



# Township of Georgian Bluffs

## Committee of Adjustment Minutes

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**May 21, 2019, 5:00 p.m., Council Chambers**

**Members Present:**

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

**Members Absent:**

Councillor Ryan Thompson  
Councillor Paul Sutherland  
Mayor Dwight Burley

**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**

Secretary-Treasurer, Luke Ryan, called the meeting to order at 5:00 p.m.

**2. Elect Acting Chair**

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

**3. Declaration of Pecuniary Interest**

None declared.

**4. Minutes of Previous Meetings**

1. April 16, 2019

Moved by: Councillor Cathy Moore Coburn  
Seconded by: Councillor Carol Barfoot

**That the minutes of the Committee of Adjustment meeting held on April 16, 2019 be adopted.**

Carried - CoA2019-015

**5. New Business**

1. New Applications

- a) Severance Application B-06-19 – Peter Franklin Gardner, East Part Lot 7, Georgian Range, RP 16R9176 Part 1

Civic Address: N/A

Acting Chair Sue Carleton called the meeting to order at 5:01 p.m.

- i) Proposal

Severance application B06/19 proposes to sever 0.65 acres from the existing +/- 24 acre parcel.

- 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 April 5, 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 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.

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 B06/19, subject to the following conditions:**

- 1. That the owner enter into a Site Plan Agreement with the Township to address development within a Significant Woodland as specified in the comments provided by the GSCA dated April 26, 2019.**
- 2. That the Site Plan Agreement be registered on title to the lands and the registration costs be paid by the applicant.**
- 3. 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.**
- 4. 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).**

5. That the applicant pays the applicable \$300.00 consent certification fee at the time of certification of the deeds.
6. That the applicant pays a \$500.00 parkland dedication fee in accordance with Schedule "H" to By-law 2019-017.
7. 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.
8. That the Township receive written notification from the County of Grey that Condition 7 has been met.
9. That a zoning by-law amendment be in force and effect.

Carried - CoA2019-016

The meeting was adjourned at 5:13 p.m. on a motion by Councillor Carol Barfoot and seconded by Councillor Cathy Moore Coburn.

- b) Severance Application B-08-19 – Marianne Williams., Con 24, Pt Lot 25, RP 16R40; Part 5, Row and Con 24, Pt Lot 25

Civic Address: 462639 Concession 24

Acting Chair Sue Carleton called the meeting to order at 5:14 p.m.

- i) Proposal

Severance application B06/19 proposes to sever 0.65 acres from the existing +/- 24 acre parcel.

- ii) Requests for Deferral or Withdrawal of Application

The applicant had submitted a request for deferral. Decision on the application was deferred.

The meeting was adjourned at 5:14 p.m. on unanimous vote by the committee members.

- c) Severance Application B-09-19 – 1892866 Ontario Inc. c/o Darrell Bolton, Con 2, Part Lot 8, RP 16R9872 PART 3 (Sarawak)

Civic Address: 303495 Indian Acres Road W

Acting Chair Sue Carleton called the meeting to order at 5:14 p.m.

- i) Proposal

Severance application B09/19 proposes an 18.69 ha lot addition to the property to the west.

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 April 17, 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 Grey County Planning & Development Department and Historic Saugeen Metis (HSM). Comments from the Grey Sauble Conservation Authority had not yet been received.

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

None.

vi) Decision or Deferral by Committee

Moved By: Councillor Cathy Moore Coburn

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 of Adjustment approves the deferral of the decision on application B-09-19 for Bolton with a future hearing date of June 18, 2019, subject to meeting the necessary agency approvals.**

Carried - CoA2019-017

The meeting was adjourned at 5:20 p.m. on a motion by Councillor Cathy Moore Coburn and seconded by Councillor Grant Pringle.

- d) Severance Application B-10-19 & B-11-19 – Roger and Sandra Hayes, Lot 21, Con 15 & Part Lot 22, Con 15

Civic Address: 362460 Lindenwood Road

Acting Chair Sue Carleton called the meeting to order at 5:20 p.m.

- i) Proposal

Severance application B10/19 proposes to create a 15.95 ha lot and retain a 61.55 ha lot. Severance application B11/19 proposes to sever a 18.52 ha lot and retain a 43.03 ha lot.

- 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 April 15, 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 County Planning & Development Department 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 Cathy Moore Coburn

Seconded By: Councillor Carol Barfoot

**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 the deferral of the decisions on applications B-10-19 and B-11-19 for Hayes with a future hearing date of June 18, 2019, subject to meeting the necessary agency approvals.**

Carried - CoA2019-018

The meeting was adjourned at 5:25 p.m. on a motion by Councillor Cathy Moore Coburn and seconded by Councillor Carol Barfoot.

- e) Severance Application B-12-19 & B-13-19 – Bonnie Woudstra, Keppel Con 12 Pt Lot 18 RP; 16R1654 Pt Part 1 and Keppel Con 12 Pt Lot 18

Civic Address: 302135 Grey Road 170 and 302137 Grey Road 170

Acting Chair Sue Carleton called the meeting to order at 5:26 p.m.

i) Proposal

Severance application B12/19 proposes to sever a 5.6 ac lot and retain an 84.7 ac lot. The current property contains 2 dwellings as two parcels merged when registered in the same name. The intent of the application is to create a new lot configuration for the severed parcel. Severance application B13/19 is a 3.7 ac lot addition from 302137 Grey Road 170 (Woudstra) to 302115 Grey Road 170 (Wilder).

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 April 17, 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 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.

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

Maria Wood of Cuesta Planning commented to concur with staff recommendations for approval of the application.

vi) Decision or Deferral by Committee.

Moved By: Councillor Cathy Moore Coburn

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 of Adjustment approves Severance Application B12/19, 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 a zoning by-law amendment be in force and effect.**

Carried - CoA2019-019

Moved By: Councillor Carol Barfoot  
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 of Adjustment approves Severance Application B13/19, 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 application is for a lot addition only; and, that the lands to be severed be merged under the same ownership as the abutting lands (Con 12, PT LOT 18, RP 16R8255; Part 1), 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 (Con 12, PT LOT 18, RP 16R8255; Part 1) shall be filed with the Township of Georgian Bluffs Committee of Adjustment.**
- 4. That the applicant pays the applicable \$300.00 consent certification fee at the time of certification of the deeds.**
- 5. That a zoning by-law amendment be in force and effect.**

Carried - CoA2019-020

The meeting was adjourned at 5:45 p.m. on a motion by Councillor Carol Barfoot and seconded by Councillor Grant Pringle.

2. Appeal received May 6, 2019 on the Decision for application B03/19 Madill-Beausoleil

Deputy Secretary-Treasurer, Jenn Burnett, informs the committee that an Appeal was received for the decision on B03/19 for Madill-Beausoleil. A future hearing date will be scheduled through LPAT, yet to be determined.

**6. Unfinished Business**

Nil

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

June 18, 2019 at 5:00 p.m.

The meeting adjourned at 5:47 p.m. on a motion moved by Councillor Cathy Moore Coburn and seconded by Councillor Grant Pringle and Councillor Carol Barfoot.

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Dwight Burley, Chair

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Luke Ryan, Secretary-Treasurer