



Township of Chatsworth
Committee of Adjustment Minutes
July 7, 2021 held virtually at 9:00 A.M.

Members Present: Chair, Scott Mackey
Member, Shawn Greig
Member, Diana Rae

Absent: Member, Elizabeth Thompson
Member, Brian Gamble

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

1. Call to Order

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

2. Disclosure of Pecuniary Interest

There were no disclosure of pecuniary interest.

3. Minutes of Previous Meetings

Resolution COA 2021-06-01
Moved by: Shawn Greig
Seconded by: Diana Rae

That the Committee of Adjustment hereby approves the minutes of June 2, 2021.

Carried

4. Committee of Adjustment Public Meeting

4.1 B05/2021 Klages, Estate of Donald George, Plan P Pt Lot 10&11, Garafraxa W Plan B Lot 10 Salter, Geographic Township of Sullivan, Township of Chatsworth

The proposed Consent Application will affect lands described as Part of Lots 10 and 11, w/s Garafraxa Street and Part Lot 10 e/s Salter Street, Plan P, Geographic Township of Sullivan, Township of Chatsworth and have a municipal address of 316044 Highway 6.

Owner: Estate of Donald George Klages. Kurt Stafford was in attendance representing the owner.

The owner proposes to sever a vacant, residential lot within the settlement area of Williamsford; and to retain a residential lot containing an existing detached dwelling.

The Deputy Clerk stated the following statutory requirements were provided:

- Notices were sent to all parties within 200 feet of the subject lands on June 11, 2021

- Township staff and commenting agencies were circulated the Notice of An Application for Consent on June 11, 2021.
- The following comments were received and are included in your agenda package.
 - i. County of Grey Planning Department (County Forestry Management By-law provisions are to be met)
 - ii. Saugeen Conservation Authority (site plan control process is recommended)
 - iii. Historic Saugeen Metis (no objection)
 - iv. Building Department (no concern)
 - v. Township Fire Department (no issues)

There were no letters of concern were submitted by the general public. Township Planner Ron Davidson's report was included in the agenda. He provided an overview mentioning the requirement of site plan control. Mr. Stafford stated he had concerns with the site plan control process.

There was no-one in attendance in the virtual meeting in favour or opposed to the request for consent.

Member Greig stated the severance was a good idea. Entrance discussion took place. The entrance requirements will be addressed in the site plan agreement. There was no further discussion and the Public Hearing concluded.

The following resolution was introduced.

Resolution COA 2021-06-02

Moved by: Shawn Greig

Seconded by: Diana Rae

That Committee of Adjustment hereby grants provisional Consent B05/2021, lands located at Part of Lots 10 and 11, w/s Garafraxa Street and Part Lot 10 e/s Salter Street, Plan P, Geographic Township of Sullivan, Township of Chatsworth, municipally described as 316044 Highway 6 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. Issuance of an Entrance Permit from the Township;
5. Confirmation that a Site Plan Agreement identifying the SVCA-approved development envelope on the severed parcel has been approved by Council.

Carried

4.2 B07/2021 Paul and Marzena Cegys, Part Lots 48 & 49, Concession 3 EGR, Geographic Township of Holland, Township of Chatsworth

The proposed Consent Application will affect lands described as Part Lots 48 and 49, Concession 3 EGR, Geographic Township of Holland,

Township of Chatsworth and have the municipal address of 623311 Negro Creek Road.

Owner: Cegys, Paul and Cegys, Marzena. Paul Cegys was in attendance. No additional comments, however, was available to answer any questions Committee may have.

The owner proposes to sever a vacant 1.43 hectare lot; and, to retain a 54.55 hectare lot containing the existing detached dwelling.

The Deputy Clerk stated the following statutory requirements were provided:

- Notices were sent to all parties within 200 feet of the subject lands on June 11, 2021.
- Township staff and commenting agencies were circulated the Notice of An Application for Consent dated June 11, 2021.
- The following comments were received and are included in your Agenda Package:
 - i. Saugeen Valley Conservation Authority
 - ii. Bell Canada (no concerns)
 - iii. County of Grey Planning Department (recommends that formal comments be received from SVCA)
 - iv. Township Fire Department (no issues)
 - v. Historic Saugeen Metis (no objection or opposition)
 - vi. Jason Hayes & Marceline Salazar, 623262 Negro Creek Rd. (no concerns)

There were no letters of concern submitted by the public. Township Planner Ron Davidson's report was included in the agenda. He provided an overview of the proposal.

There was no-one in attendance in the virtual meeting in favour or opposed to the request for consent.

Committee members had no questions. There was no further discussion and the Public Hearing concluded.

The following resolution was introduced.

Resolution COA 2021-06-03

Moved by: Shawn Greig

Seconded by: Diana Rae

That Committee of Adjustment hereby grants provisional Consent B07/2021, lands located at Part Lots 48 and 49, Concession 3 EGR, Geographic Township of Holland, Township of Chatsworth, municipally described as 623311 Negro Creek Road subject to the following conditions:

1. THAT the owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;
2. THAT the Owner, as provided for under Section 60 of the Planning Act, R.S.O. 1990, shall pay to the Township of Chatsworth the

administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel:

3. THAT the parkland dedication fee be paid to the Township of Chatsworth;
4. THAT an entrance permit be obtained from the Township for the severed parcel;
5. THAT a Zoning By-law Amendment, intended to reduce the lot area and frontage requirements of the severed parcel and the frontage requirement of the retained parcel, is in effect;
6. THAT a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file);
7. THAT the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the Township of Chatsworth within 30 days of the date of registration in the Land Registry/Land Titles Office a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent B07/2021;
8. THAT the transfer for registration with respect to description complies with the Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the Secretary-Treasurer of the Township of Chatsworth.

Carried

4.3 B08/2021 Terry and Lacey von Stackelberg, Part Lot 61, Concession 1 NETSR, Geographic Township of Holland, Township of Chatsworth

The proposed Consent Application will affect lands described as Part Lot 61, Concession 1 NETSR, Geographic Township of Holland, Township of Chatsworth and have a municipal address of 580390 Sideroad 60.

Owner: Terry von Stackelberg and Lacey von Stackelberg. Terry Stackelberg was in attendance to answer any questions regarding the requested severance.

The owner proposes to sever a vacant, residential lot within the settlement area of Berkeley; and to retain a residential lot containing an existing detached dwelling.

The Secretary Treasurer stated the following statutory requirements were provided:

1. Notices were sent to all parties within 200 feet of the subject lands on June 11, 2021.
2. Township staff and commenting agencies were circulated the Notice of An Application for Consent on June 11, 2021.
3. The following comments were received and are included in your Agenda Package:
 - i. Saugeen Valley Conservation Authority (application is acceptable)
 - ii. Township Building Department (no issues)

- iii. County of Grey Planning Department (no comments or concerns)
- iv. Township Fire Department (no issues)
- v. Historic Saugeen Metis (no objection or opposition)

Township Planner Ron Davidson's report was included in the agenda. He provided an overview of the application.

In attendance virtually supporting the proposal was Mr. Roger Mooking. No citizen letters of concern were received. There was no further discussion and the Public Hearing concluded.

The following resolution was introduced.

Resolution COA 2021-06-04

Moved by: Diana Rae

Seconded by: Shawn Greig

That Committee of Adjustment hereby grants provisional Consent B08/2021, lands located at Part Lot 61, Concession 1 NETSR, Geographic Township of Holland, Township of Chatsworth, municipally described as 580390 Sideroad 60 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. Issuance of an Entrance Permit from the Township; and,
5. Confirmation that the Zoning By-law Amendment intended to rezone the severed parcel to 'R2' and to amend the 'A2' zoning of the retained parcel to permit a reduced lot area is in effect.

Carried

5. Adjournment


Resolution COA 2021-06-05

Moved by: Shawn Greig


Seconded by: Diana Rae

THAT Committee of Adjustment adjourn at 9:44 a.m.

Carried



Scott Mackey, Chair



Patty Sinnamon, Secretary-Treasurer