



**TOWNSHIP OF MELANCTHON - ELECTRONIC MEETING
COMMITTEE OF ADJUSTMENT - THURSDAY, JUNE 18, 2020 - 6:00 P.M.**

(For information on how to join the meeting, please go to the Council Meetings page on the Township Website to find the link, meeting code and password)

1. APPROVAL OF MINUTES - May 21, 2020

Motion - that the minutes of the Committee of Adjustment Meeting held on May 21, 2020 be approved as circulated.

2. BUSINESS ARISING FROM MINUTES

3. APPLICATION FOR CONSENT

1. B4/20 - Andrew & Lenora Patchett - Application for Consent - Part Lot 218, Concession 2 N.E. (Lot addition to Part Lot 217-218, Con 2 N.E.)

Motion to follow

4. APPLICATION FOR MINOR VARIANCE

5. APPLICATIONS ON FILE

1. B1/19 & B2/19 - Angelo Carnevale - Applications for Consent - Part of the East Part Lot 13, Concession 2 O.S. & East Part Lot 13, Concession 2 O.S.
Letter from Raymond Sawdy regarding Carnevale Applications

6. DELEGATES

7. CORRESPONDENCE

8. ADJOURNMENT

Motion - That we adjourn Committee of Adjustment at _____ p.m. to meet again on Thursday, July 16, 2020 at 6:00 p.m. or at the call of the Chair.

Ph: (519) 925-5525
Fax: (519) 925-1110

**TOWNSHIP OF MELANCTHON
Committee of Adjustment**

157101 Highway 10
Melancthon, Ontario
L9V 2E6

**NOTICE OF PUBLIC MEETING
Application for Consent**

File No. B4/20

Date of Meeting: **June 18, 2020** Time: **6:00 p.m.**

Name of Owner/Applicant: **Andrew & Lenora Patchett**

Location of Public Meeting: **157101 Highway 10, Melancthon Office (Virtual Meeting - see note below)**

NOTE: If the Provincial State of Emergency is not lifted prior to the date of the public meeting, this will be a virtual meeting. If you wish to attend the virtual meeting, please call or e-mail the Township office prior to the day of the public meeting so you can be provided with a link to the meeting. If you do not have the capability to attend a virtual meeting, please provide written comments and a phone number where you can be reached to the Township Clerk prior to the public meeting.

PROPOSED SEVERANCE: Part Lot 218, Concession 2 N.E. (Lot addition to Part Lot 217-218, Con 2 NE)

Existing Use: **Driveway/Well for abutting lot** Proposed Use: **Add to abutting lot to correct encroachments**

Road Frontage: **58 ft.** Depth: **1617 ft.**

Area: **93,786 ft.²**

RETAINED PORTION: Lot 218, Concession 2 N.E.

Existing Use: **Vacant** Proposed Use: **Residential**

Road Frontage: **190 ft.** Depth: **1617 ft.**

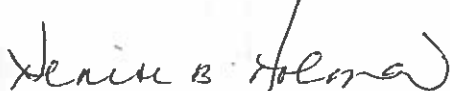
Area: **307,230 ft.²**

The land is not the subject of an application under the Act for an Official Plan Amendment, Zoning By-law Amendment, or Minor Variance application.

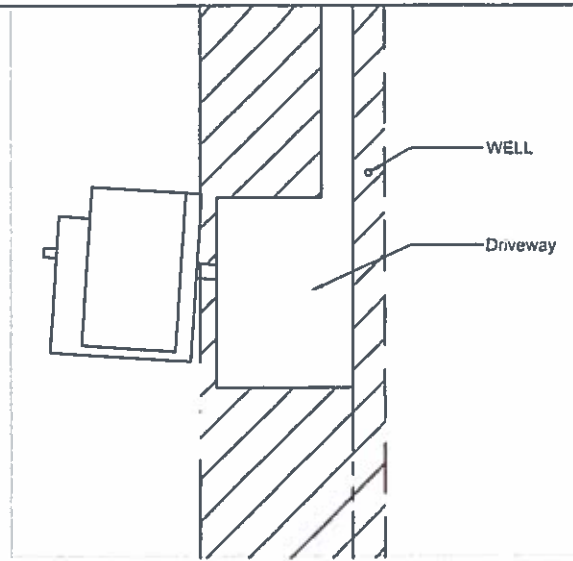
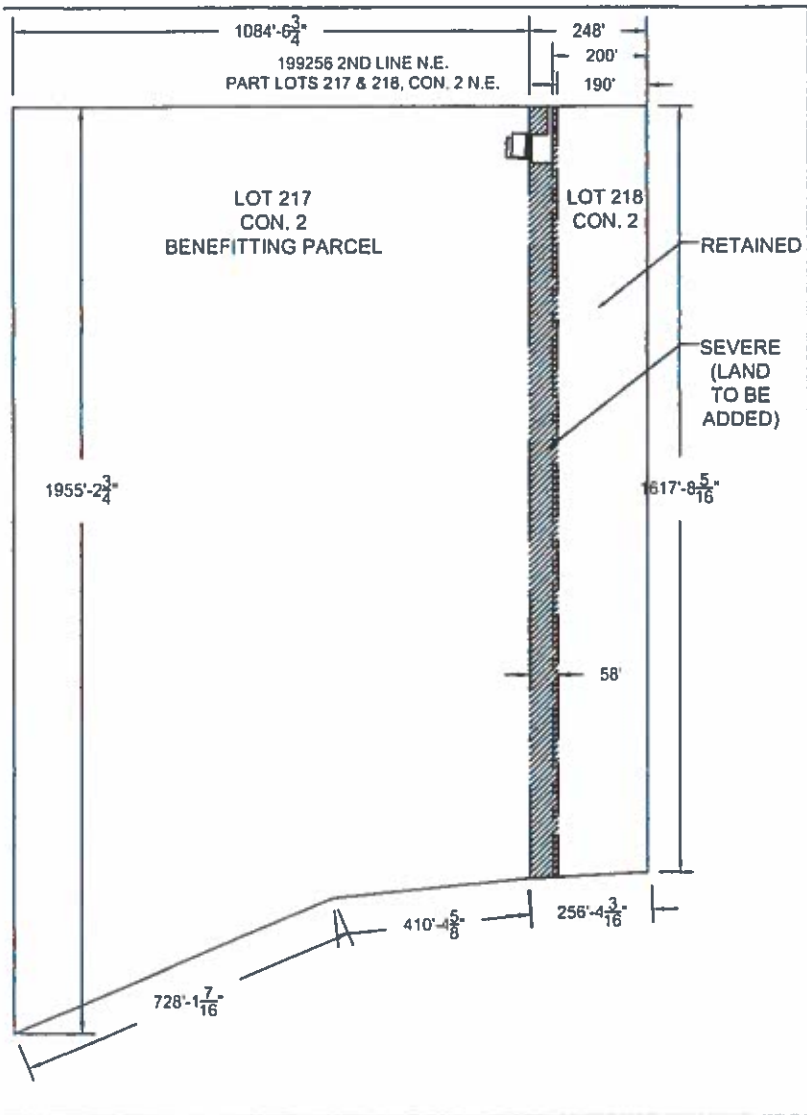
If you require additional information on this application, it may be obtained by contacting the Secretary-Treasurer at the above address during regular office hours.

If a person or public body that files an appeal of a decision of the Melancthon Township Committee of Adjustment in respect of the proposed consent does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment, Township of Melancthon, 157101 Highway 10, Melancthon, Ontario, L9V 2E6.



Denise B. Holmes, Secretary-Treasurer




HOUSE DETAIL
SCALE 1:750

SITE PLAN
SCALE 1:5000

Notes

LEGEND

CURRENT PROPERTY LINE - - - - -

EXTENT OF PROPERTY MOVEMENT 

NEW LOT LINE - - - - -

200' SETBACK - - - - -

PROJECT

**LOT LINE ADJUSTMENT
APPLICATION**

DRAWING

LOT 217 AND 218 CON 2 N.E.

ADDRESS

199256 2ND LINE N.E.

NAME

ANDY PATCHETT

DRAWING NUMBER	DATE
1 OF 1	02/26/2020



The Corporation of

THE TOWNSHIP OF MELANCTHON

157101 Highway 10, Melancthon, Ontario, L9V 2E6

Telephone - (519) 925-5525

Fax No. - (519) 925-1110

Website: www.melancthontownship.ca

Email: info@melancthontownship.ca

Denise B. Holmes, AMCT
CAO/Clerk

April 2, 2020

PUBLIC MEETING CANCELLATION NOTICE - APRIL 16, 2020
Application for Consent B4/20 - Andrew & Lenora Patchett

Please be advised that due to the COVID 19 outbreak and for the safety of the staff and public, the Public Meeting scheduled for Thursday, April 16, 2020 has been **CANCELLED** and will be rescheduled at a later date.

Please do not hesitate to contact the office should you have questions in this regard.

Sincerely,

A handwritten signature in cursive script that reads "Denise B. Holmes".

Denise B. Holmes, AMCT
CAO/Clerk

DBH:wa

Ph: (519) 925-5525
Fax: (519) 925-1110

**TOWNSHIP OF MELANCTHON
Committee of Adjustment**

157101 Highway 10
Melancthon, Ontario
L9V 2E6

**NOTICE OF PUBLIC MEETING
Application for Consent**

File No. **B4/20**

Date of Meeting: **April 16, 2020** Time: **6:00 p.m.**

Name of Owner/Applicant: **Andrew & Lenora Patchett**

Location of Public Meeting: **Council Chambers, 157101 Highway 10, Melancthon, ON, L9V 2E6**

PROPOSED SEVERANCE: Part Lot 218, Concession 2 N.E. (Lot addition to Part Lot 217-218, Con 2 NE)

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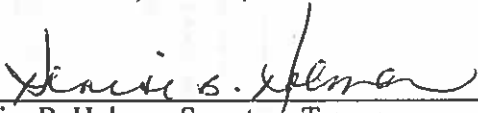
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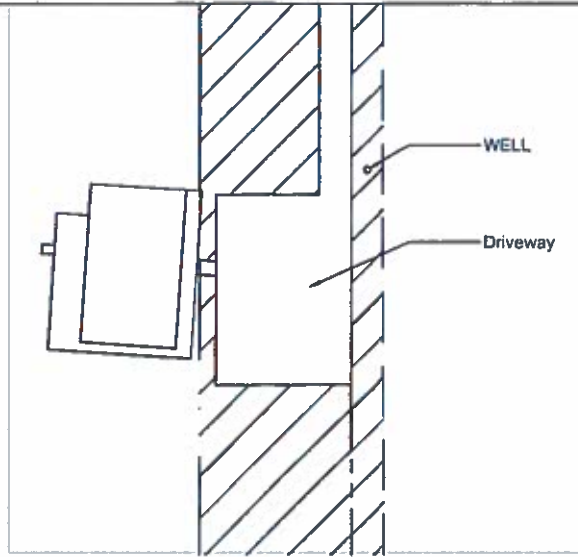
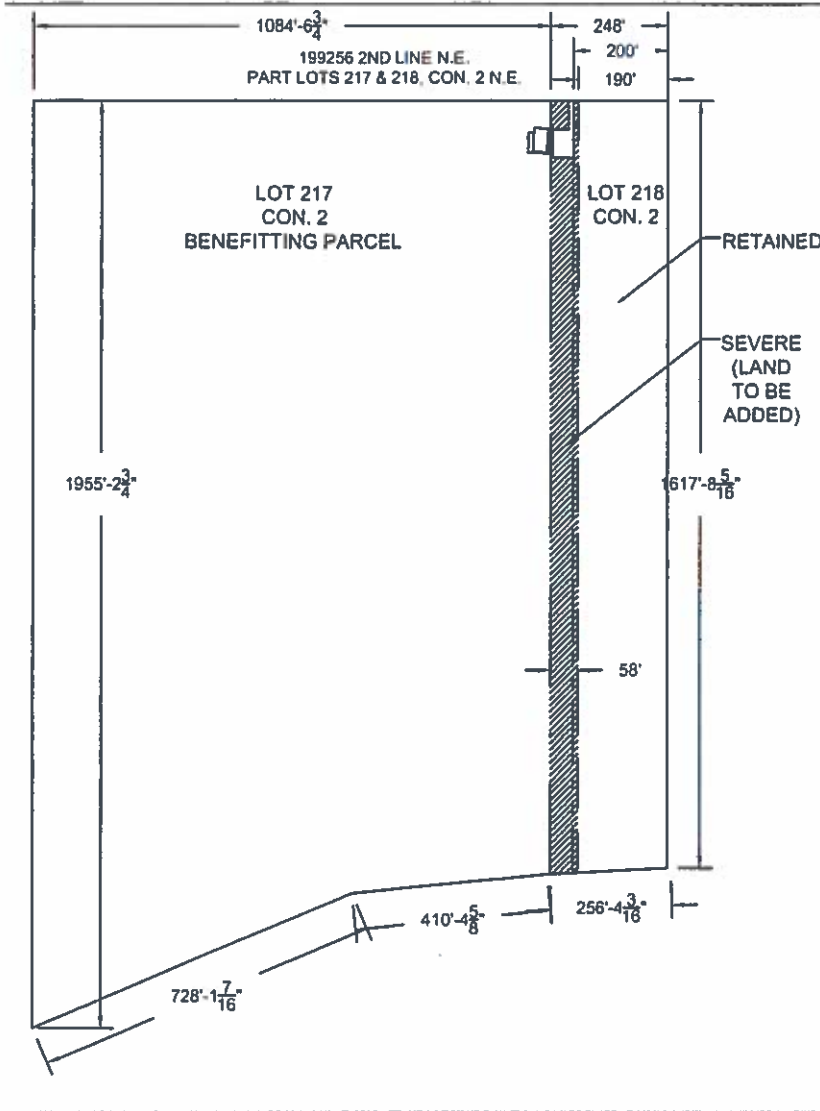
If you require additional information on this application, it may be obtained by contacting the Secretary-Treasurer at the above address during regular office hours.

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Denise B. Holmes, Secretary-Treasurer




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SCALE 1:750

SITE PLAN
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NEW LOT LINE - - - - -

200' SETBACK - - - - -

PROJECT

LOT LINE ADJUSTMENT APPLICATION

DRAWING

LOT 217 AND 218 CON 2 N.E.

ADDRESS

199256 2ND LINE N.E.

NAME

ANDY PATCHETT

DRAWING NUMBER	DATE
1 OF 1	02/26/2020

MEMORANDUM

To: Chairman White and Members of Committee
Copy: Ms. Denise Holmes, CAO
From: Chris Jones MCIP, RPP
Date: June 12, 2020
Re: Application for Consent B4/20 (Patchett)

BACKGROUND

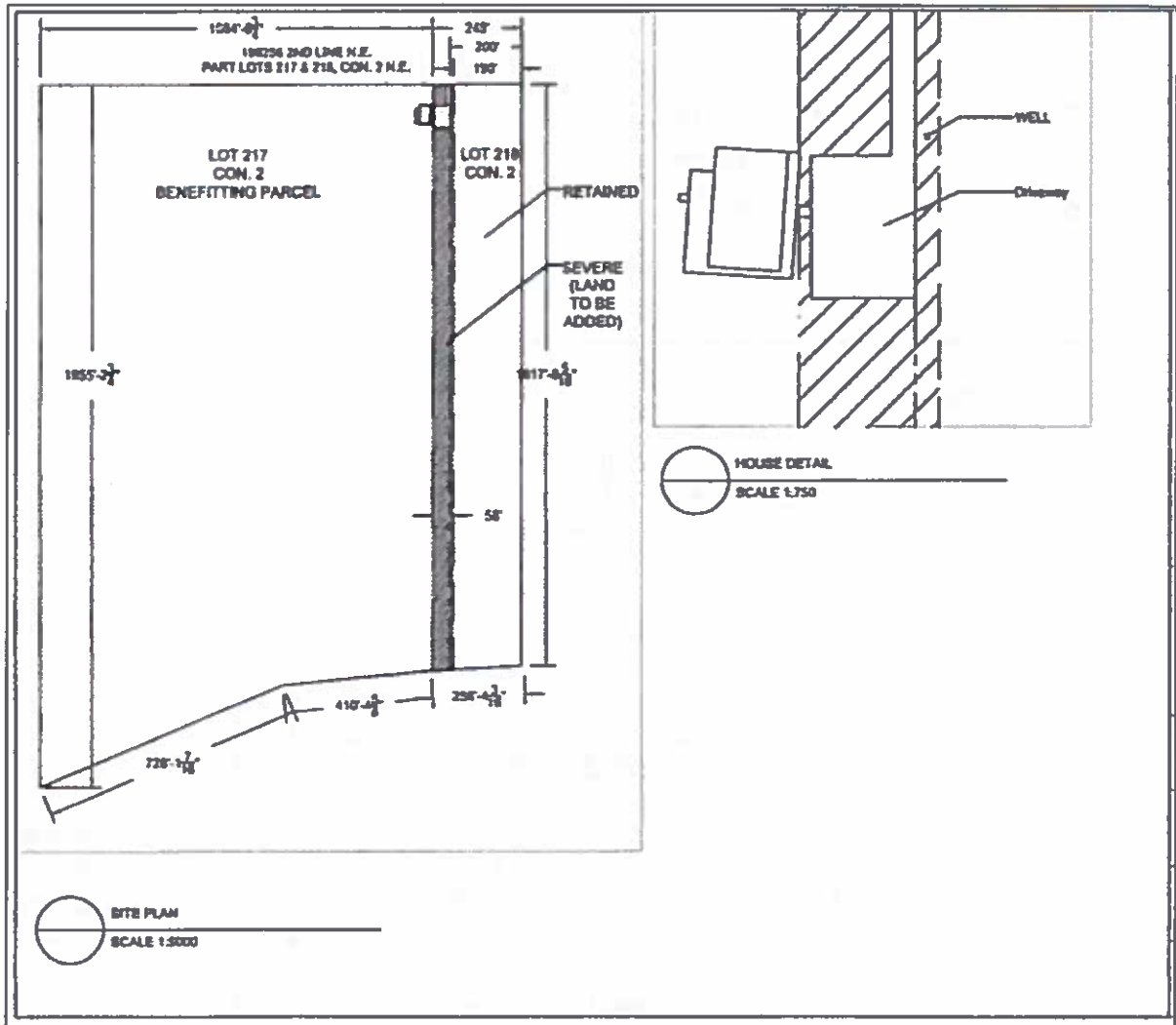
The Township is in receipt of an application for consent for a lot addition or boundary adjustment for lands located in Part of Lots 217 and 218, Concession 2 N.E. The purpose of the application is to remedy an encroachment caused by an existing driveway, parking area and drilled well.

The application affects two parcels, both of which are owned by the applicant:

1. 199256 2nd Line located in Part Lot 217-218, Concession 2, N.E. is the benefitting lot. This lot is currently occupied by a dwelling and has a lot area of 15.7 ha (39 acres) and a frontage of 330 m (1,084 ft).
2. The lands to be severed abut the above-mentioned lot and are located in Part of Lot 218, Concession 2, N.E. This lot is vacant except that the driveway, parking area and drilled well of the abutting, above-mentioned lot are located on this lot. This lot has an area of 3.7 ha (9.1 acres) and a frontage of 76 m (249 ft).

The proposed consent would sever lands having an area of approximately 0.81 ha (2 ac) and a frontage of 17.6 metres (58 ft) and add it to the abutting lot to remedy the encroachment as shown in Figure 1 and Appendix 1.

Figure 1 – Subject Lands and Proposed Boundary Adjustment



OFFICIAL PLAN

The subject lands are located in the Rural and Environmental Conservation Overlay designations.

Section 7.2 (a) iv) of the Official Plan states:

"Notwithstanding the policies of subsection (iii) above, or any other policy of this Plan, consents for land conveyances, or for conveyances of an interest in land may be granted for legal or technical reason such as minor boundary adjustments, provided such consent does not result in the creation of a new

building lot..."

The Environmental Conservation Overlay designation reflects the presence of local, unevaluated wetland features on the subject lands as illustrated on Schedule D to the Official Plan.

ZONING BY-LAW

The benefitting lands are currently zoned General Agricultural Exception (A1-46) and Open Space Conservation. The purpose of the A1-46 Zone is to establish a minimum lot area and frontage for the purpose of allowing a residential use. It is understood this zone exception was put in place as a condition of consent that was approved in 1991.

The severed lands (and lands to be added) are currently zoned Rural Residential (RR) and Open Space Conservation (OS2).

A zoning by-law amendment will be required as a condition of consent to reconcile the zoning of the benefitting lot and also to provide relief from the minimum lot frontage requirement for the severed lot as the severance will result in the frontage of the severed lot falling slightly under the minimum required lot frontage of 60 metres.

ANALYSIS

The proposed consent is technical in nature and will remedy an existing encroachment on a vacant lot caused by a driveway, parking area and drilled well. Although the subject lands are located in an area characterized by wetland features, both lots are existing lots of record and the adjustment of a lot line facilitated by this consent will not result in environmental impacts beyond what would be precipitated by the development of the existing vacant lot of record.

It is noted the lands are located within the jurisdiction of the Saugeen Valley Conservation Authority. At the time this report was prepared the Township had not received comments from the SVCA.

RECOMMENDATION

It is recommended that Consent Application B4/20 be approved subject to the standard conditions of consent as well as the following condition:

1. That the severed and retained lands be rezoned to reconcile the zoning for the resultant lots and to provide an exemption from the minimum lot frontage requirement for the severed lot and any other matter of compliance that may be identified by a reference plan.

• Municipal Planning Services Ltd. •

51 Churchill Drive
Barrie, Ontario



Chris Jones MCIP, RPP

• Appendix 1 •

