



MINUTES

Municipal Administration Office
1925 Bruce County Road 10
Chesley, Ontario

Members Present in Council Chambers:

Mayor Steve Hammell

Members Present Electronically:

Deputy Mayor Mark Davis
Councillor Doug Bell
Councillor Melissa Kanmacher
Councillor Brian Dudgeon
Councillor Ryan Greig - absent
Councillor Ryan Nickason

Staff Present in Council Chambers:

B. Jones, CAO
C. Fraser-McDonald, Secretary/Clerk (recording secretary)

Staff Present Electronically:

Jack Van Dorp – Planner

1. Call to Order

Mayor Hammell called the meeting to order at 9:00 a.m. A quorum was present. He asked the Committee for permission for the Secretary to be authorized to sign on behalf of the members who concurred with the decision to enable the decision sheet to be signed promptly.

2. Adoption of Agenda

The Committee passed the following resolution:

Moved by: Member Ryan Nickason
Seconded by: Member Melissa Kanmacher

Be It Resolved that the agenda for the Committee of Adjustment Meeting of January 25, 2021 be received and adopted, as distributed by the Clerk.

Carried Resolution #3-08-2021

3. Declaration of Pecuniary Interest
None Declared

4. Unfinished Business

4.1 Minor Variance Application A-2020-068

Owner: Craig Trelford

Agent: Ron Davidson Land Use Planning Consultant Inc.

Lot 3 and West Part Lot 4, Concession 13, geographic Township of Elderslie
1342 Bruce Rd 40

- i. The owner proposes to expand the grain drying component of an agricultural operation. Minor Variances to the Zoning by-law are requested to reduce the minimum setback from a County road (Section 3.23) from 22.9 metres to 15 metres and minimum front yard setback (Section 6.3) from 20 metres to 15 metres, consistent with the setback of existing buildings and structures on the property. If approved, the variance will allow additional capacity to be constructed in a relatively efficient manner.

ii. Requests for Deferral or Withdrawal of Application

While finalizing the report for this application, planning staff discovered that agencies had been provided a request for comments, but not the notice of public hearing required by the Act. Staff has issued notice to agencies for a hearing on January 25, 2021 to meet this requirement.

The Mayor said if attendees wished to be notified of the adoption of the proposed Minor Variance or of further proceedings regarding the variance a written request needed to be made to the Municipality by signing the form provided.

The Mayor asked if anyone present wished to make oral or written submission either in favour or opposed to the proposed for the property owners were present and available to answer questions from Council and the public.

Subsequent to further discussion, Council passed the following resolution:

Moved by: Member Ryan Nickason

Seconded by: Member Melissa Kanmacher

Whereas The Planning Department recommends that the Minor Variance Application A-2020-068 – Craig Trelford, Agent Ron Davidson Land Use Planning Consultant Inc, meets the four tests for a minor variance;

Therefore, Be It Resolved that Minor Variance Application A-2020-068 be granted subject to the following conditions:

1. That the decision applies only to the proposed developments as indicated on Schedule "A" attached hereto and forming part of this decision;
2. That the development be completed within two (2) years of this decision.

Reasons:

1. The variance maintains the intent and purpose of the Official Plan.
2. The variance maintains the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the lands and buildings.
4. The variance is minor in nature.

The Secretary called for a recorded vote:

MEMBER	YEA	NAY
Councillor Bell	X	
Councillor Dudgeon	X	
Councillor Greig	absent	
Councillor Kanmacher	X	
Councillor Nickason	X	
Deputy Mayor Davis	X	
Mayor Hammell	X	
TOTALS	7	

Carried Resolution #3-10-2021

5. Adjournment

Moved by: Member Ryan Nickason
Seconded by: Member Melissa Kanmacher

Be It Resolved that the Committee of Adjustment meeting be adjourned at 9:10 a.m.

Carried Resolution #3-11-2021

Steve Hammell, Chair

Secretary – Christine Fraser-McDonald