

TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT

The Committee of Adjustment of the Township of Melancthon held a meeting on the 21st day of May, 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 April 16, 2015 meeting were circulated. Moved by Besley, Seconded by Hannon that the minutes of the April 16, 2015 Committee of Adjustment meeting be approved as circulated. Carried.

Business Arising from Minutes

None

Applications for Consent

B3/15 - Schill-Land Holdings Inc.

A public meeting had been called for 6:00 p.m. to consider an application by Schill-Land Holdings Inc. to sever approximately 0.62 hectares from Part of Lot 22, Concession 7 S.W. 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 that a portion of the retained parcel is regulated by the GRCA under Ontario Regulation 150/06 and future development or alteration within the regulated areas will require written approval from GRCA. A report was received from Chris Jones, Municipal Planning Services Ltd. outlining the application and noting that the proposed 8.4 metre lot frontage represents a substantial reduction from the 30 metre minimum frontage required in the R1 zone, but the 8.4 metre frontage is the existing driveway access to this lot and there does not appear to be an alternate location to establish a new driveway without making the lot larger. Mr. Jones advised the application would be consistent with the PPS and would be in conformity with the Township's Official Plan provided the farm parcel is rezoned for agricultural purposes only and the severed lot is zoned to permit residential use, subject to exceptions for lot frontage and the rear and side yard setbacks for a detached storage building. Mr. Jones also recommended a number of additional conditions be included in the decision.

Moved by Hannon, Seconded by Besley that Application B3/15 to sever approximately .62 ha. from Part of Lot 22, Concession 7 SW be approved subject to the following conditions:

1. A legal plan of survey is required showing all structures on the property.
2. That the severed parcel be zoned to the Hamlet Residential Exception Zone to ensure the lot is a legal residential lot and that the proposed rezoning also ensures that the future use of the existing detached accessory building be limited to accessory residential use.
3. Rezoning of the retained parcel is required to prohibit any future residential use of the retained lands.
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. That a barrier fence be installed along the lot lines up to 21 metres from the 7th Line SW and this be done before the deeds are submitted for endorsement.
7. That all derelict vehicles, equipment and refuse on-site be removed and sent to an authorized recycler and/or salvage yard before the deeds are submitted for endorsement.
8. 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

The Secretary advised that she had sent a letter to Scott Burns, County of Dufferin Public Works, as per direction at the last meeting and a report is going to the County of Dufferin Public Works Meeting on May 26, 2015 to define process of getting lands back to Melancthon.

Adjournment - 6:10 p.m.

Moved by Elliott, Seconded by Webster that we adjourn Committee of Adjustment to meet again on Thursday, June 16, 2015 at 6:00 p.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY