

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 21st day of April 2022 commencing at 6:00 p.m. Members D. White, M. Mercer, J. McLean and B. Neilson were present. Deputy Mayor Dave Besley was absent with prior notice given. Secretary-Treasurer D. Holmes, S. Culshaw and Chris Jones, Township Planning Consultant were also present. Member White presided.

Agenda

Moved by McLean, 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.

Minutes

Moved by McLean, Seconded by Mercer that the Committee approve the minutes of March 17, 2022 meeting as circulated.

Carried.

Moved by McLean, Seconded by Neilson that the Committee approve the minutes of the April 7, 2022 Special meeting as circulated.

Carried.

Business Arising from Minutes

None.

Application for Consent

B4/22 East Part Lot 16, Concession 2 OS (Baird Consulting & Design/Wade Mills)

Chris Jones – Planner Consultant stated that this application covered all the salient Provincial and Local Policy recommendations, and as such recommended approval.

Moved by Neilson, Seconded by McLean that Application for Consent B4/22 to sever approximately 1.01 ha from the East Part of Lot 16, Concession 2 OS be approved subject to the following conditions:

1. A reference plan of survey is required. Draft survey to be provided to the Township to review prior to registration.
2. Written approval from the County of Dufferin Building Department that the retained lot is suitable for a septic system. This approval must be received before the deed is submitted for endorsement.
3. An entrance to the retained lot must be approved by the Township's Public Works Superintendent and the entrance installed before the deed is submitted for endorsement.
4. That a County Rural Civic Address must be assigned to entrance of the retained lot 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 two years from the mailing date of the Notice of Decision, as signed by the Secretary.

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

Carried.

2. B5/22 & B6/22 Lots 5 & 6, Plan 332 and Lot 32 & Part of Lot 33, Plan 332 (Belford/Joel D. Farber)

GRCA comments were distributed with the Agenda that indicate recommendations of deferring the application to allow the applicant an opportunity to demonstrate that the proposed severances would not be contrary to policies addressing potential flood hazards. It was stated that there is no GRCA encroachment on one of the lots and a very minimal amount on the other. Upgrading the roads were also discussed. Joel Farber stated that they could not pay \$100,000.00 as part of the condition of the severance. It was suggested that the \$100,000 could be paid incrementally. It was decided that the application(s) would be deferred, and the following motions were passed.

Moved by Mercer, Seconded by McLean that Committee of Adjustment defer Application for Consent B5/22 to allow the applicant an opportunity to address and/or clear the Grand River Conservation Authority's comments dated April 20, 2022.

Carried.

Moved by Neilson, Seconded by Mercer that Committee of Adjustment defer Application for Consent B6/22 to allow the applicant an opportunity to address and/or clear the Grand River Conservation Authority's comments dated April 20, 2022.

Carried.

3. B7/22 & B8/22 West Part Lot 7, Part of Parcel 7, Concession 2 OS (Severance 5 on attached sketch) and West Part of Lot 7, Part of Parcel 8, Concession 2 OS (Severance 4 on attached sketch) (2577791 Ontario Inc – Ghotra)

Chris Jones – Planner Consultant stated that the below application is due to 6 separate lots that were consolidated. He stated that he had no objections to the applications.

Moved by McLean, Seconded by Neilson that Application for Consent B7/22 to sever approximately 1.1 ha from the West Part of Lot 7, Part of Parcel 7, Concession 2 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.
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 two years 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 consistent with the Provincial Policy Statement.

Carried.

Moved by Neilson, Seconded by McLean that Application for Consent B8/22 to sever approximately 1.1 ha from the West Part of Lot 7, Part of Parcel 8, Concession 2 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.

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 two years 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 consistent with the Provincial Policy Statement.

Carried.

Application for Minor Variance

None

Application for Validation of Title

None

Certificate of Cancellation

None

Applications on File

None

Application for Minor Variance

None

Application for Validation of Title

None

Delegates

None

Correspondence

None

Adjournment – 6:42 p.m.

Moved by Neilson, Seconded by Mercer, that we adjourn Committee of Adjustment at 6:42 p.m. to meet again on Thursday, May 19, 2022 at 6:00 p.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY