



TOWNSHIP OF MELANCTHON

COMMITTEE OF ADJUSTMENT

THURSDAY, MAY 21, 2015 - 6:00 P.M.

1. **APPROVAL OF MINUTES - April 16, 2015**
2. **BUSINESS ARISING FROM MINUTES**
3. **APPLICATION FOR CONSENT**
 1. B3/15 - Schill-Land Holdings Inc. - Part Lot 22, Concession 7 S.W.
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**

TOWNSHIP OF MELANCTHON - COMMITTEE OF ADJUSTMENT
APPLICATION FOR CONSENT

NOTE TO APPLICANTS

The 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.

Registered Owner's Name : SCHILL-LAND HOLDINGS INC.
Address: 5105 Perth Line 91, RR #2 PALMERSTON, ON N0G 2P0
E-mail Address: Schill-land@exploraset.com
Telephone Number: (Home) 519-343-4036 (Work) 519-897-1267 (Fax) 519-343-4034
Cell

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

Agent's Name: WOODS CLEMENS FLETCHER + CROWIN
Address: 9 Memorial Avenue ELMIRA ON N3B 2Z6
E-mail Address: _____
Telephone Number: (Home) _____ (Work) 519-669-5101 (Fax) 519-669-5618

Send Correspondence to? Owner Applicant () Agent ()

2. Date of Application: MARCH 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)

SURPLUS DWELLING SEVERANCE.

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

UNKNOWN - TO BE SOLD

5. Legal Description of Property:

Municipality MELANCTHON

Lot (s) 22 Concession 7

Lot (s) _____ Registered Plan _____

Part (s) _____ Reference Plan _____

Street Address 78010 7TH LINE S.W. (RIVERVIEW)

Roll Number 22/19/000/004/11300 Survey Attached - Yes () No ()

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

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

SEVERED PARCEL SHOULD BE "TOGETHER WITH" AN EASEMENT FOR USE/REPAIR OF HYDRO LINE + POLE LOCATED ON RETAINED LAND
 8. (a) Description of lands to be SEVERED or EASEMENT/RIGHT-OF-WAY: (in metric units) See sketch

Frontage: 8.44 m Area: 0.62 HECTARES

Depth: 91.8m + 21.41m = 113.21m

Existing Use: RESIDENCE / LAWN Proposed Use: RESIDENTIAL

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

Existing: DWELLING FRAME SHED, OLD WOOD GARDEN SHED
 (COULD BE REMOVED)

Proposed: N/A

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	()	()	()	()	()	()

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

(in metric units)

Frontage: 1280m

Area: 49[±] HECTARES

Depth: 40.23 + 74.2 + 48.71 + 242 = 405.14m

Existing Use: AGRICULTURAL

Proposed Use: AGRICULTURAL

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

Existing: N/A

Proposed: N/A

What type of access do the lands intended to be **RETAINED** 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 **RETAINED** parcel: N/A

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

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

(b) Present Zoning of the land: General Agriculture - A1
GENERAL AGRICULTURAL + DEVELOPMENT

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? 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 : _____

- i. 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.

Applicant will apply to rezone to prohibit residential dwelling on Retained farmland if severance is granted.

1. 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*

inks)

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

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

7. 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:

POLICY 2.3.4.1(c) - LOT CREATION IN PRIME AGRICULTURAL AREAS MAY BE PERMITTED FOR A RESIDENCE SURPLUS TO A FARMING OPERATION AS A RESULT OF FARM CONSOLIDATION, PROVIDED THAT THERE IS A RESTRICTION AGAINST NEW RESIDENTIAL DWELLINGS ON ANY VACANT FARMLAND PARCEL CREATED BY SEVERANCE. FARM CONSOLIDATION IS DEFINED AS THE ACQUISITION OF ADDITIONAL FARM PARCELS TO BE OPERATED AS ONE FARM OPERATION

3. 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.

PON SUBMISSION OF THIS APPLICATION THE APPLICANT AGREES:

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.

To pay the application fee in full prior to the processing of this application.

To allow the Committee of Adjustment to site inspect the property in consideration for this application.

Affidavit or Sworn Declaration

PETER SCHILL, PRESIDENT OF SCHILL-LAND HOLDINGS INC. of the TOWN of ~~MAPLETON~~ NORTH PERTH

in the COUNTY of ~~WELLINGTON~~ PERTH 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: MARCH 2015

at the TOWNSHIP

in the MAPLETON

his 9th day of MARCH

Signature of Applicant: Peter Schill

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. If 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 SCHILL, PRESIDENT OF SCHILL-LAND HOLDINGS LLC, am the owner of the land that is the subject of this application for consent and I authorize WOODS CLEMENS FLETCHER + CRONIN 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.

March 9, 2015
Date


Signature of Owner

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

I, PETER SCHILL, PRESIDENT OF SCHILL-LAND HOLDINGS INC., 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.

March 9, 2015
Date


Signature of Owner

Property Owners Name : _____

Location of Property: _____ Acreage: _____

Please use the space for your sketch: SEE SKETCH ATTACHED



SKETCH FOR LAND SEVERANCE APPLICATION

PREPARED FOR PETER SCHILL

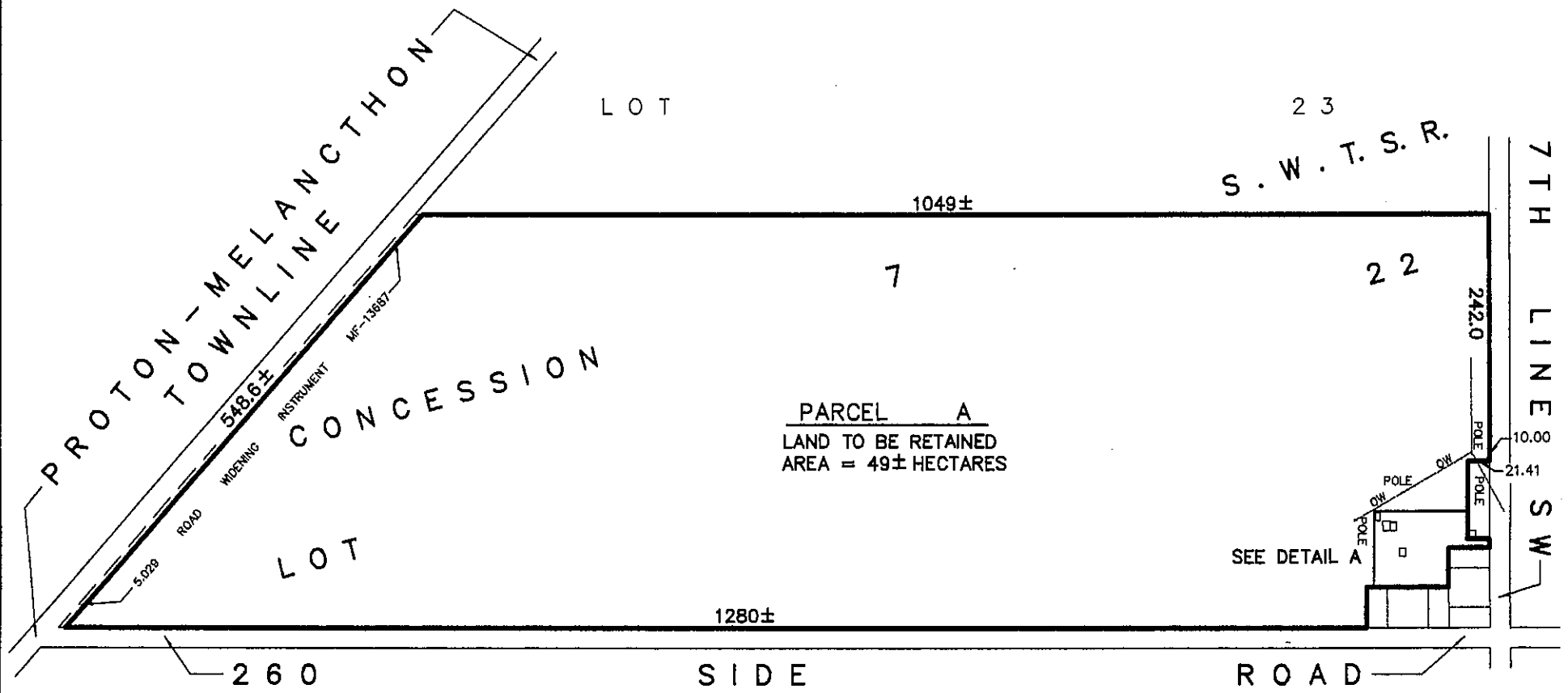
SCALE RATIO 1:6000

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



CAUTION
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

NOTE
THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, THE PROPERTY LIMITS SHOWN HAVE NOT BEEN SURVEYED.



DETAIL A
SCALE RATIO 1:600

