

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 20th day of June, 2019 in the Council Chambers commencing at 6:40 p.m. (scheduled for 6:00 p.m.) Members D. White, D. Besley, W. Hannon, M. Mercer and D. Thwaites were present. Secretary-Treasurer D. Holmes, W. Atkinson and Chris Jones, Township Planning Consultant were also present. Member White presided.

Minutes

Moved by Thwaites, Seconded by Hannon that the minutes of the Committee of Adjustment meeting held on April 8, 2019 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

B8/19 - John and Doreen Sipple and B9/19 - Adam Clark

A public meeting had been called for 6:00 p.m. to consider an application by John and Doreen Sipple to sever approximately 0.22 ha from Lots 17 & 18, Plan 34A for a Lot enlargement to Lots 21-23, Part Lots 25-27, Plan 34A and Part Lots 13 & 14, Concession 2 OS. Concurrent with Application B8/19 the Committee also considered an application by Adam Clark to sever approximately 0.33 ha from Part of Lot 14, Concession 2 OS for a lot enlargement to Lots 15-16, Plan 34A and Part 2, 7R-2408, Part Lot 14, Concession 2 OS. Chris Jones, Municipal Planning Services Ltd., reviewed his report with the Committee. He advised that the purpose of Application B8/19 (Sipple) and B9/19 (Clark) is to facilitate a land transfer or swap between Sipple and Clark. He referred to a draft reference plan of the lands to be conveyed and advised the Sipple's are the current owners of Parts 1,2 and 3, while Clark is the owner of Part 4. The purpose of the applications is to sever Part 2 from the Sipple lands to convey to Clark and to sever Part 4 from the Clark lands to convey to Sipple. The application would create a viable building lot for the Sipples who lost their original home on the lot due to a fire and would like to rebuild but the existing lot is in a regulated area of the NVCA. Chris recommended the approval of Application B8/19 with two additional conditions and the approval of Application B9/19 with one additional condition. The Secretary advised comments had been received from WSP and the NVCA.

Moved by Thwaites, Seconded by Hannon that Application B8/19 to sever .022 ha from Lots 17 & 18, Plan 34A for a lot enlargement to Lots 21-23, Part Lots 25-27, Plan 34A and Part Lots 13 & 14, Concession 2 OS be approved subject to the following conditions:

1. The applicant shall provide a draft reference plan and transfer for review prior to registration which shall include, if necessary, the transfer of a 1 ft x 1 ft Part to be transferred from the existing vacant parcel to the Township to facilitate a legal transfer with the lands to be added.
2. That Lots 15 & 16, Plan 34A be deemed by By-law not to be lots in a plan of subdivision to facilitate a legal merger with abutting lands, if necessary.
3. The resultant lot (Sipple) shall be rezoned to the Hamlet Residential (R1) Exception Zone to address a deficient lot area, frontage, and split zoning.
4. Written approval from the County of Dufferin Building Department that the resultant lot (Sipple) is suitable for a septic system.
5. Taxes on the subject properties must be paid to date when the deed is submitted for endorsement.
6. The conditions of B9/19 shall be fulfilled before the deeds are submitted for endorsement.
7. 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 and is consistent with the Provincial Policy Statement. Carried.

Moved by Besley, Seconded by Mercer that Application B9/19 to sever approximately .033 ha from Part of Lot 14, Concession 2 OS for a lot enlargement to Lots 15-16, Plan 34A and Part 2, 7R-2408, Part Lot 14, Concession 2 OS be approved subject to the following conditions:

1. The applicant shall provide a draft reference plan and transfer for review prior to registration which shall include, if necessary, the transfer of a 1 ft x 1 ft Part to be transferred from the existing vacant parcel to the Township to facilitate a legal transfer with the lands to be added.
2. That Lots 17 & 18, Plan 34A be deemed by By-law not to be lots in a plan of subdivision to facilitate a legal merger with abutting lands, if necessary.
3. Taxes on the subject properties must be paid to date when the deed is submitted for endorsement.
4. The conditions of B8/19 shall be fulfilled before the deeds are submitted for endorsement.
5. 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 and is consistent with the Provincial Policy Statement. Carried.

Applications for Minor Variance

A1/19 - Leo Blydorp

A public meeting had been called for 6:00 p.m. to consider an application by Leo Blydorp for a minor variance for property described as Part Lot 15, Concession 5 S.W., 097358 4th Line S.W., to reduce the minimum front yard set back from 15 metres to 9 metres, for a proposed hay and straw storage building. Chris Jones, reviewed his report with the Committee and advised the Committee he believes the proposed variance fulfills the “four tests” of a minor variance as set out in the Planning Act and did not recommend any conditions of approval. The Secretary advised that comments had been received from WSP and the County of Dufferin Building Department.

Moved by Thwaites, Seconded by Hannon that we approve the granting of a minor variance A1-19 to Leo Blydorp of Part of Lot 15, Concession 5 SW to reduce the minimum front yard set back requirement for a proposed hay and straw storage building to 9 m from 15 m as required under the General Agricultural (A1) Zone of Zoning By-law 12-1979, as amended.

The requested variance is considered minor in that it will accommodate a hay and straw storage building proximate to the existing farm building cluster. The variance is considered to be appropriate for the proper development of the property and maintains the general intent and purpose of the Official Plan and Zoning By-law.

Carried.

Applications on File

B12/14 - McDowell, Julian

No new information.

Adjournment - 7:04 p.m.

Moved by Besley, Seconded by Mercer that we adjourn Committee of Adjustment to meet again on Thursday, July 18, 2019 at 6:00 p.m. or at the call of the Chair.

Carried.