

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 12th day of December, 2019 in the Council Chambers commencing at 11: 10 a.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 November 21, 2019 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

Applications for Minor Variance

None.

Applications on File

1. B12/14 - Julian McDowell

Moved by Thwaites, Seconded by Hannon that Application B12/14 to sever approximately .32 hectares from the West Part of Lot 13, Concession 1 OS be refused. Reason for decision: The lot proposed to be severed does not have frontage on a public road. Carried.

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

Defer - waiting for approval of development permit from the NEC

3. B12/19 - Troy Allen

Moved by Besley, Seconded by Mercer that Application B12/19 to sever approximately 0.8 hectares (2 acres) from the West Part of Lot 9, Concession 2 OS 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.
3. Written approval from the County of Dufferin Building Department that the severed lot is suitable for a septic system
4. 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.
5. 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.
6. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
7. 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.

Carried.

Adjournment - 11:18 a.m.

Moved by Mercer, Seconded by Besley that we adjourn Committee of Adjustment to meet again on January 16, 2020 at 6:00 pm. or at the call of the Chair.

Carried.

CHAIR

SECRETARY