

TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT

The Committee of Adjustment of the Township of Melancthon held an hybrid meeting on the 13th day of July, 2023 commencing at 6:10 p.m. (Scheduled for 6:00 p.m.) Members D. White, J. McLean (by electronic), R. Moore (by electronic), 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 Moore 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 Nielson, Seconded by Plowright that Committee approve the minutes of the March 16, 2023 Committee of Adjustment meeting as circulated.

Carried.

Business Arising from Minutes

None.

Application for Consent

B1/23, Part Lots 272 – 277, Con 2 SW (2690044 Ontario Inc C/O Gord Fox)

Ray Duhamel presented on behalf of Gord Fox regarding lands proposed to be severed and retained. He indicated that the intent was to use the existing entrance to access the northern portion of the farm. Mr. Duhamul had queries on some of the conditions. He asked if his client needed to get an entrance permit if they were using an existing entrance? It was stated that the conditioned changed to state that confirmation of an approved entrance would suffice. Mr. Duhamul also asked for clarification on the condition stating that no site alteration such as new buildings, structures, or loss of significant woodland are proposed as part of this consent application unless all required approvals are formally obtained, through formal future applications. The clerk indicated that we acknowledge that there are no permits at this time, so the dead will be stamped accordingly.

Leo Blydorp asked if there was a deviation to ensure that they stay out of the woodlot- it was confirmed that there was. He also indicated that the easement was a turbine road, and that it was to be decommissioned when the turbine is removed. The Chair stated the road would be decommissioned once the turbine is removed at which time it would need to be rebuilt.

The following motion was passed.

Moved by Nielson, Seconded Plowright that Application for Consent B1/23 to sever 94.94 hectares (234.50 acres) from Part of Lots 272-277, Concession 2 SW be approved subject to the following conditions:

1. That the applicant prepare a reference plan of the severed lands, and any required easement, be shown on the survey and the draft version be submitted to the Township for review in its draft form prior to registration.
2. That the applicant provide confirmation of compliance with the regulations of the A1-106 Zone by providing a survey or letter from an Ontario Land Surveyor

confirming turbine setbacks. Where the confirmation indicates non-compliance with the A1-106 Zone, a zoning amendment shall be required.

3. That the Site Plan Agreement dated January 16, 2020 between 2690044 Ontario Inc. and the Corporation of the Township of Melancthon be amended if the intent is for the severed lands to not be utilized and developed in the manner formalized through the registered Site Plan Agreement.
4. That the applicant ensure that the proposed lot line will avoid the significant woodland area.
5. That no site alternation such as new buildings, structures, or loss of significant woodland are proposed as part of this consent application, unless all required approvals are formally obtained, through formal future applications.
6. That an entrance permit application be submitted to the Township for the severed and retained parcels and the applications be approved by the Township Public Works Superintendent and the entrances installed before the deed is submitted for endorsement. Or confirmation that both parcels have approved entrances.
7. That a County Rural Civic Address must be assigned to both the severed and retained entrances before the deed is submitted for endorsement.
8. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
9. 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 lot creation policies of the PPS and the Township Official Plan as they relate to the creation of new farm parcels in a prime agricultural area.

**B2/23, Part Lots 272 – 277, Con 2 SW (2690044 Ontario Inc C/O Gord Fox)
Planning Report on B1/23 and B2/23**

Motion – that Application for Consent B2/23 to sever 1.79 hectares (4.4 acres) for the purposes of an easement, from Part of Lots 276 & 277, 2 SW be approved subject to the following conditions:

1. That the applicant prepare a reference plan of the severed lands (easement) and the draft version be submitted to the Township for review in its draft form prior to registration.
2. That an entrance permit application be submitted to the Township and be approved by the Township Public Works Superintendent and the entrance must be installed before the deed is submitted for endorsement. Or confirmation that the severed parcel has an approved entrance.
3. That a County Rural Civic Address must be assigned to the severed entrance before the deed is submitted for endorsement.
4. That a Consent Agreement be registered on title acknowledging the easement and the responsibility of each landowner to address matters related to maintenance and liability associated with the shared driveway.
5. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
6. That the Deed for Application B1/23 must be submitted before, or in conjunction, with the Deed for Application B2/23.
7. 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 policies of the PPS and the Township Official Plan.

Application for Minor Variance

None

Application for Validation of Title

None

Certificate of Cancellation

None

Applications on File

1. B6/22 – Belford – Lots 32-34, Plan 332
Application was further deferred.

Application for Minor Variance

None

Application for Validation of Title

None

Delegates

None

Correspondence

Adjournment – 6:37 p.m.

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

Carried.

CHAIR

SECRETARY