

**TOWNSHIP OF MELANCTHON  
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a hybrid meeting on the 11th day of January, 2024 commencing at 9:30 a.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 McLean, Seconded by Plowright 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 Moore, Seconded by Neilson that Committee approve the minutes of the December 14, 2023, Committee of Adjustment meeting 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. B6/22 – Belford – Lots 32-34, Plan 332  
Application was further deferred.
2. B6/23 – Part Lot 14, Concession 5 NE (Cherie Yap and Matthew Zabbal)
  1. Email from Grand River Conservation regarding Yap/Zabbal Application
  2. Letter from BA Nicolson Planning Services regarding Yap/Zabbal Application

Diksha Marwaha, Township Coordinator, stated that the GRCA recommended that they establish the Ontario Wetland limit. This could take place Between May 1 – Oct 31. The committee relayed again how they had concerns on the length it has taken the GRCA to approve this application.

Bev Nicolson stated that their ecologist has moved forward with this and has a scheduled meeting with the GRCA in May 2024.

Denise Holmes, secretary indicated she had consulted with GRCA to ensure they were satisfied with the wording in the following motion.

Moved by Neilson, Seconded by McLean that Application for Consent B3,23 to sever approximately 13.48 hectares (33.31 acres) from Part of Lot 14, Concession 5 NE be approved subject to the following conditions:

1. That the application provide a draft reference plan of the severed lot, prepared by an Ontario land Surveyor, and it be submitted to the Township for review prior registration
2. Rezoning of the severed lot is required.
3. The wetland boundaries on the severed lands must be delineated as per the Ontario Wetland Evaluation System protocols and validated by the Grand River conservation Authority Staff onsite before the Certificate of Consent is issued.
4. That the applicant obtain a development permit pursuant to Ontario Regulation 150/06 from the Grand River Conservation Authority for development of the severed lands before the Certificate of Consent is issued.
5. 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 be installed before the Certificate of consent is issued.
6. That a County Rural Civic Address must be assigned to both the severed and retained entrances before the Certificate of Consent is issued.
7. Taxes and special charges must be paid to date before the Certificate of Consent is issued.
8. That all of the above conditions be fulfilled within two (2) years from the mailing date of the Notice of Decision, as signed by the Secretary, so that the Municipality is authorized to issue the Certificate of Consent to Section 53(42) of the Planning Act.

This application conforms with the lot creation policies of the PPS and the Township Official Plan.

Carried.

### **Delegates**

None

### **Correspondence**

### **Adjournment – 9:40 a.m.**

Moved by Moore, Seconded by Plowright that Committee adjourn at 9:40 a.m. to meet again at the call of the Chair.

Carried.

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CHAIR

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SECRETARY