



**TOWNSHIP OF MELANCTHON
SPECIAL COMMITTEE OF ADJUSTMENT ELECTRONIC MEETING
THURSDAY, SEPTEMBER 2, 2021 - 6:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/86117247734?pwd=VzhNU0JDOWZ4TUxHNERXZIRncHUydz09>

Meeting ID: 861 1724 7734

Passcode: 567285

One tap mobile

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Dial by your location

+1 647 558 0588 Canada

+1 778 907 2071 Canada

+1 204 272 7920 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 647 374 4685 Canada

Meeting ID: 861 1724 7734

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AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

Motion – That the Agenda be approved as circulated/amended.

3. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

4. MINOR VARIANCE

1. A1-21 Minor Variance for 077177 7th Line SW, amend Committee Decision in regards to proposed shop size

5. ADJOURNMENT

Motion - That we adjourn Committee of Adjustment at _____ p.m. to meet again on Thursday, September 16, 2021 at 6:00 p.m. or at the call of the Chair.



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
Email: info@melancthontownship.ca

MEMORANDUM

TO: CHAIR WHITE AND MEMBERS OF COMMITTEE OF ADJUSTMENT

FROM: DENISE B. HOLMES, AMCT, SECRETARY-TREASURER

SUBJECT: WILL SAWYERS – MINOR VARIANCE

DATE: AUGUST 30, 2021

On May 20, 2021, the Committee heard an application from Will Sawyers (A1-21) for a minor variance to reduce the rear yard setback and minimum side yard setback for a proposed 2,880 square foot shop to replace an existing 1,690 square foot shop. The minor variance was approved at that meeting and the notice of decision circulated.

On August 23, 2021, Mr. Sawyers applied for a building permit for the shop through the County of Dufferin portal, but the size of the shop had been increased to 3,200 square feet. Township Staff contacted Mr. Sawyers and advised him that the minor variance he applied for, was approved for a 2,880 square foot shop and that his building permit would be not be approved based on the size change.

Mr. Sawyers explained to Township Staff that when he went to order the trusses for the 2,880 square foot shop, he was told that he could get trusses sooner for a 3,200 square foot shop and because he wanted to start building right away before the winter, that's what he ordered. He advised Staff that setbacks would not change.

Chris Jones, Township Planner advises that because the motion approving the minor variance specified that it was a 2,880 square foot shop, the motion needs to be amended to reflect the 3,200 square foot shop. Therefore, it is being recommended that the motion passed on May 20, 2021 be amended in order that Mr. Sawyers' building permit can be approved.



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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 7th 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.

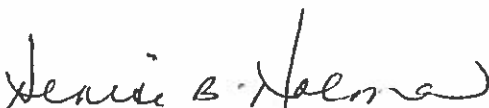
Place: Virtual Meeting - This will be a virtual meeting. If you wish to attend the virtual meeting, please call or email the Township office prior to the day of the public meeting so you can be provided with the link to the meeting. If you do not have the capability to attend a virtual meeting, please 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 23rd day of April, 2021.


Denise B. Holmes, AMCT
Secretary-Treasurer

**CORPORATION OF THE TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT - DECISION**

Application No. A1-21
Date of Hearing May 20, 2021 – 6:00 p.m. Virtual Meeting
Date of Decision May 20, 2021

In the matter of Section 45 of the Planning Act, Zoning By-law No. 12-1979 as amended by By-law 12-1982 and an application for (X) minor variance; to reduce the minimum rear yard setback (east lot line) from 8 metres (26.25 feet) to 5.48 metres (18 feet) and to reduce the minimum side yard setback (south lot line) to 3.35 metres (11 feet) for a proposed 2880 sq ft. shop to replace an existing 1690 sq ft shop.

Location of the property: Part Lot 11 Concession 6 SW 7R5163 Part 1

Postal Address: 077177 7th Line SW, Melancthon ON L9V 2B5

The request is hereby GRANTED subject to the following conditions:

- 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, by may be utilized for the storage of one tractor-trailer which is owned and operated by the owner residing on the subject lands.

Reasons:

There were no public comments brought forward with this application for the Committee to consider. This application conforms with the Official Plan of the Township of Melancthon and is consistent with the Provincial Policy Statement.

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.

Concur in the Decision:

Darren White
Chairman and Committee Member

David Besley
Committee Member

Wayne Hannon
Committee Member

Margaret Mercer
Committee Member

Virtually Signed and Witnessed by Committee of Adjustment members

Any person or public body may, not later than 20 days after the giving of notice, appeal the decision or any condition imposed by the Committee to the Local Planning Appeals Tribunal (LPAT) by filing with the Secretary-Treasurer, at the Township of Melancthon Municipal Office, a notice of appeal setting out the reasons for the appeal, accompanied by the fee as per LPAT by certified cheque or money order payable to the Minister of Finance. If you wish to appeal to LPAT, a copy of an appeal form is available from the LPAT website at <http://elto.gov.on.ca/tribunals/lpat/forms/> or available at the Township of Melancthon Municipal Office.

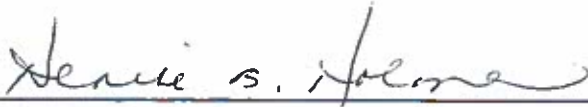
NOTICE OF LAST DATE OF APPEAL

Notice is hereby given that the last date of appealing this decision to the Local Planning Appeal Tribunal is **June 15, 2021**.

CERTIFICATION

I, Denise B. Holmes, Secretary-Treasurer of the Township of Melancthon Committee of Adjustment, hereby certify that the above is a true copy of the decision of the Committee of Adjustment with respect to the application recorded herein.

Dated this 26th day of May, 2021



Denise B. Holmes

Secretary-Treasurer

Township of Melancthon, 157101 Highway 10, Melancthon, ON L9V 2E6