introduced:

**Resolution:** 2021-03-03

Moved by: Shawn Greig

Seconded by: Elizabeth Thompson

That Committee of Adjustment hereby grants Consent B03/2021, Part Lot 7, Concession 11 in the former Township of Holland, now in the 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 having the address of 804586 Grey Road 40. (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 retained parcel is in effect.
3. Payment of outstanding taxes to the Township, if any.
4. The submission of an undertaking by the applicant's solicitor to transfer a 5.18 metre wide parcel of land along the entire County Road frontage from the retained parcel to the County of Grey.

**Carried**

#### **4.3 Consent B04/2021**

Public in Virtual Attendance:

Mark Van Grootheest, Applicant

Brenda Van Grootheest, Applicant

Township Planner Ron Davidson gave an overview of the proposal and explained that the purpose of the application is to ever a 0.8 hectare vacant lot and retain a 39.9 hectare farm lot containing the existing dwelling, barn and sheds.

The applicants thanked Mr. Davidson for his assistance throughout the process.

There were no letters of objection or concerns received.

The following motion was introduced:

**Resolution: 2021-03-04**

Moved by: Shawn Greig

Seconded by: Elizabeth Thompson

That Committee of Adjustment hereby grant Consent B04/2021, Lots 71 and 72, Concession 3, NETSR, in the former Township of Holland, now in the 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.
4. Confirmation from the Township that a Zoning By-law Amendment intended to reduce the lot area and frontage requirements as they pertain to the severed parcel is in force and effect.

5. Issuance of an Entrance Permit from the Township.

**Carried**

**5. Adjournment**

**Resolution: 2021-03-05**

Moved by: Brian Gamble

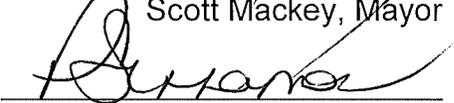
Seconded by: Shawn Greig

THAT Committee of Adjustment be hereby adjourned.

**Carried**



Scott Mackey, Mayor



Patty Sinnamon, Acting Secretary-Treasurer