



# Township of Georgian Bluffs

## Committee of Adjustment Minutes

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**March 19, 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**

Deputy Secretary-Treasurer, Jenn Burnett, called the meeting to order at 5:00 p.m.

**2. Election of the Chair**

The Deputy Secretary-Treasurer opened the floor for nominations of Committee Chair.

A motion to appoint Mayor Dwight Burley as Chair of the Committee was moved by Deputy Mayor Sue Carleton and seconded by Councillor Cathy Moore Coburn.

Moved by: Deputy Mayor Sue Carleton  
Seconded by: Councillor Cathy Moore Coburn

**That Mayor Dwight Burley be appointed Chair for the committee.**

Carried - CoA2019-004

Mayor Dwight Burley assumed the Chair at 5:03 p.m.

**3. Appointment of Secretary-Treasurer and Deputy Secretary-Treasurer**

Moved by: Deputy Mayor Sue Carleton

Seconded by: Councillor Cathy Moore Coburn

**That Luke Ryan be appointed Secretary-Treasurer and that Jenn Burnett be appointed Deputy Secretary-Treasurer of the committee.**

Carried - CoA2019-005

**4. Declaration of Pecuniary Interest**

None declared.

**5. Minutes of Previous Meetings**

1. March 5, 2019

Moved by: Councillor Cathy Moore Coburn

Seconded by: Councillor Carol Barfoot

**That the minutes of the Committee of Adjustment meeting held on March 5, 2019 be adopted.**

Carried - CoA2019-006

**6. New Business**

1. New Applications

The Committee moved to amend the order of the agenda to consider item a) Minor Variance Application A-01-19 – Robert and Sylvia Gies, last, following consideration of item c) Minor Variance Application A02-19 – Brent Glasier and Ann-Marie Deas.

- b) Severance Application B01-19 – Shannon Cameron, Plan 535, Lots 28, 29, 30, E Pt Lot 32 RP 16R1901, Part 1 and Plan 535, Lot 31, Pt Lots 32 & 33

Civic Address: 202405 & 202395 Highway 6 & 21

Chair Dwight Burley called the meeting to order at 5:05 p.m. with the property owner Shannon Cameron and Cuesta Planning representatives in attendance.

i) Proposal

Severance Application B01/19 proposes to sever the Hyundai dealership from the Subaru dealership. No changes to the existing entrance are being proposed. Easements will be registered to provide access for both lots.

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 January 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 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 County Planning & Development Department, Niagara Escarpment Commission, Risk Management Office, Ministry of Transportation and Historic Saugeen Metis (HSM).

The Planner also outlined that no written comments in support of or in opposition to the application were received by the submission deadline.

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

Genevieve Scott from Cuesta Planning, the agent for Shannon Cameron, spoke regarding the application. She stated she had no concerns with the conditions and requested to be granted approval from the committee.

vi) Decision or Deferral by Committee.

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

**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 B01/19, 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 applicant either:
  - a) demonstrates that the shared access easement and any necessary drainage easements have been or will be registered on title; OR
  - b) include reference to the easement in the certificates prepared for stamping.
6. That the applicant pays a parkland dedication fee in accordance with Sections 53(13) and 51.1(1) of the

**Planning Act R.S.O. 1990, c. P.13.**

Carried - CoA2019-008

The meeting was adjourned at 5:14 p.m. on a motion by Councillor Grant Pringle and seconded by Deputy Mayor Sue Carleton.

- c) Minor Variance Application A02-19 – Brent Glasier and Ann-Marie Deas, CON 3 PT LOT 39 ROW SHORE L;OPP

Civic Address: 202405 & 202395 Highway 6 & 21

Chair Dwight Burley called the meeting to order at 5:15 p.m. with the property owner Brent Glasier in attendance.

i) Proposal

Minor Variance Application A02/19 requests relief for a side yard setback from 3 m (10ft) to 1.524 m (5ft) on the south side of the property. The applicants wish to build a detached dwelling. The application also seeks relief to the maximum total lot coverage in the R2 – Inland Lake and Shoreline Residential zone from 15% to 23% total lot coverage. The increase to the total lot coverage reflects the immediate building plans and a future 3.65 m (12ft) x 7.31 m (24ft) addition. No other relief has been requested.

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 February 19, 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, Risk Management Office and Historic Saugeen Metis (HSM).

The Planner also outlined written comments received from neighbours Mike and Mary Howell by email dated March 5, 2019. No issues with the application but would like to be notified of the decision.

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

None.

vi) Decision or Deferral by Committee

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

**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 finds the request to be minor and desirable for the appropriate development or use of the lands and believes that the general intent and purpose of the Official Plan and Zoning By-law are maintained. Therefore, the Committee hereby GRANTS a minor variance for Application A-02-19 for Brent Glasier and Ann-Marie Deas to provide relief from Section 11.2 of the Comprehensive Zoning By-law 6-2003 to permit a side yard setback from 3 m (10ft) to 1.524 m (5ft) on the south side of the property and to increase the maximum total lot coverage in the R2 –**

**Inland Lake and Shoreline Residential zone from 15% to  
23% total lot coverage.**

Carried - CoA2019-009

The meeting was adjourned at 5:29 p.m. on a motion by Deputy Mayor Sue Carleton and seconded by Councillor Grant Pringle.

- a) Minor Variance Application A-01-19 – Robert and Sylvia Gies, Part Lot 23, Jones Range, RP 16R-6925, Parts 1, 2 & 6; Together with and subject to ROW – Deferred to be read 3<sup>rd</sup> at meeting.

Civic Address: 505583 Grey Road 1

Chair Dwight Burley called the meeting to order at 5:30 p.m. with 4 people in attendance.

- i) Proposal

Minor Variance Application A01/19 requests relief from Section 4.17.3 of the Comprehensive Zoning By-law 6-2003 to permit a 19.35 metre (63.5 foot) setback from the centreline of the County Road. The By-law specifies a 23 metre (75 foot) minimum setback. No other relief has been requested. A setback exemption request was approved by the County of Grey Transportation Services in October 2018.

- 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 January 10, 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, Risk Management Office and Historic Saugeen Metis (HSM).

The Planner also outlined written comments received from neighbour Andrew Wilson by email dated January 17, 2019. Andrew Wilson had no objections to the proposed setback exemption request.

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

None.

vi) Decision or Deferral by Committee

Moved By: Deputy Mayor Sue Carleton

Seconded By: Councillor Grant Pringle

**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 finds the request to be minor and desirable for the appropriate development or use of the lands and believes that the general intent and purpose of the Official Plan and Zoning By-law are maintained. Therefore, the Committee hereby GRANTS a minor**



**variance for Application A-01-19 for Gies to permit a  
19.35 metre (63.5 foot) setback from the centreline of the  
County Road.**

Carried - CoA2019-007

The meeting was adjourned at 5:44 p.m. on a motion by  
Deputy Mayor Sue Carleton and seconded by Councillor  
Grant Pringle.

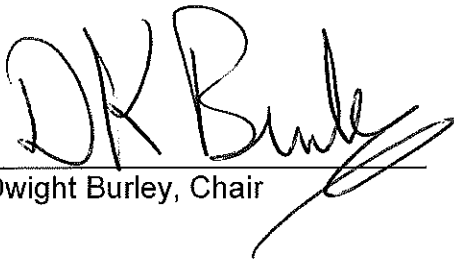
**7. Unfinished Business**

Nil

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

April 16, 2019 at 5:00 p.m.

The meeting adjourned at 5:45 p.m. on a motion moved by Councillor Carol  
Barfoot and seconded by Councillor Cathy Moore Coburn.



Dwight Burley, Chair



Luke Ryan, Secretary-Treasurer

