

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 15th day of June, 2017 in the Council Chambers commencing at 6:30 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 May 18, 2017 Committee of Adjustment meeting be adopted as circulated. Carried.

Business Arising from Minutes

None.

Applications for Minor Variance

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 the Official Plan Amendment submitted by Mr. Nicholson had been returned to him with his application fee, recommending that he seek Upper Tier approval first.

B1/17 - Dave Metz

Member Webster declared a conflict on this item of business as he is in the required circulation area and left the Chambers.

The Committee was advised of the Notice of Decision for NEC Application D/R/2016-2017/361.

Moved by Hannon, Seconded by Besley that Application B1/17 for 1392119 Ontario Ltd. (David Metz) to sever approximately 0.41 ha, with a frontage of approximately 56.2 m, from Part of the East Part of Lot 14, Concession 2 OS (RP7R-3747 Part 1, RP7R-4758 Part 1) be approved subject to the following conditions:

1. A reference plan of survey is required. Draft survey to be provided to the Township for review and approval prior to registration.
2. Written approval from the County of Dufferin Building Department that the severed lot and retained lot is each suitable for a septic system.
3. An entrance to both the severed lot and retained lot must be approved by the Township Road Superintendent and the entrances must be installed before the deed is submitted for endorsement.
4. Taxes and special charges must be paid to date 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 mailing date of the Notice of Decision, as signed by the Secretary.

This application conforms with the Official Plan of the Township of Melancthon, is consistent with the Provincial Policy Statement and has been conditionally approved by the Niagara Escarpment Commission through Development Permit Application D/R/2016-2017/361. Carried.

Member Webster returned to the Chambers.

Correspondence

None

Adjournment - 6:35 p.m.

Moved by Elliott, Seconded by Webster that we adjourn Committee of Adjustment to meet again on Thursday, July 20, 2017 at 6:00 p.m. or at the call of the Chair. Carried.

CHAIR

SECRETARY