

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 17th day of November, 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 and W. Atkinson were also present. Member White presided.

Minutes

Moved by Hannon, Seconded by Besley that the minutes of the Committee of Adjustment meeting held on October 20, 2016 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

None

Applications on File

B12/14 - McDowell, Julian

Nothing new. The Secretary advised the Committee that she is waiting for a response to the permit submitted to the NEC to determine if there is a building lot. The Secretary was directed to send a letter to Mr. McDowell advising of the NEC permit application. A letter is also to be sent to Mr. & Mrs. Kammerer asking for a meeting to resolve the laneway issue. Deferred.

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

Wayne Nicholson was in attendance and advised he had hired a new Planner. The motion from the May 19, 2016 Committee meeting that was lost was brought back for reconsideration by two members on the prevailing side as follows:

Moved by Elliott, Seconded by Besley that the Township of Melancthon reconsider the motion of May 19, 2016, moved by Elliott, seconded by Webster re: "That the Report from Chris Jones, Township Planning Consultant, regarding Application for Consent B1/16 of Wayne Nicholson be received and that Application B1/16 be refused on the basis that it is inconsistent with the Provincial Policy Statement and does not conform with the Township's Official Plan." Carried.

It was then moved by Besley, Seconded by Hannon that this motion be tabled until March 16, 2017.

B5/16 - Allen, Laura & Troy

Chris Jones, Municipal Planning Services Ltd., was in attendance and presented a report regarding this application. He advised the Committee that the Applicant has submitted a revised sketch to the NVCA as per their comments of November 3, 2016. As Mr. Jones feels the application is clear of PPS requirements he recommended the application be approved subject to conditions.

Moved by Besley, Seconded by Hannon that Application B5/16 (Laura and Troy Allen)

to sever approximately two acres from the West Part of Lot 9, Concession 2 OS 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 prior to registration.
2. Rezoning is required to the Rural Residential (RR) Zone.
3. Written approval that the lot is suitable for a septic system must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
4. An entrance to the severed parcel must be approved by the Township Road Superintendent and the entrance installed 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. 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 and is consistent with the Provincial Policy Statement. Carried.

Correspondence

None

Adjournment - 6:30 p.m.

Moved by Webster, Seconded by Elliott that we adjourn Committee of Adjustment to meet again on Thursday, December 15, 2016 at 6:00 p.m. or at the call of the Chair. Carried.

CHAIR

SECRETARY