

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 19th day of November, 2020 commencing at 6:03 p.m. Members D. White, D. Besley, W. Hannon, M. Mercer were present. Member D. Thwaites resigned from Council on November 6, 2020, effective immediately. 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 October 15, 2020 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

None.

Applications for Minor Variance

None

Application for Validation of Title

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

A public meeting had been called for 6:00 p.m. to consider an application for Validation of Title by Allen Clark on lands described as Part of the East Part of Lot 2, Concession 1 O.S., Part 1, RP 7R-6636. The Secretary advised one submission had been received from WSP - County of Dufferin Planning Department. Chris Jones, Municipal Planning Services Ltd., reviewed the application with the Committee and advised that a zoning by-law amendment had already been approved to address an Ontario Regulation Requirement and to be compliant with the Official Plan and Zoning By-law. Mr. Jones advised there has been an issue with the chain of title but the Township has always recognized the parcel and collected taxes on it. He further stated the legal configuration needs to be corrected. Mayor Mills, Solicitor for the applicant, provided an overview of the transactions that had taken place since the lot was created and that when the property was selling in 1984 it was realized that the orientation was not what was intended. There was an attempt to correct this error by registration of a deed but the Planning Consent was omitted. Mr. Clark wishes to sell the property and needs to clear the title issues. Mr. Mills was assisted by Chris Jones and Steve Christie (Stutz Brown & Self) in coming up with a solution to rectify the existing problems by validating the deed from 1984. It was noted that Section 57 does not permit public comment and this application is not subject to an appeal.

Moved by Besley, Seconded by Hannon that the Committee of Adjustment support the Validation of Tile for the Application of Allen Clark - East Part of Lot 2, Concession 1 OS - Part 1, RP 7R-6636 and direct that the Validation Certificate be signed by the Secretary to the Committee of Adjustment. Carried.

Applications on File

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

Nothing new to report. Still working on NEC permit.

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

This application was dealt with through the Application for Validation of Title as noted above.

Adjournment - 6:14 p.m.

Moved by Hannon, Seconded by Besley, that we adjourn the Committee of Adjustment meeting to meet again on Thursday, December 10, 2020 at 11:00 a.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY