

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 20th day of October 2022 commencing at 6:00 p.m. Members D. White, M. Mercer, J. McLean and B. Neilson were present. Member D. Besley was absent with notice. Secretary-Treasurer D. Holmes, S. Culshaw, Diksha Marwaha Township Planning Coordinator and Silva Yousif Township Senior Planner were also present. Member White presided.

Agenda

Moved by Nielson, Seconded by McLean 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 Mercer, Seconded by Nielson that the Committee approve the minutes of September 15, 2022 meeting as circulated.
Carried.

Business Arising from Minutes

None.

Application for Consent

None

Application for Minor Variance

A1/22 Part Lot 19, Concession 3 NE (Levi F. Martin)

Diksha Marwala – Planning Coordinator read her report to the committee and recommended that this application be denied, stating that the variance in this case would not be considered minor and does not comply to the zoning by-law.

Moved by Nielson, Seconded by McLean that Committee of Adjustment deny Minor Variance Application A1/22 of Levi F. Martin - Part of Lot 19, Concession 3 NE, to reduce the minimum separation distance between On-Farm Business Uses for a proposed new workshop, from 500 metres to 321 metres, as the requested variance does not meet the four tests of a minor variance application as prescribed under Section 45(1) of the Planning Act.

Member Mercer requested a recorded vote:

Member Mercer	"Nay"
Member McLean	"Yea"
Member Nielson	"Yea"
Member White	"Yea"

Carried.

A2/22 Part Lot 220, Concession 2 NE (Ryan & Beverly Byers)

Diksha Marwala – Planning Coordinator read her report to the committee and recommended that this application be approved with conditions outlined in the motion.

Moved by Mercer, Seconded by Nielson that Committee of Adjustment approve the granting of a minor variance A2/22 to Ryan and Beverly Byers, Part of Lot 220, Concession 2 NE, Part 2, Plan 7R-3692 as follows:

- The interior side yard (western) setback for the proposed storage building shall be reduced to 1.8 metres;
- The minimum front yard setback for the proposed storage building shall be reduced 24.16 metres;
- The maximum lot coverage area for the proposed storage building shall be increased to 10.5%

The proposed storage building shall not be used for human habitation and shall not be utilized for a home industry as defined by Zoning By-law 12-1979, as amended or for any commercial or industrial purpose.

The requested variance is considered minor in nature in that it will accommodate the proposed storage building. The variance is considered to be appropriate for the proper development of the property and maintains the general intent and purpose of the Official Plan and Zoning By-law.

Carried.

Application for Validation of Title

None

Certificate of Cancellation

None

Applications on File

1. B5/22 Lots 3-6, Plan 332
2. B6/22 Lots 32-34, Plan 332

Staff Recommendation – Defer to the November 10, 2022 Committee of Adjustment meeting.

Application for Minor Variance

None

Application for Validation of Title

None

Delegates

None

Correspondence

None

Adjournment – 6:34 p.m.

Moved by Mercer, Seconded by Neilson, that we adjourn Committee of Adjustment at 6:34 p.m. to meet again on Thursday, November 10, 2022 at 6:00 p.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY