

**TOWNSHIP OF MELANCTHON  
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 17<sup>th</sup> day of September, 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 Hannon that the minutes of the Committee of Adjustment meeting held on August 13, 2020 be approved as circulated. Carried.

**Business Arising from Minutes**

None.

**Applications for Consent**

**1. B6/20 - Bonnefield Farmland Ontario II Inc.**

A public meeting had been called for 6:00 p.m. to consider an application by Bonnefield Farmland Ontario II Inc. to sever approximately 40.7 hectares from the East Part of Lots 26 and 27 and East Part of Lot 28, Concession 2 O.S. The Secretary advised two submissions had been received, from the County of Dufferin Public Works and WSP - County of Dufferin Planning Department. Chris Jones, Municipal Planning Services Ltd, advised the purpose of the application is to sever a new farm parcel from lands located in the East Part of Lot 28 and Part of Lots 26 and 27, Concession 2 O.S. The East Half of Lot 28, 40.7 hectares, would be severed from the southerly Lot 27 and Part of Lot 26, Concession 2 O.S. with a lot area of approximately 101 hectares. The severed and retained lands are a minimum of 40 hectares in lot area and are sufficiently large enough to facilitate strong and flexible farm operations on a long term basis and therefore this application conforms with the salient consent policies in the Township's Official Plan regarding lot creation in the Agricultural designation. No additional entrances would be required.

Moved by Besley, Seconded by Hannon that Application B6/20 (Bonnefield Farmland Ontario II Inc.) to sever approximately 40.7 ha. (98.84 acres) from the East Part of Lots 26 and 27 and East Part of Lot 28, Concession 2 O.S. be approved subject to the following conditions:

1. If the Registry Office requires the filing of a reference plan for the severed lot, that such reference plan be provided to the Township for review in its draft form prior to registration. If the Registry Office does not require a reference plan to be filed for the transfer of the severed parcel, the applicant's solicitor shall confirm this to the Township in writing to satisfy the condition of consent.
2. That an entrance to the severed and retained be approved and installed before the deed is submitted for endorsement or confirmation that both parcels have approved entrances.
3. That a County Rural Civic Address must be assigned to both the severed and retained entrances before the deed is submitted for endorsement.
4. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
5. 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 Policies of the Provincial Policy Statement. Carried.

**Applications for Minor Variance**

None.

**Applications on File**

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

Still working on NEC permit.

2. **B5/20 - Allen Clark**

Chris Jones advises this application is in progress.

**Correspondence**

1. Letter from Sherri Gray, Dufferin Federation of Agriculture regarding Consent B3/20.

Moved by Thwaites, Seconded by Besley that we received the correspondence from the Dufferin Federation of Agriculture as information. Carried.

**Adjournment - 6:24 p.m.**

Moved by Besley, Seconded by Thwaites, that we adjourn the Committee of Adjustment meeting to meet again on October 15, 2020 at 6:00 p.m. or at the call of the Chair.

Carried.

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CHAIR

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SECRETARY