



Township of Chatsworth

Committee of Adjustment Minutes

Wednesday, May 4, 2022, 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
Admin. Assistant Clerks/Planning, Tyler Zamostny

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 stated.

3. Minutes of Previous Meetings

COA Resolution 2022-01-01

Moved by: Diana Rae

Seconded by: Shawn Greig

THAT the Committee of Adjustment hereby approves the minutes of December 1, 2021

Carried

4. Committee of Adjustment Public Meeting

4.1 A01/2022 - Part Lot 28, Concession 3, Geographic Township of Sullivan, Township of Chatsworth (Sascha Wagner)

The Chair announced that this a Public Meeting under the Planning Act to hear comments from the public and agencies and to give consideration to an application for a proposed Minor Variance Application. He stated that the purpose of the Minor Variance is to reduce the minimum front yard requirement for a pool from 50 metres to 19.8 metres.

Township staff advised that the application was circulated to agencies and neighbouring landowners in accordance with the requirements of the Planning Act.

The Planner provided an overview of the proposal and recommended approval of the application.

At that time, the Chair closed the Public Meeting and the following resolution was introduced:

COA Resolution 2022-01-02

Moved by: Elizabeth Thompson

Seconded by: Shawn Greig

THAT COMMITTEE OF ADJUSTMENT supports the requested Minor Variance A01/2022 of a relief to allow for a pool to be placed 19.8 metres from the front lot line on the lands located at 235332 Concession 2C, legally described as Part Lot 28, Concession 3, Geographic Township of Sullivan, Township of Chatsworth

SUBJECT TO THE FOLLOWING CONDITIONS:

1. All other provisions of the Zoning By-law are met.

AND FURTHER THE COMMITTEE REASONS ARE:

1. The variance maintains the intent and purpose of the Grey County Official Plan.
2. The variance maintains the intent and purpose of the Townships' Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the lands and buildings.
4. The variance is minor in nature.

Carried

4.2 B02/2022 - Part Lot 34, Lot 35, Concession 2, Geographic Township of Holland, Township of Chatsworth (John and Heather Curry)

The Chair announced that this is a Public Meeting under the Planning Act to hear comments from the public and agencies and to give consideration to an application for a proposed Consent Application. He stated that the purpose of this Consent is to sever a 1.62 hectare lot containing the existing detached dwelling and to retain a 46.61 hectare farm lot containing the existing agricultural buildings.

Township staff advised that the application was circulated to agencies and neighbouring landowners in accordance with the requirements of the Planning Act.

The Planner provided an overview of the proposal and recommended approval of the application.

At that time, the Chair closed the Public Meeting and the following resolution was introduced:

COA Resolution 2022-01-03

Moved by: Diana Rae

Seconded by: Shawn Greig

THAT Committee of Adjustment grants provisional consent B02/2022 lands located at Part Lot 34, Lot 35, Concession 2, Geographic Township of Holland, Township of Chatsworth, located at 716751 West Back Line

1. THAT the parkland dedication fee be paid to the Township of Chatsworth as required by the Parkland Dedication By-law 2017-58
2. THAT a Zoning By-law Amendment intended to reduce the minimum lot area and frontage requirements as the relate to the severed parcel, and to limit the agricultural use of the existing buildings on the retained parcel, is in force and effect;

3. 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 fee is applicable at the time of review and issuance of the Certificate of Consent for the severed parcel;
4. THAT any outstanding taxes to the Township be paid;
5. 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.
6. 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";
7. THAT the Owner's Solicitor 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 applicable Land Registry/Land Titles Office, a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent B02/2022;

Carried

4.3 B03/2022 - Part Lot 55, Lots 56 and 57, Registered Plan 128, Geographic Township of Holland, Township of Chatsworth (Ruth Farrow)

The Chair announced that this is a Public Meeting under the Planning Act to hear comments from the public and agencies and to give consideration to an application for a proposed Consent Application. He stated that the purpose of this Consent application is to sever a 2452 square metre vacant lot in Holland Centre, and to retain a 3211 square metre lot containing the existing detached dwelling.

Township staff advised that the application was circulated to agencies and neighbouring landowners in accordance with the requirements of the Planning Act.

The Planner provided an overview of the proposal and recommended that the application be deferred to allow staff to review the current drainage situation in Holland Centre.

At that time, the Chair closed the Public Meeting and the following resolution was introduced:

COA Resolution 2022-01-04

Moved by: Elizabeth Thompson

Seconded by: Shawn Greig

THAT Committee of Adjustment grants provisional consent B03/2022 lands located at Part Lot 55, Lots 56 and 57, Registered Plan 128, Geographic Township of Holland, Township of Chatsworth, located at 109 William Street

1. THAT the parkland dedication fee be paid to the Township of Chatsworth as required by the Parkland Dedication By-law 2017-58.

2. Issuance of an Entrance Permit for the severed parcel from the Township.
3. 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 fee is applicable at the time of review and issuance of the Certificate of Consent for the severed parcel;
4. THAT any outstanding taxes to the Township be paid;
5. 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.
6. 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";
7. THAT the Owner's Solicitor 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 applicable Land Registry/Land Titles Office, a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent B03/2022;

Deferred

COA Resolution 2022-01-05
Moved by: Elizabeth Thompson
Seconded by: Brian Gamble

THAT the resolution be deferred to allow staff to review the current drainage situation in Holland Centre

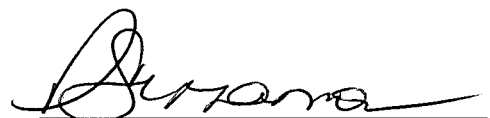
Carried

5. Adjournment

Chair Mackey adjourned the meeting at 10:00 a.m.



Scott Mackey, Mayor



Patty Sinnamon, Secretary-Treasurer