



TOWNSHIP OF MELANCTHON

COMMITTEE OF ADJUSTMENT

THURSDAY, JULY 16, 2015 - 6:00 P.M.

1. **APPROVAL OF MINUTES - June 18, 2015**
2. **BUSINESS ARISING FROM MINUTES**
3. **APPLICATION FOR CONSENT**
 1. B4/15 - Owen & Ina Hoover - Part Lot 32, Concession 3 & 4 N.E.
 2. B5/15 - Wallace Elgie - East Part Lot 15, Concession 2 O.S.
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. B4/15

Date of Meeting: **Thursday, July 16, 2015** Time: **6:00 p.m.**

Name of Owner/Applicant: **Owen & Ina Hoover**

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

PROPOSED SEVERANCE: Part of Lot 32, Concession 3 N.E.

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

Road Frontage: **831.8 metres** Depth: **402.33 metres**

Area: **35.2 hectares**

RETAINED PORTION: Part of Lot 32, Concession 4 N.E.

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

Road Frontage: **1005.85 metres** Depth: **402.33 metres**

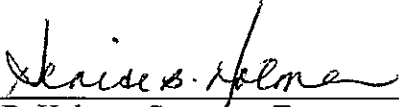
Area: **40.46 hectares**

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.

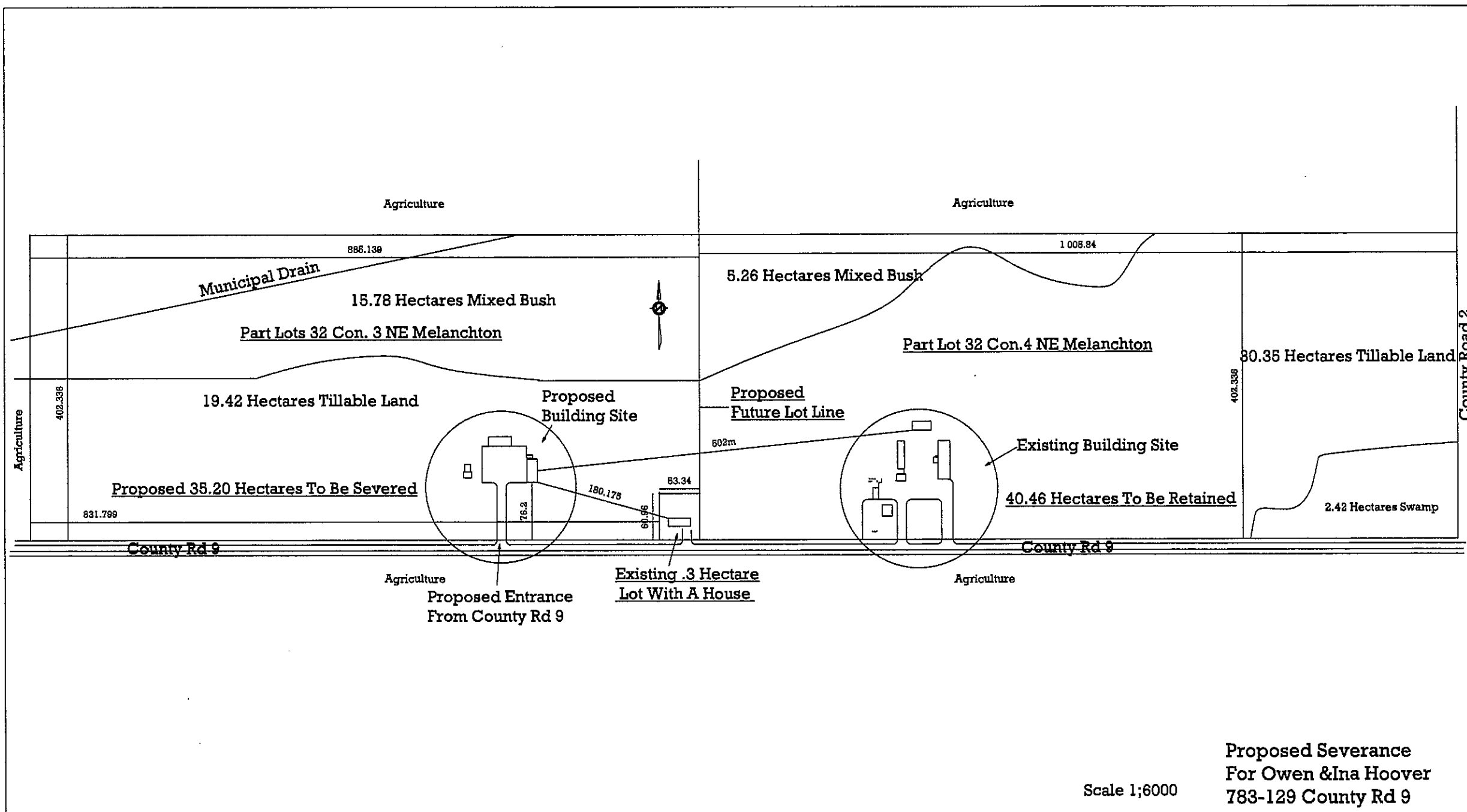
If you require additional information on this application, it may be obtained by contacting the Secretary-Treasurer at the above address during regular office hours.

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 : Owen&Ina Hoover
Address: 783 189 County Rd 9 Melancthon L9V 2P7
E-mail Address: owenhoover@bell.net
Telephone Number: (Home) 519-923-9696 (Work) 923-9513 (Fax) 923-9513
- Applicant's Name : Eli Sherk
Address: 2994 Hackbart Rd RR#1 St Clements NOB 2M0
E-mail Address: ems@cyg.net
Telephone Number: (Home) 519-573-8018 (Work) 519-699-5190 (Fax) 519-699-5172
- 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)
Transfer for the creation of a new lot
4. Name of person(s) to whom the land or interest in land is to be transferred, charged or leased:
Levi M Hoover (Owen& Ina's Son)

5. Legal Description of Property:

Municipality Melancthon

Lot (s) 32 Concession Con 3+4

Lot (s) _____ Registered Plan _____

Part (s) _____ Reference Plan _____

Street Address 783 129 County Road 9

Roll Number 2219 0000 003 06100 Survey Attached - Yes () No (x)

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

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: 831.8 meters Area: 35.2 Hectares

Depth: 402.33 meters

Existing Use: Agriculture Proposed Use: Agriculture

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

Existing: None

Proposed: Barn, Shed , House , Workshop & Power Room

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 _____

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	()	()	(x)	()	()	(x)

(in metric units)

Area: 40.46 Hectares

Existing Use: Agriculture

Proposed Use: Agriculture

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

Existing: House, Buggy Shed, Beef Barn, Turkey Barn, Shed c/w Attached Worksho

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	()	()	(x)	()	()	(x)
Proposed	()	()	()	()	()	()

9. (a) Present Official Plan designation of the land : _____

(b) Present Zoning of the land: Agriculture

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

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? No

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:

Date of Parcel Created: _____ Use of Parcel: _____

File Number :

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: _____

File # B2/12 Was approved Jan 25 2013 But has since expired

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

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, Owen Hoover, am the owner of the land that is the subject of this application for consent and I authorize Eli Sherk 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.

May 26 / 2015
Date

Owen Hoover
Signature of Owner
Ina Hoover

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

I, Owen Hoover, 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.

May 26 / 2015
Date

Owen Hoover
Signature of Owner
Ina Hoover

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, Eli Sherk of the Township of Wellesley

in the Region of Waterloo 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:

May 26/2015

at the Township of Melancthon

in the County of Dufferin

Signature of Applicant:

Eli Sherk

this 26th day of May

2015

James Spence

A Commissioner, etc.

Minimum Distance Separation I (MDS I) Report

MDS 1.0.2
27-May-2015 10:29
Page 1

Application Date: 27-May-2015

File Number:

Preparer Information

Eli Sherk

Wellesley

2994 Hackbart Road

St Clements, ON, Canada N0B 2M0

Phone #1: 519-699-5190

Email: ems@cyg.net

Applicant Information

Unspecified

Regional Municipality of Waterloo

Calculation #1

Levi Hoover

Adjacent Farm Contact Information

Ernie

County Rd 9

ON, Canada

Phone #1: 923-2307

Farm Location

County of Dufferin

Township of Melancthon

Geotownship: MELANCTHON

Concession: 4 NE T&SR

Lot: 31

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds)	20	20.0	Unavailable

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 95 ac

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7

Factor B (Nutrient Units): 458

Factor D (Manure/Material Type): 0.7

Factor E (Encroaching Land Use): 1.1

Total Nutrient Units: 20

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	247 m (809 ft)	290 m (951 ft)
Distance from nearest permanent manure/material storage 'S':	247 m (809 ft)	290 m (951 ft)

Signature of Preparer:

Eli Sherk, Wellesley

Date:

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.





Legend

- A... Existing Neighbors Barn
- B....Proposed Residence (After Severance)

CORPORATION OF THE TOWNSHIP OF MELANCTHON

REPORT TO COMMITTEE OF ADJUSTMENT

TO: CHAIRMAN WHITE AND MEMBERS OF COMMITTEE OF ADJUSTMENT

FROM: JERRY JORDEN, RPP

DATE: JULY 8, 2015

SUBJECT: ELI SHERK CONSENT APPLICATION, LOT 32, CONCESSIONS 3 & 4, N.E.T.S.R., FILE NO.: B4/15

1.0 RECOMMENDATIONS

1. That Consent Application B4/15 be denied because it does not conform the minimum agricultural lot size requirement and related policies of the Official Plan and is not consistent with the agricultural lot creation policies of the Provincial Policy Statement.
2. That, in the alternative, if Consent Application B4/15 is approved, such approval includes at least the following conditions.
 - a. Documentation is to be provided showing compliance with all applicable Minimum Distance Separation formulae and including the separation requirements from the abutting residential lot on the north side of County Road 9 between the proposed severed and retained lands.
 - b. Road access approval for the proposed severed property is to be obtained from the County of Dufferin.

2.0 PURPOSE

The purpose of this report is to provide planning related analysis and recommendations concerning an agricultural lot severance application by Mr. Eli Sherk on behalf of the property owners, Owen and Ida Hoover.

3.0 SUBJECT PROPERTY AND PROPOSED SEVERANCE

The subject property is a 75.7 hectare agricultural lot with frontage primarily on the north side of County Road 9. As can be seen on the drawing and air photo submitted with the application, the property includes a building cluster consisting of a house, farm buildings and an on-farm business use on the east half of the property with access from the County Road. There is also a small dwelling on a small lot at approximately the middle of the frontage on the County Road. One of the owners of the subject property owns that lot.

With the exception of forested wetland areas in the northern and southeastern parts of the lot, the subject property is used for agricultural crop cultivation. The area in the vicinity of the subject property, including the lands south of the County Road, consists of primarily agricultural land uses.

The consent application seeks the severance of the western 35.2 hectares of the subject property to create a new agricultural property lot with a frontage of 831.8 metres on the County Road. A dwelling, barn, shed and an on-farm business in the form of a workshop and power room would be sited approximately 180 metres west of the small residential lot and would have access from the County Road. The severed parcel would be transferred to the owners' son.

The effect of the proposed severance would be to replace one 75.7 hectare agricultural use and one on-farm business use with two agricultural uses consisting of the severed lands at 35.2 hectares and the 40.5 hectare retained lands, and two on-farm business uses.

In January of 2013 a similar consent application was approved but was not implemented. It would have created almost the same sized agricultural holdings but, unlike the current application, it would have also eliminated the small residential lot between the two new agricultural properties. In December, 2014, the undersigned provided a reporting letter concerning that application.

4.0 PROVINCIAL POLICY STATEMENT

The subject land and general area are considered part of a prime agricultural area under the Provincial Policy Statement (PPS). Agricultural uses and on-farm businesses, referenced as on-farm diversified uses, are permitted in such areas.

Although the applicable policies state that “lot creation in prime agricultural areas is discouraged”, severances for agricultural uses are permitted provided that:

“the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations”.

As discussed in the December 14th, 2012, letter from the undersigned, the existing and proposed lots are all below the average farm size in the Township as provided in the 2011 Census. While the two new smaller lots would be in the largest farm size category in that Census, that being farms between 28 and 52 hectares, that category includes only 28 percent of the Township’s farms. The proposed new agricultural lots will be well below the average farm size but consistent with the sizes of slightly more than one quarter of the farms in the Township.

The PPS also requires new land uses, including the creation of lots, to comply with the minimum distance separation formulae (MDS). The applicant has provided MDS related information but it appears to relate to the distance separation between the proposed house on the severed lot and the nearest off-site livestock facility. This has been calculated using the MDS I formula. However, the MDS II formula must be used to address the setback requirements for the proposed livestock facilities on the severed lot, including the setback from the abutting residential lot between the two proposed properties.

A condition of any approval of the application should require the provision of information to demonstrate compliance with the MDS II formula.

5.0 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

While the Growth Plan does not specifically address lot creation in rural areas, it does support good management and use of rural resources such as agricultural land. It also supports protecting prime agricultural areas. It would appear that lot creation for agricultural uses would generally comply with the Growth Plan, although reducing the size of existing agricultural operations is not specifically addressed in the Plan.

6.0 OFFICIAL PLAN

Since the Township’s Official Plan is generally in conformity with the applicable aspects of the County’s Official Plan, this section focuses on only the Township’s Plan. In that Plan,

the subject property is designated Agricultural and Environmental Protection with the latter designation applying to the provincially significant wetlands within primarily the north and northwestern parts of the parcel. Agriculture and on-farm business uses are permitted in the former designation but not in the latter although existing agricultural uses are recognized.

Agricultural lot creation is permitted in the Agricultural designation and is subject to the same lot size considerations as contained in the PPS and discussed in section 4.0 above. In addition, the Plan also states that "new lots for agricultural uses shall be approximately 40 hectares or the original survey lot size, whichever is lesser". The proposed lot would be 35.2 hectares in area, 12% below the 40 hectare figure referenced in the Plan. According to the drawing submitted with the application, the severed lot would also contain about one third fewer tillable hectares than the retained lands. That new agricultural property would contain only 19.4 hectares of tillable land, about 55% of its total area.

As with the PPS, the Plan also requires compliance with the minimum distance separation formulae. The comments provided in section 4.0 above, therefore, also apply with regard to assessing this aspect of Official Plan conformity.

The proposed inclusion of an on-farm business use on the severed lands appears to conform with the Plan's policies including those relating to economic development. The use would have to also comply with the Zoning By-law provisions and this is discussed in section 7.0 below.

No development is proposed in the area designated Environmental Protection. The Plan does reference lands within 120 metres of such a designation as being "adjacent lands" and applies environmental assessment related policies to development proposals in such areas. The proposed building site, as shown on the drawing submitted with the application, appears to be outside the limit of these adjacent lands.

In view of the building site location and since the proposal will involve no loss of wetland function or area, will not create demand for future development and will not conflict with wetland management, there does not appear to be a need for environmental assessment under the policies of the Plan. The limit of the defined adjacent lands also appears to correspond with the outer boundary of the area under the regulatory authority of the Nottawasaga Conservation Authority. Any comments from that agency would have to be considered in making a decision on this application.

7.0 ZONING BY-LAW

The subject lands are zoned General Agricultural (A1) and General Agricultural Exception (A1-116) with the latter zone permitting an existing on-farm business use within the current building cluster. The A1 zone permits a farm and requires a minimum lot area of 18 hectares with a minimum lot frontage of 150 meters. The proposed agricultural use as well as the size and frontage of the severed and retained lands comply with the Zoning By-law.

The proposed site of the building complex that will include the on-farm business use as shown on the drawing submitted with the application appears to comply with the setback provisions in the Zoning By-law including the minimum distance separation from the dwelling on the small lot and from the on-farm business use on the retained lands. Other Zoning By-law aspects such as the nature and size of that on-farm business use would be addressed at the time of application for the required Change of Use Certificate.

8.0 ACCESS

The drawing submitted with the application indicates a proposed new single access from County Road 9 to the proposed building site that will apparently include the buildings for both the agricultural use and the on-farm business. The proposed house location is shown at a site slightly west of the main building cluster. Access approval from the County would be a requirement for any development on the severed lot and should be included as a condition of any approval of the consent application.

9.0 ANALYSIS

The two principal applicable planning policy documents are the Provincial Policy Statement and the Township's Official Plan. The application includes aspects that conform to or are consistent with the applicable planning policies and aspects that do not demonstrate clear conformity with those policies.

The following outlines the key policy considerations and other aspects of the application.

1. Although the application does conform with the land use and economic development related policies of the above referenced planning policy documents, the principal concern from an agricultural land use planning perspective is the replacement of a larger, near average sized agricultural property with two significantly smaller farm parcels.

2. This type of land division does not conform with the intent of either the PPS or the Official Plan to permit only agricultural severances that are of a size that is appropriate for the types of agricultural uses common in the area.
3. Census data from 2011 identifies an average Township farm size that is about 8% larger than the current size of the subject parcel. While the farm lots created by the proposed severance would be in the Census farm size category that includes the largest number of farms, it is a category that represents only about 28% of all farms. This is the basis of the concern with planning policy conformity referenced in point 2 above.
4. The farm size concern is increased by the relatively small amount of tillable land on the proposed severed lot. According to the drawing submitted with the application, that property would include only 19.42 hectares of tillable land, about 55% if the total lot area.
5. Creating two smaller lots from a larger agricultural property would not assist in implementing the objective in both policy documents to permit the creation of only lots that are sufficiently large to maintain flexibility for future changes in agricultural operations, another key planning related concern.
6. The recently approved Official Plan requires a minimum agricultural severance lot size of "approximately 40 hectares". This is the first time such a policy has been included in any of the Township's planning related documents. The proposed severance would create a 35.2 hectare agricultural property, 12% lower than 40 hectares. Although the term "approximately" is open to some flexibility of interpretation, the significance of this new policy in an agriculturally important Township supports a relatively conservative interpretation. In this context it can be concluded that there is a lack of conformity with this fundamental planning policy.
7. The MDS related information provided with the application is incomplete and details on the proposal's compliance with the requirements of the MDS II formula should be a condition of any approval of the application. That information should include a reference to the required setback from the small lot between the two proposed properties.

8. No development is proposed in the Environmental Protection designated portions of the subject lands and there appears to be compliance with the related planning policies.
9. The proposed lots would comply with the minimum area and frontage requirements of the Zoning By-law. Although there appears to be compliance with many of the By-law's applicable provisions, the development of an on-farm business use on the severed lands would require a Change of Use Certificate and compliance with all related zoning provisions.
10. Road access approval from the County would be required for the proposed severed property.

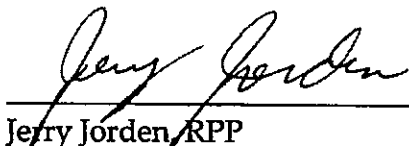
9.0 CONCLUSION

Lack of conformity with key agricultural planning policies relating to the size of the proposed severed lot would justify the denial of this consent application. If the application was to be approved, such approval should be conditional on addressing aspects relating to MDS conformity and road access approval.

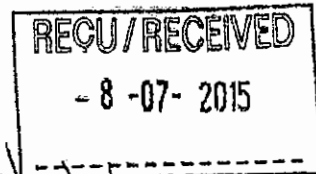
10.0 FINANCIAL

A decision on the consent application would have no financial implications for the Township, unless the application was denied and the decision was appealed.

Respectfully submitted,



Jerry Jorden, RPP



H. J. Lyon

Melancthon ON

Township of Melancthon
157101 Highway 10
Melancthon ON
L9V 2J6

July 8/2015

Council Members

re: Proposed Severance Part lot 32 Con 3 NE
Moratorium on any future applications for on-farm shops

A. Proposed Severance

I request that consent for the proposed severance be denied. The main reasons for this request are set out below.

- i. As irrefutably set out in the diagram provided with the Notice, the primary purpose of this severance is to provide a land platform on which to locate an on-farm shop. The PPS is very specific respecting the creation of lots in prime agricultural areas. Lots may only be created for agricultural uses. Locating a shop on the new lot is not consistent with the PPS. I would further add that any new lot created under this provision must carry the restriction "for agricultural use only."

2. The new lot is not of a size sufficient to be viable for the type of agriculture common in this area; a requirement of the PPS. It is noted that the County OP sets out a minimum lot size of 100 acres for the Green Belt. OMAFRA (draft Guidelines) goes further and puts forth this minimum for more general applicability ^{where} livestock and cash crop operations are the dominant forms of agriculture.

The original land survey, completed in the 19th century, that sets out 50 acre lots in some parts of the Township has little relevance to the land requirements of modern agriculture. In this regard I previously presented data that showed that nearly 90 percent of those original 50 acre lots had been combined into larger farms of 2 or more lots. We really can't ask for better evidence that, in the main, the old 50 acres lot is not a viable agricultural lot size for Melancthon. The fact that of the severed lands only some 19 ha are tillable further exacerbates the deficiency relative to that required for a viable agricultural unit.

3. The current farm already has two severances, the rather large severance of some 5 ha off the western side and the 0.3 ha residential lot. These two severances should, a priori, preclude any further severances.

4. The existing farm required a rather large shop enterprise, (previously approved) to augment the 75ha agricultural operation. In view of this necessary support on the existing farm there is no justification for reducing it so drastically (some 40 percent) and creating what would be clearly 2 non-viable agricultural units.

5. My previous correspondence on this matter of Nov 15/2012 is brought forward as additional discussion of some of the above points.

I request that I be notified of any decision in respect of this matter.

B. Moratorium on processing any future applications for on-farm shops.

I was troubled to hear at the last two Council meetings the position that the paved 4th line NE should be downgraded to gravel because the Corporation did not have the funds to maintain it as a paved road. There can be little doubt that the cumulative effect of the ± 20 industrial shops already approved (I'm sure the staff have an updated accurate count.) has been heavy vehicle loading impacts on our roads, for which they were never designed. Many of these shops generate heavy vehicle traffic that is 20 times the average farm. Indeed the two shops up the 4th line NE generate more heavy traffic than all the other 25 farms between City roads 21 and 9 combined.

With the many new purchases west of 10 Hwy and in the Corbett area the Township should expect a number of new applications for shops in this area. Can we expect that the next candidates for downgrading to gravel are the 2nd line SW and the 26th side road.

I have to seriously question the actions of the Corporation in continuing to approve these on-farm shops on the one hand while on the other say that the Corporation can't afford to maintain the current infrastructure. The network of paved roads in the Township represent a critical and prime asset and must be maintained.

Considering the above I request that the Corporation effect a moratorium on any future applications for on-farm shops. During this moratorium I request the Corporation undertake the following.

1. A professional study of the impact of 50 shops, (that's where we're heading) located in the 'New Survey' area, identify to what extent and where our infrastructure is most vulnerable. It is not a question of one or two shops but the cumulative effect of a network of a large number of shops concentrated in the western portion of the Township.

- 5
- 2. Take steps to ensure that contributions to the funding for the maintenance of our infrastructure is shared equitably between the two main users of agricultural lands - agricultural farms and on-farm shops.

I request that I be advised of all future applications for on-farm shops.

Sincerely

H. Lyon

To Township of Melancthon
Committee of adjustment

Page 1

File No B4/15

Proposed severance - Part Lot 32 Concession 3 NE

Agriculture — Agriculture

No 1.

Lot line seems to have moved. Original lot line fence matched mine. Now fence is further east. School house was on the now flower bed. There was only small distance from old school to fence on east. I went there for eight yrs. and often was on that side and sat there in shade of tree. fence was not where it is now is the 3 hectares changed.

If another house goes up in future or added on it should be built on 3 hectares. If moved distance will change to proposed Building site (shop). Two houses not allowed on same property. I would like 2nd house for bed and breakfast business which should be classified secondary business to supplement my farm. There are a lot of primary shops in melancthon example one Marcoat enterprises "238480" File no. 7 on Rd 4th line NE which should read 4th line SE. County Rd 2 goes North. 4th line melancthon goes south at that corner. The building is too large when passed by ^{council} ~~past~~ and still is large by your laws.

My property goes to my grandfather's day. Dave Patterson. We have had 5 generations walk on this land. My grandfather was

Page 2.

not allowed a "Black Smith Shop" on this property. so he had his shop in Dundalk. My grandmother had a millenay shop above Hills store now apartments + pizza place where she sewed + manufactured clothing. Both travelled by horse + buggy every day to work.

-> Why is council refusing space at Homingbirds Dundalk, or Shellburne Industrial sites.

Or creating a central Industrial zone where "one haul roads" used not wrecking all roads Where safety is a must, hazard material stored + used properly + no children on property.

-> How many on farm business are there in Melancthon Township now.

-> How many on farm business do you plan to pass before you declare we have enough. This is "prime agriculture being used.

No 2. Lot 32 con. 3 NE is already agriculture which is used to dispose of Turkey bones + ^{carcass} carcass, "legs, wings etc. These large bones are not broke down by large manure spreader lay on top of ground for fertilizer. They are from large turkey farm on their property. I can see bones on field when spreading. These fields have run off water which flow to municipal drain which flows to ditch at McCarthy driveway then into "Grand River" at bridge on County Rd 9. This is a huge health issue. Water flow to Grand River is less than 2" mile. The leaved dam was removed by a request of Owen + Ida Hoover which Delmar

signed form

Brown but not followed across Hoover property. Water from here flows to grand river which does not need to have pollution from Turkey lawn or shop chemicals used for manufacturing. This problem should be corrected before any severance takes place. Atwood dead animal provide bins for proper dispose. I have to use my green bin for household waste & this is a larger amount.

→ Tell me why this has been allowed & how long will it continue.

- No 3. Proposed entrance should be wide to accommodate large trucks & trailers. There is already entrance to this land in addition to the house entrance on .3 hectare. It is to the west of house near large apple trees. Also there is a illegal entrance to field next to neighbour Delmar Bacon. These entrances all are on County Rd 9 ^{north} ~~north~~ side. This ditch water flow runs east on north side road to County Rd 2. This should be on your map. Illegal entrance to be removed for severance. This entrance being used now there is no tile "culvert" Plus never was approved by council you are to have a culvert.
- Would you address to proposed people? "Removed"
- No 4. Increased Traffic flow. Will there be more tractor trailers travelling on meland than Line 2 side road. This road is not wide enough "no shoulder allowance" 53ft trailers are now travelling this road. no signs saying large truck travel plus hill &

hidden entrance at hill top. These trucks travel 1/2 load season with manufactured goods. Winter time there was 3 in ditch on Melancthon side road line 2 down ^{North} from cross road. County Rd 9. Ditch is very deep on both sides. There is now a lot of tractor trailers, cube vans, tandem delivery trucks pick up trucks & trailers picking up & delivering manufacturing items. A lot of this is commercial traffic from one shop to another plus raw material & final product being shipped. I have counted 10 trucks on this road line 2 with a lot more that I missed.

⇒ Do you run road counts on these ^{secondary} roads

⇒ Will manufacturing goods travel back & forth between farms on city Rd 9 & Melancthon line 2. This shop will make 3" manufacturing on farm business for Owen & Alma Hoover. I hope goods will not travel by sled steer with large hay wagon attached as I have seen.

⇒ Are roads going to be graded more and pot holes filled and calcium applied. As they are now, this is not done a lot of holes a sign should be "roads used by tractor trailers use ^{at} own risk" no shoulders or places share roads. Louise Moffitt - Hall states \$100,000 is required to repair 1 kilometer of road & that 14 shops would be required to rehabilitate less than 1 mile article enclosed.

This was in Dundalk Herald.

Letter to the Editor

I am writing in regards to the article published in the Wednesday, June 24th edition of the Dundalk Herald concerning the increasing and numerous fabricating shops approved by council.

Brian Milne said that it provides a good tax base. Any "extra" tax dollars (on average \$7,000 annually) are nowhere close to what is required for the roads budget, as it costs \$100,000 to repair every kilometre of road. Put another way; the township would need the revenue from 14 shops to rehabilitate less than 1 mile of road. Shops are up to 750 square meters or 8,070 square feet which is equal to six houses.

Karl Chittka believes the vehement protests are due to the applicants being from the Mennonite community. I would like to clarify that it makes absolutely no difference if the shops belong to Baptists, Rastafarians or Buddhists.

It is the shops themselves that residents of this township

oppose because of the noise, the pollution, the increased traffic (because shop A will weld, then shop B will paint, then shop C will perform another task), which causes great damage to our roads as well as the loss of precious fertile land that once grew the food we put on our tables.

The fabricated products, such as large industrial waste bins, 5,000 gallon fuel tanks and car part racking to name but a few, are manufactured under the guise of "farm use." They leave the area for points south; they are not utilised or made available for local ag operations. The revenue these shops receive is most definitely not secondary nor does it merely subsidize the family, it is primary.

It makes no sense, and there is not one good reason, to have these shops scattered about the countryside when there is an underutilised industrial area in Dundalk where the factories could be situated, together.

-Louise Morfitt Hall
R.R. #2 Dundalk

May I have phone number of by law officer
Noise by law not being enforced by existing
on farm businesses. Speak to Jennifer Duxton
& Mrs. Dennis Jamieson.

Fumes - by law not being enforced. Speak
to Jennifer Duxton & Mrs. Dennis Jamieson.

→ Will paint and by products & propane tanks
be stored properly.

→ How often are these on farm businesses
inspected by Safety board & reported

back to you. The Maroon enterprise building is still to large voted by council not following their "own by laws"

Vo 7. Wildlife trail is on land Con. 3 lot 32, it also goes through my farm. This trail has been used since my grandfathers day. Deer, foxes, rabbits, wild turkeys, coyotes use this trail. 13 coyotes were shot by local hunters last winter not far from this trail. There is a den of foxes in brush behind my farm and coyotes near by. Deer in hay fields.

I would like address of The First Native Indians who rule over the Grand River.

Thank you for your time and consideration. I remain

Carol Hawton
lot 31 Melancton

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. **B5/15**

Date of Meeting: **Thursday, July 16, 2015** Time: **6:00 p.m.**

Name of Owner/Applicant: **Wallace Elgie**

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

PROPOSED SEVERANCE: East Part Lot 15, Concession 2 O.S.

Existing Use: **Residential**

Proposed Use: **Residential**

Road Frontage: **108 m.**

Depth: **250 m. (Irregular)**

Area: **2.5 ha.**

RETAINED PORTION: East Part Lot 15, Concession 2 O.S.

Existing Use: **Agricultural (Reforestation)**

Proposed Use: **Agricultural (Reforestation)**

Road Frontage: **260.3m.**

Depth: **257.6 m.**

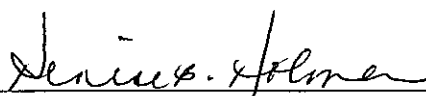
Area: **11 ha. approx.**

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 : WALLACE ELGIE
Address: 625356 15 SIDEROAD MELANCTHON
E-mail Address: _____
Telephone Number: (Home) 519 925 3540 (Work) _____ (Fax) _____

Applicant's Name : WALLACE ELGIE
Address: 250 ROBERT ST. #308
E-mail Address: SHELBURNE, ONT.
Telephone Number: (Home) 519 925 3540 (Work) _____ (Fax) _____

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

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

2. Date of Application: JUNE 2 / 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)

TRANSFER CREATE NEW LOT

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

WALLACE ELGIE

5. Legal Description of Property:

Municipality MELANCTHON

Lot (s) EPT. 15 Concession 2 O.S.

Lot (s) _____ Registered Plan _____

Part (s) _____ Reference Plan _____

Street Address 625356 SIDEROAD 15 MELANCTHON

Roll Number 2219 000 001 07900 0000 Survey Attached - Yes () No ()

6. Are there any easements or restrictive covenants affecting the subject property? Yes ☒ No _____

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

PORTION OF LAND ZONED OS 2 (REST IS A1)

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

Frontage: 108 m Area: 6.2ac 2.5 ha

Depth: 250 M (Irregular)

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

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

Existing: BRICK BUNGALOW RESIDENCE

Proposed: SAME

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

Provincial Highway _____ County Road _____

Year Round Municipal Road SIDEROAD 15 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	N/A ()	()	()	()	()	()

(b) Description of lands to be **RETAINED**: (in metric units)

Frontage: 859' 260.3m

Area: 20 ac ± 11 ha ±

Depth: 850' 257.6m

Existing Use: AG. (REFOREST & OS 2) Proposed Use: SAME

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 Hwy 124

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 <u>NONE</u>	()	()	()	()	()	()
Proposed <u>NONE</u>	()	()	()	()	()	()

9. (a) Present Official Plan designation of the land: AG Environmental Conservation & Rural

(b) Present Zoning of the land: A1 & OS 2 General Agricultural Exception (A1-87) & Open Space Conservation (OS2)

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: SEE BACK PLEASE

Relationship (if any) to owner: _____

Date of Parcel Created: _____

Use of Parcel: _____

File Number: _____

GRANTEE JIM & GWEN HENRY

①

RELATION

DAUGHTER

CREATION DATE 1977⁺

USE RESIDENTIAL

File No.

GRANTEE

②

JEFF HENRY & DAWN LACEY

REL. GRANDSON

CREATION DATE NOVEMBER 2003

USE RESIDENTIAL

File No. B5-03

③

GRANTEE JEFF HENRY & DAWN LACEY

RELATIONSHIP GRANDSON

CREATION DATE MAY 2008

USE RESIDENTIAL LOT ADDITION

File No. B3-07

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: _____

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? _____

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, Wallace Elgie of the Town of Shelburne
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: June 2 2015

at the Township of Melancthon

in the County of Dufferin

Signature of Applicant: Wallace Elgie

this 2nd day of June,

2015
Deane S. Holme

A Commissioner, etc.

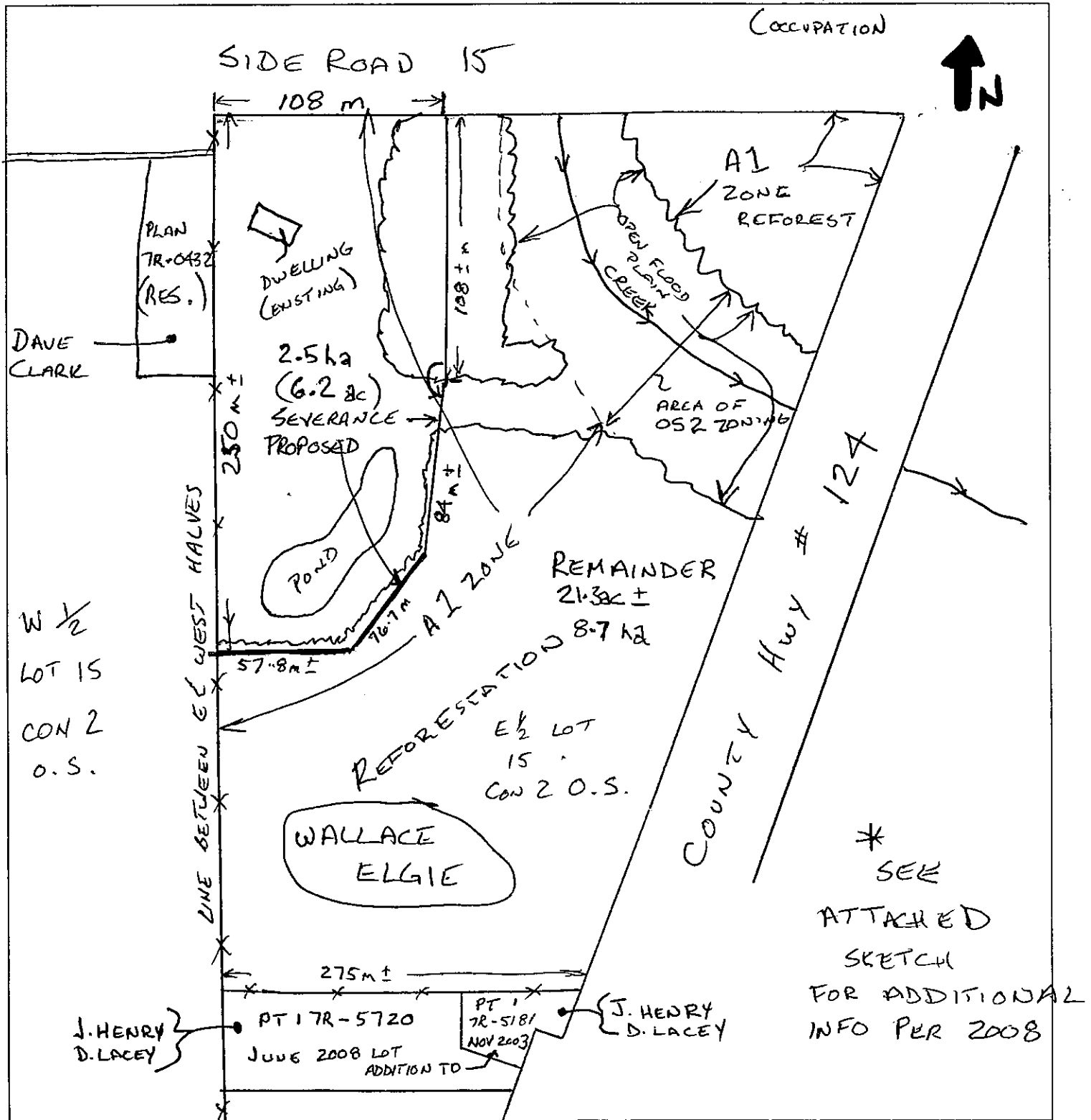
Property Owners Name : WALLACE ELGIE

Location of Property: E. PT LOT 15, CON 2, O.S. Acreage: 27 ac ±

Please use the space for your sketch:

11 ha ±

= PROPOSED SEVERANCE BASED ON RESIDENTIALLY TENDED LANDS



• Municipal Planning Services Ltd. •

MEMORANDUM

To: Ms. Denise Holmes, CAO
From: Chris D. Jones MCIP, RPP
Date: July 10, 2015
Re: Application for Consent (Elgie)

1.0 BACKGROUND

The Township has received an application for consent to sever lands from Mr. Wallace Elgie. The subject lands are located in the East Part of Lot 15, Concession 2, O.S. and have a lot area of 10.5 hectares (26 acres) and a lot frontage of approximately 420 metres (1,378 feet) on the 15 Sideroad and 360 metres (1,181 feet) on County Road 124. The lands are occupied by a detached dwelling, which is located in the north-east corner of the lot and is accessed off of Sideroad 15.

The purpose of the application is to sever the existing home from the applicant's lands. The proposed lot would have a frontage along the 15 Sideroad of approximately 100 metres and would have a lot area of approximately 2.5 hectares (6.2 acres).

This severance would create a retained vacant lot with an area of approximately 20 acres and with about 260 metres of frontage on the 15th Sideroad and 360 metres along County Road 124.

Based on the applicant's sketch, it is not known if access to the proposed vacant lot would be gained from the Sideroad 15 or County Road 124.

It is noted that on June 24, 2015 we had an opportunity to complete a windshield survey of the subject lot.

2.0 OFFICIAL PLAN

The lands subject to the severance are located primarily in the Environmental Conservation designation of the Official Plan. The basis for this designation, according to Schedule E of the Plan is that the lands comprise a portion of a significant woodland.

It is noted that Schedule F to the Official Plan also identifies that a portion of the subject lands (within the proposed vacant lot) are located within a floodplain area.

There are several operative Official Plan policies that relate to this proposal and that Committee should consider, these policies are paraphrased below for Committee's

• Municipal Planning Services Ltd. •

Chris D. Jones BES, MCIP, RPP
51 Churchill Drive, Unit 1
Barrie, Ontario
(705) 725-8133

consideration:

- 5.5 a)** This is a policy for the Environmental Conservation designation establishing that the purpose of the designation is to function as an overlay. This means that the underlying designation and its appurtenant policies, in this case the Rural designation, would continue to apply.
- 5.5 c)** This policy explains that the Environmental Conservation designation includes hazardous lands that may be subject to flooding.
- 5.5.2 a) to c)** These policies require new development in the Environmental Conservation designation to be sensitive to the character of the landscape and existing environmental features.
- 5.5.2 o)** This policy requires that new development within significant woodlands shall be subject to the preparation of an environmental impact report prepared in accordance with Section 3.4.2 of the Plan.
- 5.3.3 e)** This is a policy dealing with applications for consent in the Rural designation. This policy permits the creation of new lots through "infilling". In Section 9 of the Plan infilling is defined as:
 - i. *new housing or residential lot creation between two existing residential lots, whether developed or vacant, which are of a similar size to the proposed lot, are on the same side of a road and are not more than 200 metres apart;*
 - ii. *new residential lot creation where there is a maximum distance separation of 200 metres between a developed or vacant residential lot having a similar size to the proposed lot(s) and an intersection of two open public road allowances; and,*
 - iii. *the creation of a new residential lot from parts of one or more similarly sized abutting residential lot containing dwelling that are a maximum of 200 metres apart and there is sufficient lot area for the severed and retained lots.*

3.0 AGENCY COMMENTS

At the time this report was prepared, the Township had not been provided with any agency comments such as the County of Dufferin or the Nottawasaga Valley Conservation Authority.

4.0 ANALYSIS

The proposed consent does not appear to specifically conform with any of the definitions of infilling articulated in Section 9 of the Plan. It is noted that the creation of infill lots is permitted within 200 metres of an intersection of two roads, but the proposed consent would exceed the 200 metre limit established by this policy.

• Municipal Planning Services Ltd. •

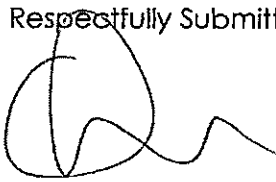
Chris D. Jones BES, MCIP, RPP
51 Churchill Drive, Unit 1
Barrie, Ontario
(705) 725-8133

In addition to the lack of conformity with the Township's infill policy, it is also noted that Section 5.5.2 requires development applications within the Environmental Conservation designation to be accompanied by an environmental impact report.

5.0 SUGGESTED RESOLUTION

Should Committee be satisfied that the proposed consent is not supported by the Township's Official Plan, it is recommended the application not be approved.

Respectfully Submitted,



Chris D. Jones MCIP, RPP