

**TOWNSHIP OF MELANCTHON  
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a Special electronic meeting on the 7th day of April 2022 commencing at 10:00 a.m. Members D. White, D. Besley, M. Mercer, J. McLean and B. Neilson were present. Secretary-Treasurer D. Holmes, and S. Culshaw were also present. Member White presided.

**Agenda**

Moved by Mercer, Seconded by Neilson 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

Item: 4 Application on File

Re: B1/22 Black/Vander Zaag –Application to Sever Approximately 3.6 Acres

For the reason that: the Vander Zaag's are my clients.

**Applications on File**

1. B1/22 Part Lot 297 & 298, Concession 2 SW (Black/Vander Zaag)

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

Moved by Mercer, Seconded by McLean that Application B1/22 to sever approximately 1.46 ha. (3.6 acres) from Part of Lots 297 and 298 Concession 2 S.W. for the purpose of severing a surplus farm dwelling be approved subject to the following conditions:

1. That Lots 297 and 298, Concession 2 SW, in its entirety, and having a lot area of 48.66 ha (120 acres) shall be transferred to Adam H. Vander Zaag Farms Ltd. with confirmation of such transfer confirmed in the form of a draft transfer provided to the Secretary in a form acceptable to the Township together with an Undertaking provided by the Applicant's lawyer to register same prior to completion of the severance and to provide the Secretary with a registered copy of the Transfer immediately following registration.
2. The applicant shall provide a draft reference plan and transfer for review prior to registration. That such draft reference plan shall show all existing structures on the severed lot.
3. The severed lot shall be zoned to a Rural Residential (RR) Zone and the retained lands shall be rezoned for agricultural purposes only, such that no dwelling or habitable building shall be constructed on the retained lands.
4. That an entrance be approved for the retained lot by the Township Public Works Superintendent and the entrance be installed before the deed is submitted for endorsement.
5. That a County Rural Civic Address must be assigned to the entrance of the retained lands by the County of Dufferin Public Works Department before the deed is submitted for endorsement.
6. Taxes and special charges on the subject property must be paid to date when the deed is submitted for endorsement.
7. All conditions must be fulfilled and deeds stamped by the Secretary on or before two years from the mailing date of the Notice of Decision, as signed by the Secretary.

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

Member Besley was returned to the meeting.

**Adjournment – 10:10 a.m.**

Moved by Neilson, Seconded by McLean, that Committee adjourn this Special Committee of Adjustment at 10:10 a.m.

Carried.

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CHAIR

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SECRETARY