

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

The Committee of Adjustment of the Township of Melancthon held a hybrid meeting on the 18th day of September, 2025 commencing at 6:06 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 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 Moore, Seconded by Neilson, that Committee approve the minutes of the May 15th, 2025 meeting as circulated. Carried.

Business Arising from Minutes

None.

Application for Consent

B1/25 – Steve & Susan Verduin – E Part Lot 1, Concession 1 OS RP 7R1455 Parts 2 & 3 – 556024 Mulmur-Melancthon Townline

A public meeting was held to consider an application by Steve and Susan Verduin for a Consent Application on E Part Lot 1, Concession 1 OS RP 7R1455 Parts 2 & 3 – 556024 Mulmur-Melancthon Townline. Steve and Susan Verduin were present but did not have any comments. Liam Morgan, Township Development Planner was present and spoke to the application and his report which recommends approval. Council discussed the need for two zoning by-law amendments to be applied for and agreed that the condition should be changed to one zoning by-law amendment to incorporate both properties. There were no comments from members of the public.

Moved by Neilson, Seconded by Moore, that Application B1/25 to sever approximately .83 ha (2.06 acres) from the East Part of Lot 1, Concession 1 OS – RP 7R1455 Parts 2 & 3 (municipally known as 556024 Mulmur-Melancthon Townline), for a lot enlargement to the East Part of Lot 1, Concession 1 OS – RP 7R4078 Part 1 (municipally known as 556304 Mulmur-Melancthon Townline), 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.
2. That an application for a Zoning By-law Amendment be submitted for the lands municipally known as 556024 Mulmur-Melancthon Townline and as 556304 Mulmur-Melancthon Townline to rezone the lands as a means to better reflect the existing character of the lands and greater zoning consistency.
3. The applicant's Solicitor provide an undertaking that the severed land and benefitting lot will 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 on the subject properties must be paid to date when the deed is submitted for endorsement.
 5. 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 conforms with the Official Plan of the Township of Melancthon and is consistent with the Provincial Policy Statement. Carried.

Application for Minor Variance

A2/25 – Owen Bennington & Sarah Thompson – Lots 60 to 61, Plan 34A – 141 Main Street

A public meeting was held to consider an application by Owen Bennington and Sarah Thompson for a Minor Variance Application on Lots 60 to 61, Plan 34A – 141 Main Street. Owen Bennington was present but did not have any comments. Liam Morgan, Township Development Planner was present and spoke to the application and his report which recommends approval. There were no comments from Council or members of the public.

Moved by Moore, Seconded by McLean, that Committee of Adjustment approve the granting of a minor variance A2/25 to Owen Bennington and Sarah Thompson, Lot 60 to 61, Plan 34A as follows:

- The rear yard setback as per Section 6.3 h) of By-law 12-1979, as amended be reduced to 3.8 metres (12.5 feet) from 7.5 metres (24.6 feet)
- The minimum distance requirement under section 3.21 b) of By-law 12-1979, as amended (Watercourse or Embankment Regulations) be reduced to 11 metres (36.1 feet) from 15 metres (49.2 feet).

The requested variance is considered minor in nature in that it will permit the construction of a single family detached dwelling and attached garage. 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

Moved by Neilson, Seconded by Moore, that Committee adjourn at 6:29 p.m. to meet again at the call of the Chair. Carried.

CHAIR

SECRETARY