

**CORPORATION OF THE TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a hybrid meeting on the 15th day of May, 2025 commencing at 6:15 p.m. Members Darren White, James McLean, Bill Neilson, Ralph Moore and Ruth Plowright were present. Secretary - Treasurer Denise Holmes, and Kaitlin Dinnick, Deputy Clerk/Planning Coordinator, were also present. Member White presided and called the meeting to order.

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 Plowright, Seconded by Neilson, that Committee approve the minutes of the January 16th, 2025 meeting as circulated. Carried.

Business Arising from Minutes

None.

Application for Consent

None.

Application for Minor Variance

1. A1/25 – 21603109 Ontario Inc. Agents: Elijah Brown, Director of Operations and Paul Ziegler, Triton Engineering – Pt Lot 18, Concession 3 OS – 477476 3rd Line

A public meeting was held to consider an application by 21603109 Ontario Inc for a Minor Variance application on Pt Lot 18, Concession 3 OS. Bill White, Triton Engineering, acting as an Agent for the Applicant, spoke to the application and the recommendation report. Liam Morgan, Development Planner for the Township spoke to the application and his report and recommended that the application be approved as it has been determined to be minor in nature.

Moved by Neilson, Seconded by Moore, that Committee of Adjustment approve the granting of a minor variance A1/25 to 21603109 Ontario Inc., Part of Lot 18, Concession 3 OS, Part 1, Plan 7R-6271 (477476 3rd Line) as follows:

- The west side yard setback, as per Section 4.7 (mmmmm) of By-law 23-2014 shall be reduced to 6 metres (from 15 metres) to expand an existing industrial use on the property.

The requested variance is considered minor in nature in that it will accommodate the expansion of an existing industrial use. 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.
- 2. B1/24 – Martin - Pt Lot 23, Lot 24, and Pt Lot 25, Con 7 SW — Application was further deferred.

Delegates

None.

Correspondence

None.

Adjournment

Moved by Moore, Seconded by Neilson, that Committee adjourn at 6:23 p.m. to meet again at the call of the Chair. Carried.

CHAIR

SECRETARY