



# Township of Georgian Bluffs

## Committee of Adjustment Minutes

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**April 16, 2019, 5:00 p.m., Council Chambers**

**Members Present:**

Mayor Dwight Burley  
Deputy Mayor Sue Carleton  
Councillor Carol Barfoot  
Councillor Cathy Moore Coburn  
Councillor Grant Pringle

**Members Absent:**

Councillor Ryan Thompson  
Councillor Paul Sutherland

**Staff Present:**

Jenn Burnett, Intermediate Planner / Deputy Secretary-Treasurer  
Brittany Drury, Deputy Clerk  
Luke Ryan, Building and Planning Assistant / Secretary-Treasurer

**1. Call to Order**

Chair Dwight Burley called the meeting to order at 5:00 p.m.

**2. Declaration of Pecuniary Interest**

None declared.

**3. Minutes of Previous Meetings**

1. March 19, 2019

Moved by: Deputy Mayor Sue Carleton  
Seconded by: Councillor Grant Pringle

**That the minutes of the Committee of Adjustment meeting held on March 19, 2019 be adopted.**

Carried - CoA2019-010

#### 4. New Business

##### 1. New Applications

- a) Minor Variance Application A-03-19 – Steven and Lee Ann Brown, HMS PT LOT 4

Civic Address: 202093 Highway 21

Chair Dwight Burley called the meeting to order at 5:01 p.m. with property owner Steven Brown in attendance.

- i) Proposal

Minor Variance Application A03/19 proposes a variance to the maximum lot coverage from 10% to 11% to permit the owners to build a detached 83.6 m<sup>2</sup> (900 sq. ft.) garage.

- ii) Requests for Deferral or Withdrawal of Application

None received.

- iii) Written affirmation by Applicant or Agent that a sign was posted in accordance with the *Planning Act*

Notice of this Minor Variance Hearing, in accordance with Ontario Regulation 200/96, made under the Planning Act, was given on March 27, 2019, 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 property and Township Web Site.

If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Deputy 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.

- iv) Planning Report

The Planner gave her report.

The Notice of Complete Application and Notice of Public Meeting/Public Hearing was circulated to various agencies for review. The Planner outlined comments received from the Grey Sauble Conservation Authority, Grey County Planning & Development Department, Ministry of Transportation (MTO) and Historic Saugeen Metis (HSM).

v) Persons wishing to express interest or concern to be heard

None.

vi) Decision or Deferral by Committee

Moved By: Councillor Carol Barfoot

Seconded By: Councillor Cathy Moore Coburn

**The Committee has received written and/or oral submissions during the hearing and have taken these submissions into consideration as will be further described in the minutes of this hearing. Therefore, the Committee hereby GRANTS a minor variance for Application A-03-19 for Steven and Lee Ann Brown to provide relief from Section 7.2 of the Comprehensive Zoning By-law 6-2003 to vary the maximum lot coverage from 10% to 11% to permit the owners to build a detached 83.6 m<sup>2</sup> (900 sq. ft.) garage with a 2m (6.56ft) side yard setback.**

Carried - CoA2019-011

The meeting was adjourned at 5:07 p.m. on a motion by Councillor Carol Barfoot and seconded by Councillor Cathy Moore Coburn.

b) Severance Application B-04-19 – Ryan Thompson and Brent Thompson, Con 20 Lot 6 to 7

Civic Address: 401251 Grey Road 17

Chair Dwight Burley called the meeting to order at 5:09 p.m. with property owner Brent Thompson in attendance.

i) Proposal

Severance application B04/19 is to separate Lots 6 & 7 along the original lot boundary resulting in a +/-103 acre lot (Lot 6) in the agricultural designation and a +/-100 acre lot (Lot 7) in the rural designation.

ii) Requests for Deferral or Withdrawal of Application

None received.

iii) Written affirmation by Applicant or Agent that a sign was posted in accordance with the *Planning Act*

Notice of this Severance Hearing, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on March 18, 2019, by ordinary mail to all property owners within 120 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the subject property and Township Web Site.

If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Deputy 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 Consent may submit an appeal.

iv) Planning Report

The Planner gave her report.

The Notice of Complete Application and Notice of Public Meeting/Public Hearing was circulated to various agencies for review. The Planner outlined comments received from the Grey Sauble Conservation Authority, Grey Sauble Conservation Authority Risk Management Office (RMO), Grey County Planning & Development Department and Historic Saugeen Metis (HSM).

The committee inquired regarding comments and conditions submitted by Grey County.

v) Persons wishing to express interest or concern to be heard

None.

vi) Decision or Deferral by Committee

Moved By: Councillor Carol Barfoot

Seconded By: Councillor Cathy Moore Coburn

**The Committee has received written and/or oral submissions during the hearing and have taken these submissions into consideration as will be further described in the minutes of this hearing.**

**The Committee of Adjustment approves Severance Application B04/19, 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 one year 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 \$300.00 consent certification fee at the time of certification of the deeds.**
- 4. That the applicant pays a \$500.00 parkland dedication fee in accordance with Schedule "H" to By-law 2019-017.**
- 5. That the applicant deed 5.182 m for road widening purposes for both the severed and retained lots to the County of Grey and to the satisfaction of Grey County Transportation Services.**
- 6. That the applicant deed a 15.24 m corner lot day lighting, beyond the road widening, from Lot 6, to the County of Grey and to the satisfaction of Grey County Transportation Services.**
- 7. That the Township receive written notification that Conditions 5 & 6 have been met.**
- 8. That a Zoning Bylaw Amendment be in force and effect.**

The meeting was adjourned at 5:27 p.m. on a motion by Councillor Carol Barfoot and seconded by Councillor Cathy Moore Coburn.

c) Severance Application B-05-19 – Reginald MacDonald Holdings Inc., Plan 535, Pt Lot 65, RP 16R-10265 Parts 2 To 5

Civic Address: 202408 Highway 6 & 21

Chair Dwight Burley called the meeting to order at 5:28 p.m.

i) Proposal

Severance application B05/19 is a +/- 1278 sq. m. lot addition from the Baywest Nissan property to the Mitsubishi property. The purpose of the lot addition is to permit a building addition on the Mitsubishi dealership and to relocate the septic system.

ii) Requests for Deferral or Withdrawal of Application

None received.

iii) Written affirmation by Applicant or Agent that a sign was posted in accordance with the *Planning Act*

Notice of this Severance Hearing, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on March 19, 2019, by ordinary mail to all property owners within 120 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the subject property and Township Web Site.

If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Deputy 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 Consent may submit an appeal.

iv) Planning Report

The Planner gave her report.

The Notice of Complete Application and Notice of Public Meeting/Public Hearing was circulated to various agencies for review. The Planner outlined comments received from the Grey Sauble Conservation Authority, Grey Sauble Conservation Authority Risk Management Office

(RMO), Grey County Planning & Development Department, Ministry of Transportation (MTO), Niagara Escarpment Commission (NEC) and Historic Saugeen Metis (HSM).

v) Persons wishing to express interest or concern to be heard

None.

vi) Decision or Deferral by Committee

Moved By: Councillor Carol Barfoot

Seconded By: Councillor Cathy Moore Coburn

**The Committee has received written and/or oral submissions during the hearing and have taken these submissions into consideration as will be further described in the minutes of this hearing.**

**The Committee of Adjustment approves Severance Application B05/19, subject to the following conditions:**

- 1. That the owner enter into a Site Plan Agreement with the Township to address stormwater management and drainage on the lands.**
- 2. 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.**
- 3. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within one year 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).**
- 4. That the applicant pays the applicable \$300.00 consent certification fee at the time of certification of the deeds.**
- 5. That the application is for a lot addition only; and, that the lands to be severed be merged under the same ownership as the abutting lands (PLAN 535 PT LOT 65 RP;16R 10265, PART 1, [202410 Highway 6 & 21]), and that Subsection (3) or (5) of Section 50 of the Planning Act, apply to any subsequent conveyance. A copy of the registered deed to the abutting lands (PLAN 535 PT LOT 65 RP;16R 10265, PART 1, [202410 Highway 6 & 21]) shall be filed with the Township of Georgian Bluffs Committee of Adjustment.**
- 6. That a Zoning Bylaw Amendment be in force and effect.**

The meeting was adjourned at 5:42 p.m. on a motion by Councillor Carol Barfoot and seconded by Councillor Cathy Moore Coburn.

- d) Severance Application B-03-19 – Wayne Beausoleil and Christine Madill, Plan 830, Lot 1

Civic Address: Unassigned, South Bass Lake Road

Chair Dwight Burley called the meeting to order at 5:42 p.m. with property owners Wayne Beausoleil and Christine Madill in attendance, as well as property owners in the Bass Lake area.

- i) Proposal

Severance application B03/19 proposes a 33.4 m<sup>2</sup> (360 sq. ft.) lot addition from Lot 1 to Block A for access purposes to Bass Lake. The severed portion is a 1.8 m (6ft) wide strip by 18.28 m (60ft) in length along the northern lot line of Lot 1. The retained parcel will have 64 ft of frontage and 1.3 acres. This property is located within the Niagara Escarpment Development control area and Township zone provisions do not apply.

- ii) Requests for Deferral or Withdrawal of Application

None received from the applicant. A number of property owners requested a deferral of this application, as identified in the planning report. The Planner noted that property owners are provided the opportunity to appropriately address concerns under section five of this public meeting, request for public comment.

- iii) Written affirmation by Applicant or Agent that a sign was posted in accordance with the *Planning Act*

Notice of this Severance Hearing, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on March 25, 2019, 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 property and Township 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 Consent may submit an appeal.



#### iv) Planning Report

The Planner gave her report.

The Notice of Complete Application and Notice of Public Meeting/Public Hearing was circulated to various agencies for review. The Planner outlined comments received from the Grey Sauble Conservation Authority, Grey Sauble Conservation Authority Risk Management Office (RMO), Grey County Planning & Development Department, Niagara Escarpment Commission (NEC) and Historic Saugeen Metis (HSM).

The Notice of Complete Application and Notice of Public Hearing was circulated to all property owners within 60m of the subject property.

Written comments regarding the application were received from multiple property owners in the Bass Lake area and have been appended to the Planner's report for the Committee's consideration. The Planner identified the concerns raised in each letter and read comments received from Robin & Fran Moore verbatim.

#### v) Persons wishing to express interest or concern to be heard

Mr. Bill Wiley of Part Lot 27, Concession 17, outlined concerns regarding:

- Circulation of the notice of complete application and public meeting, in that he did not receive a mailed notice to his property.
- Restricting access to the lake through closing of public access points.
- Boating overpopulation on the lake and the effects of overuse of marine equipment on the environment, eg. Milfoil.

The Planner confirmed that a notice was mailed to Mr. Wiley.

Mr. Alan Lemaitre of 137 Sutherland Road, outlined concerns regarding:

- Boating overpopulation on the lake and the effects of said equipment on the lake, including: zebra mussels, milfoil and receding property lines.
- Restricting access to the lake through closing of public access points.
- Deferring consideration of the application to the summer months for the seasonal populations of Bass Lake.

The Chair invited the applicants to respond to concerns raised by the

public.

Applicants Christine Madill and Wayne Beausoleil spoke regarding:

- Intent of the application, being to build a retirement home on the subject parcel.
- Closing public access, noting that is not the intent of the proposed application.
- Initiatives of the campground to combat boating overpopulation, including educating park visitors of respectful boating on the lake.
- Processes implemented by the campground, and the applicants, to reduce environmental impacts on the lake, including rinsing boats prior to placement in the lake to avoid contamination, eg. Reduce milfoil amounts.
- Other public access points on the lake, of which also allow boats foreign to lake entrance to the water.

The Committee thanked the applicants for their response. There was discussion regarding:

- Enforcement measures of the OPP and the Department of Oceans and Fisheries regarding problematic boating habits on the lake, including speeding.
- Deferring the application for consideration in the summer months, to accommodate seasonal populations.
- Uses of the subject property as defined by the Niagara Escarpment Commission, including restricting use to strictly residential purposes.

vi) Decision or Deferral by Committee

**Does the Committee of Adjustment wish to defer the decision on this application, as requested by the surrounding property owners, to allow summer residents to attend the Public Hearing, or would the committee like to proceed with a decision on this application?**

Chair Dwight Burley called the vote to defer. The motion to defer was lost.

Moved By: Councillor Carol Barfoot

Seconded By: Councillor Cathy Moore Coburn

**The Committee has received written and/or oral submissions during the hearing and have taken these submissions into consideration as will be further described in the minutes of this**

hearing.

**The Committee of Adjustment approves Severance Application B03/19, 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 one year 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 \$300.00 consent certification fee at the time of certification of the deeds.**
- 4. That the application is for a lot addition only; and, that the lands to be severed be merged under the same ownership as the abutting lands (Plan 830, Block A), and that Subsection (3) or (5) of Section 50 of the Planning Act, apply to any subsequent conveyance. A copy of the registered deed to the abutting lands (Plan 830, Block A) shall be filed with the Township of Georgian Bluffs Committee of Adjustment.**

Carried - CoA2019-014

The meeting was adjourned at 6:37 p.m. on a motion by Councillor Carol Barfoot and seconded by Councillor Cathy Moore Coburn.

**5. Unfinished Business**

Nil

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

May 21, 2019 at 5:00 p.m.

The meeting adjourned at 6:37 p.m. on a motion moved by Councillor Grant Pringle and seconded by all committee members in attendance.

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Dwight Burley, Chair

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Luke Ryan, Secretary-Treasurer