



Township of Georgian Bluffs

Committee of Adjustment Minutes

November 19, 2024, 5:00 p.m.

Members Present: Member Ryan Thompson
 Member Michelle Le Dressay
 Member Elgin McMillan
 Member Ron Glenn

Members Absent: Councillor Cathy Moore Coburn

Staff Present: Brian Anderson, Asset Management Coordinator
 Rayburn Murray, Deputy Clerk
 Michael Benner, Director of Development and Infrastructure

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1. Call to Order

Chair Ryan Thompson called the meeting to order at 5:00 p.m.

2. Land Acknowledgement Statement

Chair Ryan Thompson opened the meeting with the land acknowledgement statement.

3. Approval of Agenda/Additions to the Agenda

Moved By: Member Elgin McMillan

Seconded By: Member Michelle Le Dressay

That the agenda be approved as presented.

Approved

4. Declaration of Pecuniary Interest

Councillor Ryan Thompson provided an indirect conflict of interest on item 6.1.3 - Minor Variance Application - A02/24 (VanderKooy).

5. Minutes of Previous Meetings

5.1 October 15, 2024

Moved By: Member Michelle Le Dressay

Seconded By: Member Elgin McMillan

That the minutes of the Committee of Adjustment meeting held on October 15, 2024, be adopted.

Approved

6. New Business

6.1 New Applications

6.1.1 DEV2024-060 - Severance Application B22/24 (Osborne)

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 October 22, 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 web site. 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 Director of Development and Infrastructure provided an overview of the application and comments received from the County of Grey.

The Applicant, Barbara Osborne, was in attendance and provided comments. She asked the Committee for additional information regarding the karst study. The Director responded to the questions from the applicant and noted the conditions of the severance.

No members of the public registered to provide comment in support or in opposition of the application.

Moved By: Member Michelle Le Dressay

Seconded By: Member Ron Glenn

It has been demonstrated that the proposed application is consistent with the Provincial Policy Statement 2024, conforms with the County and Township Official Plans, and complies with the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. It is recommended that Consent Application B22-24 for Barbara and Kim Osborne 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 the application is for a lot addition only; and, that the lands to be severed be merged under the same ownership as the receiving lands (Part lot 20, Concession 13, Keppel RP 16R4418 Part 2 PIN 37031-0088), and that Subsection (3) or (5) of the Planning Act shall apply to any subsequent conveyance.**
- 3. That a copy of the registered deed to the receiving lands (Part lot 20, Concession 13, Keppel RP 16R4418 Part 2 PIN 37031-0088) confirming the merger has been completed shall be filed with the Township of Georgian Bluffs Committee of Adjustment.**
- 4. 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 or as specified in the Planning Act at the time of deed stamping. 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).**
- 5. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.**
- 6. That a zoning by-law amendment be completed for the receiving lands that implements a Holding (H) provisions requiring the completion of an Environmental Impact Study and a Karst Study.**

Approved

The public hearing was adjourned at 5:20 p.m.

6.1.2 DEV2024-061 - Severance Application B24/24 & B25/24
(Bannerman)

The Director of Development outlined that notice will be re-circulated.

Moved By: Member Ron Glenn

Seconded By: Member Elgin McMillan

Applications B24/24 and B25/24 propose to sever two 0.8 hectare parcels from an existing 20 ha parcel for future rural residential use. 18.4 hectares will be retained for future rural residential use. It is recommended that Applications B24/24 and B25/24 be DEFERRED to a future hearing until such time as all review agency comments can be received and addressed, and verification of Notice circulation is received.

Approved

6.1.3 DEV2024-062 - Minor Variance Application A02/24 (VanderKooy)

Councillor Ryan Thompson provided an indirect conflict of interest the application and refrained from discussion and voting. Member Michelle Le Dressay assumed Vice-Chair.

The Secretary-Treasurer indicated that there have been no request(s) for deferral or withdrawal of the application. Notice of this Minor Variance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on October 22, 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 web site. 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 Minor Variance may submit an appeal.

The Director of Development and Infrastructure provided an overview of the application.

Following brief technical difficulties, Vice Chair Le Dressay confirmed that the Committee had no questions.

No members of the public registered to provide comment in support or in opposition of the application.

Moved By: Member Ron Glenn

Seconded By: Member Elgin McMillan

It has been demonstrated that application A03/24 for John Vanderkooy has satisfied Section 45(1) of the Planning Act and has demonstrated that the application is:

- 1. Minor in nature;**
- 2. Appropriate or desirable use of the land, building or structure;**
- 3. Maintains the general intent and purpose of the Official Plan, and;**
- 4. Maintains the general intent and purpose of the Zoning By-law.**

Therefore, it is recommended that Minor Variance Application A03/24 be approved.

Approved

The public hearing was adjourned at 5:36 p.m.

6.1.4 DEV2024-063 - Severance Application B26/24 (Bradshaw)

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 October 22, 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 web site. 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 Director of Development and Infrastructure provided an overview of the application.

No members of the public registered to provide comment in support or in opposition of the application.

The public hearing was adjourned at 5:43 p.m.

Moved By: Member Michelle Le Dressay

Seconded By: Member Ron Glenn

It is recommended that Application B26/24 be DEFERRED to a future hearing to allow the applicants the opportunity to address comments received from the County of Grey's Planning and Development Department.

Approved

The public hearing was adjourned at 5:43 p.m.

7. Unfinished Business

Nil

8. Date of Next Regular Meeting/Adjournment

The Chair indicated that the last Committee of Adjustment meeting of 2024 is scheduled for December 10, 2024, at 5:00 p.m.

The meeting was adjourned at 5:42 p.m.

Chair, Ryan Thompson

Secretary Treasurer, Rayburn Murray

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