



**TOWNSHIP OF MELANCTHON**

**COMMITTEE OF ADJUSTMENT**

**THURSDAY, MARCH 21, 2019 - 6:00 P.M.**

1. **APPROVAL OF MINUTES - October 18, 2018**
2. **BUSINESS ARISING FROM MINUTES**
3. **APPLICATION FOR CONSENT**
  1. PowerPoint Presentation from Chris Jones, Township Planning Consultant, on Bonnefield Consent Applications
4. **APPLICATION FOR MINOR VARIANCE**
5. **APPLICATIONS ON FILE**
6. **DELEGATES**
7. **CORRESPONDENCE**
8. **ADJOURNMENT**

**TOWNSHIP OF MELANCTHON  
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 18<sup>th</sup> day of October, 2018 in the Council Chambers commencing at 6:10 p.m. (Scheduled for 6:00 p.m.) Members D. White, J. Elliott, D. Besley, W. Hannon were present. J. Webster was absent with prior notice given. 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 Committee of Adjustment meeting held on September 20, 2018 be approved as circulated. Carried.

**Business Arising from Minutes**

None.

**Applications for Minor Variance**

None.

**Applications for Consent**

None.

**Applications for Minor Variance**

**A1/18 - Kevin Turner/Connie Tunney**

A public meeting had been called for 6:00 p.m. to consider an application by Kevin Turner and Connie Tunney for a minor variance for property described as Lot 12, Plan 34A to reduce the minimum parking standard to three spaces for a retail business and to provide an exemption from Section 3.15 b) i) as the spaces will not be located entirely on the same lot as the use it is intending to serve and the spaces will not comply with the minimum size for a parking space. Mr. Turner was in attendance for the public meeting. Chris Jones reviewed his report with the Committee. The only comments received as a result of the required circulation was from the County of Dufferin Planning Department advising that the application did not reveal any issues. Mr. Turner's/Ms. Tunney's proposal is to convert a portion of the main floor to retail space. The zoning is C1 in the 1979 zoning by-law and because this is a change of use, it triggers a building permit. The existing standard for parking in the zoning by-law is five spaces for 900 square feet. This application has provided information on how he can accommodate three spaces and he has applied for a minor variance seeking relief for the parking spaces. Parking is to be entirely on the property and because it is partially on the road allowance, this is also covered under the minor variance application. Chris advised that there are four tests a minor variance needs to meet and this application meets all of them. If one of the tests fails, it is not considered minor. Chris advised that he is supportive of the application and has suggested a couple of conditions – that an encroachment agreement and site plan agreement be passed by By-law and that the minor variance is made site specific to this proposal – no expansion, renovation, or change of use be authorized without consideration of the variance. Mr. Turner had no concerns to the conditions. He advised that it is predominantly retail space with a small kitchen and the back part will be all residential. The retail use will be for the general store. There will be pies, pastries, salads and soups but no seating for anyone to eat. No one from Council had any concerns.

Moved by Elliott, Seconded by Besley that the Committee approves the granting of a minor variance A1-18 to Connie Tunney (agent Kevin Turner) of Lot 12, Plan 34A - 164 Main Street, Horning's Mills to reduce the minimum parking standard to 3 spaces for a retail business and to provide an exemption from Section 3.15 b) 1) as the spaces will not be located entirely on the same lot as the use it is intending to serve and the spaces will not comply with the minimum size for a parking space.

The requested variance is considered to be minor and will allow for the appropriate development of the property. The variance also maintains the general intent and purpose of the Official Plan and Zoning By-law.

As a condition to the approval of this variance, no building permit shall be issued until Mr. Turner and Ms. Tunney enter into a site plan and encroachment agreement with the Township of Melancthon to allow them to utilize a portion of the road allowance for parking, which shall also include an exemption from the Township's Parking By-law. All costs related to the agreement to be borne by Mr. Turner and Ms. Tunney.

And as a further condition of approval, this variance shall apply and be in effect only to allow a retail store with a floor area of approximately 900 square feet to operate in conjunction with and within the existing dwelling. No subsequent commercial expansion, renovation or change of use shall be authorized without reconsideration of this variance as well as the applicant's site plan and encroachment agreement. Carried.

#### **Applications on File**

**B12/14 - McDowell, Julian**

No new information.

#### **Adjournment - 6:28**

Moved by Elliott, Seconded by Besley that we adjourn Committee of Adjustment to meet again sine die. Carried.

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CHAIR

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SECRETARY