

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 13th day of January 2022 commencing at 10.00 a.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 Mercer, Seconded by Besley that the Agenda be approved as circulated.

Carried.

Declaration of Pecuniary Interest and the General Nature Thereof

Mayor White advised that disclosure of pecuniary interest can be declared at this time or anytime throughout the meeting by giving the general nature thereof and that declarations must be submitted to the Clerk in writing.

Deputy Mayor Besley- Committee of Adjustment – Application for Consent for the reason that: the Wilsons are clients of mine.

Minutes

Moved by Besley, Seconded by Mercer that the minutes of the Committee of Adjustment meeting held on December 9, 2021, be approved as circulated.

Carried.

Business Arising from Minutes

None.

Applications for Consent

1. B10-21 - Part Lot 8, Concession 6 SW (Horst)

Chris Jones - Planner Consultant indicated that that this application conforms with the Official Plan and the conditions as drafted are suitable to proceed as approved.

Moved by Besley, Seconded by McLean that Application for Consent B10/21 to sever 97.93 acres - Part Lot 7, Concession 6 SW from Part Lot 8, Concession 6 SW be approved subject to the following conditions:

1. That the applicant prepare a reference plan of the severed lands and provide a draft version to the Township for review in its draft form prior to registration.
2. Confirmation of compliance with the regulations of the A1-98 Zone by providing a survey or letter from an Ontario Land Surveyor confirming turbine setbacks. Where the confirmation indicates non-compliance with the A1-98 Zone, a zoning amendment shall be required.
3. That an entrance to the severed and retained be approved by the Township Public Works Superintendent and installed before the deed is submitted for endorsement or confirmation that both parcels have approved entrances.
4. That a County Rural Civic Address must be assigned to both the severed and retained entrances before the deed is submitted for endorsement.
5. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
6. 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 lot creation policies of the PPS and the Township

Official Plan as they relate to the creation of new farm parcels in a prime agricultural area.

Carried.

Application for Minor Variance

A4-21 - Part Lot 291 RP 7R2736 Part 2, Concession 1 SW (Horvath)

1. L. Andrew Horvath spoke regarding his application. He indicated that the original plans for the placement for his building were adjacent to the dwelling, however when the builder started construction, the stakes were removed and the building is now 13 feet in front of the dwelling. Mr. Horvath asked that they allow the building to remain in its current location. Chris Jones – Planner Consultant agreed that this minor variance request was reasonable under the circumstances.

Moved by Mercer, Seconded by Hannon that Committee approve the granting of a minor variance A4/21 to L. Andrew Horvath, Part of Lot 291, Concession 1 SW to allow the workshop to be located in the front yard (in front of the Road-facing wall of the existing dwelling) subject to the following conditions:

That the storage building shall not be utilized for a home industry defined by

2. Zoning By-law 12-1979 or for any commercial or industrial purpose;
That any future application for a building permit shall be accompanied by a survey or real property report prepared by an Ontario Land Surveyor.

Application for Validation of Title

None

Applications on File

1. B9-21 – Part Lot 8, Part Lot 9, Concession 7 SW (Wilson)

Member Dave Besley declared a pecuniary interest for the reason that the Wilsons are clients of his. Member Besley was put in the waiting room on zoom.

Discussions ensued regarding the setback compliance of a turbine on a severed party, and it was disclosed that this severance is compliant.

Moved by Hannon, Seconded by McLean that Application for Consent B9/21 to sever 100 acres from Part Lot 8, Part Lot 7, Concession 7 SW be approved subject to the following conditions:

1. That the applicant prepare a reference plan of the severed lands and provide a draft version to the Township for review in its draft form prior to registration.
2. Confirmation of compliance with the regulations of the A!098 Zone by providing a survey or letter from an Ontario Land Surveyor confirming the setback of the turbine nearest to the abutting lot line. Where the confirmation indicates non-compliance with the AQ-98 Zone, a zoning amendment shall be required.
3. That an entrance to the severed and retained be approved by the Township Public Works Superintendent and installed before the deed is submitted for endorsement or confirmation that both parcels have approved entrances.
4. That a County Rural Civic Address must be assigned to both the severed and retained entrances before the deed is submitted for endorsement.
5. Taxes and special charges must be paid to date when the deed is submitted for endorsement.

6. 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 lot creation policies of the PPS and the Township Official Plan as they relate to the creation of new farm parcels in a prime agricultural area.

Member Besley was returned to the meeting.

Delegates

None

Correspondence

None

Adjournment – 10:28 a.m.

Moved by McLean, Seconded by Mercer, that we adjourn Committee of Adjustment at 10:28 a.m. to meet again on Thursday, February 17, 2022 at 6:00 p.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY