



# Township of Georgian Bluffs

## Committee of Adjustment Minutes

February 18, 2025, 5:00 p.m.

Members Present:      Member Cathy Moore Coburn  
                                 Member Michelle Le Dressay (Vice-Chair)  
                                 Member Ron Glenn  
                                 Member Elgin McMillian

Members Absent:      Member Ryan Thompson (Chair)

Staff Present:            Carly Craig, Manager of Legislative Services/Clerk  
                                 Michael Benner, Director of Development and Infrastructure

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### 1.      **Call to Order**

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

### 2.      **Territorial Acknowledgement**

Vice-Chair Le Dressay opened the meeting with the territorial acknowledgement statement.

Due to technical difficulties with the meeting livestream, the Committee recessed at 5:02 p.m.

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

The livestream connection was restored and the Committee returned from recess at 5:32 p.m.

Moved By: Member Cathy Moore Coburn

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 January 14, 2025

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

**That the minutes of the Committee of Adjustment meeting held on January 14, 2025, be adopted.**

Approved

**6. New Business**

6.1 New Applications

6.1.1 DEV2025-008 - Consent Report for Application B04-25 (Taborda)

Vice-Chair Le Dressay called the public hearing to order at 5:35 p.m.

The Deputy 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 January 21, 2025, 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.

Agent for the applicants, Ron Davidson, was present. Mr. Davidson provided a brief overview of the application and was present to respond to questions of the Committee.

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 Cathy Moore

COA2025-05

**It has been demonstrated that application B04-25 for the lands described as KEPPEL CON 1 SCD PT LOTS 27; AND 28 CON 2 SCD PT LOT 27 and municipally addressed as 719493 Highway 6, is consistent with the PPS, conforms with the County of Grey Official Plan and complies with the Township of Georgian Bluffs Zoning By-law. It is recommended that Consent Application B04-25 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. The Reference Plan should conform substantially to the sketch (Figure 1) filed with the Application for Consent.**
- 2. That the Owner(s) pays the applicable consent certification fee at the time of certification of the deeds.**
- 3. 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

The public hearing was adjourned at 5:45 p.m.

6.1.2 DEV2025-009 - Consent Report for Application B09/25 Surplus Farm Dwelling (Goodacre)

Vice-Chair Michelle Le Dressay called the public meeting to order at 5:46 p.m.

The Deputy 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 January 22, 2025, 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 Committee sought no clarification on whether comments from Grey Sauble Conservation Authority on the hazard lands identified in Grey County's comments were received. The Planner responded, noting that comments were received a few days prior to the meeting noting no objection to the proposed consent.

The applicants were not present.

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

Moved By: Member Elgin McMillian

Seconded By: Member Ron Glenn

COA2025-06

**It has been demonstrated that application B09/25 for James and Amanda Goodacre for lands described as Lot 19, Concession 24 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 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.**

Approved

The public hearing was adjourned at 5:54 p.m.

#### 6.1.3 DEV2025-012 - Minor Variance Application A01/25 (Wingert)

Vice-Chair Le Dressay called the public hearing to order at 5:55 p.m.

The Deputy 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 January 22, 2025, 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 Committee sought clarification on the County's comment about stormwater management being of less concern with this application. The Planner responded, noting that the applicants have been working with Grey Sauble Conservation Authority and many of the other studies completed through that approval process have addressed stormwater considerations on the lands. In addition, there was some discussion about the natural heritage comments provided by Grey County.

The applicant, David Wingert, were present to speak to questions of the Committee.

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

Moved By: Member Cathy Moore Coburn  
Seconded By: Member Ron Glenn  
COA2025-07

**It has been demonstrated that application A01/25 for David and France Wingert 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 A01/25 be approved.**

Approved

The public hearing was adjourned at 6:19 p.m.

6.2 DEV2025-010 - Committee of Adjustment – Changing Approval Scenarios

The Director of Development and Infrastructure provided an overview of the report in response to a request of the Committee to clarify approval scenarios.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Ron Glenn

COA2025-08

**That report DEV2025-010 be received for information.**

Approved

6.3 COR2025-09 - Committee of Adjustment Meeting Efficiencies

The Manager of Legislative Services/Clerk provided an overview of the report, noting the recommendation was before the Committee as an identified efficiency.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Elgin McMillian

COA2025-09

**That the Committee hereby endorses moving its meetings to virtual participation only; and**

**That the Committee hereby recommends that section 11.0 of By-Law 2022-042 – Committee of Adjustment Procedure By-Law be amended with respect to the location of meetings.**

Approved

**7. Unfinished Business**

7.1 DEV2025-011 - Severance Report for Consent Application B28/24 (Catto)

Member Ron Glenn left the meeting at 6:30 p.m.

Vice-Chair Le Dressay called the public meeting to order at 6:31 p.m.

The Deputy 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 December 9, 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 Applicant was not present to speak to the application or questions of the Committee.

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

Members of the Committee requested clarification from the planner with respect to permits required by the Niagara Escarpment Commission, as a result an additional condition was added and the motion was amended as follows:

Moved By: Member Elgin McMillian

Seconded By: Member Cathy Moore Coburn

COA2025-10

**It has been demonstrated that application B28/24 for Glen Catto for lands described as Part Lots 4 and 5, Con 1 NCD, Part Lots 2, 3, and 5, Conc 1 NCD, and Lot 4, Con 2 NCD, Geographic Township of Derby, Township of Georgian Bluffs, County of Grey, is consistent with the Provincial Planning Statement, conforms to the County of Grey's Official Plan, complies with the intent of the Township of Georgian Bluffs' Zoning By-law and does not conflict with the Niagara Escarpment Plan. It is recommended that the application be approved subject to the conditions noted herein; and**

**That a permit from the Niagara Escarpment Commission be approved and a Notice of Approval from the NEC be provided to the**



**Township in accordance with the requirements of the *Niagara Escarpment Planning and Development Act*, as amended, and the *Niagara Escarpment Plan*, as amended.**

Approved

The public hearing was adjourned at 6:45 p.m.

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

Vice-Chair Le Dressay noted that the Committee of Adjustment would meet as regularly scheduled on March 18, 2025 at 5:00 p.m.

Moved By: Member Cathy Moore Coburn  
Seconded By: Member Elgin McMillian

**That the meeting be adjourned at 6:46 p.m.**

Approved

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Chair, Ryan Thompson

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Deputy Secretary Treasurer, Michael Benner