



Township of Georgian Bluffs

Committee of Adjustment Minutes

December 10, 2024, 5:00 p.m.

Members Present: Member Cathy Moore Coburn
Member Ron Glenn
Member Michelle Le Dressay

Members Absent: Member Elgin McMillan
Member Ryan Thompson

Staff Present: Michael Benner, Director of Development and Infrastructure
Rayburn Murray, Deputy Clerk

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1. Call to Order

Vice Chair Le Dressay called the meeting to order at 5:00 p.m.

2. Land Acknowledgement Statement

Vice Chair Le Dressay opened the meeting with the land acknowledgement statement.

3. Approval of Agenda/Additions to the Agenda

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

That the agenda be approved as presented.

Approved

4. Declaration of Pecuniary Interest

None declared.

5. Minutes of Previous Meetings

5.1 November 19, 2024

Moved By: Member Ron Glenn

Seconded By: Member Michelle Le Dressay

That the minutes of the Committee of Adjustment meeting held on November 19, 2024, be adopted.

Approved

6. New Business

Nil.

7. Unfinished Business

7.1 DEV2024-067 - Severance Application B24/24 and B25/24 (Bannerman)

The Secretary-Treasurer indicated 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 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 severance application and the comments received to date.

The Applicants, Denise Bannerman and Ron Taylor, were in attendance. Mr. Taylor provided comments in support of their application and thanked staff for their assistance.

Members of the Committee asked for clarification on the conditions from the County of Grey and the process for third party review of conditions.

The Planner responded to questions of the Committee noting that the County of Grey has Planning Ecologists that review the studies and provide comments. Further, that revised applications can be presented to the Committee at a future date, should the approved conditions not be met.

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

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

Moved By: Member Cathy Moore Coburn

Seconded By: Member Ron Glenn

It has been demonstrated that the proposed applications are consistent with the PPS and comply with the Grey County Official Plan and the general intent and purpose of the Township of Georgian Bluffs Zoning By-law 2020-020. Accordingly, it is recommended that applications B24/24 and B25/24 be approved with the following conditions applied:

- 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 or as specified in the Planning Act at the time of deed stamping.**
- 3. That the applicant(s) pays the applicable consent certification fee at the time of certification of the deeds.**
- 4. That the applicant(s) pays 5% cash-in-lieu of parkland in accordance with the Planning Act.**
- 5. That an update to the 2023 GM BluePlan Karst Assessment addressing the proposed severances be received.**
- 6. That a scoped Environmental Impact Study be received for the eastern most severed parcel proposed under application B25/24.**
- 7. That a Letter of Opinion is completed by a qualified engineer to ensure that the extraction of bedrock is not feasible.**

8. That a zoning by-law amendment be enacted for the severed and retained lands that recognizes the reduced frontages proposed for these parcels, and any site-specific requirements recommended through the Karst Assessment and/or the Environmental Impact Assessment.

Approved

7.2 DEV2024-068 - Consent Application B05/24 (Heidolph)

Agents for the Applicant, Michael Pizzimenti and Michael Vani from Weston Consulting attended virtually.

Michael Pizzimenti provided an overview of the application noting de-register plan of subdivision and rather proceed with severance plan. The Planner provided an overview of the conditions.

Members of the Committee requested additional information including de-registration of the plan of subdivision and for additional clarification regarding conditions 8 and 9.

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

That Consent Application B05/24 be deferred to June 2025 to allow for additional details to be provided.

Approved

Member Ron Glenn requested additional information regarding the status of conditions and whether additional information should be submitted at the time of the application.

Staff indicated that they would work together to determine the best way to gather updates for the Committee's information for a future meeting.

8. Date of Next Regular Meeting/Adjournment

January 14, 2025 at 5:00 p.m.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Ron Glenn

That the meeting be adjourned at 5:47 p.m.

Approved

Chair, Ryan Thompson

Deputy Secretary Treasurer, Michael Benner