

## **TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 20<sup>th</sup> day of May, 2021 commencing at 6:11 p.m. Members D. White, D. Besley, W. Hannon and M. Mercer were present. Member J. McLean was absent with prior notice given. 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 April 15, 2021 be approved as circulated. Carried.

### **Business Arising from Minutes**

None.

### **Applications for Consent**

1. **B1/20 - Harinder Sidhu & B2/20 - Atef Adly Botros & Mona Joseph Khalil (Change to Conditions)**

Chris Jones, Municipal Planning Services Ltd. advised the Committee that on May 21, 2020, the 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 was 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 on Highway 89. Mr. Jones further advised that 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. Section 53 (23) of the Planning Act allows the approval authority to change or modify conditions of consent.

Moved by Besley, Seconded by Hannon that:

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.

Carried.

## **Applications for Minor Variance**

1. A1-21 - Will Sawyers - Part Lot 11, Concession 6 S.W.

A public meeting had been called for 6:00 p.m. to consider an application by Will Sawyers for a minor variance 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. Chris Jones, Municipal Planning Services Ltd., gave an overview of the application. Mr. Jones advised the Committee that the applicant wishes to replace the existing shed/storage building with a new shed/storage building as the applicant is a contract transport truck driver and requires the storage building to park his truck. The proposed building would have a floor area of 267.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 Secretary advised that no submissions had been received as a result of the required circulation.

Moved by Besley, Seconded by Mercer that the Committee approve the granting of a minor variance A1-21 to William Sawyers, Part of Lot 11, Concession 6 SW as follows:

- the rear yard setback for the proposed storage building shall be reduced to 5.48 metres;
- the side yard setback for the proposed storage building shall be reduced to 3.35 metres;
- the proposed storage building shall not be utilized for a home industry as defined by Zoning By-law 12-1979, as amended, but may be utilized for the storage of one tractor-trailer which is owned and operated by the owner residing on the subject lands.

The requested variance is considered minor in that it will accommodate the proposed storage building. The variance is considered to be appropriate for the proper development of the property and maintains the general intent and purpose of the Official Plan and Zoning By-law. Carried.

## **Applications on File**

None

## **Adjournment - 6:18 p.m.**

Moved by Mercer, Seconded by Besley that we adjourn Committee of Adjustment to meet again on Thursday, June 17, 2021 at 6:00 p.m. or at the call of the Chair.

Carried.

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CHAIR

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SECRETARY