



**TOWNSHIP OF MELANCTHON**

**COMMITTEE OF ADJUSTMENT**

**THURSDAY, FEBRUARY 18, 2016 - 6:00 P.M.**

1. **APPROVAL OF MINUTES** - January 14, 2016
2. **BUSINESS ARISING FROM MINUTES**
3. **APPLICATION FOR CONSENT**
4. **APPLICATION FOR MINOR VARIANCE**
5. **APPLICATIONS ON FILE**
  1. B12/14 - Julian McDowell - West Part Lot 13, Concession 1 O.S.
6. **DELEGATES**
7. **CORRESPONDENCE**
  1. Memorandum from Chris D. Jones, MCIP, RPP, Municipal Planning Services Ltd., re: Consent Application for Derek Martin, File No. B6/15
8. **ADJOURNMENT**

• *Municipal Planning Services Ltd.* •

**MEMORANDUM**

**To:** Ms. Denise Holmes, CAO  
**From:** Chris D. Jones MCIP, RPP  
**Date:** February 11, 2016  
**Re:** Provisional Consent B6/15 (Derek Martin)

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On December 17, 2015, Committee approved Consent Application B6/15 for lands described as Part Lot 277 and 278, Concession 2, N.E. The subject lands had a total lot area of approximately 18.2 hectares (45 acres) and the consent resulted in the creation of a new lot, with a lot area of approximately 0.6 hectares (1.6 acres), and currently occupied by a dwelling.

Committee approved the consent, subject to a condition that the retained agricultural parcel be merged with an abutting agricultural parcel, which was understood to be owned by the same owner as the parcel being severed.

During pre-consultation discussions with the applicant's solicitor, it was explained that the owner of the lands subject to the consent, Mr. Derek Martin, was also the owner of an abutting farm parcel located in Lot 278, Concession 1. The consent application that was filed on November 19, 2015 identified Mr. Derek Martin as the registered owner.

In a letter dated January 8, 2016, the applicant's solicitor has requested that the condition requiring the merger of the retained land and the abutting farm be removed on the basis that the parcel subject to the severance is not owned by the same individual as the owner of the abutting parcel. It is understood the parcel to be severed is held in joint-ownership with the applicant's father, Mr. Paul Martin.

The lands subject to the proposed severances are located primarily in the Agricultural designation of the Official Plan. Generally speaking, both the Provincial Policy Statement (2014) and the Township's Official Plan discourage lot creation and fragmentation within prime agricultural areas. In our opinion it is good planning for the retained lands to be merged with an abutting larger farm parcel, rather than creating a small, non-developable farm parcel. Notwithstanding that the registered owner on the application was incorrect, in our opinion a merger of the retained lands with an abutting farm parcel is a preferable over the creation of a remnant agricultural parcel.

On this basis, it is not recommended that Committee change this condition.

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• *Municipal Planning Services Ltd.* •  
Chris D. Jones BES, MCIP, RPP  
51 Churchill Drive, Unit 1  
Barrie, Ontario  
(705) 725-8133

Respectfully Submitted,

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a smaller 'D' and a wavy line extending to the right.

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Chris D. Jones MCIP, RPP