

**TOWNSHIP OF MELANCTHON  
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 15th day of January, 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 20, 2014 meeting were circulated. Moved by Elliott, Seconded by Webster that the minutes of the Committee of Adjustment meeting held on November 20, 2014 be accepted as circulated.

**Business Arising from Minutes**

None

**Applications for Consent**

**B13/14 - First Canada ULC**

A public meeting had been called for 6:00 p.m. to consider an application by First Canada ULC to sever approximately 0.060 acres from Part of Lot 227, Concession 1 N.E. RP 7R-2484 Part 2 for a lot enlargement to Part Lot 228, Concession 1 N.E. RP 7R-2484 Part 1. The Secretary advised the Committee that this application had been approved in 2010 and the deeds were stamped. Since the deeds were not registered within the required two year period the file expired and the application had to be applied for again. The .060 acre severance would add an underground fuel tank to the property owned by First Canada ULC. The Secretary read the correspondence received as a result of the required circulation. The Grand River Conservation Authority reviewed the application and has no objection to the proposed severance of 0.06 acres to be added to the property.

Moved by Besley, Seconded by Hannon that Application B13/14 to sever approximately .060 acres from part of Lot 227, Concession 1 N.E. - RP 7R-2484 Part 2 for a lot enlargement to Part of Lot 228, Concession 1 N.E. - RP 7R-2484 Part 1 be approved subject to the following conditions:

1. That 50(3) of the Planning Act will apply to any subsequent conveyance of a transaction involving the severed lot that is the subject of this consent.
2. An undertaking from the applicant's Solicitor that the title of the proposed severed lot will be consolidated with the existing lot in the exact same name and ownership. The applicant's Solicitor will further undertake to join in title the severed lot to the abutting existing lot and an Application to Consolidate.
3. A legal plan of survey is required.
4. Taxes and special charges must be paid to date on the subject properties when the deed is submitted for endorsement.
5. Conditions must be fulfilled and deeds stamped by the Secretary on or before one year from the last date of appeal.

This application conforms to the Official Plan of the Township of Melancthon.

Carried.

**Applications on File**

**B12/14 - McDowell, Julian**

This application was deferred at the November 20, 2014 meeting. Discussion ensued and it was suggested that the site should be visited as a Committee. It was also noted that there is no frontage. The Secretary advised that Mr. McDowell had requested that the application be deferred to a later date.

**Adjournment - 6:20 p.m.**

Moved by Webster, Seconded by Elliott that we adjourn Committee of Adjustment to meet again on Thursday, February 19, 2015 at 6:00 p.m. or at the call of the Chair. Carried.

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CHAIR

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SECRETARY