

**TOWNSHIP OF MELANCTHON  
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 19<sup>th</sup> day of May, 2016 in the Council Chambers commencing at 6:00 p.m. Members D. White, J. Elliott, D. Besley, W. Hannon and J. Webster were present. Secretary-Treasurer D. Holmes and W. Atkinson were also present. Member White presided.

**Minutes**

The minutes of the April 21, 2016 meeting were circulated. Moved by Besley, Seconded by Hannon that the minutes of the Committee of Adjustment meeting held on April 21, 2016 meeting be approved as circulated. Carried.

**Business Arising from Minutes**

The Secretary advised that she was working on obtaining quotes for a survey of the McDowell property.

**Applications for Consent**

**B1/16 - Wayne Nicholson - Applicant / Bonnefield Canadian Farmland LP III-Owner**

A public meeting had been called for 6:00 p.m. to consider an application by Wayne Nicholson to sever approximately 19840 metres<sup>2</sup> (4.9 acres) from the East Part of Lot 18, Concession 3 O.S. Chris Jones, Municipal Planning Services Ltd and Wayne Nicholson were in attendance. The Secretary read the correspondence received as a result of the required circulation. The Nottawasaga Conservation Authority reviewed the application and based on their mandate and policies under the Conservation Authorities Act have no objection to its approval. Chris Jones provided the Committee with his report stating the subject lands are located in the Agricultural designation in the Township's Official Plan and referred to several sections relating to objectives and policies. Mr. Jones' opinion is that the Township's Official Plan has identified the subject lands as being part of a "prime agricultural area". On this basis the proposed severance is not consistent with Section 2.3.4.1 of the Provincial Policy Statement or Section 5.2.5(b) of the Township's Official Plan. Mr. Jones' recommendation was that his report be received and that Application B1/16 be refused on the basis that it is inconsistent with the Provincial Policy Statement and does not conform with the Township's Official Plan. Discussion ensued and comments were heard from Wayne Nicholson as to why he felt the application should be approved. Further discussion ensued about Provincial Policy and land use classifications. It was suggested to Mr. Nicholson that he retain the services of an independent planner if he wished to pursue changing the land classification on this subject property.

Moved by Elliott, Seconded by Webster that the Report from Chris Jones, Township Planning Consultant regarding Application for Consent B1/16 of Wayne Nicholson be received and that Application B1/16 be refused on the basis that it is inconsistent with the Provincial Policy Statement and does not conform with the Township's Official Plan. At this time Member Elliott called for a recorded vote.

<u>Recorded Vote</u>	<u>Yea</u>	<u>Nay</u>
Chair Darren White		X
Member Janice Elliott		X
Member Dave Besley		X
Member Wayne Hannon		X
Member James C. Webster	X	

Motion Lost.

At this time the Secretary asked the Committee how they now wanted to proceed as the motion had lost. There appeared to be some confusion as it was advised that the way some of the members had voted, that was not their intent and they should have voted the other way. The Secretary pulled out the Procedural By-law and Robert's Rules of Order on dealing with motions. She read the section pertaining to "Motion to reconsider". The clause reads: ***Motion to Reconsider*** - *A motion to reconsider shall not be made during the same meeting of Council at which the original determination was taken. If a decision has not been substantially acted upon, a member who voted on the prevailing side may at any time within six months of the original decision, introduce a motion to reconsider a previous decision.*

As there was nothing further that could be done with this application this evening, it will remain on file for the next meeting.

#### **Applications on File**

**B12/14 - McDowell, Julian**

As stated earlier in the meeting the Secretary is working on obtaining quotes.

#### **Correspondence**

**Adjournment - 6:45 p.m.**

Moved by Elliott, Seconded by Webster that we adjourn Committee of Adjustment to meet again on Thursday, June 16, 2016 at 6:00 p.m. or at the call of the Chair.  
Carried.

  
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CHAIR

  
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SECRETARY