

**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held an electronic meeting on the 15th day of December 2022 commencing at 11:00 a.m. Members D. White, J. McLean, R. Moore, B. Neilson and R. Plowright were present. Secretary-Treasurer D. Holmes, S. Culshaw, Silva Yousif Township Senior Planner were also present. Member White presided.

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

Mayor 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 Neilson, Seconded by McLean that Committee approve the November 10, 2022 Committee of Adjustment minutes as circulated.

Carried.

Business Arising from Minutes

None.

Application for Consent

None

Application for Minor Variance

None

Application for Validation of Title

None

Certificate of Cancellation

None

Applications on File

1. B5/22 Lots 3-6, Plan 332 – Memorandum from Township Planning Staff

Matthew Rutledge, Council for Steven Belford attended the April 2022 Committee of Adjustment meeting. At this time the Committee indicated that all GRCA concerns must be addressed. GRCA have now confirmed that they have no issues so long as the proposed single family dwellings are not on flood plains, and that both lots would be self-serviced. The Township Planner recommend approval of this application with the conditions noted on the motion.

Moved by Moore, Seconded by Neilson that application B5/22 to sever approximately 1.174 acres (Lots 5 & 6, Plan 332) be approved subject to the following conditions:

1. A legal plan of survey is required and is to be submitted to the Township for review and approval prior to registration.
2. That rezoning is required for the severed and retained parcels.
3. That an entrance to the severed and retained parcel be approved by the Township's Public Works Superintendent and be installed before the deed is submitted for endorsement.
4. That a County Rural Civic Address must be assigned to the entrance for the severed and retained parcel before the deed is submitted for endorsement.
5. Written approval must be received from the County of Dufferin Building Department for both the severed and retained parcels before the deed is submitted for endorsement.
6. That the applicant enters into a Consent Agreement with the Township requiring the installation of a drilled well, compliant with Provincial standards, the submission of a lot grading plan for review by the Municipality, and approval from the Grand River Conservation Authority prior to the issuance of a building permit for both the severed and retained parcels.
7. All costs associated with the Consent Agreement must be paid when the deed is submitted for endorsement.
8. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
9. Conditions must be fulfilled, and deeds stamped by the Secretary on or before two years from the mailing date of the Notice of Decision, as signed by the Secretary.

This application conforms with the Official Plan and Zoning By-law for the Township and is consistent with the Provincial Policy Statement.

Carried

2. B6/22 Lots 32-34, Plan 332
Staff recommend deferral of Application B6/22

Application for Minor Variance

None

Application for Validation of Title

None

Delegates

None

Correspondence

None

Adjournment – 11:20 a.m.

Moved by McLean, Seconded by Neilson, that Committee adjourn at 11:20 a.m. to meet again at the call of the Chair.

Carried.

CHAIR

SECRETARY