

## **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 July, 2015 in the Council Chambers commencing at 6:09 p.m. Members D. White, J. Elliott, W. Hannon and J. Webster were present. Member D. Besley was absent, prior notice given. Secretary-Treasurer D. Holmes and W. Atkinson were also present. Chairperson D. White presided.

### **Minutes**

The minutes of the June 18, 2015 meeting were circulated. Moved by Hannon, Seconded by Elliott that the minutes of the June 18, 2015 Committee of Adjustment meeting be approved as circulated. Carried.

### **Business Arising from Minutes**

None

### **Applications for Consent**

#### **B4/15 - Owen & Ina Hoover**

A public meeting had been called for 6:00 pm. to consider an application by Owen & Ina Hoover to sever 35.2 hectares from Part of Lot 32, Concession 3 N.E. Owen Hoover, Levi Hoover and Eli Sherk attended the meeting. Harvey Lyon and Carol Hawton were also 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 to the proposed consent application but commented both the severed and retained lands contain Provincially Significant Melancthon Wetland Complex #1 and any future development or alteration within the regulated areas will require written approval from the GRCA. It was also noted that a portion of the proposed building site on the severed property appears to be within the GRCA regulated area and will need a detailed site plan of the proposed development submitted to GRCA to determine if a GRCA permit will be required. Letters of objection were received from Harvey Lyon and Carol Hawton (on file). A report was received from Jerry Jorden, Planner for the Township, providing a planning related analysis of the application with respect to the Official Plan, Growth Plan, Zoning By-law, etc. Mr. Jorden recommended the application be denied as it does not conform to the minimum agricultural lot size requirement and related policies of the Official Plan and is not consistent with the agricultural lot creation policies of the Provincial Policy Statement.

Moved by Hannon, Seconded by Elliott that Application B4/15 of Owen Hoover to sever 35.2 hectares from Part of Lot 32, Concession 3 & 4 NE be denied as it does not conform to the Township's Official Plan regarding minimum agricultural lot size requirements and is not consistent with the Provincial Policy Statement regarding agricultural lot creation policies. Carried.

#### **B5/15 - Wallace Elgie**

A public meeting had been scheduled for 6:00 p.m. to consider an application by Wallace Elgie to sever 2.5 hectares from the East Part of Lot 15, Concession 2 O.S. No one attended the meeting. The Secretary read the correspondence 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 object to the approval of the application. They further commented that portions of the severed and retained properties are subject to Ontario Regulation 172/06 where a permit is required from the NVCA prior to any development. A report was received from Chris Jones, Municipal Planning Services Ltd. outlining the application and noting several Official Plan policies that relate to the proposed application. Mr. Jones advised the Committee that the proposed consent does not appear to specifically conform with any of the definitions of infilling articulated in Section 9 of the Plan and therefore recommended that the application not be approved.

Moved by Webster, Seconded by Elliott that Application B5/15 of Wallace Elgie to sever 2.5 hectares from the East Part of Lot 15, Concession 2 O.S. be denied as it

does not conform to the Township's Official Plan.

Carried.

**Applications on File**

**B12/14 - McDowell, Julian**

Nothing new. Deferred

**Adjournment - 6:39 p.m.**

Moved by Elliott, Seconded by Webster that we adjourn Committee of Adjustment to meet again on Thursday, August 13, 2015 at 6:00 p.m. or at the call of the Chair.

Carried.

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CHAIR

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SECRETARY