

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 17th day of May, 2018 in the Council Chambers commencing at 6:00 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 Webster, Seconded by Elliott that the minutes from the November 16, 2017 Committee of Adjustment meeting be adopted as circulated. Carried.

Business Arising from Minutes

None.

Applications for Minor Variance

None.

Applications for Consent

B1/18 - Funston, Jim and Gwen

A public meeting had been called for 6:00 p.m. to consider an application by Jim and Gwen Funston to sever approximately 2.5 acres from the East Part of Lot 16, Concession 2 OS. Jim and Gwen Funston were in attendance as well as Everett Lusk from Van Harten Surveying Inc. (representing Mr. and Mrs. Funston). Chris Jones, Municipal Planning Services Ltd. provided a report outlining the application and advised that the application meets the provisions for residential infilling in the Rural designation in the Official Plan and conforms with the Township's Rural Consent policies. The Secretary read the comments received as a result of the required circulation. The Niagara Escarpment Commission has reviewed the application and has issued two Development Permits for the severed and retained lands.

Moved by Elliott, Seconded by Webster that Application B1/18 (Jim & Gwen Funston) to sever approximately 2.5 acres from the East Part of Lot 16, 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. Written approval that the lots are suitable for a septic system, must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
3. An entrance to the severed and retained parcel must be approved by the Township's Director of Public Works and the entrances installed before the deed is submitted for endorsement.
4. That a County Rural Civic Address must be assigned to each entrance by the County of Dufferin 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.

Carried.

B2/18 - Bone, James and Susan

A public meeting had been called for 6:00 p.m. to consider an application by James and Susan Bone to sever approximately 1 acre for a lot enlargement to Lot 17, Plan 54. James and Susan Bone were in attendance. Chris Jones, Municipal Planning Services Ltd. was in attendance and advised the purpose of the application was to merge one acre from Part of Lot 22, Concession 6 SW with Lot 17, Plan 54 to create a larger residential lot in the settlement of Riverview for his daughter. He commented that the lands proposed to be severed and merged are located in the Community designation and the new lot lines would align with the boundary of the Community designation. The Secretary read the correspondence received as a result of the required circulation. The Grand River Conservation Authority reviewed the application and has no objection to the proposed application.

Moved by Besley, Seconded by Hannon, that Application B2/18 to sever Part of Lot 22, Concession 6 SW for a lot enlargement to Lot 17, Plan 54, be approved subject to the following conditions:

1. A reference plan of survey is required and draft survey must be provided to the Township for review prior to registration. The reference plan to show the existing lot and the proposed lot addition.
2. The resultant (merged) lot shall be rezoned to the Hamlet Residential (R1) Zone.
3. The applicant shall provide a Solicitor's Undertaking and enter into a consent agreement to require the merger of the severed land with Lot 17, Plan 54.
4. Lot 17, Plan 54 shall be deemed by by-law not to be a lot in a plan of subdivision to enable it to be merged in title, if necessary.
5. Written approval that the lot is suitable for a septic system. This approval must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
6. That an entrance be approved to the merged lot by the Township's Director of Public Works and the entrance installed before the deed is submitted for endorsement.
7. That a County Rural Civic Address must be assigned to each entrance by the County of Dufferin before the deed is submitted for endorsement.
8. Taxes on the subject properties must be paid to date when the deed is submitted for endorsement.
9. 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.
10. All 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.

Carried.

B3/18- John Playfair

A public meeting had been called for 6:00 p.m. to consider an application by John Playfair to sever approximately 0.8 hectares (2 acres) from the East Part of Lot 31, Concession 1 OS-RP7R-2359, Part 1. Mr. Playfair was in attendance. Chris Jones, Municipal Planning Services Ltd. outlined the application and advised the Committee that the purpose of the application is to sever a surplus farm dwelling and that the retained agricultural holding would have an area of approximately 24 hectares (59 acres). He further advised that the farm operator owns an abutting agricultural parcel and that the retained farm holding would be required to be zoned in a manner that prohibits a future dwelling which would help ensure the retained parcel remains productive in agriculture. Mr. Jones also noted that the existing well servicing the lands to be severed is not located on the land to be severed and recommends that the drilling of a new well on the lands to be severed be a condition of provisional consent. No correspondence was received as a result of the required circulation.

Moved by Besley, Seconded by Hannon that Application B3/18 to severe approximately 2 acres from the East Part of Lot 31, Concession 1 OS - RP7R-2359, 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 prior to registration. A severance sketch to be provided with the draft survey showing all buildings and distances from the lot lines.
2. That the severed lot be rezoned to a Rural Residential (RR) Zone and the retained farm parcel be rezoned for Agricultural Purposes Only (APO).
3. Written approval for the septic system, including confirmation that the filter bed is located in its entirety on the lot to be severed, must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
4. That the applicant install a new well on the lot to be severed and the well must be installed before the deed is submitted for endorsement. A written confirmation of the installation signed by the well driller shall be submitted to the Clerk confirming that the well has been drilled and is operational.
5. That an entrance to the retained parcel must be approved by the Township's Director of Public Works and the entrance installed before the deed is submitted for endorsement.
6. That a County Rural Civic Address must be assigned to each entrance by the County of Dufferin before the deed is submitted for endorsement.
7. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
8. 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.

Carried.

Applications on File

B12/14 - McDowell, Julian

No new information.

Adjournment - 6:30 p.m.

Moved by Besley, Seconded by Hannon that we adjourn Committee of Adjustment to meet again on Thursday, June 21, 2018 at 6:00 pm. or at the call of the Chair.

Carried.

CHAIR

SECRETARY