

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 13th day of August, 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 Thwaites that the minutes of the Committee of Adjustment meeting held on July 16, 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

Chris Jones, Municipal Planning Services Ltd. advised there is nothing new to report as the application is still in the NEC hands.

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

At the public meeting held on July 16, 2020, the Committee had directed that the application be brought back to the August 13th meeting with conditions. Adam Vander Zaag, Applicant and Margaret Walton, Planner for the Applicant, were in attendance for the meeting. A written submission from Harvey Lyon was received on August 10, 2020 and Ms. Walton reviewed the comments submitted by Mr. Lyon.

Moved by Hannon, Seconded by Mercer that Application B3/20 to sever approximately 1.25 ha. from Part of Lots 296 and 297, Concession 3 S.W. for the purpose of severing a surplus farm dwelling be approved subject to the following conditions:

1. The applicant shall provide a draft reference plan and transfer for review prior to registration.
2. The severed lot shall be zoned to a Rural Residential (RR) Zone and the retained lands shall be rezoned for agricultural purposes only, such that no dwelling or habitable building shall be constructed on the retained lands.
3. All buildings and structures, including refuse and remnant materials or equipment shall be removed and disposed of from the severed lot with confirmation in the form of a demolition permit and a site inspection by a member of Township staff.
4. Written approval that the lot is suitable for a septic system. This approval must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
5. Than an entrance be approved to the retained lot by the Township and the entrance be installed before the deed is submitted for endorsement.

6. That a County Rural Civic Address must be assigned to the entrance of the retained lands by the County of Dufferin before the deed is submitted for endorsement.
7. Taxes on the subject property must be paid to date when the deed is submitted for endorsement.
8. All costs associated with the consent application and to administer the conditions of the consent must be paid when the deed is submitted for endorsement.
9. 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.

Committee made the decision after careful consideration of the input of the extenuating circumstances related to the property and based on their conclusion that the application met the intent of Township, County and Provincial Policy. Being a Committee of Adjustment they determined a slight deviation from policy in response to extenuating circumstances and in the case where the intent of the policy was maintained, was appropriate.

Member Mercer called for a recorded vote:

Member White - Nay

Member Besley - Yea

Member Hannon - Yea

Member Mercer - Yea

Member Thwaites - Yea

Carried.

3. B5/20 - Allen Clark

Defer to the September 17, 2020 meeting.

Adjournment - 6:24 p.m.

Moved by Thwaites, Seconded by Besley, that we adjourn the Committee of Adjustment meeting to meet again on September 17, 2020 at 6:00 p.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY