

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 10th day of December, 2020 commencing at 11:00 a.m. Members D. White, D. Besley, W. Hannon and M. Mercer 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 November 19, 2020 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

B7/20 - Wayne Nicholson - Applicant / Bonnefield Canadian Farmland LP III - Owner

A public meeting had been called for 11:00 a.m. to consider an application by Wayne Nicholson to sever approximately 19840 metres² (4.9 acres) from the East Part of Lot 18, Concession 3 O.S. The application included several submissions including a technical memo prepared by Hunter and Associates dated May 18, 2017, a letter from the applicant and a letter from Harvey Lyon. Chris Jones, Municipal Planning Services Ltd, Wayne Nicholson and Harvey Lyon were in attendance. Chris Jones, Municipal Planning Services Ltd., reviewed the application and his report with the Committee, advising the application is similar to an application submitted in 2016 which was denied. Mr. Jones stated 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 advised that the primary objective of the Growth Plan when it comes to protection of agricultural land is to identify a regional land area where agriculture is the predominant land use and further stated that the policies of the Growth Plan do not support new lot creation for residential uses. He also commented that the PPS restricts new lot creation in prime agricultural areas to: 1) the creation of farm parcels, 2) agricultural-related uses, or 3) the creation of a lot that is occupied by a residence that is surplus to a farm operation, and that the subject application is not captured by any of these. Mr. Jones recommended the application be refused on the basis that it is inconsistent with the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement and does not conform with the County or the Township Official Plan. The Secretary advised that three submissions had been received as a result of the required circulation. The Nottawasaga Valley Conservation Authority reviewed the application and have confirmed that the proposed residential lot is within a woodlot feature and no study or assessment of the feature has been submitted, therefore they recommend that the Committee defer the consent application for lack of consistency with the Provincial and local Natural Heritage Policy. The County of Dufferin Director of Planning, Economic Development and Culture reviewed the application and advise the proposed application is not consistent with the Provincial Policy Statement, 2020, and does not conform to the Dufferin County Official Plan. They recommend the application not be approved at this time. They further stated that a resubmission of the application may be considered subject to a number of requirements. WSP - County of Dufferin Planning Department advised that the proposal is not consistent with the Provincial Policy Statement, 2020 and does not conform to the Dufferin County Official Plan and recommend that the application not be approved at this time. Wayne Nicholson reviewed his application with the Committee. He referred to Melancthon's Strategic Plan and the need to identify appropriate lands for growth and development so as to ensure prime farmland is protected. He stated that the mapping of the Official Plan is done on a large scale but there are parcels of land that have no agricultural value so he would like to propose that steps be taken to allow them to be productive by adding them to the Rural Residential Designation. He advised that the lands

proposed in his application have never been cultivated and are of no agricultural value. He then referred to Harvey Lyon who was in attendance in support of the application. Mr. Lyon spoke to the letter he had submitted in support of the application. He stated that irrespective of soil type, which is marginally poor, the proposed severed lot is not agricultural land. Mr. Lyon believes the Municipality has the authority under the Township's Official Plan to make minor adjustments to the mapping and implement these changes through Zoning By-law amendments. Mr. Lyon stated that the proposed application will have no impact on the viability of future agricultural activity. The Chair asked if there were any further comments and Bill Neilson advised that he agreed with Mr. Lyon's comments and is in support of the application. The Chair thanked everyone for their comments and then asked the Committee for their comments and most seemed to be in favor of approval of the application. The Secretary was directed to bring back a motion for approval at the next meeting. The Secretary advised the motion needed to reflect a reason for decision. The Committee advised to use excerpts from Mr. Lyon's presentation. A member then asked Mr. Jones how we would go about changing some of the mapping. Mr. Jones stated that the Provincial Growth Plan established a unilateral Agricultural designation and there is no room to change the Agricultural/Rural split.

Applications for Minor Variance

None

Applications on File

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

Nothing new to report. Still working on NEC permit.

Adjournment - 11:29 a.m.

Moved by Besley, Seconded by Hannon, that we adjourn the Committee of Adjustment meeting to meet again on Thursday, January 14, 2021 at 11:00 a.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY