

**TOWNSHIP OF MELANCTHON  
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 16<sup>th</sup> day of April, 2020 commencing at 6:05 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 Mercer, Seconded by Hannon that the minutes of the Committee of Adjustment meeting held on February 20, 2020 be approved as circulated. Carried.

**Business Arising from Minutes**

None.

**Applications for Consent**

None.

**Applications for Minor Variance**

None.

**Applications on File**

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

Nothing new.

2. **B1/20 & B2/20 - Harinder Sidhu & Atef Adly Botros and Mona Joseph Khalil**

Nothing new.

**Correspondence**

1. **Applications B4/19 and B7/19 - Change to conditions**

Chris Jones, Municipal Planning Services Ltd. addressed a change of conditions to Applications B4/19 and B7/19, Bonnefield Farmland Ontario III Inc. He advised the Committee that on April 18, 2019, five consent applications were approved with respect to lands owned by Bonnefield Farmland Ontario III Inc. Two of these applications involved mergers of existing vacant lots, two involved the creation of new lots and the other application facilitated a lot addition. Applications B4/19 and B7/19 involved the creation of new lots and given that the approval of these applications was predicated on the merger of two existing lots, the following condition was a requirement for both applications:

The applicant fulfill the conditions of B3/19 and B6/19 and provide the Township with confirmation of the registration of the merged parcel authorized by Application B3/19 and B6/19.

The applicant's solicitor has advised that circumstances have created difficulties for the applicant to provide the requisite consolidation prior to the lapsing date of the consent applications which is April 24, 2020. In order to avoid the lapsing of the original approvals, the alternative is to accept a solicitor's undertaking that the consolidation of the vacant parcels with the adjacent farmland will be completed. An undertaking is a professional obligation by the proponent's solicitor and it will be subject to a 30 day timeline.

Moved by Mercer, Seconded by Thwaites that in accordance with Section 53(23) of the Planning Act, it is recommended that Condition 6 of Provisional Consent B4/19 and Condition 4 of Provisional Consent B7/19 be deleted and replaced with the following revised condition:

The applicant fulfill the conditions of B3/19 and B6/19 and provide the Secretary with a Solicitor's Undertaking confirming the consolidation of vacant lots subject to Applications B3/19 and B6/19 with their surrounding agricultural parcel.

And furthermore, in accordance with Section 53(26) of the Planning Act, the Committee of Adjustment consider this change to be minor and no further public notice is required.

Carried.

**Adjournment - 6:10 p.m.**

Moved by Besley, Seconded by Hannon that we adjourn the Committee of Adjustment meeting to meet again on Thursday, May 21, 2020 at 6:00 p.m. or at the call of the Chair.

Carried.

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CHAIR

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SECRETARY