



# Township of Chatsworth

## Committee of Adjustment Minutes

Wednesday, February 1, 2023, 9:00 A.M.

Members Present: Chair, Scott Mackey  
Member, Terry McKay  
Member, Shawn Greig  
Member, Elizabeth Thompson  
Member, Peter Whitten

Staff Present: CAO Clerk, Patty Sinnamon  
Planner, Ron Davidson  
Admin. Assistant Clerks/Planning, Tyler Zamostny

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### 1. Call to Order

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

### 2. Disclosure of Pecuniary Interest

There was no disclosure of pecuniary interest.

### 3. Minutes of Previous Meetings

COA Resolution 2023-01-01

Moved by: Shawn Greig

Seconded by: Terry McKay

THAT the Committee of Adjustment hereby approves the minutes of September 7, 2022.

Carried

### 4. Committee of Adjustment Public Meeting

#### 4.1 B09/2022 - Part Lot 22, Concession 4 EGR, Geographic Township of Holland, Township of Chatsworth (Edward Beirnes)

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 a proposed Consent Application.

He stated that the purpose of this Consent application is to sever a vacant 2.0 hectare rural lot and retain an 8.14 hectare rural lot containing an existing dwelling and accessory building.

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. He noted that the Decision Sheet included a condition that required the owner to have a qualified professional address the Hazardous Types for Wildland Fire issue raised in the County of Grey's correspondence. He added that the owner had submitted a last-minute email to the Township attempting to address this issue.

At that time, the Chief Administrative Officer read the owner's email

regarding wildland fire.

The Committee discussed the owner's email and felt that the wildlife fire policy of the Grey County Official Plan had been adequately addressed. That condition was removed from the Decision Sheet.

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

COA Resolution 2023-01-02

Moved by: Shawn Greig

Seconded by: Elizabeth Thompson

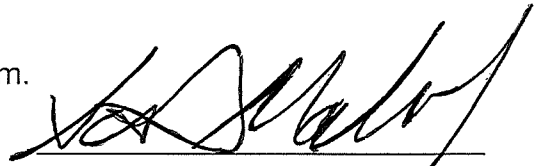
THAT Committee of Adjustment grants provisional consent B09/2022 on the lands legally described as Part Lot 22, Concession 4 EGR, Geographic Township of Holland, Township of Chatsworth.

1. 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;
2. THAT the applicant obtain a zoning by-law amendment intended to reduce the minimum lot area and frontage requirements of the severed and retained parcels, and also to remove the 'h1' (holding) symbol from the zoning of the proposed building envelope on the severed parcel in accordance with the recommendations of the Environmental Impact Study;
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 parkland dedication fee be paid to the Township of Chatsworth as required by the Parkland Dedication By-law 2017-58;
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, along with the Certificate of Official for stamping";
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 Certificate of Official for Consent B09/2022;

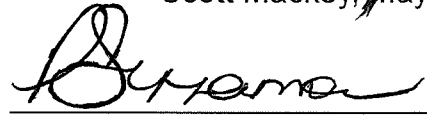
**Carried**

5. **Adjournment**

Chair Mackey adjourned the meeting at 9:21 a.m.



Scott Mackey, Mayor



Patty Sinnamon, Secretary-Treasurer