CORPORATION OF THE TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT

The Committee of Adjustment of the Township of Melancthon held a hybrid meeting on the 17th day of September, 2026 commencing at 6:01 p.m. Members Darren White, James McLean, Bill Neilson, 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 Neilson, Seconded by Plowright, 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 July 16th, 2026 meeting as circulated. Carried.

Business Arising from Minutes

None.

Application For Minor Variance

1. A1/26 – Bahia Eldner-Beach – Agent: Shayna Pacheco – Plan 34A, Lot 17– 161 Main Street
    1. Notice of Public Meeting – 161 Main Street
    2. Planning Report – A1/26 – 161 Main Street prepared by Liam Morgan, Manager of Planning

A Public Meeting was held for A1/26 minor variance application. Bahia Beach-Eldner (Owner) and Shayna Pacheco (Agent) were present to represent the application however had nothing to add. Liam Morgan, Township Planner, spoke to the application for Minor Variance on behalf of the Township. He looked at the four tests of a minor variance, and he found that all four tests had been met, and he recommends that the application be approved. No concerns were raised by the Public.

Moved by Plowright, Seconded by McLean, that Committee of Adjustment approve the granting of a minor variance A1/26 to Bahia Beach-Eldner for Plan 34A, Lot 17, 161 Main Street as follows:

- Relief from By-law 12-1979, as amended, to reduce the required front yard setback to permit the construction of a proposed covered porch in the *Hamlet Residential (R1)* zone to reduce the minimum front yard setback from 7.5 metres (24.6 feet) to 1.79 metres (5.87 feet).

The requested variance is considered minor in nature. 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.

Applications on File

B6/22 – Belford – Lots 32-34, Plan 332

Application was further deferred.

Adjournment

Moved by Neilson, Seconded by McLean, that Committee adjourn at 6:07 p.m. to meet again at the call of the Chair. Carried.

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CHAIR SECRETARY