

TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 18 day of February , 2021 commencing at 6:00 p.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 Mercer, Seconded by Besley that the minutes of the Committee of Adjustment meeting held on January 14, 2021 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

1. B1/21 - John and Christine Fraser-Lee

A public meeting had been called for 6:00 p.m. to consider an application by John and Christine Fraser-Lee to sever approximately 2.023 sq m from Part Lot 37, Concession 3 N.E. for a lot enlargement to Part Lot 37, Concession 3 N.E. RP 7R3423 Part 1. Chris Jones, Municipal Planning Services Ltd. advised the proposed consent is technical in nature and will add a modest additional area to a small lot record. The Secretary advised 4 submissions had been received, from the Saugeen Conservation Authority, the County of Dufferin Public Works, the County of Dufferin Building Services and WSP - County of Dufferin Planning Department.

Moved by Hannon, Seconded by Mercer that Application B1/21 to sever approximately 2.2023 square metres from Part of Lot 37, Concession 3 NE for a lot enlargement to Part of Lot 37, Concession 3 NE - RP7R-3423 Part 1, be approved subject to the following conditions:

1. A reference plan of survey is required and is to be submitted to the Township for review and approval prior to registration. That such survey show all existing structures on the resultant lot.
2. That the resultant lot be rezoned to a Rural Residential (RR) Exception Zone to recognize the deficient lot area of the resultant lot.
3. The applicant's Solicitor provide an undertaking that the severed land and benefitting lot will be consolidated under a single PIN and that the undertaking shall include a firm date in which this confirmation will be provided to the Township.
4. Taxes on the subject properties 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 Provincial Policy Statement. Carried.

Applications for Minor Variance

None

Applications on File

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

Kristine Loft, Planner for the applicant and Marco Carnevale were in attendance for the meeting. Chris Jones, Municipal Planning Services Ltd. advised that previously these applications had been deferred pending receipt of a Development Permit from the NEC. On December 21, 2020 the NEC issued Conditional Development Permits M/R2019-2020/9144 and M/R2019-2020/9145 which authorized the proposed lot creation. The NEC had suggested that conditions be fulfilled prior to consent. This was discussed with Kristine Loft and it was decided to add a condition to the decision that NEC conditions must be fulfilled prior to the stamping of the deeds.

Moved by Mercer, Seconded by Hannon that Application B1/19 to sever approximately 2.8 ha from the East Part of Lot 13, Concession 2 OS be approved subject to the following conditions:

1. A reference plan of survey is required and is to be submitted to the Township for review and approval prior to registration. That such survey identify the location of all existing buildings and structures.
2. That the applicant enter into a Consent Agreement with the Township to address mitigation measures recommended in the Environmental Impact Study dated July 16, 2019, prepared by Azimuth Environmental Consulting Inc.
3. All costs associated with the Consent Agreement must be paid when the deed is submitted for endorsement
4. That an entrance to the severed parcel must be approved and installed before the deed is submitted for endorsement.
5. That a County Rural Civic Address must be assigned to the severed lot before the deed is submitted for endorsement.
6. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
7. Written approval that the severed lot is suitable for a septic system. This approval must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
8. Taxes on the subject properties must be paid to date when the deed is submitted for endorsement.
9. That Condition 4 of the NEC Development Permit Application M/R/2019-2020/9144 and M/R/2019-2020/9145 must be fulfilled to the satisfaction of the NEC before the deed is submitted for endorsement.
10. 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 Provincial Policy Statement. Carried.

Moved by Mercer, Seconded by Hannon that Application B2/19 to sever approximately .733 ha from the East Part of Lot 13, Concession 2 OS be approved subject to the following conditions:

1. A reference plan of survey is required and is to be submitted to the Township for review and approval prior to registration. That such survey identify the location of all existing buildings and structures.
2. That the applicant enter into a Consent Agreement with the Township to address mitigation measures recommended in the Environmental Impact Study dated July 16, 2019, prepared by Azimuth Environmental Consulting Inc.

3. All costs associated with the Consent Agreement must be paid when the deed is submitted for endorsement
4. That an entrance to the severed parcel must be approved and installed before the deed is submitted for endorsement.
5. That a County Rural Civic Address must be assigned to the severed lot before the deed is submitted for endorsement.
6. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
7. Written approval that the severed lot is suitable for a septic system. This approval must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
8. Taxes on the subject properties must be paid to date when the deed is submitted for endorsement.
9. That Condition 4 of the NEC Development Permit Application M/R/2019-2020/9144 and M/R/2019-2020/9145 must be fulfilled to the satisfaction of the NEC before the deed is submitted for endorsement.
10. 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 and is consistent with the Provincial Policy Statement. Carried.

Correspondence

Further to the approval of Application B7/20, Wayne Nicholson submitted a revised sketch to the Committee. Mr. Nicholson was in attendance and advised the Committee that there was no change in lot size, just the configuration. The Committee had no issues with this.

Adjournment - 6:21 p.m.

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

Carried.

CHAIR

SECRETARY