

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 14th day of January, 2021 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 December 10, 2020 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

Applications for Minor Variance

None

Applications on File

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

NEC approval has been received. Application will be re-circulated for the February 18, 2021 meeting.

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

Moved by Besley, Seconded by Hannon that Application B7/20 (Wayne Nicholson) to sever approximately 4.9 acres from the East Part of Lot 18, Concession 3 O.S. be approved subject to the following conditions:

1. A reference plan of survey is required. Draft survey to be provided to the Township for review prior to registration.
2. That the severed lot be rezoned to a Rural Residential (RR) Exception Zone.
3. That as part of a complete application for the zoning by-law amendment referred to in Condition 2, the applicant shall coordinate with the Nottawasaga Valley Conservation Authority (NVCA) to conduct a site inspection and any recommendations of the NVCA shall be addressed by the applicant and confirmed in writing by the NVCA to be satisfactory.
4. In accordance with Section 7.2 a) xii)) of the Official Plan and as part of a complete application for the zoning by-law amendment referred to in Condition 2, the applicant shall submit a Minimum Separation Distance One Calculation from the existing barn located in Part of the East Half of Lot 17, Concession 2 O.S. Such MDS calculation shall be prepared using OMAFRA Agrisuite software and signed/dated by a qualified professional and shall reflect the livestock housing capacity of the existing barn if the existing barn is not currently occupied by livestock.
5. Written approval from the County of Dufferin Building Department that the severed lot is suitable for a septic system.
6. That an entrance to the severed parcel be approved by the Township's Public Works Superintendent and the entrance installed before the deed is submitted for endorsement.

7. That a County Rural Civic Address be assigned to the entrance on the severed parcel by the County of Dufferin and the sign be installed before the Deed is submitted for endorsement.
8. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
9. 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.

Reason for Decision: The proposed severed lot is not currently being used as agricultural land and the proposed severance will have no impact on the viability of future agricultural land or activity. Carried.

Adjournment - 11:24 a.m.

Moved by Mercer, Seconded by Besley, that we adjourn the Committee of Adjustment meeting to meet again on Thursday, February 18, 2021 at 6:00 p.m. or at the call of the Chair. Carried.

CHAIR

SECRETARY