



**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT HYBRID MEETING
THURSDAY, OCTOBER 15, 2026 - 6:00 P.M.**

Committee meetings are recorded and will be available on the Township website under Quick Links – Council Agendas and Minutes within 5 business days of the Council meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89543467362?pwd=ilJspOZfs0Lh9a7mKDleme5FhbuQft.1>

Meeting ID: 895 4346 7362

Passcode: 575728

One tap mobile

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+15873281099,,89543467362#,,,,*575728# Canada

AGENDA

- 1. Call To Order**
- 2. Additions/Deletions/Approval of Agenda**
- 3. Declaration of Pecuniary Interest and The General Nature Thereof**
- 4. Approval Of Minutes – September 17th, 2026**
- 5. Business Arising from Minutes**
- 6. Application For Minor Variance**
 1. A3/26 – Ralph Pochadt – East Part Lot 26, Concession 10 NE – 764312 240 Sideroad
 1. Notice of Public Meeting – 764312 240 Sideroad
 2. Planning Report – A3/26 – 764312 240 Sideroad prepared by Liam Morgan, Manager of Planning
 2. A4/26 – Glen Chance Crane – Agent: Sahar Koosha – Part Lot 25, Concession 3 OS – 478278 3rd Line
 1. Notice of Public Meeting – 478278 3rd Line
 2. Planning Report – A4/26 – 478278 3rd Line prepared by Liam Morgan, Manager of Planning
- 7. Applications On File**
 1. B6/22 – Belford – Lots 32-34, Plan 332
- 8. Adjournment**

Ph: (519) 925-5525
Fax: (519) 925-1110

TOWNSHIP OF MELANCTHON
Committee of Adjustment

157101 Highway 10
Melancthon, Ontario
L9V 2E6

NOTICE OF PUBLIC MEETING
Application for Minor Variance

File No. **A3/26**

Date of Meeting: **Thursday, October 15th, 2026** Time: **6:00 p.m.**

Name of Owner/Applicant: **Ralph Pochadt**

Location of Public Meeting: **157101 Highway 10, Melancthon Office**
(Hybrid Meeting - see note below)

NOTE: This will be a Hybrid meeting. If you wish to attend the Meeting in person you may come to the Township Office or if you wish to join virtually, please see the below link to join. If you are unable to attend the meeting, please provide written comments and a phone number where you can be reached to the Township Clerk prior to the public meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89543467362?pwd=ilJspOZfs0Lh9a7mKDleme5FhbuQft.1>

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+15873281099,,89543467362#,,,,*575728# Canada

Legal Description: East Part Lot 26, Concession 10 NE

Municipal Description: 764312 240 Sideroad, Melancthon

Purpose of Application: Relief from By-law 12-1979, as amended, to reduce the required distance for any building to the nearest lot line in the *General Agricultural (A1)* zone from 8 metres to 3.14 metres.

If you require additional information on this application, it may be obtained by contacting the Secretary-Treasurer at the above address during regular office hours.

Should you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Committee of Adjustment, Township of Melancthon, 157101 Highway 10, Melancthon, Ontario, L9V 2E6.

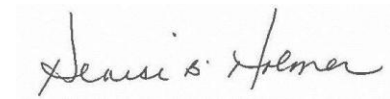
A certified copy of the decision, together with a notice of the last day for appealing to the Ontario Land

Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who appeared in person or by counsel at the hearing and who filed with the Secretary-Treasurer a written request for Notice of the Decision.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within **20 days** of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

If a specified person or public body that files an appeal of a decision of the Melancthon Township Committee of Adjustment in respect of the proposed minor variance does not make a written or oral submissions to the Committee of Adjustment before it approves or refuses to approve the proposed minor variance, the Ontario Land Tribunal may dismiss the appeal.

Date of this notice: **Tuesday, September 29th, 2026**



Denise B. Holmes, Secretary-Treasurer

Appendix 1 – Lands subject to Application





The Corporation of

THE TOWNSHIP OF MELANCTHON

157101 Highway 10, Melancthon, Ontario, L9V 2E6

MEMORANDUM

Meeting Date: October 15, 2026

To: Denise Holmes, Secretary-Treasurer, Committee of Adjustment

From: Liam Morgan, Manager of Planning

Report: P2026-11

Re: Application for Minor Variance – A3-26 – 764312 240 Sideroad

Recommendation(s)

Be it resolved that the Committee of Adjustment receive Report P2026-11 as information;

And be it resolved that the Committee of Adjustment **approve** Minor Variance Application (A3-26) for the property municipally known as 764312 240 Sideroad, Melancthon and legally described as East Part Lot 26, Concession 10 NE.

Background

The owner, Ralph Pochadt, has submitted a minor variance application for the lands municipally known as 764312 240 Sideroad and legally described as East Part Lot 26, Concession 10 NE. The subject lands currently entail a single-family detached dwelling and accessory buildings, with surrounding uses including other rural residential properties, agricultural lands, and mature vegetative areas.

The purpose of the application is to request relief from the *General Agricultural (A1)* zone requirements under Zoning By-law 12-1979, as amended, to permit the construction of an addition to the existing single-family dwelling. Specifically, the application intends to reduce the minimum required distance from the nearest lot line from 8 metres (26 feet) to 3.14 metres (10 feet).

Table 1: Variance Summary (By-law 12-1979)

Section(s)	Description	Permitted	Proposed
4.5. c)	Minimum distance from any building to the nearest lot line	8 m	3.14 m

Planning Analysis

The subject lands are approximately 1.70 hectares (4.20 acres) in area and have a lot frontage of approximately 63.53 metres (208.45 feet). Under the Township Official Plan, the subject lands are designated as *Agricultural* and *Environmental Conservation* and are zoned as *General Agricultural (A1)* in Zoning By-law 12-1979, as amended.



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157101 Highway 10, Melancthon, Ontario, L9V 2E6

A minor variance application is evaluated against the four (4) tests prescribed under Section 45(1) of the *Planning Act*. The four (4) tests are as follows:

1. Does it meet the general intent and purpose of the Official Plan?
2. Does it meet the general intent and purpose of the Zoning By-law?
3. Is it desirable for the appropriate development or use of land, building, or structure?
4. Is it minor in nature?

After reviewing the application, in accordance with the four (4) tests of a minor variance, it is the opinion of staff that the application meets the four (4) tests of a minor variance. In making this determination, staff have considered the following:

1. Does the application meet the general intent and purpose of the Official Plan?

The subject lands are designated as both *Agricultural* and *Environmental Conservation*. From the agricultural perspective, the general intent of the *Agricultural* designation is to protect these lands for long-term agricultural use. Lands in this area, as such, are largely to be permitted only for agricultural uses, agriculture-related uses, on-farm diversified uses, single-detached dwellings, wayside pits, and infrastructure. The use being proposed as part of the application aligns with the permitted use of a single-detached dwelling, and, as such, planning staff have no concerns in this regard. When it comes to the general purpose of protecting these lands for long-term agricultural use, there are also no concerns with this being met by the application. The application, and resulting development, does not propose to remove any land from agricultural production, which, if the case, would impact the long-term agricultural viability of the lands. Further to that, the proposed development is not expected to have any negative impact on adjacent agricultural lands. Planning staff, therefore, have no concerns with respect to the application's ability to meet the intent of this section of the Official Plan.

In terms of the *Environmental Conservation* aspect of the subject lands, this is applicable as a result of several natural heritage features and hazards – locally significant and unevaluated wetlands, woodlands, and floodplain – being present. Generally speaking, the directive from the Official Plan as it pertains to lands designated as *Environmental Conservation* is that development and site alteration be located outside of those features and hazards and, where not possible, any negative impacts be mitigated and reduced. In planning staff's review of the application, it is clear that the proposed development is located outside of the locally significant and unevaluated wetlands and woodland features. While the subject lands are fully located in the floodplain, the proposed development is not to be located closer to the watercourse that is present on the subject lands. Given the above, it is planning staff's opinion that the general intent and purpose of the Official Plan has been met by this application.

2. Does the application meet the general intent and purpose of the Zoning By-law?



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The subject lands are zoned as *General Agricultural (A1)* under Zoning By-law 12-1979, as amended. In general, the intent of the *A1* zone is to regulate the types of uses, as well as the appearance and location of buildings and structures, in agricultural areas. Permitted uses within the *A1* zone include a farm, kennel, riding stable, nursery or commercial greenhouse, animal hospital, forestry or conservation uses, wayside pits, home occupation, and a single-family detached dwelling. In addition to the permitted uses, the following *A1* zone regulations are applicable to the proposed development on the subject lands:

Provision	Requirement	Proposed
Min. Lot Area	1,800 m ²	17,000 m ²
Min. Lot Frontage	30 m	63.53 m
Min. distance from any building to the nearest lot line	8 m	3.14 m
Max. Building Height	10 m	3.65 m
Max. Lot Coverage	10%	1.35%
Off Street Parking	2 spaces	2 spaces

The development being proposed under this application aligns with the permitted uses of the *A1* zone given that it seeks to construct an addition to an existing single-family detached dwelling. In reviewing the specific regulations of the *A1* zone, the proposed development does conform with all of the regulations, except for the one subject to this application. Planning staff are of the belief that the application aligns with the general intent of the Zoning By-law being that the agricultural nature of the subject lands, in addition to surrounding lands, is upheld, the proposed use is one that is permitted in the *A1* zone, and that minimal changes to the overarching *A1* regulations are proposed as part of this application.

3. Is the application desirable for the appropriate development or use of land, building, or structure?

When reviewing for the proposed developments 'appropriateness', planning staff considered the existing use of the land, surrounding land uses, and whether any impact from the development would occur. The lands are currently utilized for a single-family detached dwelling, which is not only a permitted use across all overarching land use designations and zones, but also a common form of land use in the surrounding area. This use will continue to be maintained even with the proposed development and, therefore, is an 'appropriate' use of the land in this respect. As noted previously, the proposed use is a common type of use in the surrounding area and, even more, currently exists on the subject lands. Planning staff, in turn, have no concerns with the integration of the proposed development into the existing built form, especially as it pertains to the agricultural nature of the area. The final element in which planning staff focused on was potential impact to the surrounding area to which planning staff identified no concerns. This determination was largely based on the fact that the proposed development is occurring adjacent to an agricultural field where no impacts to neighbours visual site lines and day-to-day life will occur. Further to that, the proposed development will not occur within any of the critical natural heritage features present



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on the subject lands and will not directly impact any ongoing agricultural operations that are occurring on adjacent lands. Based on the above, planning staff are of the belief that the application is desirable for the appropriate development of the lands.

4. Is the application minor in nature?

The term 'minor' was viewed by planning staff in both a qualitative and quantitative capacity. Quantitatively speaking, planning staff are of the opinion that the proposed change is minor in nature, even with the reduction representing approximately a 60% change. In actuality, the resulting reduction will only be approximately four (4) metres in nature, which planning staff to be a minor reduction when reviewed in combination with the qualitative attributes. From the qualitative perspective, the proposed variance does not result in any negative impacts to site lines, noise levels, and the overall desirability of the surrounding area. In addition, the functionality of the site itself, as well as adjacent parcels, will not be impacted by the proposed variance and subsequent addition that is proposed for development. This can be attributed to the fact that the proposed addition does not infringe upon existing agricultural operations and land uses and largely avoids existing natural heritage features and hazards. When planning staff review both the quantitative and qualitative factors in conjunction with each other, it is our opinion that the application is minor in nature.

General Analysis and Comments

The application seeks relief from one zoning regulation of the A1 zone. The proposed relief is from the minimum required distance from any building to the nearest lot line, which is currently eight (8) metres, whereas the application proposes 3.14 metres. Through an extensive review of the application, in accordance with the four (4) tests of a minor variance, planning staff have no concerns with the approval of the minor variance application. It is the opinion of planning staff that the application is minor in nature, desirable for the appropriate development, and maintains the general intent of the Township Official Plan and Zoning By-law.

Consultation and Communications

The minor variance application was circulated to the required agencies, and the public meeting was advertised in accordance with the *Planning Act*. Based on the comments received from the circulated agencies, there were no concerns or objections brought forth regarding this application.

Prepared By:

Liam Morgan

Manager of Planning, MCIP, RPP

Reviewed/Approved By:

Denise Holmes

Chief Administrative Officer/Clerk



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157101 Highway 10, Melancthon, Ontario, L9V 2E6

Appendix A – Aerial Photo



Ph: (519) 925-5525
Fax: (519) 925-1110

TOWNSHIP OF MELANCTHON
Committee of Adjustment

157101 Highway 10
Melancthon, Ontario
L9V 2E6

NOTICE OF PUBLIC MEETING
Application for Minor Variance

File No. **A4/26**

Date of Meeting: **Thursday, October 15th, 2026** Time: **6:00 p.m.**

Name of Owner/Applicant: **Glen Crane**

Location of Public Meeting: **157101 Highway 10, Melancthon Office**
(Hybrid Meeting - see note below)

NOTE: This will be a Hybrid meeting. If you wish to attend the Meeting in person you may come to the Township Office or if you wish to join virtually, please see the below link to join. If you are unable to attend the meeting, please provide written comments and a phone number where you can be reached to the Township Clerk prior to the public meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89543467362?pwd=ilJspOZfs0Lh9a7mKDleme5FhbuQft.1>

Meeting ID: 895 4346 7362

Passcode: 575728

One tap mobile

+14388097799,,89543467362#,,,,*575728# Canada

+15873281099,,89543467362#,,,,*575728# Canada

Legal Description: Part Lot 25, Concession 3 OS; RP 7R6357

Municipal Description: 478278 3rd Line, Melancthon

Purpose of Application: Relief from regulation f) of subsection 3.2.5 b) of By-law 12-1979, as amended, to permit an accessory dwelling unit to be located beside the garage unit in an accessory structure, whereas the current regulation requires the accessory dwelling unit to be located to the rear of the garage unit.

If you require additional information on this application, it may be obtained by contacting the Secretary-Treasurer at the above address during regular office hours.

Should you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Committee of Adjustment, Township of Melancthon, 157101 Highway 10, Melancthon, Ontario, L9V 2E6.

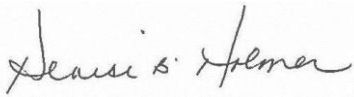
A certified copy of the decision, together with a notice of the last day for appealing to the Ontario Land

Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who appeared in person or by counsel at the hearing and who filed with the Secretary-Treasurer a written request for Notice of the Decision.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within **20 days** of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

If a specified person or public body that files an appeal of a decision of the Melancthon Township Committee of Adjustment in respect of the proposed minor variance does not make a written or oral submissions to the Committee of Adjustment before it approves or refuses to approve the proposed minor variance, the Ontario Land Tribunal may dismiss the appeal.

Date of this notice: **Tuesday, September 29th, 2026**



Denise B. Holmes, Secretary-Treasurer

Appendix 1 – Lands subject to Application





The Corporation of

THE TOWNSHIP OF MELANCTHON

157101 Highway 10, Melancthon, Ontario, L9V 2E6

MEMORANDUM

Meeting Date: October 15, 2026

To: Denise Holmes, Secretary-Treasurer, Committee of Adjustment

From: Liam Morgan, Manager of Planning

Report: P2026-12

Re: Application for Minor Variance – A4-26 – 478278 3rd Line

Recommendation(s)

Be it resolved that the Committee of Adjustment receive Report P2026-12 as information;

And be it resolved that the Committee of Adjustment **approve** Minor Variance Application (A4-26) for the property municipally known as 478278 3rd Line, Melancthon and legally described as Part Lot 25, Concession 3 OS; RP 7R6357.

Background

The applicant, Permit Man, has submitted a minor variance application on behalf of the owner, Glen Crane, for the lands municipally known as 478278 3rd Line and legally described as part Lot 25, Concession 3 OS; RP 7R6357. The subject lands currently entail a single-family detached dwelling, garage and accessory dwelling unit, and shed, with surrounding uses including other rural residential properties, agricultural lands, and mature vegetative areas.

The purpose of the application is to request relief from section 3.25 b) of Zoning By-law 12-1979, as amended, which pertains to accessory dwelling units accessory to a detached private garage. Specifically, the application intends to request relief from clause c) and f) of section 3.25 b) to permit the construction of an accessory dwelling unit in a detached private garage. The two clauses that are being requested relief from are outlined in the table below.

Table 1: Variance Summary (By-law 12-1979, as amended)			
<i>Section(s)</i>	<i>Description</i>	<i>Permitted</i>	<i>Proposed</i>
Clause c) of 3.25.b)	Max. Floor Area of Accessory Dwelling Unit	60 m ²	71.5 m ²
	Max. Floor Area of Accessory Dwelling Unit as a Percentage of Total Building Floor Area	<50%	52%
Clause f) of 3.25.b)	The accessory dwelling unit shall be located to the rear of the structure with the front portion of the structure utilized for a detached garage.		



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Planning Analysis

The subject lands are approximately 1.53 hectares (3.78 acres) in area and have a lot frontage of approximately 80 metres (262.46 feet). Under the Township Official Plan, the subject lands are designated as *Agricultural* and are zoned as *Rural Residential (RR)* in Zoning By-law 12-1979, as amended.

A minor variance application is evaluated against the four (4) tests prescribed under Section 45(1) of the *Planning Act*. The four (4) tests are as follows:

1. Does it meet the general intent and purpose of the Official Plan?
2. Does it meet the general intent and purpose of the Zoning By-law?
3. Is it desirable for the appropriate development or use of land, building, or structure?
4. Is it minor in nature?

After reviewing the application, in accordance with the four (4) tests of a minor variance, it is the opinion of staff that the application meets the four (4) tests of a minor variance. In making this determination, staff have considered the following:

1. Does the application meet the general intent and purpose of the Official Plan?

The subject lands are designated as *Agricultural* under the Township Official Plan. In general, it is the intent of the *Agricultural* designation to protect these lands for long-term agricultural use. Lands in this area, as such, are largely to be permitted only for agricultural uses, agriculture-related uses, on-farm diversified uses, single-detached dwellings, wayside pits, and infrastructure. While the use proposed is not explicitly mentioned under the *Agricultural* designation, the Official Plan does offer directive on secondary dwelling units. In fact, under subsection a) of section 3.12 it is stated that *a second dwelling unit is permitted in a building or structure ancillary to a detached dwelling or semi-detached dwelling if the detached dwelling or semi-detached dwelling contains a single dwelling unit*. Given that this is the type of development that is being proposed, planning staff have no concerns with the application's ability to meet the general intent of this section of the Official Plan. As it relates back to the overarching *Agricultural* designation on the property, the proposed development does not propose to remove any land from agricultural production, nor is it expected to have any negative impact on adjacent agricultural lands. Based on the above, planning staff believe that the general intent and purpose of the Official Plan has been upheld.

2. Does the application meet the general intent and purpose of the Zoning By-law?

The subject lands are zoned as *Rural Residential (RR)* under Zoning By-law 12-1979, as amended. In general, the intent of the *RR* zone is to regulate the types of uses, as well as the appearance and location of buildings and structures, in rural areas. Permitted uses within the *RR* zone include a single-family detached dwelling and accessory uses and a home occupation. In



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addition to the permitted uses, the following zoning regulations are applicable to the proposed development on the subject lands:

Table 2: Zoning Summary (By-law 12-1979, as amended)				
By-law	Provision	Requirement	Proposed	Conformed?
40-2021	Min. Lot Area	8,000 m ²	15,300 m ²	✓
12-1979	Min. Lot Frontage	25 m	80 m	✓
12-1979	Min. Interior Side Yard	6 m	18.19 m	✓
12-1979	Min. Rear Yard	6 m	25.91 m	✓
40-2021	Max. Building Height	7 m	5.88 m	✓
12-1979	Max. Lot Coverage	10%	3.3%	✓
40-2021	Parking Spaces	3 spaces	3 spaces	✓
40-2021	Max. Floor Area of Accessory Unit	60 m ² 50%	71.5 m ² 52%	x
40-2021	The detached garage shall be located behind the front wall of the principal dwelling.			✓
40-2021	The accessory dwelling unit shall be located to the rear of the structure with the front portion of the structure utilized for a detached garage.			x
40-2021	The accessory dwelling unit shall be confined to a single floor.			✓
40-2021	The detached garage shall be designed for vehicle or equipment storage with a suitable entry for vehicles or equipment and shall not have any internal plumbing or sanitary fixtures related to the accessory dwelling unit.			✓
40-2021	The detached garage shall not be utilized for a home industry or on-farm diversified use or for agricultural purposes.			✓
40-2021	The detached garage shall be located within 60 metres of the dwelling and shall utilize the same driveway as the dwelling.			✓ (33.77 m)
40-2021	The detached garage and accessory dwelling unit shall have separate external points of entry.			✓
40-2021	The detached garage shall not have a basement.			✓
40-2021	No detached accessory structures or uses shall be permitted in conjunction with the secondary dwelling unit.			✓

The development being proposed under this application aligns with the permitted uses of the *RR* zone, and those of subsection 3.25.b). While there are two (2) regulations of the By-law that are not conformed to, this lack of conformity does not impact the applications ability to meet the general intent of the By-law. The proposed use maintains the rural residential nature of the subject lands in that it seeks to establish an additional residential unit and, further to that, conforms to 15 of the 17 regulations in-effect on the subject lands. Given that, planning staff have no concerns with the applications ability to meet the general intent and purpose of the Zoning By-law.



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3. Is the application desirable for the appropriate development or use of land, building, or structure?

When reviewing for the proposed developments 'appropriateness', planning staff considered the existing use of the land, surrounding land uses, and whether any impact from the development would occur. Currently, the lands are utilized for an existing single-family detached dwelling and, the proposed use, only further continues the use of the lands as residential. Planning staff, therefore, are of the opinion that the proposed use is an appropriate use of the lands from that perspective. In the surrounding area, there are several rural residential properties and agricultural farmsteads to which the proposed use would, therefore, remain consistent with. Planning staff, in turn, have no concerns with the integration of the proposed development into the existing built form. The final element in which planning staff focused on was potential impact to the surrounding area. Directly adjacent to the subject lands is a large agricultural field where no buildings or structures are present. In fact, the nearest building to the subject lands is approximately 200 metres from the property and on the east side of 3rd Line. From this, planning staff were able to determine that no impacts to the visual site lines and day-to-day life for adjacent neighbours would occur as a result of the proposed development. Planning staff are of the belief that that the application is desirable for the appropriate development of the lands.

4. Is the application minor in nature?

The term 'minor' was viewed by planning staff in both a qualitative and quantitative capacity. In reviewing the variances, planning staff were only able to review one – maximum floor area of accessory unit – from a quantitative perspective. The proposed increase from a maximum floor area of 60 m² to 71.5 m² only represented an approximately 19% increase in the total gross floor area. In addition to that, the proposed increase to the 50% maximum total floor area of the accessory building within the entirety of the building was only a 2% increase. Even with the increases proposed, the lot coverage of all buildings on site is nearly 7% lower than the maximum allowable, which, in the opinion of planning staff, means that the proposed variances would have minimal impact too the overall building coverage on the property. From the qualitative perspective, the proposed variances do not result in any negative impacts to site lines, noise levels, and the overall desirability of the surrounding area. In addition, the functionality of the site itself, as well as adjacent parcels, will not be impacted by the proposed variances. The building itself currently exists on the subject lands, with the proposed development focusing solely on interior renovations to establish the additional residential unit. When the quantitative and qualitative factors are reviewed by planning staff in conjunction with each other, it is our opinion that the application does represent one that is minor in nature.

General Analysis and Comments

The application seeks relief from two zoning regulations of section 3.25.b) of Zoning By-law 12-1979. The first regulation where relief is proposed is the maximum required floor area of the accessory unit, which currently requires the floor area to be no greater than 50% of the ground floor area of the building to a maximum of 60 m². The second, and last regulation, where relief is



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sought is the requirement for the accessory dwelling unit to be located at the rear of the structure, with the front portion being utilized for the garage component. Through an extensive review of the application, in accordance with the four (4) tests of a minor variance, planning staff have no concerns with the approval of the minor variance application. It is the opinion of planning staff that the application is minor in nature, desirable for the appropriate development, and maintains the general intent of the Township Official Plan and Zoning By-law.

Consultation and Communications

The minor variance application was circulated to the required agencies, and the public meeting was advertised in accordance with the *Planning Act*. Based on the comments received from the circulated agencies, there were no concerns or objections brought forth regarding this application.

Prepared By:

Liam Morgan

Liam Morgan

Manager of Planning, MCIP, RPP

Reviewed/Approved By:

Denise Holmes

Denise Holmes

Chief Administrative Officer/Clerk



The Corporation of

THE TOWNSHIP OF MELANCTHON

157101 Highway 10, Melancthon, Ontario, L9V 2E6

Appendix A – Aerial Photo

