

TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 9th day of December 2021 commencing at 10.00 a.m. Members D. White, D. Besley, W. Hannon, M. Mercer and J. McLean were present. Secretary-Treasurer D. Holmes, S. Culshaw and Chris Jones, Township Planning Consultant were also present. Member White presided.

Agenda

Moved by Besley, Seconded by Hannon that the Agenda be approved as circulated. Carried.

Minutes

Moved by Mercer, Seconded by Besley that the minutes of the Committee of Adjustment meeting held on November 18, 2021, be approved as circulated. Carried.

BUSINESS ARISING FROM MINUTES

NONE

Applications for Consent

APPLICATION FOR CONSENT

1. B8-21 – Part Lot 30, Concession 9 NE (Lot Enlargement to Part Lot 30, Concession 9 NE RP 7R182 Part 2) (Martin/Bowman)

A public meeting had been called for 10:00 a.m. to consider an application by Anson and Salinda Martin/Israel Bowan for a lot enlargement to Part Lot 30, Concession 9 NE. The applicant is applying to sever a portion of lands from Part of Lot 30, Concession 8 NE to be added to Part of Lot 30, Concession 9 NE, RP7R-1182 Part 2 and Part of Lot 29, Concession 10 NE, RP7R-2193 Part 2. Chris Jones, Township Planning Consultant, was in attendance and reviewed his Report, dated December 3, 2021, with the Committee. The Secretary advised that comments had been received from the County of Dufferin Building Department, WSP and NVCA as a result of the circulation. Harvey Lyon, a resident of Melancthon, was also in attendance and spoke to the application and Mr. Jones' Report. Mr. Jones is recommending that the application be deferred subject to the preparation of an EIS of the wetland feature. The following motion was then introduced and passed:

Moved by McLean, Seconded by Hannon that Application B8/21 be deferred by the Committee subject to the preparation of an Environment Impact Study of the wetland feature which occupies Parcels 1, 2 and 3 which are subject to this application. The purpose of the EIS is to confirm if refinements can be made to Parcels 2 and 3 in a manner that would accommodate a reasonable development envelope of a merged Parcel 2 and 3. If this is the case, the applicant could proceed with a zoning by-law amendment and this consent application could either be withdrawn or denied.

Carried.

2. B9-21 – Part Lot 8, Part Lot 9, Concession 7 SW (Wilson)

Member Besley declared an interest for the reason that the Wilson's are clients of his. Member Besley was put in the waiting room on zoom.

A public meeting had been called for 10:00 a.m. to consider an application by James and Barbara Wilson to sever Part Lot 8, Part Lot 9, Concession 7 SW. Chris Jones,

Township Planning Consultant, was in attendance and reviewed his Report dated December 2, 2021, with the Committee. The applicants are proposing to sever their 200 acre parcel into two 100 acre parcels. The Secretary advised that comments had been received from the Dufferin County Building Department, WSP and GRCA as a result of the circulation. Discussion ensued regarding deferring the decision on the application. Questions were raised from public member Harvey Lyon regarding the setback of a turbine on the severed parcel and if it would comply if the severance was approved. Staff were directed to look into the matter and provide information to the Committee at the January 13th, 2022, Committee of Adjustment meeting.

Member Besley was returned to the meeting.

1. APPLICATION FOR MINOR VARIANCE

None

4. APPLICATION FOR VALIDATION OF TITLE

None

5. APPLICATIONS ON FILE

None

6. DELEGATES

None

7. CORRESPONDENCE

None

8. ADJOURNMENT

Moved by McLean, Seconded by Mercer, that we adjourn Committee of Adjustment at 10:23 a.m. to meet again on Thursday, January 13, 2022 at 10:00 a.m. or at the call of the Chair.

Carried.

CHAIR

SECRETARY