



Township of Georgian Bluffs

Committee of Adjustment Minutes

September 19, 2023, 5:00 p.m.

Members Present: Chair Ryan Thompson
 Member Cathy Moore Coburn
 Member Michelle Le Dressay
 Member Ron Glenn
 Member Elgin McMillan

Staff Present: Michael Benner, Principal Planner
 Rayburn Murray, Legislative Services Coordinator

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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 and provided a brief reflection.

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

None declared.

5. Minutes of Previous Meetings

5.1 August 15, 2023

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

That the minutes of the Committee of Adjustment meeting held August 15, 2023, be approved.

Approved

6. New Business

6.1 New Applications

6.1.1 DEV2023-42 - Consent for B-10-23 Gough

The Deputy Secretary-Treasurer indicated that 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 August 21, 2023, 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.

No members of the public registered with the Clerk to comment.

The Principal Planner summarized the application and responded to questions of the Committee and indicated that no comments were received by the Conservation Authority.

Chair Ryan Thompson called for the public meeting to be adjourned at 5:15 p.m.

Moved by: Member Ron Glenn

Seconded By: Member Elgin McMillian

It has been demonstrated that application B-10-23 for the lands described as CON 1 PT LOT 11 W PT LOT 10, SARAWAK, is consistent with the Provincial Policy Statement and the Niagara Escarpment Plan, and conforms to the County of Grey's Official Plan, and complies with the 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. The Reference Plan should conform substantially to the sketch (Schedule 'A') filed with the Application for Consent.**
- 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 owner obtain approval from the Niagara Escarpment Commission.**

Approved

6.1.2 DEV2023-49 - Consent for B-14-23 & B-15-23 Ruth

The Deputy Secretary-Treasurer indicated that 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 August 23, 2023, 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.

No members of the public registered with the Clerk to comment.

The Principal Planner summarized the application to sever two nonfarm residential lots. The Applicant was present and indicated they could answer any questions if needed.

Chair Ryan Thompson called for the public meeting to be adjourned at 5:20 p.m.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Michelle Le Dressay

It has been demonstrated that application B-14-23 and B15-23 for Frank and Linda Ruth for lands described as Lot 9, Concession 19, 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 conditions noted herein.

Approved

6.1.3 DEV2023-44 - Consent for B-09-23 McConnell

The Deputy 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 July 17, 2023, 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.

Connor Joy, Planning Consultant, summarized the application.

No member registered with the Clerk to provide comments in support or in opposition.

Chair Ryan Thompson called for the public meeting to be adjourned at 5:28 p.m.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Michelle Le Dressay

It has been demonstrated that application B09/23 for the McConnell lands described as PT LT 7-8 CON 6 DERBY AS IN R242250 EXCEPT PT 1 16R2577 & PT1 16R6815; S/T DY7557; GEORGIAN BLUFFS is consistent with the Provincial Policy Statement, conforms to the County of Grey's Official Plan, and complies with the 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. The Reference Plan should conform substantially to the sketch (Schedule 'A') filed with the Application for Consent.

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 Owner(s) pays 5% cash-in-lieu of parkland in accordance with the *Planning Act*.
5. 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.

That the Owner provide copies of all existing septic permits/approvals from the local Health Unit or the Ministry of the Environment, Conservation and Parks for the retained portion of the property; that the Owner provides confirmation from the local Health Unit or Ministry of the Environment that the severed lot can be appropriately serviced with a septic system; and the Owner provide confirmation from the local Health Unit or the Ministry of the Environment, Conservation and Parks that any existing septic systems associated with the property will not be negatively affected by the proposed severance.

Approved

7. Unfinished Business

Nil

8. Date of Next Regular Meeting/Adjournment

Committee of Adjustment will meet as regular scheduled on October 17, 2023, at 5:00 p.m.

Moved By: Member Cathy Moore Coburn

Moved By: Member Ron Glenn

That the meeting be adjourned at 5:29 p.m.

Approved

Chair, Ryan Thompson

Deputy Secretary Treasurer, Michael Benner