



TOWNSHIP OF MELANCTHON

COMMITTEE OF ADJUSTMENT

THURSDAY, JANUARY 15, 2015 - 6:00 P.M.

1. **APPROVAL OF MINUTES - November 20, 2014**
2. **BUSINESS ARISING FROM MINUTES**
3. **APPLICATION FOR CONSENT**
 1. B13/14 - First Canada ULC - Part Lot 227, Concession 1 N.E. (Lot enlargement to Part Lot 228, 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. **B13/14**

Date of Meeting: **Thursday, January 15, 2015** Time: **6:00 p.m.**

Name of Owner/Applicant: **First Canada ULC**

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

PROPOSED SEVERANCE: Pt. Lot 227, Concession 1 N.E. RP 7R-2484 Part 2 (Lot enlargement to Pt. Lot 228, Concession 2 N.E. RP 7R-2484 Part 1)

Existing Use: **Underground fuel tank** Proposed Use: **Underground fuel tank**

Road Frontage: **13.7 m** Depth: **17.7 m**

Area: **0.06 acres**

RETAINED PORTION: Lots 227, 228, 229 & 230 Concession 1 N.E.

Existing Use: **Agriculture** Proposed Use: **Agriculture**

Road Frontage: **800 m** Depth: **305 m**

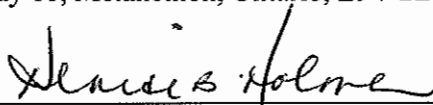
Area: **50 acres**

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 : Lori-Anne Sytsma
Jan Kenneth Vander Velde, Andrew Phillip Vander Velde
John Phillip Vander Velde, Peter John Vander Velde
Address: 3775 Arthur Drive, Delta, BC V4K 3N2
E-mail Address: p.velde@icloud.com
Telephone Number: (Home) 604-764-7341 (Work) 360-255-3448 (Fax) _____

Applicant's Name : First Canada ULC
Address: 159061 Hwy 10
E-mail Address: brenda.casko@firstgroup.com
Telephone Number: (Home) 519-217-3112 (Work) 519-941-2582 (Fax) 519-941-0953

Agent's Name: _____
Address: _____
E-mail Address: _____
Telephone Number: (Home) _____ (Work) _____ (Fax) _____

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

2. Date of Application: _____

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)

Lot Enlargement

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

First Canada ULC

5. Legal Description of Property:

Municipality Dufferin County
 Lot (s) 227, 228 Concession 1 Northeast
of the Toronto and Sydenham Road
 Lot (s) 229, 230 Registered Plan _____
 Part (s) 227, 228 Reference Plan 7R-2484 (July 15, 1986)
229, 230
 Street Address _____
 Roll Number 2219 000 003 12150 Survey Attached - Yes () No ()

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: 13.7 m Area: 0.06 acres
 Depth: 17.7 m Part 2 of Plan 7R-2484
(attached)
 Existing Use: underground fuel tank Proposed Use: underground fuel tank

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

Existing: _____

Proposed: _____

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

Provincial Highway _____ County Road _____
 Year Round Municipal Road _____ Seasonal Municipal Road _____
 Unopen Road Allowance _____ Private Right-of-way _____

Other, please specify existing driveway on Part 1 of Plan 7R-2484
Part 2 to be attached to Part 1

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

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

(b) Description of lands to be **RETAINED**:

(in metric units)

Frontage: 800 m

Area: 50 acres

Depth: 305 m

Existing Use: agriculture

Proposed Use: Farming

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

Existing: none

Proposed: none

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

Provincial Highway

County Road

Year Round Municipal Road _____

Seasonal Municipal Road _____

Unopen Road Allowance _____

Private Right-of-way _____

Other, please specify _____

Services currently available, or to be available for the **RETAINED** parcel:

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

9. (a) Present Official Plan designation of the land : Rural & Environmental Protection Area- High Hazard Land

(b) Present Zoning of the land: General Agriculture & Open Space Conservation

10. Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 53 of the Planning Act? Yes _____ No X

If the answer is yes, the file number of the application and the status of the application.

11. Has any land been severed from the parcel originally acquired by the owner of the subject land? Yes

12. If the answer to Section 11 is "Yes", please indicate previous severance on the required sketch and supply the following information for each lot severed:

Grantee's Name: _____

Relationship (if any) to owner: none

Date of Parcel Created: May 2001 Use of Parcel: Farming

File Number : Plan 7R-4915 (May 23, 2001)

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; **No**

If the answer is yes, the file number of the application and the status of the application: _____

14. This application must be accompanied by a sketch showing the following, with any measurements shown in metric units: **See attached Plan of Survey of Part of Lots 227 and 228, Concession 1 - Plan 7R-2484**

- (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? _____

16. Is the subject land within an area of land designated under any provincial plan or plans? _____

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, Brenda Cook of the Township of Melancthon
in the County of Dufferin 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 27 - 2014

at the

Township of Melancthon

in the

County of Dufferin

Signature of Applicant:

Brenda Cook

this

27th day of November

2014

Standy Atkinson
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, Peter Vander Velde et al, am the owner of the land that is the subject of this application for consent and I authorize First Canada ULC 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.

September 18, 2014

Date



Signature of Owner

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

I, Peter Vander Velde et al, 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.

September 18, 2014

Date



Signature of Owner

Property Owner: John Phillip VanderVelde
 Peter John VanderVelde
 Jan Kenneth VanderVelde
 Andrew Phillip VanderVelde
 Lori-Anne Sybsma

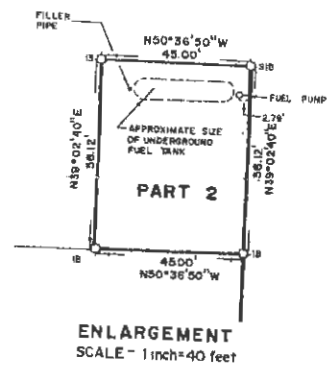
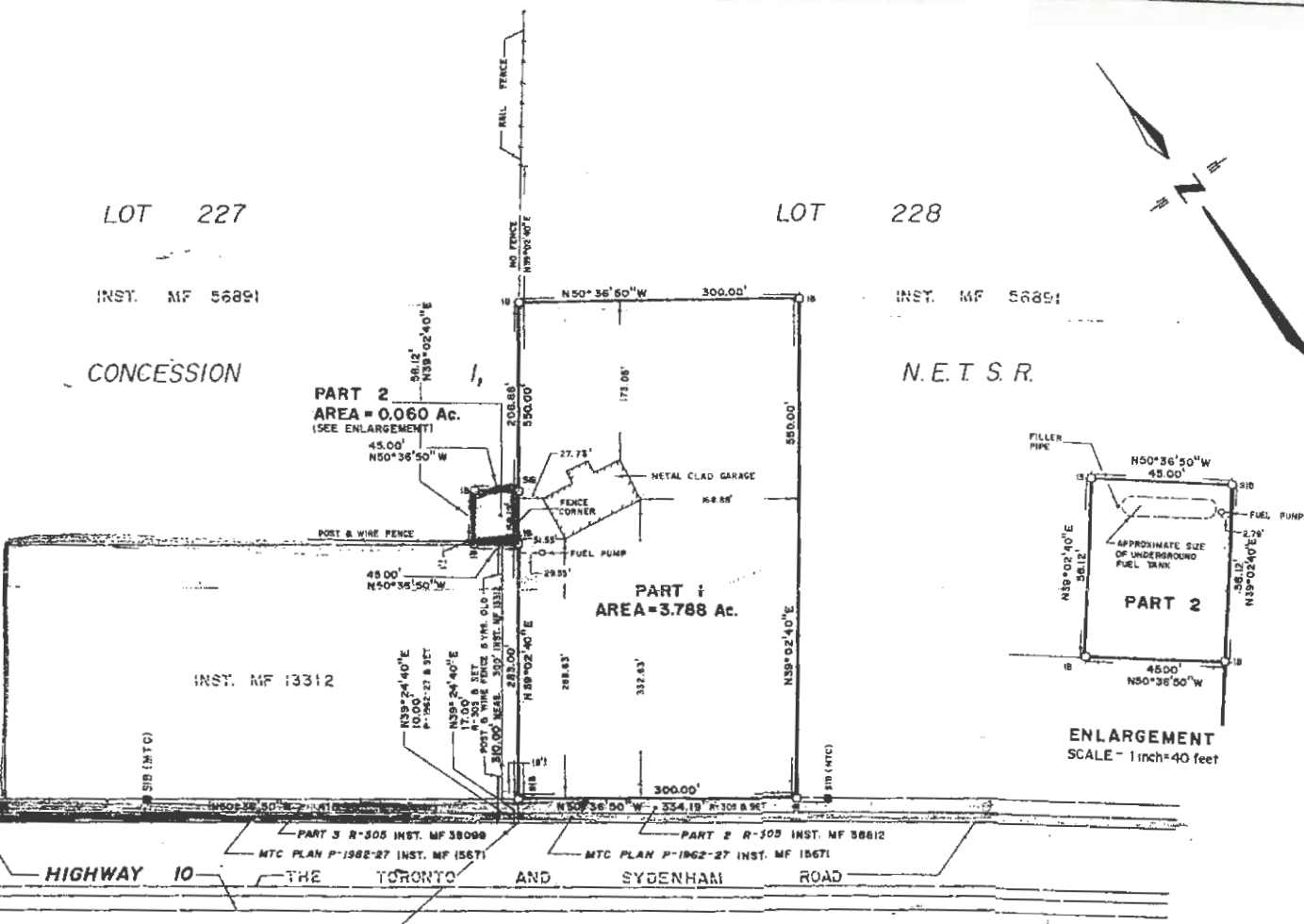
Location of Property: Dufferin County
 Lots 227, 228, 229, 230
 Concession 1 Northeast
 Acreage: 50 acres (0.060 acres to be severed)

LOT 227
 INST. MF 56891

LOT 228
 INST. MF 56891

CONCESSION

N.E.T.S.R.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT
 DATED 19 JUNE 1986
 P. J. WILLIAMS, ONTARIO LAND SURVEYOR

PLAN 7R-248
 RECEIVED AND DEPOSITED
 DATED July 15, 1986
 Joan Crawford
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF DUFFERIN (N-7)

CAUTION: THIS IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

SCHEDULE OF PARTS

PART	INSTRUMENT	LOT	CONCESSION	TOWNSHIP	AREA
1	MF 56891	PT. 228	1, METR	MELANCTHON	3.788 AC
2	MF 56891	PT. 227	1, METR	MELANCTHON	0.060 AC

PLAN OF SURVEY OF PART OF LOTS 227 AND 228 CONCESSION 1, NORTHEAST OF THE TORONTO AND SYDENHAM ROAD TOWNSHIP OF MELANCTHON COUNTY OF DUFFERIN

SCALE: 1 inch = 100 feet
 R. J. WILLIAMS, OLS - 1986

NOTE: BEARINGS ARE ASSUMED TO BE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF HIGHWAY TO AS SHOWN ON PLAN R-305 AS N50°36'50"W.

- LEGEND
- ⊙ DENOTES IRON BAR FOUND
 - DENOTES IRON BAR SET
 - 1 DENOTES 1" SQ X 4' LONG IRON BAR
 - 18 DENOTES 6/8" SQ X 2' LONG IRON BAR
 - METR DENOTES NORTHEAST OF THE TORONTO AND SYDENHAM ROAD
 - MTC DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS PLAN R-305

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2) THIS SURVEY WAS COMPLETED ON THE 18 DAY OF JUNE, 1986.

P. J. WILLIAMS
 ONTARIO LAND SURVEYOR
 BOX 146, 1 MILE WEST OF ORANGEVILLE ON HIGHWAY 9
 ORANGEVILLE, ONTARIO
 TELEPHONE: (519) 841-6231
 PROJECT: 3006

18 June 1986
 DATED

