

TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT

The Committee of Adjustment of the Township of Melancthon held a hybrid meeting on the 16th day of May, 2024 commencing at 6:00 p.m. Members D. White, J. McLean, B. Neilson, R. Moore (virtually) and R. Plowright were present. Secretary-Treasurer D. Holmes, K. Dinnick, were also present. Member White presided.

Additions/Deletions/Approval of Agenda

Moved by Plowright, Seconded by McLean 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 Neilson that Committee approve the minutes of the February 15, 2024, Committee of Adjustment meeting as circulated. Carried.

Business Arising from Minutes

None.

Application for Consent

1. B8/21 – Anson Martin – Agent: Kristine Loft – Pt Lot 30, Con 9 NE
 1. Planning Report on Pt Lot 30, Con 9 NE

Liam Morgan, Development Planner for the Township of Melancthon spoke to his planning report. Liam advised that after completing the analysis the proposal complies with upper tier and local policies and as per the Staff Report, he recommended approving the Application for Consent. Kristine Loft, Planner for the Applicant spoke to the application and the EIS. Harvey Lyon, spoke at the Meeting regarding the application.

Moved by Neilson, Seconded by McLean that Application B8/21 to sever approximately 1.6 hectares (3.95 acres) from Part of Lot 30, Concession 8 NE (318469 8th Line NE) for a lot enlargement to Part of Lot 30, Concession 9 NE, RP7R-1182 Part 2 and Part of Lot 29, Concession 10 NE, RP7R2193 Part 2 be approved subject to the following conditions:

1. A reference plan of survey is required and is to be submitted to the Township for review and approval prior to registration. That such survey show all existing structures, if any, on the resultant lot.
2. A Zoning By-law Amendment be submitted to establish the appropriate zones for the resultant parcel as supported by the Environmental Impact Study (EIS) prepared by Birks Natural Heritage Consultants Inc.
3. The applicant's Solicitor provide an undertaking that the severed land and benefitting parcels (Part of Lot 30, Concession 9 NE, RP7R-1182 Part 2 and Part of Lot 29, Concession 10 NE, RP7R2193 Part 2) will all be consolidated under a single PIN and that the undertaking shall include a firm date in which this confirmation will be provided to the Township.

4. Taxes and special charges on the subject properties must be paid to date before the Certificate of Consent is issued.
5. That an entrance permit application be submitted to the Township for the resultant lot and the application be approved by the Township Public Works Superintendent with the entrance being installed before the Certificate of Consent is issued.
6. That a County Rural Civic Address must be assigned to the resultant lot before the Certificate of Consent is issued.
7. 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 under Section 53(42) of the Planning Act.

This application conforms with the Official Plan of the Township of Melancthon and the County of Dufferin and complies with the Provincial Policy Statement 2020. Carried.

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.**

Delegates

None

Correspondence

None

Adjournment

Moved by Neilson, Seconded by Plowright that Committee adjourn at 6:31 p.m. to meet again at the call of the Chair. Carried.

CHAIR

SECRETARY