

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

The Committee of Adjustment of the Township of Melancthon held a meeting on the 15<sup>th</sup> day of September, 2016 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, 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 Committee of Adjustment meeting held on August 11, 2016 be approved as circulated. Carried.

### **Business Arising from Minutes**

None.

### **Applications for Consent**

#### **B4/16 - Martin, Derek - Part Lots 277 & 278, Concession 2 N.E. Parts 2,3,4 & 5 Plan 7R 5339**

A public meeting had been called to consider an application by Derek Martin to sever approximately 9.0 hectares from Part Lots 277 & 278, Concession 2 N.E. Parts 2, 3,4 & 5, Plan 7R5339, Derek and Nathan Martin were in attendance as well as Chris Jones, Township Planning Consultant. Mr. Jones spoke to the application and advised that Council approved consent application B6/15 on December 17, 2015 for lands located in Part Lot 277 and 278, Concession 2 N.E. to allow the severance of a surplus farm dwelling leaving a retained agricultural parcel of 17.4 hectares (43 acres). The purpose of application B4/16 is to further sever the retained agricultural parcel along the boundary of a current drainage easement known as the McCue Drainage Works 1989. The severed portion north of the drainage easement would be conveyed to the abutting farmer to the north and the retained lot, with a resultant area of approximately 74 hectares (183 acres) would continue to be utilized for agricultural purposes. The farm parcel receiving land would have a resultant lot area of 27.2 hectares (67.3 acres). Mr. Jones advised the Committee that in his opinion the proposed severance is in line with Section 5.2.5(b)(v) of the Official Plan which allows the granting of consent for technical reasons that do not result in the creation of a new lot. No further comments were received as a result of the required circulation.

Moved by Elliott, Seconded by Webster that Application B4/16 to sever Part of Lot 277, Concession 2 NE - Parts 2 & 5, Plan 7R-5339 for a lot enlargement to Part of Lots 275 & 276, Concession 2 NE, Part 1, Plan 7R-5339 be approved subject to the following conditions:

1. That any future transfer/conveyance of the lands to be merged shall stipulate that Section 50(3) of the Planning Act shall apply and if necessary, a minimum 1 square foot parcel of land from Part 1, Plan 7R-5339 be conveyed to the Township, free and clear of all and any encumbrances from the original lot to enact a legal merger with the lands to be severed by this consent.
2. A legal plan of survey suitable to the Township and suitable for depositing showing the existing lot and the proposed lot additional, as well as the land to be conveyed to the Township as per Condition 1.
3. 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 that an Application to Consolidate will be registered and provided to the Township.
4. That the Secretary be provided with confirmation of the legal merger of Part Lot 278, Concession 1 NE with Parts 3 and 4, Plan 7R-5339, located in Part Lots 277 and 278, Concession 2 NE as required by the prior approval of

- Application B6/15.
5. Taxes on the subject properties must be paid to date when the deed is submitted for endorsement.
  6. All costs associated with the consent application and to administer the conditions of the consent must be paid when the deed is submitted for endorsement.
  7. Conditions must be fulfilled and deeds stamped by the Secretary on or before one year from the mailing of this Notice, as signed by the Secretary.

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

Carried.

### **Applications on File**

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

The Committee was advised that attempts had been made to contact the NEC but have not reached them yet. We need confirmation from NEC in order to move forward with an appraisal. Deferred.

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

Wayne Nicholson was in attendance and advised the Committee that he had hired a Planner and asked that the application be deferred for one more month. Deferred until the meeting on October 20, 2016.

### **Correspondence**

None

### **Adjournment - 6:24 p.m.**

Moved by Elliott, Seconded by Webster that we adjourn Committee of Adjustment to meet again on Thursday, October 20, 2016 at 6:00 p.m. or at the call of the Chair.  
Carried.

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CHAIR

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SECRETARY