

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 16th day of July, 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 Besley that the minutes of the Committee of Adjustment meeting held on June 18, 2020 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

1. B3/20 - Adam H. Vander Zaag Farms Ltd.

A public meeting had been called for 6:00 p.m. to consider an application by Adam H. Vander Zaag Farms Ltd. to sever approximately 1.25 ha. from Part Lot 296 and 297, Concession 3 S.W. The Secretary advised one submission had been received from the County of Dufferin Planning Department recommending the application not be approved as it is not consistent with the Provincial Policy Statement 2020, and does not conform to the Agricultural Area designations and related policies in the Dufferin County Official Plan. Chris Jones, Municipal Planning Services Ltd., reviewed his report with the Committee. He advised the purpose of the application is to sever a surplus farm dwelling from lands located at Part Lots 296 and 297, Concession 3 S.W. He further advised that the lands were previously occupied by a trailer and a dwelling which were both demolished in 2018 subsequent to the issuance of County of Dufferin Permit A-032-18-0286 on July 11, 2018. Mr. Jones also stated that in conjunction with ongoing pre-consultation discussions with the applicant's planning consultant, he walked the site in 2018 to see the condition of the dwelling, photo provided. Mr. Jones provided an overview as to how the application and surplus dwellings are stated in the Provincial Policy Statement and the Township Official Plan. Mr. Jones concluded his overview by stating that it is a Provincial requirement that a surplus farm dwelling be an "existing, habitable farm dwelling" and if the dwelling in question is not "existing" and "habitable" the approval of the application would not be consistent with Provincial Policy as is required by Section 3(5) of the Planning Act. Mr. Jones advised that in his opinion the application is not consistent with the PPS and recommended that Application B3/20 be denied on the basis that the application is not consistent with the Provincial Policy Statement or the Township of Melancthon Official Plan. Margaret Walton, Planner for the applicant was in attendance and advised that at the time of purchase, the property contained a barn, driving shed, some small sheds, the original brick farmstead and a mobile home. She further advised the purpose of the application is to sever off the area previously occupied by the dwellings with the accessory farm buildings and rezone it to the Rural Residential Zone. Ms. Walton further stated that the applicant had originally purchased the subject farm with the intent to sever the dwelling as a surplus farm dwelling. The original house was in serious disrepair and the mobile home was not in compliance with Township regulations. Ms. Walton advised that without understanding the implications, the Vander Zaag's removed the mobile home and bulldozed the house leaving a building site for the reconstruction of a residence. Dave Vander Zaag and Adam Vander Zaag were also in attendance for the meeting. Dave Vander Zaag advised that the dwelling would have required a ground up renovation and that the severance would increase the tax base. Adam Vander Zaag commented that he would have went through the steps differently if he were starting the process again. The Committee asked some clarification on certain details and it was suggested that the application be brought back to the August 13th meeting with conditions.

2. B5/20 - Allen Clark - Part of East Part of Lot 2, Concession 2 O.S. Part 1, RP 7R-6636

A public meeting had been called for 6:00 p.m. to consider an application by Allen Clark to sever approximately 36,519 m² from Part of the East Part of Lot 2, Concession 2 O.S., Part 1, RP-7R-6636. The Secretary advised that one submission had been received from the Nottawasaga Valley Conservation Authority. Chris Jones, Municipal Planning Services Ltd., advised the Committee that the application would create a lot on lands located in Part of East Half of Lot 2, Concession 2 O.S. with frontage on the Mulmur-Melancthon Townline. According to the application the purpose of the consent is to correct a misdescription/overlapping description of an existing lot that is understood to be the subject of a transfer and is intended to be converted from the Registry System to the Land Titles System. Mr. Jones recommended the application be deferred as more history and understanding is required. He further advised that the Township Solicitor and Applicant Solicitor are sorting through the information.

Applications for Minor Variance

None.

Applications on File

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

Nothing new. Awaiting NEC Permit approval.

Adjournment - 6:36 p.m.

Moved by Hannon, Seconded by Besley, that we adjourn the Committee of Adjustment meeting to meet again on August 13, 2020 at 6:00 p.m. or at the call of the Chair. Carried.

CHAIR

SECRETARY