

TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 17th day of March 2022 commencing at 6:00 p.m. Members D. White, D. Besley, 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
Item: 10
Re: B1-22 Black/Vander Zaag – Severance Application
For the reason that: Vander Zaag are my clients.

Minutes

Moved by McLean, Seconded by Mercer that the minutes of the Committee of Adjustment meeting held on February 17, 2022, be approved as circulated.

Carried.

Business Arising from Minutes

None.

Application for Consent

None

Application for Minor Variance

None

Application for Validation of Title

None

Certificate of Cancellation

None

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 they (Vander Zaag) are clients of his. Member Besley was put in the waiting room on zoom.

The following motion had been drafted for the Committee's consideration: 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 A.H. Vander Zaag Farms Ltd. with confirmation of such transfer confirmed in the form of a registered transfer provided to the Secretary.

- 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.

A letter was provided to prove the habitable state of the property.

Adam Vander Zaag from Adam Vander Zaag Farm requested that the application be deferred until the next meeting as he would like to further review condition # 1. The Township would also like the Township Solicitor to review any changes to Condition #1, as the wording was provided by the Solicitor. The Committee agreed to have a special Committee of Adjustment on April 7th so that this can be discussed at that time.

Member Besley was returned to the meeting.

Application for Minor Variance

None

Application for Validation of Title

None

Delegates

None

Correspondence

None

Adjournment – 6:20 p.m.

Moved by Mercer, Seconded by Besley, that we adjourn Committee of Adjustment at 6:20 p.m. to meet again on Thursday, April 7, 2022 at 10:00 a.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY