

TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT

The Committee of Adjustment of the Township of Melancthon held a meeting on the 16th day of November, 2017 in the Council Chambers commencing at 6:55 p.m. (Meeting delayed as public meeting scheduled for 5:30 pm ran over) 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 Webster, Seconded by Elliott that the minutes of the September 21, 2017 meeting be adopted as circulated. Carried.

Business Arising from Minutes

None.

Applications for Minor Variance

None.

Applications for Consent

B2/17 - Dresar, Barbara May and Vladimir

A public meeting had been called for 6:00 p.m. to consider an application by Barbara May and Vladimir Dresar to sever approximately 0.70 ha. from Part of the West Part of Lot 13, Concession 2 OS - RP 7R-4614, Part 2. Barbara May Dresar and Vladimir Dresar were in attendance as well as Nikolas Kohek, Cuesta Planning Consultants Inc., acting as agent for the Dresar's. Chris Jones, Municipal Planning Services Ltd. provided a report outlining the application. He advised that the application appears to conform with criteria iii of Section 9 (ii) of the Official Plan (Definitions) Residential infilling, on the basis that the applicant's dwelling and the abutting dwelling to the south are within 200 metres of each other and there is sufficient lot area between the two existing dwellings to accommodate the severed and retained lots. The applicant had an Environmental Impact Study prepared by Skelton Brumwell & Associates. The Nottawasaga Valley Conservation Authority reviewed the application and the EIS and stated they have no objection to the proposed consent and found that the scope of the EIS is appropriate for the site context and scale of development. An e-mail was received from Hydro One advising a technician has reviewed the application for consent and commented that "This is all clear". Based on the Planner's recommendation the following resolution was passed:

Moved by Elliott, Seconded by Webster that Application B3/17 (Barbara May and Vladimir Dresar) to sever approximately 0.70 ha. from Part of the West Part of Lot 13, Concession 2 OS - RP 7R-4614 Part 2, 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 on both the severed and retained parcels to recognize the lot area and frontage.
3. Written approval that the severed parcel 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 Director of Public Works and the entrance installed before the deed is submitted for endorsement.
5. That a Consent Agreement be entered into by the Applicant and the Township to implement the recommendations of the EIS and it be registered on title by the Township's Solicitor. Preparation of agreement and registration costs to be borne by the applicant.

6. Taxes and special charges (Consent Agreement preparation and registration) must be paid to date 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 date of the Notice of Decision, as signed by the Secretary.

Applications on File

B12/14 - McDowell, Julian

No new information.

Adjournment - 7:05 p.m.

Moved by Besley, Seconded by Hannon that we adjourn Committee of Adjustment to meet again at the call of the Chair. Carried.

CHAIR

SECRETARY