

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 17th day of October, 2019 in the Council Chambers commencing at 6:00 p.m. Members D. White, W. Hannon, M. Mercer and D. Thwaites were present. Member Besley was absent (prior notice given). 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 June 20, 2019 be approved as circulated. Carried.

Moved by Mercer, Seconded by Thwaites that the minutes of the Committee of Adjustment meeting held on September 19, 2019 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

B1/19 and B2/19 - Angelo Carnevale

A public meeting had been called for 6:00 p.m. to consider two applications by Angelo Carnevale to sever approximately 2.8 ha. and .733 ha. from the East Part of Lot 13, Concession 2 O.S. Chris Jones, Municipal Planning Services Ltd., reviewed his report with the Committee. He advised the applications would create two new residential lots in the settlement of Horning's Mills from lands described as the East Part of Lot 13, Concession 2 O.S. with frontage on Main Street as well as County Road 124. The subject lands are considered to be a rural settlement area given that they form part of an area designated in the Township's Official Plan as "Community". The Secretary advised four submissions had been received, from the Nottawasaga Valley Conservation Authority, the County Planning Department, the Niagara Escarpment Commission and Raymond Sawdy. Kristine Loft, Loft Planning Inc., addressed the submission of concerns received from Mr. Sawdy. She stated an EIS had been prepared and submitted by Azimuth Environmental Consulting Inc. and they had received endorsement from the NVCA. She further advised development would take place outside the natural heritage system and there would be no impact on fish habitat. She stated one lot is already developed, thus only one lot is to be developed. Ms. Loft further advised that the NEC advised the proposal is in the planning area but outside the control area and stated a development permit was required, which has been applied for. The application was deferred until the development permit from the NEC has been approved. Chair White instructed staff to inquire as to why a development permit is required when the application is outside the control area.

B12/19 - Laura Atherton (Allen)

A public meeting had been called for 6:00 p.m. to consider an application by Laura Atherton to sever approximately 2.0 acres from the West Part of Lot 9, Concession 2 O.S. The Secretary advised two submissions had been received, from the County Planning Department and the Nottawasaga Valley Conservation Authority. Chris Jones, Municipal Planning Services Ltd. reviewed his report with the Committee. He advised the proposed consent appears to be in conformity with Section 5.3.3(d) of the Official Plan, which permits the creation of up to 3 lots from an original Township surveyed lot, provided the subject lands have not been utilized for agricultural purposes for a minimum of 10 years prior to the application for consent. The applicant obtained approval to create a new lot in 2016 and this lot would represent the third lot created from the original 100 acre Township survey. Mr. Jones advised that the NVCA had recommended the application be deferred until the application provides a revised lot configuration which is located outside of the floodplain hazard; and the availability of a viable development envelope and access/egress that is not

flood susceptible. Laura Atherton was in attendance and advised that through communication with the NVCA an engineered flood study was no longer required but now the NVCA was asking for an ecological study. Application deferred until the November 21st, meeting of Committee of Adjustment.

Applications for Minor Variance

None.

Applications on File

B12/14 - McDowell, Julian

No new information.

Adjournment - 6:25 p.m.

Moved by Hannon, Seconded by Thwaites that we adjourn Committee of Adjustment to meet again on Thursday, November 21, 2019 at 6:00 p.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY