



TOWNSHIP OF MELANCTHON

COMMITTEE OF ADJUSTMENT

THURSDAY, AUGUST 13, 2015 - 6:00 P.M.

1. **APPROVAL OF MINUTES - July 16, 2015**
2. **BUSINESS ARISING FROM MINUTES**
3. **APPLICATION FOR CONSENT**
4. **APPLICATION FOR MINOR VARIANCE**
5. **APPLICATIONS ON FILE**
 1. B12/14 - Julian McDowell - West Part Lot 13, Concession 1 O.S.
 1. Letter from Stutz Brown & Self, re: Road Allowance Land Ownership
6. **DELEGATES**
7. **CORRESPONDENCE**
8. **ADJOURNMENT**



**Stutz Brown & Self
Professional Corporation
Barristers & Solicitors**

William W. Stutz, B.A., LL.B., J.D. (Retired) | Jason A. Self, B.A. (Hons), LL.B.
Robert K. Brown, B.A. (Hons), LL.B. | Erinna J. C. Cloutier, B.A., LL.B., J.D.
Cathy A. Allen, B.B.A. (Hons), B.A., J.D.

269 Broadway
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218 First Ave. East, Unit 2
Shelburne, Ontario
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Sent via fax to: 519-925-1110

August 5, 2015

Township of Melancthon
157101 Highway 10
Melancthon, Ontario
L9V 2E6

Attention: Denise Holmes, CAO

Dear Madam:

Re: Road Allowance Land Ownership – Hornings Mills, Township of Melancthon

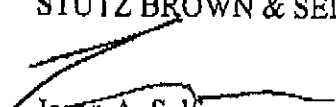
Please be advised that we have been retained by the County of Dufferin to assist them in a transfer of ownership of the road in Horning's Mills known as Main Street. We enclose herewith a Public Works report to council for the County of Dufferin which we believe fairly summarizes the matter.

Assuming that the township is agreeable to the transfer of the road, we would propose to prepare and deliver a transfer for signing and registration as soon as possible. In addition to the enclosed report, we also enclose herewith a property abstract map which shades in dark gray the lands in question. Once you've had the opportunity to review the enclosures would you kindly provide us with your instructions.

We look forward to hearing from you.

Yours very truly,

STUTZ BROWN & SELF PROFESSIONAL CORPORATION


Jason A. Self

JAS/ab

Encl.

Cc: Scott C. Burns, Director of Public Works - County of Dufferin
(F) 519-941-2816



**REPORT TO
PUBLIC WORKS COMMITTEE**

To: Chair Mills and Members of the Public Works Committee

From: Scott C. Burns, Director of Public Works/County Engineer

Meeting Date: Tuesday, May 26, 2015

Subject: Road Allowance Land Ownership – Horning's Mills, Township of Melancthon

Purpose

The purpose of this report is to seek authorization to correct title registration with respect to municipal lands associated with the road allowance of Main Street Horning's Mills in the Township of Melancthon.

Background & Discussion

A Melancthon resident recently approached Township Council to inquire on a potential land purchase from the Township. The transaction requires a small severance from the road allowance of Main Street Horning's Mills. Through this process, it became known that the lands are currently registered with Dufferin County and that this should be corrected to be under the ownership the Township of Melancthon.

As a result of the County's previous road rationalization exercise in 2000, former Dufferin Road 14 was transferred to the Township of Melancthon and became the Main Street of Horning's Mills when Highway 24 became Dufferin Road 124. Along with the jurisdictional change of roadway responsibility, ownership of the lands should have been transferred to the Township.

Staff seek authorization to proceed in performing the necessary action to correct the land title registration of the Main Street Horning's Mills road allowance. This correction will allow the Township of Melancthon to proceed as they wish with any severances or property sales associated with the road allowance.

Road Allowance Land Ownership – Main Street Horning's Mills, Township of Melancthon

Local Municipal Impact

The Township of Melancthon will be able to proceed as they wish with any severances and subsequent property sales associated with the road allowance of Main Street Horning's Mills.

Financial, Staffing, Legal, or IT Considerations

There may be standard legal fees associated with the process. These costs will be borne by the County of Dufferin.

Recommendation

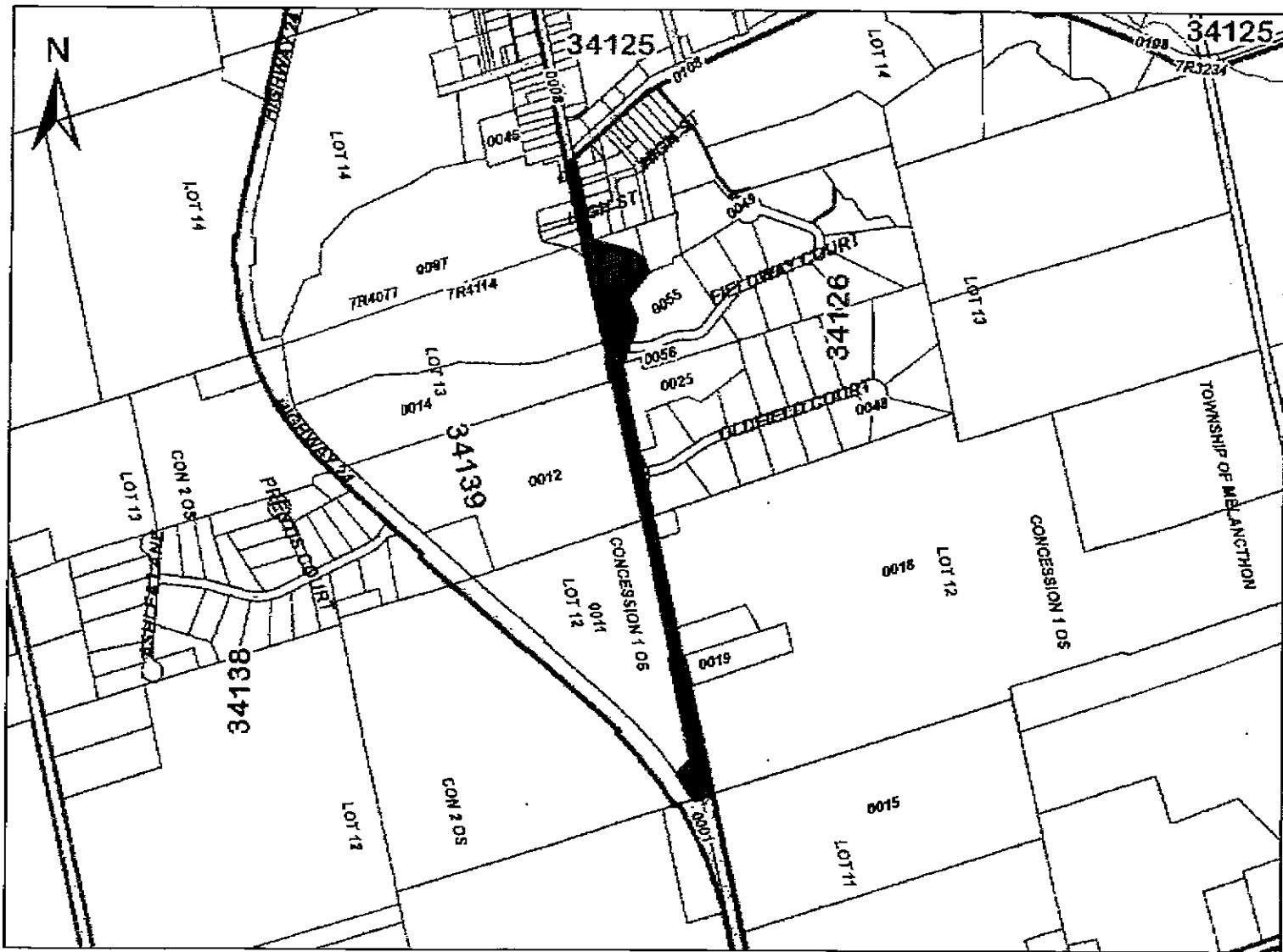
THAT Report Road Allowance Land Ownership – Main Street Horning's Mills, Township of Melancthon, dated May 26, 2015, from the Director of Public Works/County Engineer be received;

AND THAT staff be directed to proceed with the necessary correction to the title of Main Street Horning's Mills, Township of Melancthon.

Respectfully submitted by

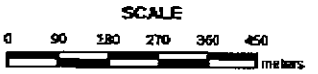
Original signed by,

Scott C. Burns, P.Eng., C.E.T.
Director of Public Works/County Engineer



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PROPERTY INDEX MAP DUFFERIN(No. 07)

LEGEND

- FREEDHOLD PROPERTY
- LEASEHOLD PROPERTY
- UNITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0649
- BLOCK NUMBER 08050
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

- REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS
- THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
- FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS
- ONLY MAJOR EASEMENTS ARE SHOWN
- REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

