



**TOWNSHIP OF MELANCTHON**

**COMMITTEE OF ADJUSTMENT**

**THURSDAY, DECEMBER 17, 2015 - 6:00 P.M.**

1. **APPROVAL OF MINUTES - November 19, 2015**
2. **BUSINESS ARISING FROM MINUTES**
3. **APPLICATION FOR CONSENT**
  1. B6/15 - Derek Martin - Part Lot 278, Concession 2 N.E.
4. **APPLICATION FOR MINOR VARIANCE**
5. **APPLICATIONS ON FILE**
  1. B12/14 - Julian McDowell - West Part Lot 13, Concession 1 O.S.
6. **DELEGATES**
7. **CORRESPONDENCE**
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 Consent**

File No. **B6/15**

Date of Meeting: **Thursday, December 17, 2015**                      Time: **6:00 p.m.**

Name of Owner/Applicant: **Derek Martin**

Location of Public Meeting: **Council Chambers, 157101 Highway 10, Melancthon, ON, L9V 2E6**

**PROPOSED SEVERANCE: Part Lot 278, Concession 2 N.E.**

Existing Use: **Agricultural**    Proposed Use: **Agricultural**

Road Frontage: **65 m**    Depth: **100 m**

Area: **6500 metres square (0.6 ha)**

**RETAINED PORTION: Part Lots 277 & 278, Concession 2 N.E.**

Existing Use: **Non-Farm Residential**                              Proposed Use: **Non-Farm Residential**

Road Frontage: **192.2 m**    Depth: **229.5 m**

Area: **44.4 acres**

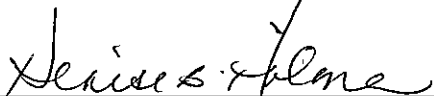
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The land is not the subject of an application under the Act for an Official Plan Amendment, Zoning By-law Amendment, or Minor Variance application.

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.

If a person or public body that files an appeal of a decision of the Melancthon Township Committee of Adjustment in respect of the proposed consent does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

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

  
\_\_\_\_\_  
Denise B. Holmes, Secretary-Treasurer

TOWNSHIP OF MELANCTHON - COMMITTEE OF ADJUSTMENT  
APPLICATION FOR CONSENT

**NOTE TO APPLICANTS**

*One copy of this application form must be completed and filed for each parcel to be severed together with the sketch as required by the Schedule to Ontario Regulation 547/06, with the Secretary/Treasurer and be accompanied by a fee of \$800.00 + \$1000.00 deposit. Cheques made payable to the Township of Melancthon.*

**Completeness of the Application**

The information that must be provided by the applicant is prescribed in the Schedule to Ontario Regulation 547/06 made under the Planning Act. If the mandatory information and fee are not provided, the Committee of Adjustment will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the Committee of Adjustment and others in their planning evaluation of the Consent Application. To ensure the quickest and most complete review, this information should be submitted at the time of the application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

1. Registered Owner's Name : Derek Martin  
Address: 8616 Wellington Road 14, Arthur, ON  
E-mail Address: \_\_\_\_\_  
Telephone Number: (Home) \_\_\_\_\_ (Work) 519-698-1198(Fax) \_\_\_\_\_

Applicant's Name : \_\_\_\_\_  
Address: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_  
Telephone Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Fax) \_\_\_\_\_

Agent's Name: Nathan Martin  
Address: PO Box 128, 265 Bridge Street, Fergus, ON N1M 2W7  
E-mail Address: nmartin@smithvaleriot.com  
Telephone Number: (Home) \_\_\_\_\_ (Work) 519-843-1960(Fax) 519-843-6888

Send Correspondence to? Owner ( ) Applicant ( ) Agent (X)

2. Date of Application: November 19, 2015

3. Type of Transaction: (e.g. a transfer for the creation of a new lot, a lot addition, an easement, a charge, a lease or a correction of title)

Application for consent via a Surplus Farm Dwelling Severance

4. Name of person(s) to whom the land or interest in land is to be transferred, charged or leased:

Have entered into a conditional Agreement of Purchase and Sale with Ben & Deb Scarpelli

5. Legal Description of Property:

Municipality Township of Melancthon  
 Lot (s) Part Lots 277 & 278 Concession 2 NETS  
 Lot (s) \_\_\_\_\_ Registered Plan \_\_\_\_\_  
 Part (s) 2, 3, 4, 5 Reference Plan 7R5339  
 Street Address 197255 2nd Line NE, Township of Melancthon  
 Roll Number \_\_\_\_\_ Survey Attached - Yes ( ) No (X)

6. Are there any easements or restrictive covenants affecting the subject property? Yes \_\_\_\_\_ No X

7. If the answer to Section 6 is yes, a description of each easement or covenant and its effect.

\_\_\_\_\_

8. (a) Description of lands to be SEVERED or EASEMENT/RIGHT-OF-WAY: (in metric units)

Frontage: 65 m Area: 6,500 meters squared (0.6 ha)

Depth: 100 m

Existing Use: Agricultural Proposed Use: Agriculture

Existing and proposed buildings and structures on land to be severed:

Existing: Residential Building

Proposed: No proposed buildings or structures to be added

What type of access do the lands intended to be SEVERED have?

Provincial Highway \_\_\_\_\_ County Road \_\_\_\_\_  
 Year Round Municipal Road X Seasonal Municipal Road \_\_\_\_\_  
 Unopen Road Allowance \_\_\_\_\_ Private Right-of-way \_\_\_\_\_  
 Other, please specify \_\_\_\_\_

Services currently available, or to be available for the SEVERED parcel:

	Municipal Water	Communal Water	Private Water	Municipal Sewers	Communal Sewers	Private Sewers
Existing	( )	( )	(X)	( )	( )	(X)
Proposed	( )	( )	( )	( )	( )	( )



13. Is the subject land the subject of any other application under the Act, such as an application for an amendment to an official plan, a zoning by-law or a Minister's zoning order, an application for a minor variance or an approval of a plan of subdivision or a consent;

If the answer is yes, the file number of the application and the status of the application: No

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14. This application must be accompanied by a sketch showing the following, with any measurements shown in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;

(e) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, bank of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,

- (i) are located on the subject land and on land that is adjacent to it, and
- (ii) in the applicant's opinion, may affect the application;

(f) the current uses of land that is adjacent to the subject land ( for example, residential, agricultural or commercial);

(g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;

(h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and

(i) the location and nature of any easement affecting the subject land.

15. Is the application consistent with policy statements issued under subsection 3(1) of the Act? Yes

16. Is the subject land within an area of land designated under any provincial plan or plans? No

17. If the answer to question 16 is yes, briefly explain how this application either conforms with or does not conflict with any applicable provincial plan or plans:  
\_\_\_\_\_  
\_\_\_\_\_

18. If this application involves the creation of a non-farm lot within approximately 500 metres of livestock facilities and/or permanent manure storage facilities, a completed MDS I calculation form must be submitted with this application. If this application involves a new or expanded livestock facility and/or permanent manure storage facility, a completed MDS II calculation form must be submitted with this consent application.

**UPON SUBMISSION OF THIS APPLICATION THE APPLICANT AGREES:**

1. That the fee submitted with this application covers only routine processing costs (i.e. review by municipality). It is further understood and agreed that any additional costs or requirements with this application, including any additional information and processing requirements, or as may otherwise be required or incurred and charged to or by the municipality (i.e. planning, legal or engineering fees, OMB Hearing costs, agreements, special studies, other approvals or applications and any other related matters) will be my responsibility to provide to and/or reimburse the municipality for same. Failure to pay all associated costs may result in refusal of this application and/or collection by the municipality in like manner as municipal taxes, or any other means legally available to the municipality.
2. To pay the application fee in full prior to the processing of this application.
3. To allow the Committee of Adjustment to site inspect the property in consideration for this application.

**Affidavit or Sworn Declaration**

I, Derek Martin of the Town of Fergus

in the County of Wellington solemnly declare that all the statements contained in this application and all the information provided is true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Declared before me Date: November 19, 2015

at the Town of Fergus

in the Province of Ontario Signature of Applicant: Derek Martin

this 19 day of November

2015  
[Signature]  
A Commissioner, etc.

**Authorizations:**

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application on his/her behalf, must be included with this form or the authorization set out below must be completed.

**Authorization of Owner for Agent to Make Application and for Agent to Provide Personal Information**

I, Derek Martin, am the owner of the land that is the subject of this application for consent and I authorize Nathan Martin to act as my agent for the purpose of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize my agent to provide any of my personal information that will be included in this application or collected during the processing of this application.

November 19, 2015

Date



Signature of Owner

**Consent of the Owner to the Use and Disclosure of Personal Information**

I, Derek Martin, am the owner of the land that is the subject of this consent application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

November 19, 2015

Date



Signature of Owner




Property Owners Name : Derek Martin

Location of Property: 197255 2nd Line NE, Melancthon, ON Acreage: 46 Acres

Please use the space for your sketch:

PLEASE SEE ATTACHED SKETCH

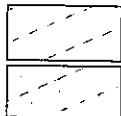
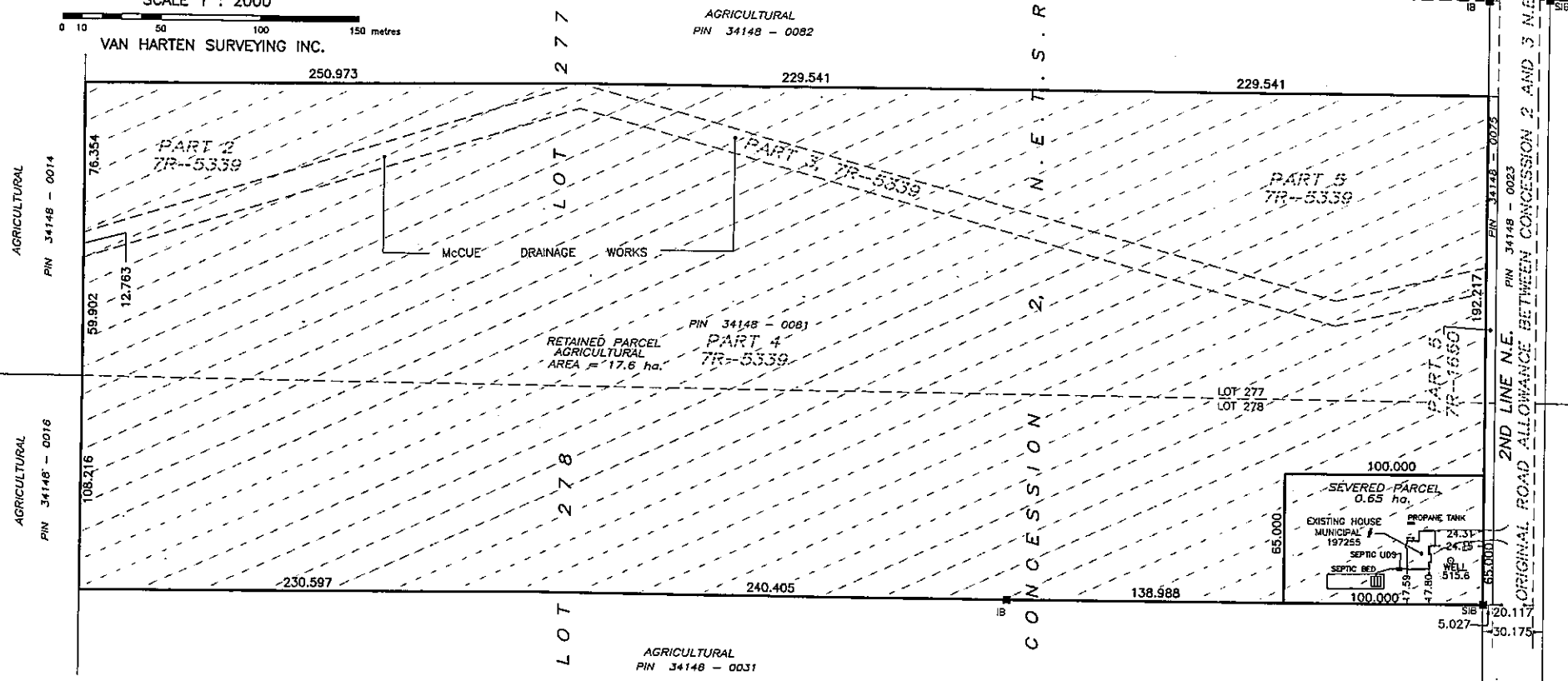


SEVERANCE SKETCH  
 PART OF LOTS 277 AND 278  
 CONCESSION 2  
 NORTH EAST OF THE TORONTO SYDENHAM ROAD  
 TOWNSHIP OF MELANCTHON  
 COUNTY OF DUFFERIN

SCALE 1 : 2000

0 10 50 100 150 metres

VAN HARTEN SURVEYING INC.



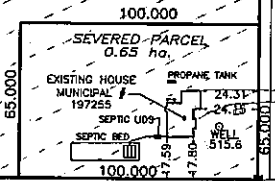
RETAINED PARCEL - PART OF LOTS 277 AND 278

SEVERED PARCEL - PART OF LOT 278

**NOTES:** THIS IS NOT A PLAN OF SURVEY

N.E.T.S.R. DENOTES NORTH EAST OF THE TORONTO AND SYDENHAM ROAD

**METRIC:** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



**Van Harten**  
 SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET  
 GUELPH, ONTARIO N1H 3X3  
 PHONE: 519-821-2763  
 FAX: 519-821-2770  
 www.vanharten.com

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 ORANGEVILLE, ONTARIO L9W 5G5  
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 FAX: 519-940-4113  
 www.vanharten.com

DRAWN BY: AFV    CHECKED BY: AJM    PROJECT No. 23183-15

Nov 17, 2015-3:11pm  
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