

**TOWNSHIP OF MELANCTHON  
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 16<sup>th</sup> day of February, 2017 in the Council Chambers commencing at 6:10 p.m. Members D. White, J. Elliott, D. Besley, J. Webster and W. Hannon were present. Secretary-Treasurer D. Holmes, W. Atkinson and Chris Jones, Township Planning Consultant were also present. Member White presided.

**Minutes**

Moved by Besley, Seconded by Hannon that the minutes of the January 12, 2017 Committee of Adjustment meeting be approved as circulated. Carried.

**Business Arising from Minutes**

None.

**Applications for Consent**

**B1/17 - Metz, Dave - Part Lot 14, Concession 2 O.S., Church Street**

A public meeting had been called to consider an application by Dave Metz to sever approximately 0.41 hectares from Part Lot 14, Concession 2 O.S., Church Street. Dave Metz and Chris Jones, Municipal Planning Services Ltd. were in attendance. Member Webster declared a conflict as he was in the required circulation area and left the Chambers. Chris Jones, Municipal Planning Services Ltd. provided a report outlining the application. He advised the subject lands are designated Community in the Township's Official Plan and the application is generally compliant with the policies under this designation. Mr. Jones further advised the subject lands are also subject to an Environmental Conservation designation and the applicant had an Environmental Impact Study prepared by Azimuth Environmental. The Azimuth EIS concluded that the proposed severance was appropriate and would not result in negative impacts to significant natural features or functions. The EIS also provided recommendations regarding the development. The Nottawasaga Valley Conservation Authority has reviewed the application and the EIS and have no objection to the proposed consent and found that the scope of the EIS was appropriate for the site context and scale of development. The NVCA advised the proposed eastern lot falls within an area affected by Ontario Regulation 172/06 where a permit (or clearance) is required under the Conservation Authorities Act prior to development. The proposed lands for consent are subject to the regulatory authority of the NEC and the NEC has requested a deferral of the application. A Development Permit Application has been submitted to the Niagara Escarpment Commission and until a decision is made on the permit application, consent cannot be decided on. Application deferred pending the issuance of a permit by the NEC.

Member Webster returns to the Chambers.

**B2/17 - Squirrell, Wayne & Wilson, Betty Ann - East Part Lot 30, Concession 3 O.S.**

A public meeting had been called to consider an application by Wayne Squirrell and Betty Ann Wilson to sever approximately 0.81 hectares (2.0) acres from the East Part of Lot 30, Concession 3 O.S. Wayne Squirrell and Chris Jones, Municipal Planning Services Ltd. were in attendance. Mr. Jones advised the subject lands are designated Rural and partially located in the Environmental Conservation designation, but the lands proposed to be severed are not located in the Environmental Conservation designation. Mr. Jones commented that the proposed application appears to be in conformity with Section 5.3.3(d) of the Official Plan. The Secretary read the comments received as a result of the required circulation. The Nottawasaga Valley Conservation Authority reviewed the application and based on their mandate and policies under the Conservation Authorities Act have no objection to its approval.

Moved by Hannon, Seconded by Besley that Application B2/17 (Wayne Squirrell and Betty Ann Wilson) to sever approximately two acres from the East Part of Lot 30, Concession 3 OS (RP 7R-1431,Part 3) be approved subject to the following conditions:

1. A reference plan of survey is required. Draft survey to be provided to the Township for review prior to registration.
2. Rezoning is required to Rural Residential (RR) Zone.
3. Written approval that the lot is suitable for a septic system must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
4. An entrance to the severed parcel must be approved by the Township Road Superintendent and the entrance installed 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 mailing date of the Notice of Decision, as signed by the Secretary.

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**

The Secretary advised she had received a costing for appraisal of \$1200.00 on Part 1 & 2 and \$950.00 on Part 3. The Secretary was directed to proceed with the appraisal.

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

Deferred to March 16, 2017 meeting.

### **Correspondence**

None

### **Adjournment - 6:25 p.m.**

Moved by Elliott, Seconded by Webster that we adjourn Committee of Adjustment to meet again on Thursday, March 16, 2017 at 6:00 p.m. or at the call of the Chair. Carried.

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CHAIR

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SECRETARY