



**COMMITTEE OF ADJUSTMENT
MINUTES
APRIL 5, 2023 | 9:00AM**

Present: Janet Horner, Chair
Earl Hawkins
Patricia Clark
Andrew Cunningham
Kim Lyon
Tracey Atkinson – CAO/Clerk/Planner
Roseann Knechtel – Deputy Clerk/Planning Coordinator

1.0 CALL TO ORDER

The meeting was called to order at 9:07 a.m. by Chair Horner. Approximately 7 residents were in attendance.

2.0 LAND ACKNOWLEDGEMENT

We begin this meeting by acknowledging that we are meeting upon the traditional Indigenous lands of the Tionontati (Petun) and Treaty 18 territory of the Anishinaabe peoples. We recognize and deeply appreciate their historic connection to this place and we also recognize the contributions Indigenous peoples have made, both in shaping and strengthening our community, province and country as a whole.

3.0 APPROVAL OF THE AGENDA

Moved by Clark and Seconded by Lyon

THAT the agenda be approved.

CARRIED.

3.0 MINUTES OF THE PREVIOUS MEETING

Moved by Cunningham and Seconded by Clark

THAT the minutes of November 30, 2022 be approved.

CARRIED.

4.0 DISCLOSURE OF PECUNIARY INTERESTS

5.0 PUBLIC MEETINGS

5.1 B01-2023 BONNEFIELD

Township Planner, Tracey Atkinson, presented two applications made by Bonnefield Farmland Ontario III Inc., explaining the historical merger of severed lands through land registry office. Atkinson reviewed Provincial Policy Statements, Growth Plan and County of Dufferin Official Plan.

Atkinson outlined the options of merging farmland with current land holding of the interested purchaser or restrictive A-1 zoning to meet legislated requirements.

Public Comments received from Ron Parsons, asking the name of property owners being Bonnefield Farmland Ontario III Inc.

The applicant was not in attendance.

Council sought clarification on the historical merger of lands, the effects of restrictive re-zoning and payments of parkland dedication fees.

Moved by Hawkins and Seconded by Cunningham

That Application No. B01-2023 submitted by BONNEFIELD FARMLAND ONTARIO III Inc. for a lot creation from CON 3 W W PT LOT 23 (R# 6 21550) be approved subject to the following:

- That the lot creation applies to the creation of a lot of approximately 39.18 ha (+/- 5%) rounded to two decimal places.
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2000
- The deed for the subject severance must be presented to the Secretary Treasurer prior to two years after the date of decision; being April 5, 2025 less two weeks for processing for review and approval.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R-plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.
- That the lands be re-zoned Countryside (A) to Countryside Agricultural Exception One (A-1)

- An emergency number be installed at the entrance as per County Regulations.
- ROAD WIDENING: The applicant shall, at his/her own expense, convey to the Municipality sufficient lands, being 3.05m, along the frontage on the Mulmur-Melancthon Townline, fronting the applicant's property to meet the requirements of the Township for road widening as well as any land between the travelled road and the municipal road allowance. Surveys are to be submitted to the Township, for review and approval, prior to registration. Deeds are to be submitted to the Municipality, for review and approval, accompanied by a solicitor's certificate indicating that the title is free and clear of all encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall be provided to the Municipality for their records. The Municipality shall be consulted prior to commencing a survey to determine the amount of road widening required. All diseased and dead trees and livestock fences shall be relocated to the satisfaction of the Director of Public Works
- Cash in lieu of parkland shall be paid in accordance with the Parkland dedication by-law in effect at the time of the payment.

B02-2023 BONNEFIELD

Moved by Clark Seconded by Lyon

That Application No. B02-2023 submitted for BONNEFIELD FARMLAND ONTARIO III Inc. for a lot creation from CON 3 WHS W PT LOT 21 AND RP 7R3773 PART 1 (R# 6 6 21750) be approved subject to the following:

- That the lot creation applies to the creation of a lot of approximately 38.28 ha (+/- 5%) rounded to two decimal places.
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2000
- The deed for the subject severance must be presented to the Secretary Treasurer prior to two years after the date of decision; being April 5, 2025 less two weeks for processing for review and approval.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R-plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.

- That the lands be re-zones Countryside (A) to Countryside Agricultural Exception One (A-1)
- An emergency number be installed at the entrance of a retained lot as per County Regulations.
- ROAD WIDENING: The applicant shall, at his/her own expense, convey to the Municipality sufficient lands, being 3.05m, along the frontage on the Mulmur-Melancthon Townline, fronting the applicant's property to meet the requirements of the Township for road widening as well as any land between the travelled road and the municipal road allowance. Surveys are to be submitted to the Township, for review and approval, prior to registration. Deeds are to be submitted to the Municipality, for review and approval, accompanied by a solicitor's certificate indicating that the title is free and clear of all encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall be provided to the Municipality for their records. The Municipality shall be consulted prior to commencing a survey to determine the amount of road widening required. All diseased and dead trees and livestock fences shall be relocated to the satisfaction of the Director of Public Works
- Cash in lieu of parkland shall be paid in accordance with the Parkland dedication by-law in effect at the time of the payment.

CARRIED.

6.0 ADJOURNMENT

Moved by Cunningham and Seconded by Hawkins

THAT Committee adjourns the meeting at 9:22 am to meet again at the call of the Chair.

CARRIED.