



Township of Chatsworth
Committee of Adjustment Minutes
May 5, 2021 held virtually at 9:00 A.M.

Members Present: Chair, Scott Mackey
Member, Brian Gamble
Member, Shawn Greig
Member, Diana Rae
Member, Elizabeth Thompson

Staff Present: CAO Clerk, Patty Sinnamon
Planner, Ron Davidson
Barb Schellenberger, Acting Deputy Clerk
Patty Sinnamon, Acting Secretary-Treasurer

1. Call to Order

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

2. Disclosure of Pecuniary Interest

None stated.

3. Minutes of Previous Meetings

Resolution: 2021-04-01

Moved by: Diana Rae

Seconded by: Shawn Greig

That the Committee of Adjustment hereby approves the minutes of April 7, 2021.

Carried

4. Committee of Adjustment Public Meeting

4.1 Minor Variance A02/2021

The proposed Minor Variance will affect the lands described as Part Lots 10, 25 and 26, Plan 121, Geographic Village of Chatsworth, Township of Chatsworth and has the address of 217 Garafraxa Street.

Owner: James and Sharon Peterson were in attendance for the virtual meeting.

Public in Virtual Attendance – none

The Acting Deputy Clerk confirmed the following:

Notices were sent to all parties within 200 feet of the subject lands.

Township staff and commenting agencies were circulated the Notice of An Application for Minor Variance.

The following agencies commented on the application and were included in the agenda package;

- i) County of Grey Planning Department
- ii) Township Fire Department
- iii) Township Building Department
- iv) Enbridge Gas Inc (Union Gas)
- v) Township Finance Department
- vi) Historic Saugeen Metis

The full correspondence from the agencies is contained in the committee's agenda package.

Additional comments received since agenda circulated were received from:

- a) Township Roads Department (needs a new entrance to property)
- b) Municipal Drainage Superintendent (no municipal drain on the lands)

Their comments are in the variance file as part of the public record.
There were no letters of objection with respect to this application.
Also included in agenda package was the report from Township Planner, Ron Davidson.

Township Planner Ron Davidson gave an overview of the proposal and explained that the purpose of the Minor Variance is to reduce the 'minimum exterior side yard' requirement of the R2 zone to 3.9 metres for the dwelling, 2.0 metres for the attached ramp/deck and 5.5 metres for the detached garage; and, to reduce the 'minimum rear yard' requirement to 2.0 metres for the dwelling and garage. The variances would facilitate the construction of a detached dwelling and a new garage on the site.

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

Resolution 2021-04-02

Moved by: Shawn Greig

Seconded by: Diana Rae

THAT Committee of Adjustment hereby receives Minor Variance A02/2021 application for lands legally described Part Lots 10, 25 and 26, Plan 121, Geographic Township of Chatsworth, located at 217 Garafraxa Street, now in the Corporation of the Township of Chatsworth;

AND Further the application is hereby **granted** subject to the following conditions:

- That all buildings and structures occur as shown on Schedule A attached to the Decision Sheet;
- That any future enlargement or new buildings conform to all relevant zone provisions.
- That access to the lands meet the requirements of the Township of Chatsworth Road Entrance requirement

Carried

5. Adjournment

Moved by: Shawn Greig


Seconded by: Brian Gamble

THAT Committee of Adjustment adjourn at 9:18 a.m.

Carried



Scott Mackey, Mayor



Patty Sinnamon, Acting Secretary-Treasurer