

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 11th day of August, 2016 in the Council Chambers commencing at 6:00 p.m. Members D. White, J. Elliott, D. Besley, W. Hannon and J. Webster were present. Secretary-Treasurer D. Holmes, W. Atkinson and Chris Jones, Township Planning Consultant were also present. Member White presided.

Minutes

Moved by Hannon, Seconded by Besley that the minutes of the Committee of Adjustment meeting held on July 21, 2016 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

B3/16 - Harvey Lyon - Lot 23 & 24, Concession 5 N.E.

A public meeting had been called to consider an application by Harvey Lyon to sever approximately 40 hectares (for agricultural purposes) from Lot 23, Concession 5 N.E. The lot is occupied by the applicant's home and two agricultural buildings and has a total area of approximately 40 hectares (100 acres). The proposed retained lot in Lot 24, Concession 5 N.E. is vacant with the exception of a wind turbine and is also approximately 40 hectares. Harvey Lyon and Chris Jones, Township Planning Consultant were in attendance. Chris Jones spoke to his Planning Report, dated August 2, 2016. He advised this application falls under a technical severance and the subject lands were acquired at different points in time and were inadvertently registered to merge in title as a single lot. He also stated the proposal to divide a 200 acre farm into two 100 acre farm parcels conforms with the Township's Official Plan and the Provincial Policy Statement as both the lot to be severed and the lot to be retained are 100 acres in area and represent lots laid out as per the original Township survey. The Secretary read the correspondence received as a result of the required circulation. The Grand River Conservation Authority reviewed the application and had no objection to the proposal but did note that a portion of the retained and severed parcel contain portions of the Provincially Significant Wetland Complex #1, thus any future development or other alteration within the regulated area on the retained parcel will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

Moved by Elliott, Seconded by Webster that Application for Consent B3/16 to sever the whole of the original surveyed Lot 23, Concession 5 N.E. from the original surveyed Lot 24, Concession 5 N.E., having an approximate area of 40 hectares be approved subject to the following conditions:

1. Taxes and special charges must be paid to date on the subject properties when the deed is submitted for endorsement.
2. Preparation and submission of a reference plan of Lot 23, Concession 5 NE, only if required by the Registry Office; and,
3. Conditions must be fulfilled and the deed stamped by the Secretary on or before one year from the mailing date of the Notice of Decision, as signed by the Secretary.

This application conforms to the Official Plan of the Township of Melancthon and the Provincial Policy Statement. Carried.

Applications on File

B12/14 - McDowell, Julian

Julian McDowell and Chris Jones, Township Planning Consultant were in attendance for this application. Chris Jones gave a verbal report and update to the application and advised the survey completed by VanHarten identifies a couple issues. He stated there is a title issue as there is no record of transfer on file for Block 17 and 16 and there is a right of way registered which crosses private property. The proposed lot is regulated by the NEC. Part 1 would have to be surplus and sold. Valuation would be based on whether the lot is developable. Mr. McDowell stated that the NEC did not see an issue with development when he originally submitted the application. Moving forward confirmation is needed from NEC and an appraisal (appraisal on part 3 as well). Once approval is given there should be discussion with the shared owner of the access driveway.

B1/16 - Wayne Nicholson - Applicant/Bonnefield Canadian Farmland LP-Owner

Deferred to September 15, 2016 meeting.

Correspondence

None

Adjournment - 6:30 p.m.

Moved by Elliott, Seconded by Webster that we adjourn Committee of Adjustment to meet again on Thursday, September 15, 2016 at 6:00 p.m. or at the call of the Chair. Carried.

CHAIR

SECRETARY