



**TOWNSHIP OF MELANCTHON - ELECTRONIC MEETING
COMMITTEE OF ADJUSTMENT - THURSDAY, JUNE 17, 2021
6:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/87428981140?pwd=Q1lkK3RMSnhnTjA0ZWRIUE92WDE4Zz09>

Meeting ID: 874 2898 1140

Passcode: 375810

One tap mobile

+15873281099,,87428981140#,,,,*375810# Canada

+16473744685,,87428981140#,,,,*375810# Canada

Dial by your location

+1 587 328 1099 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 778 907 2071 Canada

+1 204 272 7920 Canada

+1 438 809 7799 Canada

Meeting ID: 874 2898 1140

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AGENDA

APPROVAL OF MINUTES – May 20, 2021

Motion - that the minutes of the Committee of Adjustment Meeting held on May 20, 2021 be approved as circulated.

1. BUSINESS ARISING FROM MINUTES

2. APPLICATION FOR CONSENT

1. B3/21 – West Part Lot 15, Con 1 OS Plan 17A, Lots 6-9 (Lot Enlargement to Plan 17A, Lot 4) – Hardman/Squirrel

3. APPLICATION FOR MINOR VARIANCE

4. APPLICATION FOR VALIDATION OF TITLE

5. APPLICATIONS ON FILE

6. DELEGATES

7. CORRESPONDENCE

8. ADJOURNMENT

Motion - That we adjourn Committee of Adjustment at _____p.m. to meet again on Thursday, July 15, 2021 at 6:00 p.m. or at the call of the Chair.

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. **B3/21**

Date of Meeting: **Thursday June 17, 2021** Time: **6:00 p.m.**

Name of Owner/Applicant: **Sharon Hardman/James & Mark Squirrell**

Location of Public Meeting: **157101 Highway 10, Melancthon Office
(Virtual Meeting - see note below)**

NOTE: This will be a virtual meeting. If you wish to attend the virtual meeting, please call or e-mail the Township office prior to the day of the public meeting so you can be provided with a 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.

**PROPOSED SEVERANCE: W Pt Lot 15, Con 1 OS Plan 17A, Lots 6-9
(Lot Enlargement to Plan 17A, Lot 4)**

Existing Use: **Residential**

Proposed Use: **Residential**

Road Frontage: **22.8 M**

Depth: **24.4 M**

Area: **556.3 SQ M**

RETAINED PORTION: W Pt Lot 15, Con 1 OS Plan 17A, Lots 6-9

Existing Use: **Residential**

Proposed Use: **Residential**

Road Frontage: **171 M**

Depth: **240.1 M**

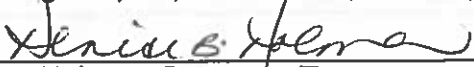
Area: **53,256.6 SQ M**

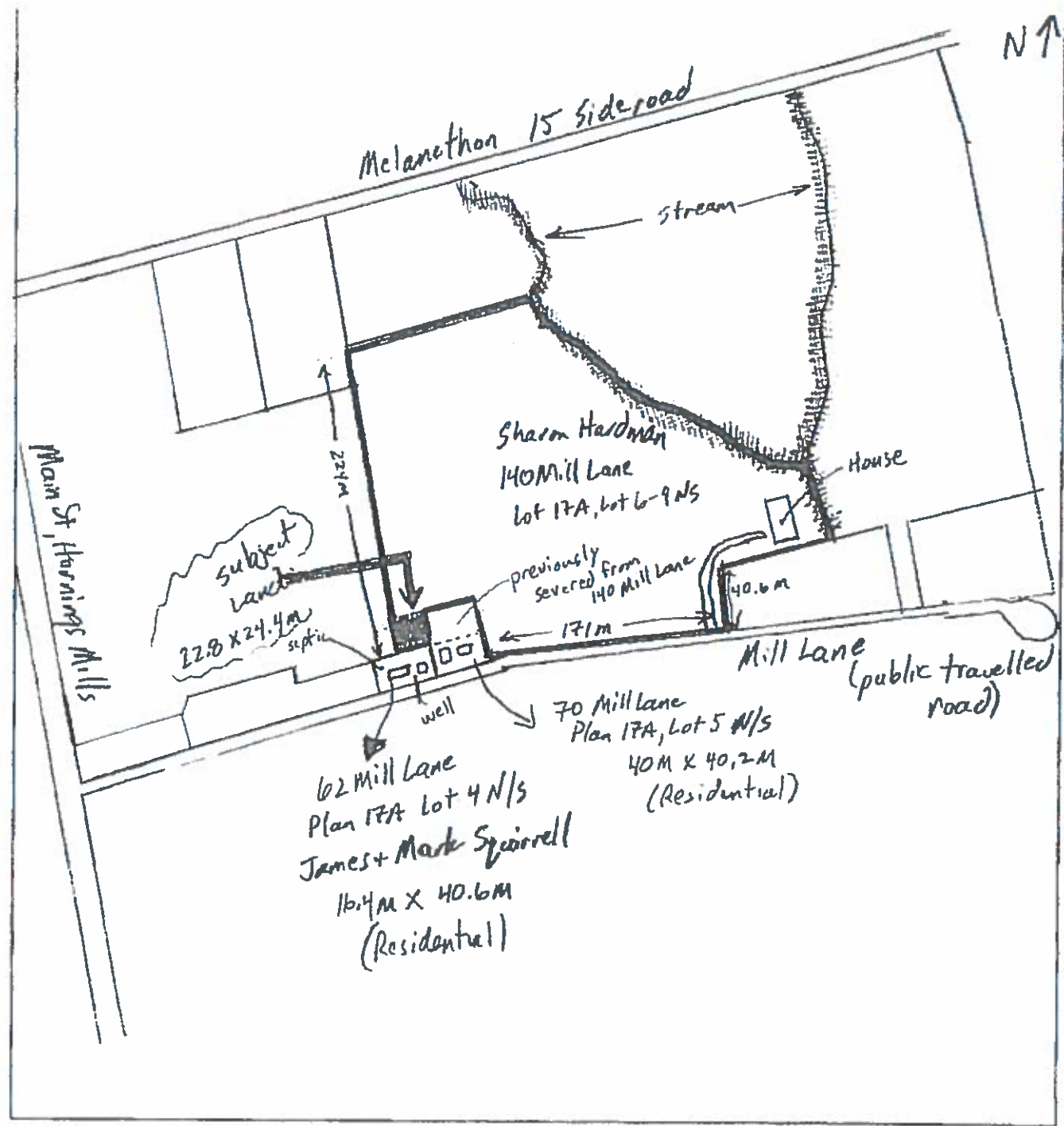
The land is not the subject of an application under the Act for an Official Plan Amendment, Zoning By-law Amendment, or Minor Variance application.

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



Melancthon 15 Side road

N ↑

stream

Main St, Harris Mills

subject land
22.8 x 24.4m
septic

22.4m

Sharon Hardman
140 Mill Lane
Lot 17A, Lot 6-9 NS

House

previously severed from
140 Mill Lane

171m

40.6m

Mill Lane
(public travelled road)

62 Mill Lane
Plan 17A Lot 4 N/S
James + Mark Spurrrell
16.4m x 40.6m
(Residential)

70 Mill Lane
Plan 17A, Lot 5 N/S
40M x 40.2M
(Residential)

well

• Municipal Planning Services Ltd. •

MEMORANDUM

To: Mayor White and Members of Council
Copy: Ms. Denise Holmes, CAO
From: Chris Jones MCIP, RPP
Date: June 11, 2021
Re: Application for ZBA – Part Lot 18, Concession 3 O.S. (Nicholson)

The Township is in receipt of an application for a zoning amendment for lands located in Part Lot 18, Concession 3 O.S. The location of the subject lands is shown in Figure 1.

Figure 1 – Location of Subject Lands



The lands were recently the subject of a consent approval to create a new lot. It was a condition of the severance that the lands be rezoned from the General Agricultural (A1) Zone to the Rural Residential (RR) Zone.

• Municipal Planning Services Ltd. •
Barrie, Ontario
(705) 725-8133

RECOMMENDATION

I have attached a zoning by-law amendment for Council's consideration and I am of the opinion it would fulfill the requisite condition of consent.

Respectfully Submitted,



Chris Jones MCIP, RPP