



Township of Chatsworth

Committee of Adjustment Minutes

Wednesday, September 7, 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
Operations Manager, Anthony Gibbons
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.

3. Minutes of Previous Meetings

COA Resolution 2022-05-01

Moved by: Diana Rae

Seconded by: Elizabeth Thompson

That the Committee of Adjustment hereby approves the minutes of August 3, 2022

Carried

4. Committee of Adjustment Public Meeting

4.1 A03/2022 - Lot 49, Plan 121, Geographic Village of Chatsworth, Township of Chatsworth (Leanne Brooks & Barb Crawley)

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 a proposed Minor Variance Application. He stated that the purpose of the requested Minor Variance is to reduce the exterior side yard of the 'R2' zone to allow for the construction of a detached dwelling 3.5 metres from Loucks Lane. The attached garage will be set back 6.3 metres from this lot line.

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 2022-05-02

Moved by: Elizabeth Thompson

Seconded by: Shawn Greig

THAT COMMITTEE OF ADJUSTMENT grants the requested variance A03/2022 to reduce the exterior side yard to allow for the construction of a detached dwelling 3.5 metres from Loucks Lane on the lands legally described as Lot 49, Plan 121, Geographic Village of Chatsworth, Township of Chatsworth located at 80 Loucks Lane.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The attached garage maintains a minimum setback from the exterior side lot line of 6.3 metres.
2. 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 B01/2022 - Part Lots 22, 23 and 24, Concessions 4 and 5, Geographic Township of Sullivan, Township of Chatsworth (Ron and Georgina Klages)

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 for a proposed Consent Application. He stated that the purpose of the Consent application is to sever a lot comprising of approximately 23.8 hectares of land; and to retain about 229.4 hectares of land.

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.

Applicant Ron Klages spoke to the Committee about his application and wondered why a severance was necessary. Planner Ron Davidson provided a brief overview of how properties in Ontario can merge title, and reminded Mr. Klages that his own lawyer, not Township staff, had advised him that his properties had merged.

Neighbouring landowner Judith Trimble made comments regarding the proximity of the severed parcel to her own livestock barn. She advised that Planner Ron Davidson had spoken a few days earlier on this Minimum Distance Separation (MDS) matter and was satisfied with the response.

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

COA Resolution 2022-05-03
Moved by: Elizabeth Thompson
Seconded by: Diana Rae

THAT Committee of Adjustment grants provisional consent B01/2022 on the lands legally described as Part Lots 22, 23 and 24, Concessions 4 and 5, Geographic Township of Sullivan, Township of Chatsworth.

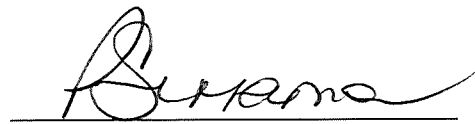
1. THAT the parkland dedication fee be paid to the Township of Chatsworth as required by the Parkland Dedication By-law 2017-58 (if applicable);
2. THAT an entrance permit has been granted to the severed lands by the appropriate road authority; and further provide the Secretary-Treasurer of the Township of Chatsworth with a copy of the entrance permit.
3. THAT a Site Plan Agreement containing the recommendations of the Environmental Impact Study, as agreed upon by the Saugeen Valley Conservation Authority and Township staff, has been entered into between the owner and the Township, and that the Owner's solicitor provided an undertaking in writing to register said Agreement on title at the same time in which the deed for the severed parcel is registered.
4. THAT the applicant provides a Municipal Drain reapportionment as determined by the Drainage Superintendent or mutual agreement (if applicable);
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 fee is applicable at the time of 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 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 B01/2022;

Carried

5. Adjournment

Chair Mackey adjourned the meeting at 10:07 a.m.


Scott Mackey, Chair
Patty Sinnamon, Secretary-Treasurer