

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 18th day of June, 2020 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 Besley, Seconded by Mercer that the minutes of the Committee of Adjustment meeting held on May 21, 2020 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

1. B4/20 - Andrew & Leonora Patchett

A public meeting had been called for 6:00 p.m. to consider an application by Andrew and Leonora Patchett to sever approximately 93,786 sq. feet from Part of Lot 218, Concession 2 N.E. for a lot addition to Part of Lot 217 to 218, Concession 2 N.E. The Secretary advised one submission had been received from Saugeen Valley Conservation Authority. Chris Jones, Municipal Planning Services Ltd., reviewed his report with the Committee. He advised the application affects two parcels, both of which are owned by the applicant and have always been owned by the same people but the well and driveway are on the wrong side of the lot line. The benefitting lot is located in Part Lot 217-218, Concession 2 N.E. and is occupied by a dwelling. The lands to be severed 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 aforementioned lot are located on this lot. The proposed consent would sever lands having an area of approximately 0.81 ha. (2 ac) and add it to the abutting lot to remedy the encroachment and include the well and driveway on the parcel with the residence. Mr. Jones recommended 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. He further recommended that a survey be completed to confirm where everything is. Mr. Patchett was in attendance and thanked Mr. Jones for his comments. A question was raised with respect to the configuration and Mr. Jones suggested that a straight line was the better way to go.

Moved by Thwaites, Seconded by Mercer that Application B4/20 to sever approximately 93,786 square feet (2.15 acres) from Part of Lot 218, Concession 2 NE for a lot enlargement to add an abutting lot to correct encroachments to Part of Lot 217 & 218, Concession 2 NE be approved subject to the following conditions:

1. The applicant shall provide a draft reference plan and transfer for review prior to registration which shall identify adjacent buildings and structures and the well and shall also include, if necessary, the transfer of a 1 ft x 1 ft Part to be transferred from the existing vacant parcel to the Township to facilitate a legal transfer with the lands to be added.
2. 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.
3. Taxes on the subject properties must be paid to date when the deed is submitted for endorsement.
4. That an entrance to the retained lot must be approved by the Public Works Superintendent and the entrance installed before the deeds are submitted for endorsement.
5. All 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 and is consistent with the Provincial Policy Statement. Carried.

Applications for Minor Variance

None.

Applications on File

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

Nothing new. Awaiting NEC Permit approval.

Adjournment - 6:11 p.m.

Moved by Besley, Seconded by Hannon, that we adjourn the Committee of Adjustment meeting to meet again on July 16, 2020 at 6:00 p.m. or at the call of the Chair. Carried.

CHAIR

SECRETARY