



# **Township of Georgian Bluffs**

## **Committee of Adjustment Minutes**

**July 16, 2024, 5:00 p.m.**

Member Present:      Member Ryan Thompson (Chair)  
                                 Member Cathy Moore Coburn  
                                 Member Ron Glenn  
                                 Member Michelle Le Dressay

Members Absent:      Member Elgin McMillan

Staff Present:          Rayburn Murray, Deputy Clerk (Secretary-Treasurer)  
                                 Michael Benner, Director of Development and Infrastructure  
                                 (Planner)  
                                 David Wellwood, Senior Planner (J.L. Richards)

**This document can be made available in other accessible formats or with communications supports as soon as practicable and upon request.**

---

**1.      Call to Order**

The Chair called the meeting to order at 5:02 p.m.

**2.      Land Acknowledgement Statement**

The Chair opened the meeting with the land acknowledgement statement.

**3.      Approval of Agenda/Additions to the Agenda**

Moved By: Member Michelle Le Dressay

Seconded By: Member Ron Glenn

**That the agenda be approved as presented.**

Approved

**4. Declaration of Pecuniary Interest**

None declared.

**5. Minutes of Previous Meetings**

**5.1 May 21, 2024**

Moved By: Member Cathy Moore Coburn

Seconded By: Member Ron Glenn

**That the minutes of the Committee of Adjustment meeting held on May 21, 2024, be adopted.**

Approved

**6. New Business**

**6.1 New Applications**

**6.1.1 DEV2024-041 - Severance Application - Lundy - B13-24**

The Secretary Treasurer indicated that there have been no request(s) for deferral or withdrawal of the application. Notice of this Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on June 18, 2024, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's website. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary-Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Planner provided an overview of the application and conditions.

The Applicant, Joanne Lundy, was in attendance. She asked that conditions be waived as they are gifting the severed lot.

No members of the public registered to provide comment.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Michelle Le Dressay

**That B-13-24 be deferred to allow the applicant time to discuss conditions with the County of Grey.**

Approved

6.1.2 DEV2024-042 - Severance Application - Taylor - B14-24, B15-24 and B16-24

The Planner indicated that the applicants requested that the application be withdrawn to allow for additional consultation.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Michelle Le Dressay

**That application B14-24, B15-24, and B16-24 be withdrawn.**

Approved

6.1.3 DEV2024-043 - Lot Addition - Hambly - B17-24

The Secretary-Treasurer indicated that there have been no request(s) for deferral or withdrawal of the application. Notice of this Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on June 18, 2024, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's website. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary-Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Planner provided an overview of the application.

Beverley Nicolson, Agent for the Applicant, was in attendance and provided an overview of the lot addition.

No members of the public registered to provide comment.

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

**It has been demonstrated that application B17-24 for Larry Hambly, for the lands legally described as CON 15 PT LOT 5 Keppel, Georgian Bluffs is consistent with the Provincial Policy Statement 2020, conforms to the County of Grey's Official Plan, and conforms to the Township of Georgian Bluffs Zoning By-law. It is recommended that the application be approved subject to the following conditions:**

- 1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.**
- 2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).**
- 3. That the Owner(s) pays the applicable consent certification fee at the time of certification of the deeds.**
- 4. That the payment of the balance of any outstanding taxes, as of the date of the certification of the Transfer/Deed with respect to the property that is subject to the application shall be made to the Treasurer of the Township of Georgian Bluffs.**

Approved

#### 6.1.4 DEV2024-044 - Severance Application - Walcott - B18-24

There have been no request(s) for deferral or withdrawal of the application. Notice of this Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on June 18, 2024, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's website. If you wish to be notified of the

decision of the Committee of Adjustment, you must make a written request to the Secretary-Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Planner provided an overview of the application.

No members of the public registered to provide comment.

Moved By: Member Ron Glenn

Seconded By: Member Michelle Le Dressay

**It has been demonstrated that the proposed application is consistent with the PPS and complies with the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. However, it is noted that the application does not comply with the Natural Heritage System policies of the Grey County Official Plan. Accordingly, it is recommended that the application be denied.**

Approved

#### 6.1.5 DEV2024-045 - Severance Application - Kirk - B19-24

The Secretary-Treasurer indicated that there have been no request(s) for deferral or withdrawal of the application. Notice of this Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on June 18, 2024, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's website. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary-Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Planner provided an overview of the application.

Jani Bruwer, Agent for the Applicant, was in attendance.

No members of the public registered to provide comment.

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

**It has been demonstrated that application B19-24 for Kevin Kirk for lands described as Lot 21, Concession 18 Keppel Township, is consistent with the Provincial Policy Statement, conforms to the County of Grey's Official Plan, and complies with the intent of the Township of Georgian Bluffs' Zoning By-law 2020-020. It is recommended that the application be approved subject to the following conditions:**

- 1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.**
- 2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).**
- 3. That the applicant pays the applicable consent certification fee at the time of certification of the deeds.**
- 4. That the applicant contact the Saugeen Ojibway Nation regarding any archaeological assessment requirements.**
- 5. That a supporting Zoning By-law Amendment be in force and effect to re-zone the lands to:**
  - A site-specific zone under the AG Zone to prohibit the future construction of a new residential dwelling of any type on the retained lands, and**
  - Recognize a reduced lot frontage of 96.9 metres for the severed lands and a reduced lot area of 36 hectares for the retained lands.**

Approved

6.1.6 DEV2024-046 - Severance Application - Galloway - B08-24

There have been no request(s) for deferral or withdrawal of the application. Notice of the Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on February 7, 2024, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's website. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary-Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Planner provided an overview of the application.

No members of the public registered to provide comment.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Ron Glenn

**It has been demonstrated that application B-08-23 for Edith Galloway, for the lands legally described as Part Lot 37, RP 16R4317 Parts 1 & 2 CON Colpoy's Range, Georgian Bluffs is consistent with the Provincial Policy Statement 2020, conforms to the County of Grey's Official Plan, and conforms to the Niagara Escarpment Plan. It is recommended that the application be approved subject to the following conditions:**

- 1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.**
- 2. That, pursuant to Section 53(42) of the *Planning Act*, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. Note: Section 53(43) of the *Planning Act* requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).**
- 3. That the Owner(s) pays the applicable consent certification fee at the time of certification of the deeds.**

4. That the payment of the balance of any outstanding taxes, as of the date of the certification of the Transfer/Deed with respect to the property that is subject to the application shall be made to the Treasurer of the Township of Georgian Bluffs.

Approved

6.1.7 DEV2024-047 - Certificate of Cancellation - Galloway - B08-24

Moved By: Member Cathy Moore Coburn

Seconded By: Member Michelle Le Dressay

**It is recommended that Committee issue a certificate of cancellation as per Application B-08-24 submitted by Edith Galloway for the lands legally described as Part Lot 37, RP 16R4317 Parts 1 & 2 CON Colpoy's Range, Georgian Bluffs in accordance with subsection 53(45) of the *Planning Act*, R.S.O. 1990, c.3, P.13, as amended (the Act).**

Approved

6.2 Staff Reports

6.2.1 COR2024-032 - 2025 Committee of Adjustment Schedule

Moved By: Member Cathy Moore Coburn

Seconded By: Member Ron Glenn

**That report DEV2024-048 - 2025 Committee of Adjustment Schedule be approved as presented; and**

**That the Secretary-Treasurer be authorized to carry out all administrative actions necessary to call the meetings contained herein.**

Approved

7. Unfinished Business



Nil

**8. Date of Next Regular Meeting/Adjournment**

September 17, 2024, at 5:00 p.m.

Moved By: Member Ron Glenn

Seconded By: Member Michelle Le Dressay

**That the meeting be adjourned 5:58 p.m.**

Approved

---

Chair, Ryan Thompson

---

Secretary Treasurer, Rayburn Murray