

## **TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 17<sup>th</sup> day of December, 2015 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 and W. Atkinson were also present. Chairperson D. White presided.

### **Minutes**

The minutes of the November 19, 2015 meeting were circulated. Moved by Hannon, Seconded by Besley that the minutes of the Committee of Adjustment meeting held on November 19, 2015 meeting be approved as circulated. Carried.

### **Business Arising from Minutes**

None

### **Applications for Consent**

#### **B6/15 - Derek Martin**

A public meeting had been called for 6:00 p.m. to consider an application by Derek Martin to sever approximately 0.6 hectares (1.48 acres) from Part of Lot 278, Concession 2 N.E., Chris Jones, Municipal Planning Services Ltd., was in attendance. The Secretary read the correspondence received as a result of the required circulation. The Grand River Conservation Authority reviewed the application and have no objection but commented that the retained parcel contains wetlands, the McCue Drainage Works, floodplain and the allowances adjacent to these features and is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated areas 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 B6/15 to sever approximately 0.6 hectares (1.48 acres) from Part of Lot 278, Concession 2 NE be approved subject to the following conditions:

1. A legal plan of survey showing the structures on the property is required.
2. That the severed parcel be zoned to the Rural Residential Zone to ensure the lot is a legal residential lot.
3. That the retained agricultural parcel be merged in title with the other agricultural lands owned by the applicant located in Part of Lots 278, 279 and 280, Concession 1 N.E.
4. Written approval for the septic system must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
5. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
6. Conditions must be fulfilled and deeds stamped by the Secretary on or before one year from the last date of appeal.

Reason for Decision - This application conforms with the Official Plan of the Township of Melancthon and is consistent with the Provincial Policy Statement.

Carried.

### **Applications on File**

#### **B12/14 - McDowell, Julian**

Nothing new.

**Adjournment - 6:14 p.m.**

Moved by Elliott, Seconded by Webster that we adjourn Committee of Adjustment to meet again on January 14, 2016 at 6:00 p.m. or at the call of the Chair.

Carried.

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CHAIR

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SECRETARY