

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 18th day of May, 2017 in the Council Chambers commencing at 6:15 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 April 20, 2017 Committee of Adjustment meeting be adopted as circulated. Carried.

Business Arising from Minutes

None.

Applications for Minor Variance

A1-17 - Daniel Robertson - Lot 28, Plan 7M-48

A public meeting had been called for 6:00 p.m. to consider an application by Daniel Robertson for a minor variance to reduce the minimum interior side yard set back requirement from 6 metres to 4.5 metres for a proposed pool shed. 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 objection to its approval.

Moved by Besley, Seconded by Hannon that we approve the granting of a minor variance A1-17 to Daniel Robertson of Lot 28, Plan 7M48 to reduce the minimum interior side yard set back required for a proposed pool shed to 4.5 metres from 6 metres as required under the Small Lot Estate Residential (ER1) Zone of Zoning By-law 12-1979, as amended. The requested variance is considered minor in that it recognizes the location of the proposed pool shed. The variance is considered to be appropriate for the proper development of the property and maintains the general intent and purpose of the Official Plan and Zoning By-law. Carried.

A2-17 - Benji Frey (Owner) / Simon Martin (Applicant) - Lot 35, Concession 3 NE

A public meeting had been called for 6:00 p.m. to consider an application by Benji Frey/Simon Martin for a minor variance to reduce the minimum interior side yard set back requirement from 15 metres to 8 metres for an existing shed. Benji Frey, Simon Martin and Nelson Frey were in attendance. No correspondence was received as a result of the required circulation.

Moved by Elliott, Seconded by Webster that we approve the granting of a minor variance A2-17 to Benji Frey of Lot 35, Concession 3 NE to reduce the minimum interior side yard set back requirement for an existing shed to 8 metres from 15 metres as required under the General Agricultural (A1) Zone of Zoning By-law 12-1979, as amended. The requested variance is considered minor in that it recognizes the location of the existing shed. The variance is considered to be appropriate for the proper development of the property and maintains the general intent and purpose of the Official Plan and Zoning By-law. Carried

Applications for Consent

None.

Applications on File

B12/14 - McDowell, Julian

Deferred. No new information.

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

The Committee was advised that Mr. Nicholson had submitted an application for an Official Plan Amendment. Chris Jones, MCIP, RPP, Municipal Planning Services Ltd., advised the Committee to defer making a decision on this application until the County deals with its Official Plan Amendment on this matter. The motion that was tabled on November 17, 2016 to March 16, 2017 and re-tabled to May 18, 2017 was re-tabled to September 21, 2017.

B1/17 - Dave Metz

Deferred.

Correspondence

None

Adjournment - 6:40 p.m.

Moved by Webster, Seconded by Besley that we adjourn Committee of Adjustment to meet again on Thursday, June 15, 2017 at 6:00 p.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY