



**TOWNSHIP OF MELANCTHON - ELECTRONIC MEETING  
COMMITTEE OF ADJUSTMENT - THURSDAY, MAY 20, 2021  
6:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/86389267821?pwd=VWQycG5wWkZSR0xCbnpEWjN3N1dyZz09>

Meeting ID: 863 8926 7821

Passcode: 792026

One tap mobile

+16473744685,,86389267821#,,,,\*792026# Canada

+16475580588,,86389267821#,,,,\*792026# Canada

Dial by your location

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 204 272 7920 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 778 907 2071 Canada

Meeting ID: 863 8926 7821

Passcode: 792026

**AGENDA**

**APPROVAL OF MINUTES - April 15, 2021**

**Motion - that the minutes of the Committee of Adjustment Meeting held on April 15, 2021 be approved as circulated.**

**1. BUSINESS ARISING FROM MINUTES**

**2. APPLICATION FOR CONSENT**

1. B1/20 and B2/20 – Part of Lot 8, Concession 9 SW; Easement to create shared driveway for two existing lots

**3. APPLICATION FOR MINOR VARIANCE**

1. A1-21 - Will Sawyers 077177 7<sup>th</sup> Line SW; Part Lot 11, Concession 6 SW; to reduce minimum rear yard setback and minimum side yard setback

**5. APPLICATION FOR VALIDATION OF TITLE**

**6. APPLICATIONS ON FILE**

**7. DELEGATES**

**8. CORRESPONDENCE**

**MEMORANDUM**

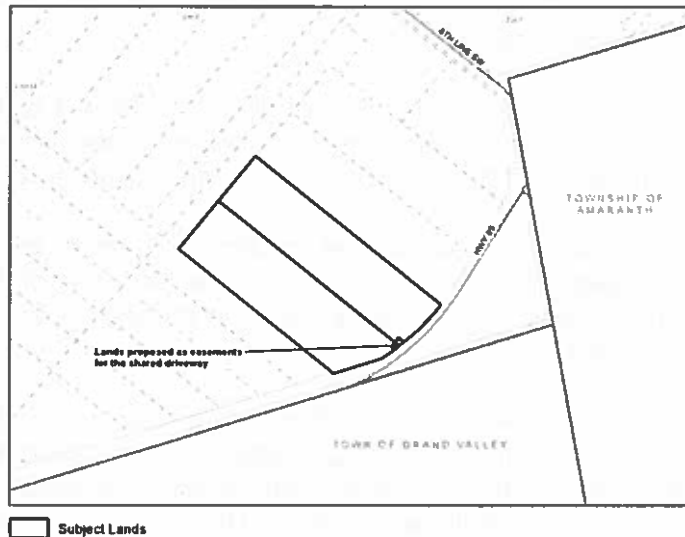
**To:** Chairman White and Members of Committee  
**Copy:** Ms. Denise Holmes, CAO  
**From:** Chris Jones MCIP, RPP  
**Date:** May 17, 2021  
**Re:** Consent B1/20 and B2/20 (Khalil/Sidhu) – Change to Conditions

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**BACKGROUND**

On May 21, 2020, Committee approved two applications for consent to create driveway easements on lands located in Part of Lot 8, Concession 9 S.W. The purpose of the easements is to create a "shared driveway" for two existing lots of record. The shared driveway is a requirement of the MTO in an effort to minimize the number of new entrances onto Highway 89.

**Figure 1 – Lands Subject to Applications for Easements**



**CONDITIONS 5 and 7**

Condition 5 required the owners to construct the requisite entrance, however this condition has proven to be problematic as the entrance requires MTO approval and the MTO is not prepared to issue an entrance permit until the easement has been registered. Condition 7 is also problematic as it requires the applicant to obtain a street number from the County of Dufferin, however, the County will not issue a new street number unless the entrance has been constructed.

## PROPOSED CHANGE TO CONDITIONS

Section 53 (23) of the Planning Act allows the approval authority to change or modify conditions of consent.

Condition 3 required the applicant to enter into a Mutual Access Agreement to address issues related to shared maintenance and liability associated with the driveway. Given that the main purpose of the agreement is to address the entrance/driveway it is recommended that the agreement required by this condition be modified to include a reasonable deadline for the construction of the driveway as well as obtaining the County street numbers.

The agreement required by Condition 3 has already been accepted by By-law, so if Conditions 5 and 7 are deleted, it would require the agreement to be amended and accepted by Council at their meeting scheduled for June 3.

## RECOMMENDATION

It Committee is in agreement with the direction of this report, the following resolution is provided for consideration:

*Whereas Section 53 (23) of the Planning Act allows the approval authority to change or modify conditions of consent;*

*And Whereas the applicant is unable to satisfy Condition 5 as the condition requires the entrance to be constructed, but the MTO will not issue an entrance permit until the easements authorized by the consent have been registered on title;*

*And Whereas Condition 3 requires the applicant to enter into an agreement with the Township with respect to construction and maintenance of the shared driveway and this agreement can also be used to require the shared driveway to be installed within a reasonable time period;*

*Now Therefore Conditions 5 and 7 to Provisional Consents B1/20 and B2/20 are hereby deleted and the agreement to fulfill Condition 3 will be modified to include a deadline for the construction of the entrance and shared driveway and will also include a deadline to obtain and install the County of Dufferin street numbers.*




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Chris Jones MCIP, RPP

Ph: (519) 925-5525  
Fax: (519) 925-1110

**TOWNSHIP OF MELANCTHON  
Committee of Adjustment**

157101 Highway 10  
Melancthon, Ontario  
L9V 2E6

**NOTICE OF PUBLIC MEETING  
Application for Consent**

File No. **B1/20**

Date of Meeting: **Thursday, February, 20, 2020** Time: **6:00 p.m.**

Name of Owner/Applicant: **Harinder Sidhu**

Location of Public Meeting: **Council Chambers, 157101 Highway 10, Melancthon, ON, L9V 2E6**

**PROPOSED SEVERANCE: Part of Lot 8, Concession 9 S.W.**

Existing Use: **Rural** Proposed Use: **Shared Driveway Access**

Road Frontage: **10.326 m** Depth: **10.043 m**

Area: **87.8 m<sup>2</sup>**

**RETAINED PORTION: Part of Lot 8, Concession 9 S.W.**

Existing Use: **Rural** Proposed Use: **Rural**

Road Frontage: **114.063 m** Depth: **365.6 m**

Area: **40,434 m<sup>2</sup>**

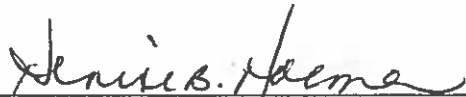
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The land is not the subject of an application under the Act for an Official Plan Amendment, Zoning By-law Amendment, or Minor Variance application.

If you require additional information on this application, it may be obtained by contacting the Secretary-Treasurer at the above address during regular office hours.

If a person or public body that files an appeal of a decision of the Melancthon Township Committee of Adjustment in respect of the proposed consent does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment, Township of Melancthon, 157101 Highway 10, Melancthon, Ontario, L9V 2E6.



Denise B. Holmes, Secretary-Treasurer

NO.	DATE	DESCRIPTION	BY	CHK.
1	2023			
2	2023			
3	2023			

PLAN TR. 6577  
REV. 17 AND 2023-07-10

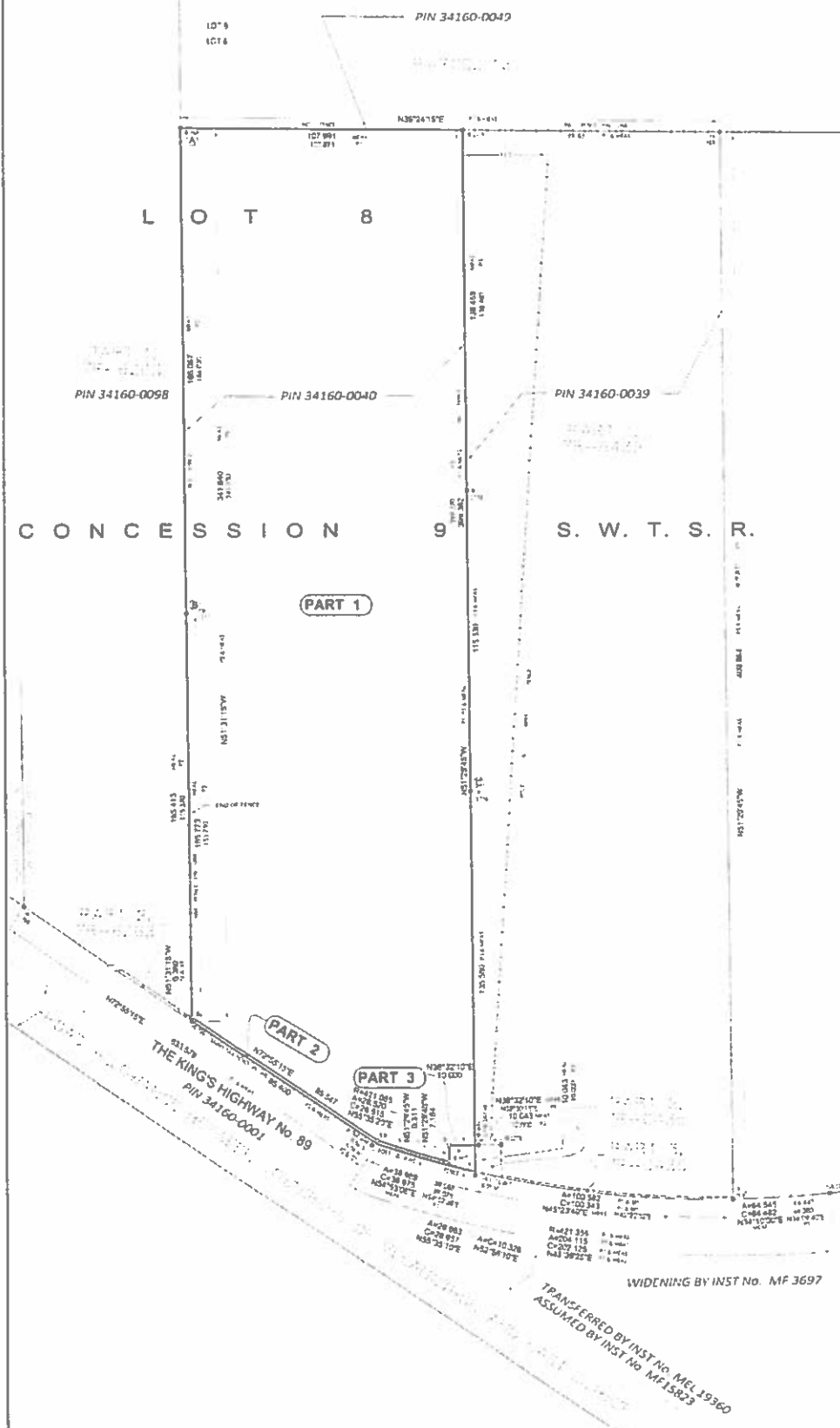
Surveyed 21, 2023

*[Signature]*  
Surveyor

*[Signature]*  
Witness

PLAN OF SURVEY OF  
PART OF LOT 8  
CONCESSION 9  
SOUTH WEST OF THE TORONTO AND  
SYDENHAM ROAD  
TOWNSHIP OF MELANCTON  
COUNTY OF DUFFERIN

SCALE: 1" = 60'  
VAN HARTEN SURVEYING INC.



- LEGEND**
- 1.00 2023 Survey of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.01 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.02 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.03 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.04 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.05 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.06 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.07 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.08 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.09 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.10 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.11 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.12 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.13 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.14 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.15 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.16 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.17 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.18 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.
  - 1.19 2023 Survey of Part of Lot 8, Concession 9, S.W.T.S.R., Dufferin Co., Ont.

**SURVYOR'S CERTIFICATE**

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original survey plan as shown to me by the Surveyor, and that the same has been examined and found to be correct and true.

*[Signature]*  
LURE G. WELCH  
REGISTERED SURVEYOR

**BEARING AND COORDINATE NOTE**

- The bearings and distances are given in degrees, minutes and seconds, and are based on the true bearing and distance.
- The bearings and distances are given in degrees, minutes and seconds, and are based on the true bearing and distance.

**CURVED BOUNDARY TABLE**

NO.	BEARING	DISTANCE
1	S 41° 11' 25" W	343.880
2	S 41° 11' 25" W	145.11250
3	S 41° 11' 25" W	145.11250
4	S 41° 11' 25" W	145.11250

The bearings and distances are given in degrees, minutes and seconds, and are based on the true bearing and distance.

**BEARING COMPARISONS**

NO.	BEARING	DISTANCE
1	S 41° 11' 25" W	343.880
2	S 41° 11' 25" W	145.11250
3	S 41° 11' 25" W	145.11250
4	S 41° 11' 25" W	145.11250

**METRIC**

CONVERSION OF DISTANCES FROM METRIC TO IMPERIAL UNITS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS SURVEY.

**Van Harten**  
SURVEYING INC.

425 GERRARD STREET EAST, TORONTO, ONT. M4M 1H7  
416-463-1111  
vanharten@vanharten.com

WIDENING BY INST No. MF 3697  
TRANSFERRED BY INST NO. MEL 19360  
ASSUMED BY INST NO. MF 15823

Ph: (519) 925-5525  
Fax: (519) 925-1110

**TOWNSHIP OF MELANCTHON  
Committee of Adjustment**

157101 Highway 10  
Melancthon, Ontario  
L9V 2E6

**NOTICE OF PUBLIC MEETING  
Application for Consent**

File No. **B2/20**

Date of Meeting: **Thursday, February, 20, 2020** Time: **6:00 p.m.**

Name of Owner/Applicant: **Atef Adly Botros and Mona Joseph Khalil**

Location of Public Meeting: **Council Chambers, 157101 Highway 10, Melancthon, ON, L9V 2E6**

**PROPOSED SEVERANCE: Part of Lot 8, Concession 9 S.W.**

Existing Use: **Rural** Proposed Use: **Shared Driveway Access**

Road Frontage: **10.26 m** Depth: **10.00 m**

Area: **80.94 m<sup>2</sup>**

**RETAINED PORTION: Part of Lot 8, Concession 9 S.W.**

Existing Use: **Rural** Proposed Use: **Rural**

Road Frontage: **100.55 m** Depth: **404.6 m**

Area: **40,375.48 m<sup>2</sup>**

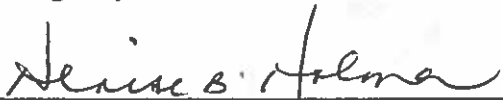
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The land is not the subject of an application under the Act for an Official Plan Amendment, Zoning By-law Amendment, or Minor Variance application.

If you require additional information on this application, it may be obtained by contacting the Secretary-Treasurer at the above address during regular office hours.

If a person or public body that files an appeal of a decision of the Melancthon Township Committee of Adjustment in respect of the proposed consent does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment, Township of Melancthon, 157101 Highway 10, Melancthon, Ontario, L9V 2E6.

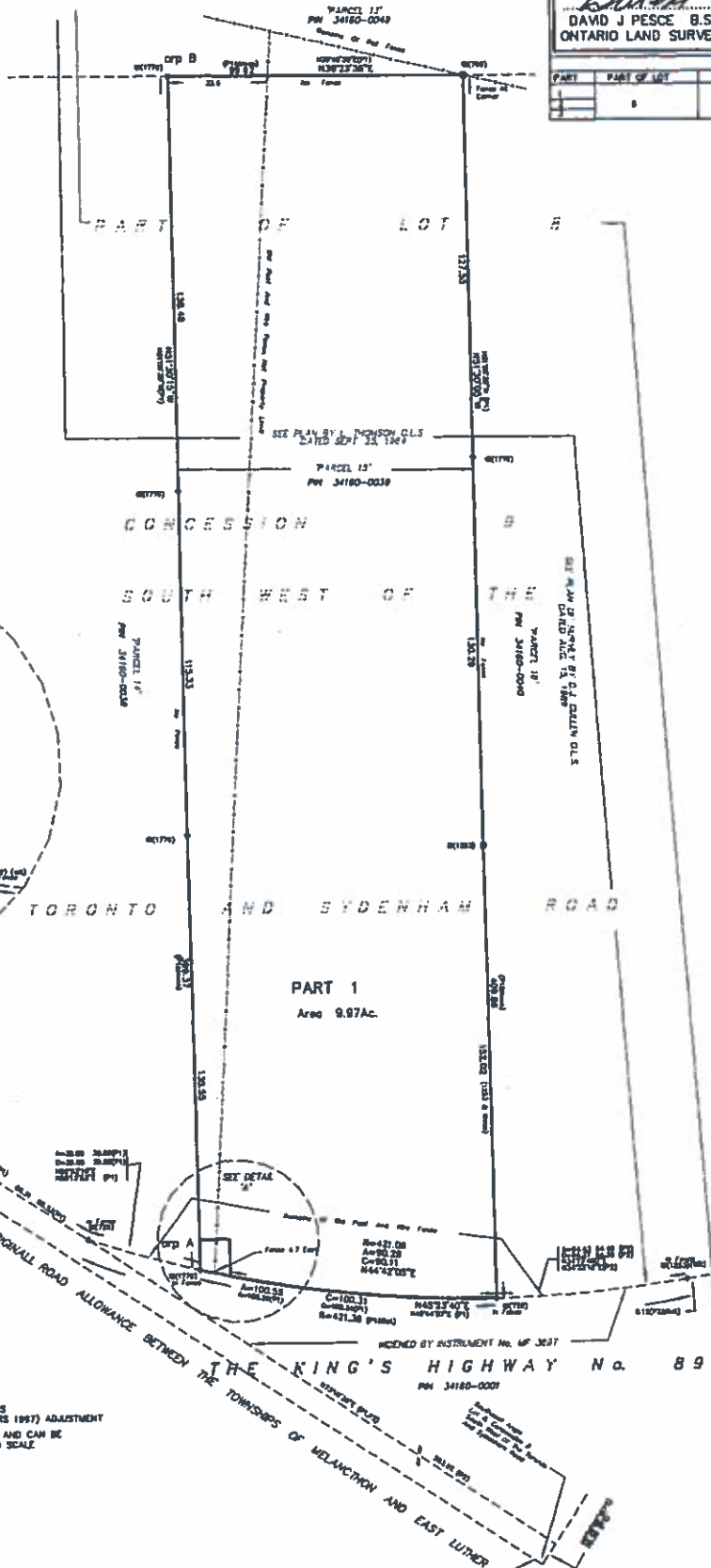
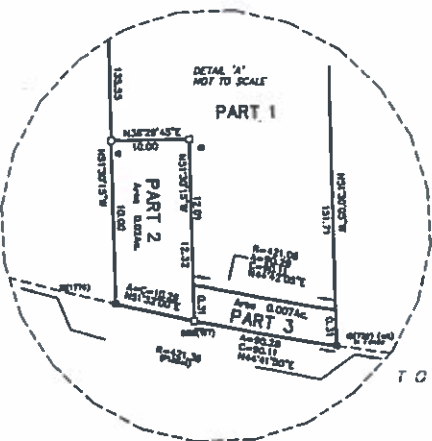


Denise B. Holmes, Secretary-Treasurer

PLAN OF SURVEY OF  
**PART OF LOT 8  
 CONCESSION 9**  
 SOUTH WEST OF THE TORONTO AND SYDENHAM ROAD  
 TOWNSHIP OF MELANCTHON  
 COUNTY OF DUFFERIN

CULLEN & ASSOCIATES 2016  
 SCALE 1:1000

METRIC  
 DISTANCES SHOWN ON THIS  
 PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET  
 BY DIVIDING BY 0.3048



I REQUIRE THIS PLAN  
 TO BE DEPOSITED UNDER  
 THE LAND TITLES ACT

DATE *Aug 15/16*  
*D.J. Cullen*  
 DAVID J PESCE B.Sc.  
 ONTARIO LAND SURVEYOR

PLAN 7R-6435  
 RECEIVED AND DEPOSITED  
 DATE *Sept. 22, 2016*  
*Jindra Babro*  
 REPRESENTATIVE FOR THE  
 LAND TITLES DIVISION OF  
 DUFFERIN (No. 7)

PART	PART OF LOT	SCHEDULE	CONCESSION	ALL OF PW	AREA
1				34180-0039	

**BEARING NOTE**  
 BEARINGS AND UTM GRID BEARINGS, DERIVED FROM GPS OBSERVATIONS  
 AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD83 (CGRS 1987) ADJUSTMENT  
 DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE  
 CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE  
 FACTOR OF 0.9999518

POINT	NORTHING	EASTING
SP1 A	4787211.95	281154.75
SP1 B	4787212.35	281155.15

THESE COORDINATES WERE OBTAINED FROM THE SECTION METERS DATA FROM  
 THE ONTARIO SURVEYOR GENERAL'S OFFICE. A FURTHER CHECK IS MADE TO RE-ESTABLISH  
 THE CORRECTION TO BE APPLIED TO THE PLAN.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1.) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
 SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT,  
 AND THE REGULATIONS MADE UNDER THEM.  
 2.) THIS SURVEY WAS COMPLETED ON THE *15th* DAY OF *JULY* 2016  
*D.J. Cullen*  
 DAVID J PESCE B.Sc.  
 ONTARIO LAND SURVEYOR

NOTE  
 P1 DENOTES PLAN BY L THOMPSON O.L.S. DATED SEPT 25, 1987  
 P2 DENOTES PLAN BY D.J. CULLEN O.L.S. DATED AUG. 15, 1989

**CULLEN & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYOR

50 THIRD STREET, ORANGEVILLE, ONT. L9W 2S3 PHONE (519) 841-3881, FAX (705) 434-0156 email: <a href="mailto:djc@cllsur.com">djc@cllsur.com</a>	EXAMINED BY D.J. C.S.	DRAWN BY CALC'D BY
		PROJECT 13-024(RP)



**TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT  
NOTICE OF DECISION UNDER THE PLANNING ACT**

**FILE NO. B1/20**

**Take notice that the Committee of Adjustment of the Township of Melancthon hereby approved the following decision at a meeting in Melancthon Township on the 21<sup>st</sup> day of May, 2020.**

The said decision was reached on the application of Harinder Sidhu to sever approximately 87.8 square metres from Part of Lot 8, Concession 9 S.W. for shared driveway access.

**DECISION: APPROVED** (if granted, is subject to the following conditions which must be, in the opinion of the Committee, substantially complied with or waived by the party requesting the condition:)

1. A legal registered plan of survey is required.
2. Rezoning is required to recognize the loss of reduction of the lot frontages as a result of the taking of reserve blocks by the Ministry of Transportation.
3. That the parties enter into a Mutual Access Easement Agreement with the Township whereby they agree firstly to build and maintain the required driveway within the proposed right of way to a standard that will enable municipal, public service and emergency service vehicles to access the subject properties and secondly to indemnify the Township again any actions arising from access problem resulting from the condition of that driveway. This Agreement to be finalized before the deed is stamped by the Secretary.
4. The Township's Solicitor to review the Mutual Access Easement Agreement between the applicant and other parties and provide confirmation that it is satisfactory in so far as it relates to matters of municipal interest before the deed is stamped by the Secretary.
5. That an entrance to the parcel be approved by the Ministry of Transportation and the entrance installed before the deed is submitted for endorsement.
6. That the applicant provides the Township with an Acknowledgment and Direction endorsed by the MTO confirming the MTO is satisfied with the legal documents and transfer related to the 0.3 metre reserve and the mutual easement.
7. That a County Rural Civic Address be assigned to the entrance by the County of Dufferin and the sign be installed before the Deed is submitted for endorsement.
8. Taxes and all charges incurred as a result of this application 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 stamp of this Notice, as signed by the Secretary.

**REASONS FOR DECISION:** This application conforms to the Official Plan of the Township of Melancthon

Any person or public body may, not later than 20 days after the giving of notice under Subsection (17) of the Planning Act is completed, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the clerk of the municipality a notice of appeal setting out the reasons for the appeal, accompanied by the fee of \$300.00 payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal decision in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent. Additional information regarding the application for consent is available to the public for review at the Township Office during regular hours.

The last date on which this decision may be appealed to the Local Planning Appeal Tribunal is the **11<sup>th</sup> day of June, 2020.**

Dated this 22<sup>nd</sup> day of May, 2020  
Denise B. Holmes, AMCT  
Committee of Adjustment Secretary-Treasurer  
Township of Melancthon





**TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT  
NOTICE OF DECISION UNDER THE PLANNING ACT**

**FILE NO. B2/20**

**Take notice that the Committee of Adjustment of the Township of Melancthon hereby approved the following decision at a meeting in Melancthon Township on the 21<sup>st</sup> day of May, 2020.**

The said decision was reached on the application of Atef Adly Botros and Mona Joseph Khalil to sever approximately 80.94 square metres from Part of Lot 8, Concession 9 S.W. for shared driveway access.

**DECISION: APPROVED** (if granted, is subject to the following conditions which must be, in the opinion of the Committee, substantially complied with or waived by the party requesting the condition:)

1. A legal registered plan of survey is required.
2. Rezoning is required to recognize the loss of reduction of the lot frontages as a result of the taking of reserve blocks by the Ministry of Transportation.
3. That the parties enter into a Mutual Access Easement Agreement with the Township whereby they agree firstly to build and maintain the required driveway within the proposed right of way to a standard that will enable municipal, public service and emergency service vehicles to access the subject properties and secondly to indemnify the Township again any actions arising from access problem resulting from the condition of that driveway. This Agreement to be finalized before the deed is stamped by the Secretary.
4. The Township's Solicitor to review the Mutual Access Easement Agreement between the applicant and other parties and provide confirmation that it is satisfactory in so far as it relates to matters of municipal interest before the deed is stamped by the Secretary.
5. That an entrance to the parcel be approved by the Ministry of Transportation and the entrance installed before the deed is submitted for endorsement.
6. That the applicant provides the Township with an Acknowledgment and Direction endorsed by the MTO confirming the MTO is satisfied with the legal documents and transfer related to the 0.3 metre reserve and the mutual easement.
7. That a County Rural Civic Address be assigned to the entrance by the County of Dufferin and the sign be installed before the Deed is submitted for endorsement.
8. Taxes and all charges incurred as a result of this application 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 stamp of this Notice, as signed by the Secretary.

**REASONS FOR DECISION:** This application conforms to the Official Plan of the Township of Melancthon

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The last date on which this decision may be appealed to the Local Planning Appeal Tribunal is the **11<sup>th</sup> day of June, 2020.**

Dated this 22<sup>nd</sup> day of May, 2020  
Denise B. Holmes, AMCT  
Committee of Adjustment Secretary-Treasurer  
Township of Melancthon

**MEMORANDUM**

**To:** Mayor White and Members of Council  
**Copy:** Ms. Denise Holmes, Clerk  
**From:** Chris Jones MCIP, RPP  
**Date:** May 17, 2021  
**Re:** Minor Variance A1-21 (Sawyers)

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Mr. Will Sawyers has submitted an application for minor variance for lands located at 077177 7<sup>th</sup> Line S.W, located in Part Lot 11, Concession 6 S.W. According to the application, the applicant's lot has an area of 0.4 hectares (1 acre) with a frontage of approximately 83 metres (273 feet) on the 7<sup>th</sup> Line S.W.

The applicant's lot is currently zoned General Agricultural (A1) and is used for residential purposes. The subject lands are currently occupied by the applicant's dwelling as well as a shed/storage building with a floor area of 157 m<sup>2</sup> (1,690 ft<sup>2</sup>).

The applicant wishes to replace the existing shed/storage building with a new shed/storage building. The proposed building would have a floor area of 267.6 m<sup>2</sup> (2,880 ft<sup>2</sup>). In order to construct the proposed storage building, the applicant requires relief from the 8 metre setback from the rear and side lot lines. The proposed setback would be 5.48 metres from the rear lot line and 3.35 metres from the side lot line.

It is understood the owner/applicant is a contract transport truck driver and requires the storage building to park his truck.

**THE FOUR TESTS OF A MINOR VARIANCE**

In considering this application, Committee needs to be satisfied that the proposal is in keeping with each of the "four tests" of a minor variance as set out in the Planning Act.

**1. Is the variance in keeping with the intent of the Official Plan?**

The subject lands are located in the Agricultural designation which permits existing rural residential uses and related accessory buildings.

**2. Is the variance in keeping with the intent of the Zoning By-law?**

The intent of the By-law as it relates to building setbacks is to provide a compatibility measure between neighbouring land uses and contribute to the maintenance of rural character. The proposed storage building is otherwise compliant with the regulations of the A1 Zone and on this basis the proposed variance is considered to be in keeping

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with the intent of the Zoning By-law.

**3. Will the variance provide for the desirable development of the lot?**

I believe the variance addresses this test as the approval of the variance will accommodate a replacement building in generally the same location as an existing, albeit smaller building.

**4. Is the Variance Minor?**

The proposed variance will accommodate the construction of a new storage building that is compatible and in keeping with the character of the community. On this basis I consider the variance to be minor, although it will be recommended that the approval of the variance include a condition that the building is not authorized for a home industry.

**CONCLUSION**

Should Committee be satisfied the variance meets the four tests, they may establish any reasonable condition to the approval of the variance.

In this case I recommended the variance be approved subject to the following condition:

*That the storage building shall not be utilized for a home industry as defined by Zoning By-law 12-1979, but may be utilized for the storage of one tractor-trailer which is owned and operated by the owner residing on the subject lands.*

Respectfully Submitted,



---

Chris Jones MCIP, RPP



The Corporation of  
**THE TOWNSHIP OF MELANCTHON**  
157101 Highway 10, Melancthon, Ontario, L9V 2E6

Telephone - (519) 925-5525  
Fax No. - (519) 925-1110

Website: [www.melancthontownship.ca](http://www.melancthontownship.ca)  
Email: [info@melancthontownship.ca](mailto:info@melancthontownship.ca)

**TOWNSHIP OF MELANCTHON - COMMITTEE OF ADJUSTMENT**

**NOTICE OF PUBLIC HEARING**  
**REGARDING AN APPLICATION FOR**

  X   Minor Variance - s.45(1)             Permission - s.45(2)

File No. A1-21

Re An Application by: Will Sawyers

Address: 077177 7<sup>th</sup> Line S.W. Melancthon ON L9V 2B5

Description of Property: Part Lot 11, Concession 6 S.W. RP 7R5163 Part 1

Purpose of Application: Relief from By-law 12-1979 as amended by By-law 12-1982 to reduce the minimum rear yard set back (east lot line) from 8 metres (26.25 feet) to 18 feet and to reduce the minimum side yard set back (south lot line) from 8 metres (26.25 feet) to 11.16 feet for a proposed 2880 sq ft. shop to replace an existing 1690 sq ft. shop.

Take Notice That an application under the above file number will be heard by the Committee of Adjustment on the date, and at the time and place shown below, under the authority of Section 45 of the *Planning Act*.

Date: May 20, 2021

Time: 6:00 p.m.

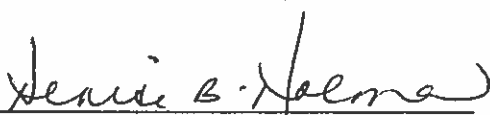
Place: Virtual Meeting - This will be a virtual meeting. If you wish to attend the virtual meeting, please call or email the Township office prior to the day of the public meeting so you can be provided with the link to the meeting. If you do not have the capability to attend a virtual meeting, please provide written comments and a phone number where you can be reached, to the Township Clerk prior to the public meeting.

**Public Hearing** - You are entitled to attend at this public hearing or you may be represented by counsel or an agent to give evidence about this application. Signed, written submissions that relate to an application shall be accepted by the Secretary-Treasurer before or during the hearing of the application at the address above and shall be available to any interested person for inspection at the hearing.

**Failure to attend hearing** - If you do not attend at this public hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceeding.

**Notice of Decision** - A certified copy of the decision, together with a notice of the last day for appealing to the Ontario Municipal Board shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who appeared in person or by counsel at the hearing and who filed with the Secretary-Treasurer a written request for Notice of the Decision.

Dated this 23<sup>rd</sup> day of April, 2021.

  
Denise B. Holmes, AMCT  
Secretary-Treasurer