

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 16th day of March, 2023 commencing at 6:27 p.m. (Scheduled for 6:00 p.m.) Members D. White, J. McLean, R. Moore, B. Neilson and R. Plowright were present. Secretary-Treasurer D. Holmes, S. Culshaw, were also present. Member White presided.

Additions/Deletions/Approval of Agenda

Moved by Plowright, Seconded by Neilson that the Committee approve the Agenda as circulated.

Carried.

Declaration of Pecuniary Interest and the General Nature Thereof

Chair 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 Moore that Committee approve the minutes of the February 16, 2023 Committee of Adjustment meeting as circulated.

Carried.

Business Arising from Minutes

None.

Application for Consent

None

Application for Minor Variance

A4/22 Lot 13, Plan 7M48 (Amritpal Bansal, Khalsa Design Inc on behalf of Paul Fuller and Talcia Richards)

A public meeting had been called to consider an application from Paul Fuller and Talcia Richards for a Minor Variance on 13 Rutledge Heights to build a new one-storey single family dwelling on the property. The Secretary indicated that they had received comments from the NVCA, the County Building Department and the County Planning department, and there were no concerns. As per the Staff Report, Staff recommended approving the application for Minor Variance.

Moved by Moore, Seconded by Neilson that Committee approve the granting of a minor variance A4/22 to Paul Fuller and Talcia Richards, Part of Lot 13, Plan 7M48, 13 Rutledge Heights to allow the applicants to build a new one-storey single family dwelling on the property as follows:

- The exterior side yard setback shall be reduced to 10.89 metres;
- The maximum lot coverage area shall be increased to 11.75%

The requested variance is considered minor in nature in that it will accommodate the proposed one-storey single family dwelling. 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

Application was further deferred.

Application for Minor Variance

None

Application for Validation of Title

None

Delegates

None

Correspondence

Report from Silva Yousif, Senior Planner – Change of Condition – Consent Applications B5/22

Moved by McLean, Seconded by Moore that the Committee modify Provisional Consent B5/22 by removing Condition 2 that would require rezoning for the severed and retained parcels. And further that prior to entering into an agreement with the Township, Condition 3, 4, & 5 must be further achieved to the satisfaction of the Township. As this modification is minor in nature, the Committee resolves that no further notice is required for this change.

Carried

Adjournment – 6:37 p.m.

Moved by McLean, Seconded by Nielson that Committee adjourn at 6:37 p.m. to meet again at the call of the Chair.

Carried.

CHAIR

SECRETARY