



Township of Georgian Bluffs

Committee of Adjustment Minutes

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March 5, 2019, 5:00 p.m., Council Chambers

Members Present:

Deputy Mayor Sue Carleton
Councillor Cathy Moore Coburn
Councillor Grant Pringle
Councillor Ryan Thompson

Members Absent:

Mayor Dwight Burley
Councillor Carol Barfoot
Councillor Paul Sutherland

Staff Present:

Jenn Burnett, Intermediate Planner / Deputy Secretary-Treasurer
Wendi Hunter, Clerk / Director of Legislative Services
Luke Ryan, Building and Planning Assistant / Recording Secretary
Rick Winters, Acting CAO / Director of Operations

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 Committee moved to defer election of the Chair for consideration at the March 19, 2019 meeting.

A motion to appoint Deputy Mayor Sue Carleton as Acting Chair for the duration of the meeting was moved by Councillor Ryan Thompson and seconded by Councillor Grant Pringle.

Moved by: Councillor Ryan Thompson
Seconded by: Councillor Grant Pringle

That Deputy Mayor Sue Carleton be appointed acting chair for the duration of the meeting.

Carried - CoA2019-001

3. Declaration of Pecuniary Interest

None declared.

4. Minutes of Previous Meetings

1. November 14, 2018

Moved by: Councillor Ryan Thompson

Seconded by: Councillor Cathy Moore Coburn

That the minutes of the Committee of Adjustment meeting held on November 14, 2018 be adopted.

Carried - CoA2019-002

5. New Business

1. New Applications

- a) Severance Application B02-19 – Mark Gamble, Jenna Gamble, Ian Gamble and Lois Gamble, Con 5, S Pt. Lot 3, RP 16R1321; Part 1

Civic Address: 177152 Concession 5 (Derby)

Acting Chair Sue Carleton called the meeting to order at 5:04 p.m. with the property owner, Lois Gamble and Grasshopper Solar representatives in attendance.

i) Proposal

Severance application B02/19 proposes to sever a 1.5 m wide strip of land from the northern lot line to be added to the property immediately west and owned by the Township of Georgian Bluffs. The proposed lot area and frontage for both parcels complies with the provisions of the A1 – General Rural zone and the 'I' – Institutional Zone. The intent of the application is to facilitate the implementation of a land lease to permit a solar panel farm and the required hydro poles along Concession 3. The applicants propose to retain a right-of-way over the existing and proposed field entrances.

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 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 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 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, however, telephone calls were received from the applicant's neighbours, Willis Freeman and Rita Hunt, raising concerns which were addressed outside of the application process.

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

Council inquired regarding Rita Hunts' concerns.

vi) Decision or Deferral by Committee.

Moved By: Councillor Grant Pringle

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 B02/19, subject to the following conditions:

- 1. That the owner enter into an Agreement with the Municipality, if deemed necessary by the Municipality, to provide for matters related to the sale of the severed parcel.**
- 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 access easement has been or will be registered on title; OR**
 - b. include reference to the easement in the certificates prepared for stamping.**
- 6. That this application is for a lot addition only; and, that the lands to be severed be merged under the same ownership as the abutting lands (Concession 5, Pt Lot 3, RP 16R4925; Part 1 (Derby), [062190 Sideroad 3], 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 (Concession 5, Pt Lot 3, RP 16R4925; Part 1 (Derby), [062190 Sideroad 3] shall be filed with the Secretary-Treasurer of the**

Committee of Adjustment.

Carried - CoA2019-003

6. Unfinished Business

Nil

7. Date of Next Regular Meeting/Adjournment

March 19, 2019 at 5:00 p.m.

The meeting adjourned at 5:18 p.m. on a motion moved by Councillor Cathy Moore Coburn and seconded by Councillor Ryan Thompson.



Sue Carleton, Acting Chair



Luke Ryan, Recording Secretary