



TOWNSHIP OF CHATSWORTH
316837 Highway 6, RR 1
Chatsworth, Ontario N0H 1G0

Telephone 519-794-3232 – Fax 519-794-4499

COMMITTEE OF ADJUSTMENT SPECIAL MEETING DETAILS

**Wednesday, August 11, 2021
9:00 a.m.**

**Please note that our Committee of Adjustment meetings
are currently being conducted virtually
to control the spread of COVID-19.**

HOW TO JOIN

Join with a PC, Mac, iPad, iPhone, or Android device:

<https://us02web.zoom.us/j/83464540564?pwd=SIRmUGkzZUt3bGN4eFZPNzY5SWlidz09>

Or join by phone:

+1 647 558 0588 Canada, Meeting ID: 834 6454 0564

A password is required to access this meeting. Those wishing to obtain the password please contact barb.schellenberger@chatsworth.ca or 519-794-3232 x134.

Committee of Adjustment Agenda



Wednesday, August 11, 2021

9:00 a.m.

Pages

1. **Call to Order**

2. **Disclosure of Pecuniary Interest**

3. **Minutes of Previous Meetings**

None

4. **Committee of Adjustment Public Meeting**

4.1. B02/2021 Eliz. Thompson, Mark Thompson, Clayton Thompson, Part Lot 12, Concession 10 EGR, Geographic Township of Holland, Township of Chatsworth

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a) To consider additional information regarding Consent B02/2021 following provisional consent given on Aug. 4, 2021.

Resolution

That Committee of Adjustment hereby grants provisional Consent B02/2021, lands located at Part Lot 12, Concession 10 EGR, Geographic Township of Holland, Township of Chatsworth, municipally described as 200 and 212 Connell Lake Road subject to the following conditions:

1. THAT the applicant provide certification from a licensed well driller that a private well exists on each of the severed and retained parcels or in the event that there is a shared well servicing both properties, a copy of a shared well agreement registered on title, granting access from one to the other;
2. THAT the applicant's engineer demonstrate or verify that the site conditions for both the severed and retained parcels are acceptable under provincial standards for the placement of a septic system on each parcel, and that permits to construct the septic systems have been issued by the Chief Building Official, and further that confirmation has been received from the Chief Building Official that the septic systems have been installed on each parcel.
3. Confirmation that the County of Grey Official Plan Amendment

and the Township of Chatsworth Zoning By-law Amendment required to facilitate this severance are in effect;

4. 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;
5. 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 of \$850.00 or whatever is in effect for the review and issuance of the Certificate of Consent for the severed parcel;
6. 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.
7. THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the Township of Chatsworth a printed copy of the "completed electronic transfer document in preparation";
8. THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the Township of Chatsworth a printed copy of the "completed electronic transfer document in preparation"; 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 B02/2021.

5. Adjournment

Resolution

THAT Committee of Adjustment adjourn at : a.m.



TOWNSHIP OF CHATSWORTH
COMMITTEE OF ADJUSTMENT
AMENDED DECISION ON SEVERANCE APPLICATION
The Planning Act, RSO 1990, as amended

File No.: B02/2021

Address: 200 and 212 Connell Lake Road

Owner: Elizabeth, Mark and Clayton Thompson

Description: Part Lot 12, Concession 10, Geographic Township of Holland, Township of Chatsworth

Assessment Roll No: 420436000203800, 420436000203900 and 420436000203901

Purpose: To sever a waterfront lot at Connell Lake containing a cottage and boathouse; and, to retain a waterfront lot containing a cottage, boathouse and shed. The subject lands were originally three parcels, one of which was vacant, but the lots recently merged on title inadvertently. The owners wish to sever the property into two parcels so that the two cottages are situated on separate lots once again.

Severed Parcel:

Frontage:	30.6 m (along private road)
Depth:	117 m
Area:	595 m ²

Retained Parcel:

Frontage:	40.5 m (along private road)
Depth:	108.5 m
Area:	1184 m ²

In making the decision for this application for consent, the Committee is satisfied that:

1. The matters pursuant to Section 53 of The Planning Act have been satisfied.
2. The proposal generally conforms to the County of Grey Official Plan
3. The proposal is consistent with the Provincial Policy Statement

PROVISIONAL CONSENT IS THEREFORE GRANTED SUBJECT TO ALL OF THE FOLLOWING CONDITIONS BEING MET BY AUGUST 11, 2022.

1. THAT the applicant provide certification from a licensed well driller that a private well exists on each of the severed and retained parcels or in the event that there is a shared well servicing both properties, a copy of a shared well agreement registered on title, granting access from one to the other;
2. THAT the applicant's engineer demonstrate or verify that the site conditions for both the severed and retained parcels are acceptable under provincial standards for the placement of a septic system on each parcel, and that permits to construct the septic systems have been issued by the

Chief Building Official, and further that confirmation has been received from the Chief Building Official that the septic systems have been installed on each parcel.

3. Confirmation that the County of Grey Official Plan Amendment and the Township of Chatsworth Zoning By-law Amendment required to facilitate this severance are in effect;
4. 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;
5. 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 of \$850.00 or whatever is in effect for the review and issuance of the Certificate of Consent for the severed parcel;
6. 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.
7. THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the Township of Chatsworth a printed copy of the "completed electronic transfer document in preparation";
8. THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the Township of Chatsworth a printed copy of the "completed electronic transfer document in preparation";
9. 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 B02/2021;

Scott Mackey – Chairman

Brian Gamble - Member

Shawn Greig - Member

Diana Rae - Member

Pecuniary Interest was declared

Elizabeth Thompson – Member

DATE OF DECISION:

August 11, 2021

DATE OF NOTICE:

August 13, 2021

LAST DAY FOR APPEAL:

September 2, 2021

CONDITIONS MUST BE SATISFIED BY:

August 11, 2022***

CERTIFICATION OF CONSENT MUST BE OBTAINED BY:

August 11, 2023***

***These dates must be complied with, otherwise the Decision will lapse.