

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 20th day of September, 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 Hannon, Seconded by Besley that the minutes of the Committee of Adjustment meeting held on July 19, 2018 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Minor Variance

None.

Applications for Consent

B4/18 - 1392119 Ontario Ltd. (David Metz) (replaces File B1/17-expired)

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

A public meeting had been called for 6:00 p.m. to consider an application by 1392119 Ontario Ltd. (David Metz) to sever approximately 0.41 hectares from Part Lot 14, Concession 2 O.S. Chris Jones, Municipal Planning Services Ltd. advised that the applicant's previous application had expired and he has resubmitted the application. The applicant previously completed an Environmental Impact Study. The Secretary read the comments received as a result of the required circulation. The Niagara Escarpment Commission have issued a Development Permit for the construction of a dwelling on the proposed 0.41 ha severed lot (D/R2016-2017/361) and on the proposed 0.78 ha retained lot (D/R/2017-2018/461) subject to the approval of this consent application. A Notice of Decision is requested. The Nottawasaga Valley Conservation Authority reviewed the previous application and the EIS and had no objection to the proposed consent and found the scope of the EIS was appropriate for the site context and scale of development. The NVCA advised the proposed eastern lot falls within an area affected by Ontario Regulation 172/06 where a permit (or clearance) is required under the Conservation Authorities Act prior to development. The County of Dufferin Building Department advised that the application does not reveal any issues. The County of Dufferin Planning Department commented that the CA should provide comments with respect to satisfying the requirements of the Source Protection Plan.

Moved by Besley, Seconded by Hannon that Application B4/18 for 1392119 Ontario Ltd. (David Metz) to sever approximately 0.41 ha. with a frontage of approximately 56.2 m, from 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 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. Carried.

Member Webster returned to the Chambers.

Applications on File

B12/14 - McDowell, Julian

No new information.

Adjournment - 6:06 p.m.

Moved by Elliott, Seconded by Webster, that we adjourn Committee of Adjustment to meet again on October 18, 2018 at 6:00 p.m. or at the call of the Chair. Carried.

CHAIR

SECRETARY