

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

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 18th day of November, 2021 commencing at 6:00 p.m. Members D. White, D. Besley, W. Hannon, M. Mercer and J. McLean were present. Secretary-Treasurer D. Holmes, S. Culshaw and Chris Jones, Township Planning Consultant were also present. Member White presided.

### **Agenda**

Moved by Besley, Seconded by Mercer that the Agenda be approved as circulated.

Carried.

### **Minutes**

Moved by Mercer, Seconded by Besley that the minutes of the Committee of Adjustment meeting held on August 12, 2021, be approved as circulated.

Carried.

Moved by Mercer, Seconded by Besley that the minutes of the Committee of Adjustment meeting held on September 2, 2021, be approved as circulated.

Carried.

### **BUSINESS ARISING FROM MINUTES**

NONE

### **Applications for Consent**

#### **APPLICATION FOR CONSENT**

1. B4-21 – East Part of Lots 7 & 8, Concession 1 OS (Separate Golf Course from Agriculture) – Samuel E Young Golf Enterprises Limited

Samual Young spoke regarding the application for the purpose of severing land from the Golf Course to build a dwelling unit. Chris Jones reviewed his report with the Committee and indicated that he approved this application.

Moved by Besley, Seconded by Mercer that the Application for Consent B4/21 to sever approximately 29.64 hectares from the East Part of Lots 7 & 8, Concession 1 OS be approved subject to the following conditions:

1. A legal plan of survey is required and is to be submitted to the Township for review and approval prior to registration. That such survey identify the location of all existing buildings and structures to confirm compliance with the Zoning By-law.
2. That the severed and retained lands be rezoned to appropriately reflect the existing uses and natural features.
3. Taxes and special charges 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 from the mailing date of the Notice of Decision, as signed by the Secretary.

This application conforms with the Official Plan of the Township of Melancthon and is consistent with the Provincial Policy Statement.

Carried.

2. B5-21, B6-21, B7-21 – West Part Lot 8, Part of Parcel 12, Con 2 OS (Severance 1), West Part Lot 8, Part of Parcel 11, Con 2 OS (Severance 2), West Part Lot 7, Part of Parcel 10, Con 2 OS (Severance 3) – 2577791 Ont Inc (Ghotra)

Chris Jones reviewed his report to the Committee and approved the following applications:

Moved by McLean, Seconded by Hannon that the application for Consent B5/21 to sever approximately 1.1 hectares (road frontage 61 m) from the West Part of Lot 8, Concession 2 OS - Parcel 12 be approved subject to the following conditions:

1. A legal plan of survey is required and is to be submitted to the Township for review and approval prior to registration.
2. That the severed lot be rezoned to the Rural Residential (RR) Zone and the retained lot also be rezoned to reflect or address recommendations of the Environmental Impact Study.
3. That the barn and silo located on the retained lands be removed prior to the deed being submitted for endorsement.
4. That an entrance to the severed parcel be approved by the Township Public Works Superintendent and be installed before the deed is submitted for endorsement.
5. That a County Rural Civic Address must be assigned to the entrance for the severed parcel before the deed is submitted for endorsement.
6. Written approval that the severed lot is suitable for a septic system. This approval must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
7. That the applicant enter into a Consent Agreement with the Township to implement applicable recommendations of the Environmental Impact Study.
8. All costs associated with the Consent Agreement must be paid when the deed is submitted for endorsement.
9. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
10. Conditions must be fulfilled and deeds stamped by the Secretary on or before one year from the mailing date of the Notice of Decision, as signed by the Secretary.

This application conforms with the Official Plan of the Township of Melancthon and is consistent with the Provincial Policy Statement.

Carried.

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Moved by McLean, Seconded by Hannon that the for Consent B6/21 to sever approximately 1.1 hectares (road frontage 63 m) from the West Part of Lot 8, Concession 2 OS - Parcel 11 be approved subject to the following conditions:

1. A legal plan of survey is required and is to be submitted to the Township for review and approval prior to registration.
2. That the severed lot be rezoned to the Rural Residential (RR) Zone and the retained lot also be rezoned to reflect or address recommendations of the Environmental Impact Study.
3. That the barn and silo located on the retained lands be removed prior to the deed being submitted for endorsement.
4. That an entrance to the severed parcel be approved by the Township Public Works Superintendent and be installed before the deed is submitted for endorsement.
5. That a County Rural Civic Address must be assigned to the entrance for the severed parcel before the deed is submitted for endorsement.

6. Written approval that the severed lot is suitable for a septic system. This approval must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
7. That the applicant enter into a Consent Agreement with the Township to implement applicable recommendations of the Environmental Impact Study.
8. All costs associated with the Consent Agreement must be paid when the deed is submitted for endorsement.
9. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
10. Conditions must be fulfilled and deeds stamped by the Secretary on or before one year from the mailing date of the Notice of Decision, as signed by the Secretary.

This application conforms with the Official Plan of the Township of Melancthon and is consistent with the Provincial Policy Statement.

Carried.

Moved by Hannon, Seconded by Besley that the application for Consent B7/21 to sever approximately 1.1 hectares (road frontage 61 m) from the West Part of Lot 7, Concession 2 OS - Parcel 10 be approved subject to the following conditions:

1. A legal plan of survey is required and is to be submitted to the Township for review and approval prior to registration.
2. That the severed lot be rezoned to the Rural Residential (RR) Zone and the retained lot also be rezoned to reflect or address recommendations of the Environmental Impact Study.
3. That the barn and silo located on the retained lands be removed prior to the deed being submitted for endorsement.
4. That an entrance to the severed parcel be approved by the Township Public Works Superintendent and be installed before the deed is submitted for endorsement.
5. That a County Rural Civic Address must be assigned to the entrance for the severed parcel before the deed is submitted for endorsement.
6. Written approval that the severed lot is suitable for a septic system. This approval must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
7. That the applicant enter into a Consent Agreement with the Township to implement applicable recommendations of the Environmental Impact Study.
8. All costs associated with the Consent Agreement must be paid when the deed is submitted for endorsement.
9. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
10. Conditions must be fulfilled and deeds stamped by the Secretary on or before one year from the mailing date of the Notice of Decision, as signed by the Secretary.

This application conforms with the Official Plan of the Township of Melancthon and is consistent with the Provincial Policy Statement.

Carried

**1. APPLICATION FOR MINOR VARIANCE**

None

**4. APPLICATION FOR VALIDATION OF TITLE**

None

5. APPLICATIONS ON FILE

None

6. DELEGATES

None

7. CORRESPONDENCE

None

8. ADJOURNMENT

Motion - That we adjourn Committee of Adjustment at 6:31p.m. to meet again on Thursday, December 9, 2021 at 10:00 a.m. or at the call of the Chair.

Carried.

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CHAIR

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SECRETARY