

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 21st day of November, 2019 in the Council Chambers commencing at 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 October 17, 2019 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

B13/19 - Sandy Boodram Kissoon-Singh & Jean Sheila Kissoon-Singh

A public meeting had been called for 6:00 p.m. to consider an application by Sandy Boodram Kissoon-Singh & Jean Sheila Kissoon-Singh to sever approximately 2.47 hectares from Part of Lot 15, Concession 3 N.E., RP 7R3424 Part 1. Everett Lusk (agent for the applicants) and the applicants were in attendance. The Secretary advised submissions had been received from the Grand River Conservation Authority, County of Dufferin Building Department and County Planning Department. Chris Jones, Municipal Planning Services Ltd. reviewed his report with the Committee. He advised the proposed lot would have a frontage of 93 metres (305 feet) and a lot area of 2.47 hectares, (6 acres) and the retained lands would have a frontage of 100 metres and a lot area of 18.14 hectares (44.8 acres). The proposed lands to be severed are located in the Rural designation of the Official Plan. 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. If the proposed consent is approved it would represent the 2nd lot created from the original parcel.

Moved by Thwaites, Seconded by Hannon that Application B13/19 to sever approximately 2.47 hectares (6) acres from Part of Lot 15, Concession 3 NE 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. That the severed lot be rezoned to a Rural Residential (RR) Zone and the retained parcel be rezoned to a General Agricultural Exception Zone.
3. Written approval from the County of Dufferin Building Department that the severed lot is suitable for a septic system.
4. That the existing building located on the severed lot be removed before the deed is submitted for endorsement.
5. That an entrance to the severed parcel be approved by the Township's Public Works Superintendent and the entrance installed before the deed is submitted for endorsement.
6. That a County Rural Civic Address be assigned to the entrance on the severed parcel by the County of Dufferin and the sign be installed 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 for Minor Variance

None.

Applications on File

1. **B12/14 - Julian McDowell**

No new information. A Committee Member asked what we should be doing with this application and Chris Jones advised that the Committee should refuse it.

2. **B1/19 & B2/19 - Angelo Carnevale**

Defer - waiting for approval of development permit from the NEC

3. **B12/19 - Troy Allen**

Defer - Laura Atherton (Allen) was in attendance and advised she is waiting for NVCA clearance.

Adjournment - 6:17 p.m.

Moved by Besley, Seconded by Mercer that we adjourn Committee of Adjustment to meet again on Thursday, December 12, 2019 at 11:00 a.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY