

TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 17th day of June, 2021 commencing at 6:15 p.m. Members D. White, D. Besley, W. Hannon, M. Mercer and J. McLean 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 May 20, 2021 be approved as circulated. Carried.

Business Arising from Minutes

None.

Applications for Consent

1. **B3/21 - Sharon Hardman/James & Mark Squirrell - West Part Lot 15, Con 1 OS Plan 17A, Lots 6-9 (Lot enlargement to Plan 17A, Lot 4)**

A public meeting had been called for 6:00 p.m. to consider an application by Sharon Hardman and James and Mark Squirrell to sever approximately 556.3 sq m from the West Part of Lot 15, Concession 1 OS, Plan 17A, Lots 6-9 for a lot enlargement to Lot 4, Plan 17A. Chris Jones, Township Planning Consultant, reviewed the application with the Committee. He advised the proposed consent would sever lands having an area of approximately 556.3 m² and add it the abutting residential lot. The retained lot would have an area of 5.3 hectares and a frontage of 171 metres. The subject lands are regulated by the Niagara Escarpment Commission and are not subject to municipal zone regulation. The NEC has provided comments that they have no objection to the proposed lot addition on the basis that it is not intended to accommodate new development. The proposed consent is technical in nature and will add a modest additional lot area to a small lot of record.

Moved by Besley, Seconded by McLean that Application B3/21 to sever approximately 556.3 square metres from the West Part of Lot 5, Concession 1 OS, Lots 6-9, Plan 17A for a lot enlargement to Lot 4, Plan 17A be approved subject to the following conditions:

1. A reference plan of survey is required, showing all structures on the resultant lot and is to be submitted to the Township for review and approval prior to registration.
2. That 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.
3. Taxes on the subject properties must be paid to date when the deed is submitted for endorsement.
4. Conditions must be fulfilled and deeds stamped by the Secretary on or before one year form the mailing date of the Notice of Decision, as signed by the Secretary.

Upon fulfilment of the conditions, the Secretary shall issue a certificate which stipulates that the resultant lot is subject to Section 50 (3) and (5) of the Planning Act.

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

None

Adjournment - 6:24 p.m.

Moved by Hannon, Seconded by Mercer that we adjourn Committee of Adjustment to meet again on Thursday, July 15, 2021 at 6:00 p.m. or at the call of the Chair.
Carried.

CHAIR

SECRETARY