

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a hybrid meeting on the 15th day of February, 2024 commencing at 6:00 p.m. Members D. White, J. McLean (virtually), R. Moore and R. Plowright (virtually) were present. B. Neilson was absent with notice. Secretary-Treasurer D. Holmes, S. Culshaw, were also present. Member White presided.

Additions/Deletions/Approval of Agenda

Moved by McLean, 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 McLean, Seconded by Moore that Committee approve the minutes of the January 11, 2024, Committee of Adjustment meeting as circulated.

Carried.

Business Arising from Minutes

None.

Application for Consent

B4/23 – Alan Lundy and Bonnie Tang, Pt Lot 23, Con 2 OS

- 1. Planning Report on B4/24**
- 2. Presentation from Bonnie Tang, Agent**

The Secretary indicated that we had received comments from the NVCA, and Hydro One, and there were no concerns. Bonnie Tang, Planner for Alan Lundy presented. She indicated that the proposal is consent to sever the dwelling unit as surplus to the potato farm operation. This proposal meets upper tier and local policies as it relates to surplus residence severance and does not impact the existing potato farming operation as the accessory buildings are not used for the agricultural operation. After reviewing the Staff report, Mr. Lundy is comfortable with the proposed conditions. Liam Morgan Planner for the Township of Melancthon stated that the application complies with the policies of the PPS and as per the Staff Report, he recommended approving the application for Consent.

Moved by McLean, Seconded by White that Application B4/23 to sever approximately 1.68 ha. (4.15 acres) from Part of Lot 23, Concession 2 OS for the purpose of severing a surplus farm dwelling be approved subject to the following conditions:

1. The applicant shall provide a draft reference plan, prepared by an Ontario Land Surveyor, and it be submitted to the Township for review prior to registration. The draft plan shall also include all existing structures that are to be retained on the severed lot.
2. The severed lot shall be zoned to a Rural Residential (RR) Exception Zone to recognize the existing non-compliant structures and lot size of the RR Zone, and the retained lands shall be rezoned for agricultural purposes only, such that no dwelling or habitable building shall be constructed on the retained lands.

3. The livestock barn on the severed parcel shall be removed and disposed of before the Certificate of Consent is issued. Confirmation of the removal of the livestock barn will be in the form of a demolition permit and a site inspection by a member of Township staff.
4. Written approval that the severed lot has a suitable septic system, including confirmation that the filter bed is located in its entirety on the lot to be severed. This approval must be received from the County of Dufferin Building Department before the Certificate of Consent is issued.
5. That a County Rural Civic Address must be assigned to all existing entrances on the severed and retained lands, or confirmation that all existing entrances have a Rural Civic Address, by the County of Dufferin before the Certificate of Consent is issued.
6. The preparation of a Minimum Distance Separation Report is required and is to be circulated to the Township for review prior to the approval of the Zoning By-law Amendment.
7. Taxes on the subject property must be paid to date before the Certificate of Consent is issued.
8. All costs associated with the consent application and to administer the conditions of the consent must be paid before the Certificate of Consent is issued.
9. All conditions must 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 aligns with the intent of the Township Official Plan and conforms with the Provincial Policy Statement.

Carried.

Application for Minor Variance

A2/23 – John Esteves, Pt Lot 11, Con 4 OS, RP 7R5229 Part 1

1. Planning Report on A2/23

The Secretary indicated that we had received comments from the NVCA and there were no concerns.

Liam Morgan, Planner, spoke to the application and advised that it aligns with the Township Official Plan and the Zoning By-law designation. This application is deemed minor and the Township Planning Department recommend that it be approved.

Moved by McLean, Seconded by Moore that Committee of Adjustment approve the granting of a minor variance A2/23 to John Esteves, Part of Lot 11, Concession 4 OS, Part 1, Plan 7R-5229 as follows:

The rear yard setback, as per Section 8.3(k) of Zoning By-law 12-1979, as amended shall be reduced to 3.19 metres for the existing accessory building (pool cabana) on the property.

The requested variance is considered minor in nature in that it will accommodate the existing accessory 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. B6/22 – Belford – Lots 32-34, Plan 332
Application was further deferred.**

Delegates

None

Correspondence

None

Adjournment – 6:30 p.m.

Moved by Moore, Seconded by Plowright that Committee adjourn at 9:40 a.m. to meet again on Thursday, March 21, 2024 at 6:00 p.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY