



TOWNSHIP OF MELANCTHON

COMMITTEE OF ADJUSTMENT

THURSDAY, SEPTEMBER 15, 2016 - 6:00 P.M.

1. **APPROVAL OF MINUTES - August 11, 2016**
2. **BUSINESS ARISING FROM MINUTES**
3. **APPLICATION FOR CONSENT**
 1. B4/16 - Derek Martin - Part Lots 277 & 278, Concession 2 N.E.
Parts 2,3,4, & 5, Plan 7R339
 1. Memorandum from Chris D. Jones, MCIP, RPP with respect to Application for Consent B4-16 (Derek Martin)
4. **APPLICATION FOR MINOR VARIANCE**
5. **APPLICATIONS ON FILE**
 1. B12/14 - Julian McDowell - West Part Lot 13, Concession 1 O.S.
 2. B1/16 - Wayne Nicholson - Applicant / Bonnefield Canadian Farmland LP III - Owner
East Part Lot 18, Concession 3 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. **B4/16**

Date of Meeting: **Thursday, September 15, 2016**

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 Lots 277 & 278, Concession 2 N.E. Parts 2,3,4 & 5, Plan 7R5339

Existing Use: **Agricultural**

Proposed Use: **Agricultural**

Road Frontage: **Parts 2 & 5, Plan 7R5339**

Depth: **Irregular**

Area: **90,000 metres squared (9.0 ha)**

RETAINED PORTION: Part Lot 277, Concession 2 N.E. Parts 3 & 4, Plan 7R5339

Existing Use: **Agricultural**

Proposed Use: **Agricultural**

Road Frontage: **Parts 3 & 4, Plan 7R5339**

Depth: **Irregular**

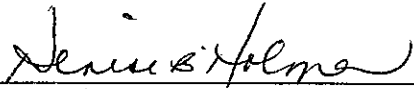
Area: **35 acres & 148 acres in adjacent parcel**

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: August 18, 2016

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 a lot line adjustment

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

Intent is for severed parcel to be transferred to adjoining land owner, Nevin Martin

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 (X) 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: Parts 2 & 5, Plan 7R 5339 Area: 90,000 meters squared (9.0 ha)

Depth: *Irregular shape

Existing Use: Agricultural Proposed Use: Agriculture

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

Existing: n/a

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	()	()	()	()	()	()
Proposed	()	()	()	()	()	()

(b) Description of lands to be RETAINED:

(in metric units)

Frontage: Parts 3 & 4, Plan 7R 5339

Area: 35 acres & 148 acres in adjacent parcel

Depth: *Irregular shape

Existing Use: Agricultural

Proposed Use: Agricultural

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

Existing: No buildings or structures on land

Proposed: No buildings or structures on land

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:

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

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

(b) Present Zoning of the land: General Agriculture (A1) Zone

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
See Schedule "B"

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: Ben & Deb Scarpelli

Relationship (if any) to owner: Landlord - Tenant Relationship

Date of Parcel Created: May 12, 2016

Use of Parcel: Residential

File Number : B6/15

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

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, Nathan Martin of the Town of Fergus

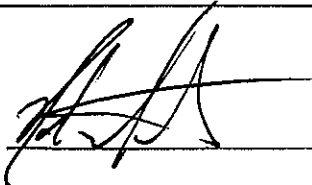
in the County of Wellington solemnly declare that all the statements contained in this application and all the information provided is true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue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

Declared before me

Date: August 18, 2016

at the Town of Fergus

in the Province of Ontario

Signature of Applicant: 

this 18 day of August

2016



Patricia Donaldson, a Commissioner, etc.,

A Commissioner, Province of Ontario, for
SmithValerotte Law Firm LLP,
Expires March 20, 2018.

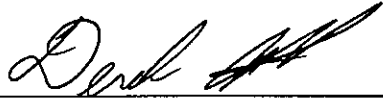
Authorizations:

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.


August 15, 2016
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.

August 15, 2016
Date


Signature of Owner

Property Owners Name : Derek Martin

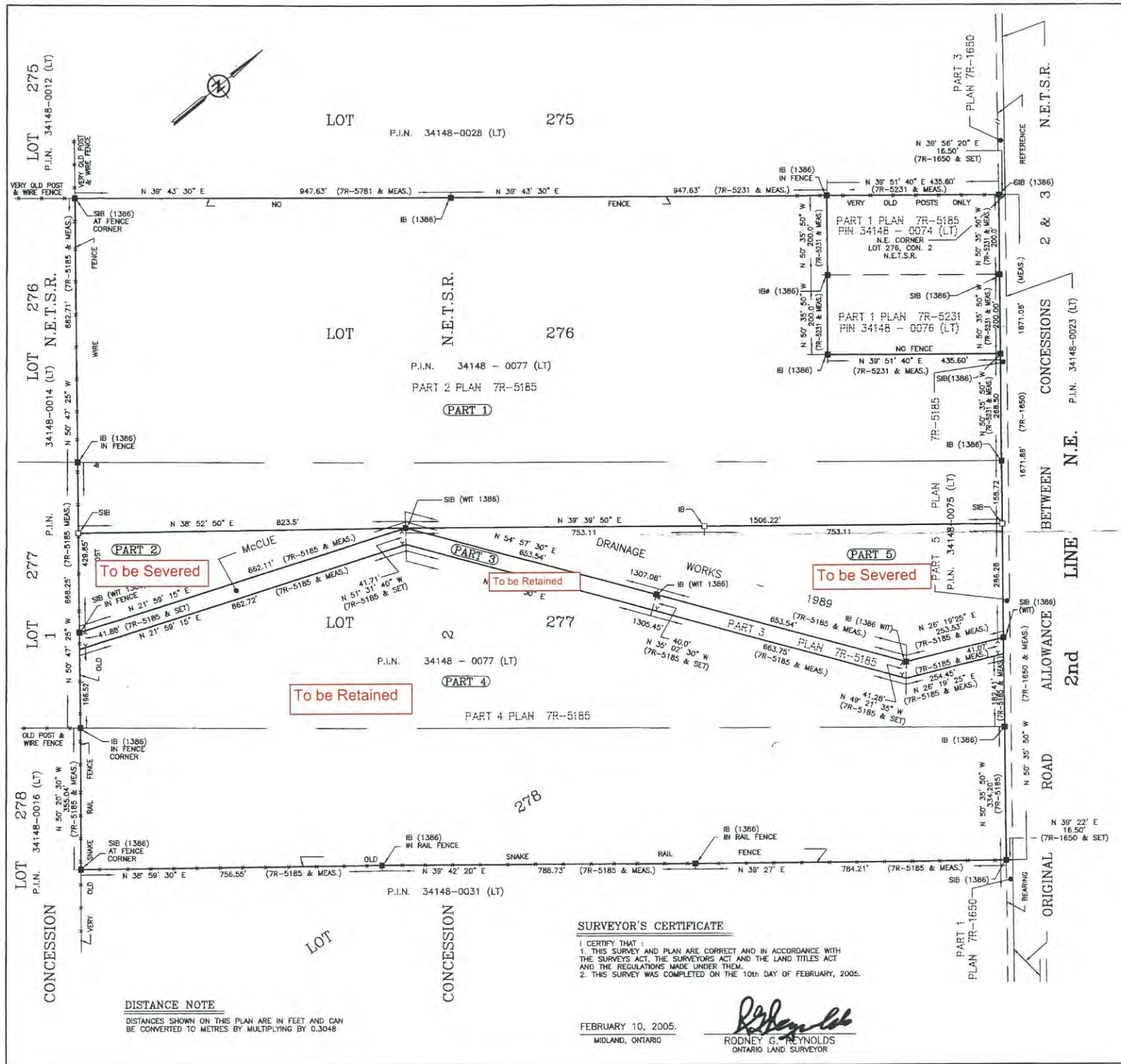
Location of Property: 197255 2nd Line NE, Melancthon, ON Acreage: 45 Acres & 148 Acres

Please use the space for your sketch:



- (i) Please see attached Schedule "A" for lot line adjustment being applied for.
- (ii) Please see attached Schedule "B" for surplus farm dwelling severance completed on the parcel.

" A "



PLAN 7R-5339
 RECEIVED AND DEPOSITED
 FEBRUARY 10, 2005
February 16, 2005
 RODNEY G. REYNOLDS
 ONTARIO LAND SURVEYOR
 G. Novak ASSOCIATES
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF DUFFERIN
 (7)

PARTS SCHEDULE				
PART	LOT	P.I.N.	AREA	
1	PART OF LOTS 276 AND 277	PART OF P.I.N. 34148-0077 (LT)	44.6 ACRES	CONCESSION 2 N.E.T.S.R.
2	PART OF LOT 277	PART OF P.I.N. 34148-0077 (LT)	2.4 ACRES	
3	PART OF LOT 277	PART OF P.I.N. 34148-0077 (LT)	2.21 ACRES	
4	PART OF LOTS 277 AND 278	PART OF P.I.N. 34148-0077 (LT)	33.83 ACRES	
5	PART OF LOT 277	PART OF P.I.N. 34148-0077 (LT)	6.8 ACRES	
PARTS 1 THRU 5 COMPRISE ALL OF P.I.N. 34148-0077 (LT)				

PLAN OF SURVEY OF PART OF
 LOTS 276, 277 AND 278
 CONCESSION 2
 NORTHEAST OF THE TORONTO AND
 SYDENHAM ROAD
 TOWNSHIP OF MELANCTHON
 COUNTY OF DUFFERIN

SCALE 1 INCH = 150 FEET

RODNEY G. REYNOLDS
 ONTARIO LAND SURVEYOR

LEGEND
 □ DENOTES PLANTED DENOTES FOUND
 SIB - DENOTES STANDARD IRON BAR
 IB - DENOTES IRON BAR
 IRB - DENOTES ROUND IRON BAR
 (1386) - IDENTIFIES R.G. REYNOLDS O.L.S.
 (NETSR) - DENOTES NORTH EAST OF THE TORONTO AND SYDENHAM ROAD
 (WIT) - DENOTES WITNESS
 (P.I.N.) - DENOTES PROPERTY IDENTIFICATION NUMBER

BEARING NOTE
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE N 50° 35' 50" W OF THE SOUTH WESTERLY LIMIT OF PART 5, IN ACCORDANCE WITH DEPOSITED PLAN 7R-5185.

RODNEY G. REYNOLDS
 ONTARIO LAND SURVEYOR
 555 ELIZABETH STREET
 MIDLAND, ONTARIO L4R 2A4
 (705) 527-7272 (FAX) 527-1144
 FILE - 04-288 FOR - McLEAN CONSTRUCTION
 SCALE - 1 INCH = 150 FEET DRAWN - P.M.T. & D.E.M.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 10th DAY OF FEBRUARY, 2005.
 FEBRUARY 10, 2005.
 MIDLAND, ONTARIO

 RODNEY G. REYNOLDS
 ONTARIO LAND SURVEYOR

DISTANCE NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

"B"

BEARING AND COORDINATE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17 NAD 83 (CSRS-2011) ADJUSTMENT.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99985.
3. COORDINATES ON THIS PLAN ARE UTM, ZONE 17 NAD 83 (CSRS-2011) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4 886 378.64	557 880.14
B	4 887 058.38	557 942.97
C	4 887 015.55	557 289.54

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) OF REG. 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA Ha
1	PART OF LOT 278	2 NORTH-EAST OF THE TORONTO SYDENHAM ROAD	PARTY OF PIN 34148-0081	0.65Ha

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 7R- 6418
RECEIVED AND DEPOSITED

DATE: MAY 11, 2016

DATE: MAY 12, 2016

[Signature]
RON MAAS, O.L.S.

[Signature]
LIVE WAKE
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF DUFFERIN No. 7

**PLAN OF SURVEY OF
PART OF LOT 278
CONCESSION 2
NORTHEAST OF THE TORONTO
SYDENHAM ROAD
TOWNSHIP OF MELANCTHON
COUNTY OF DUFFERIN**

SCALE 1 : 750



VAN HARTEN SURVEYING INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED ON THE 4th DAY OF APRIL, 2016.

DATE: APRIL 8, 2016

[Signature]
RON MAAS
ONTARIO LAND SURVEYOR

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

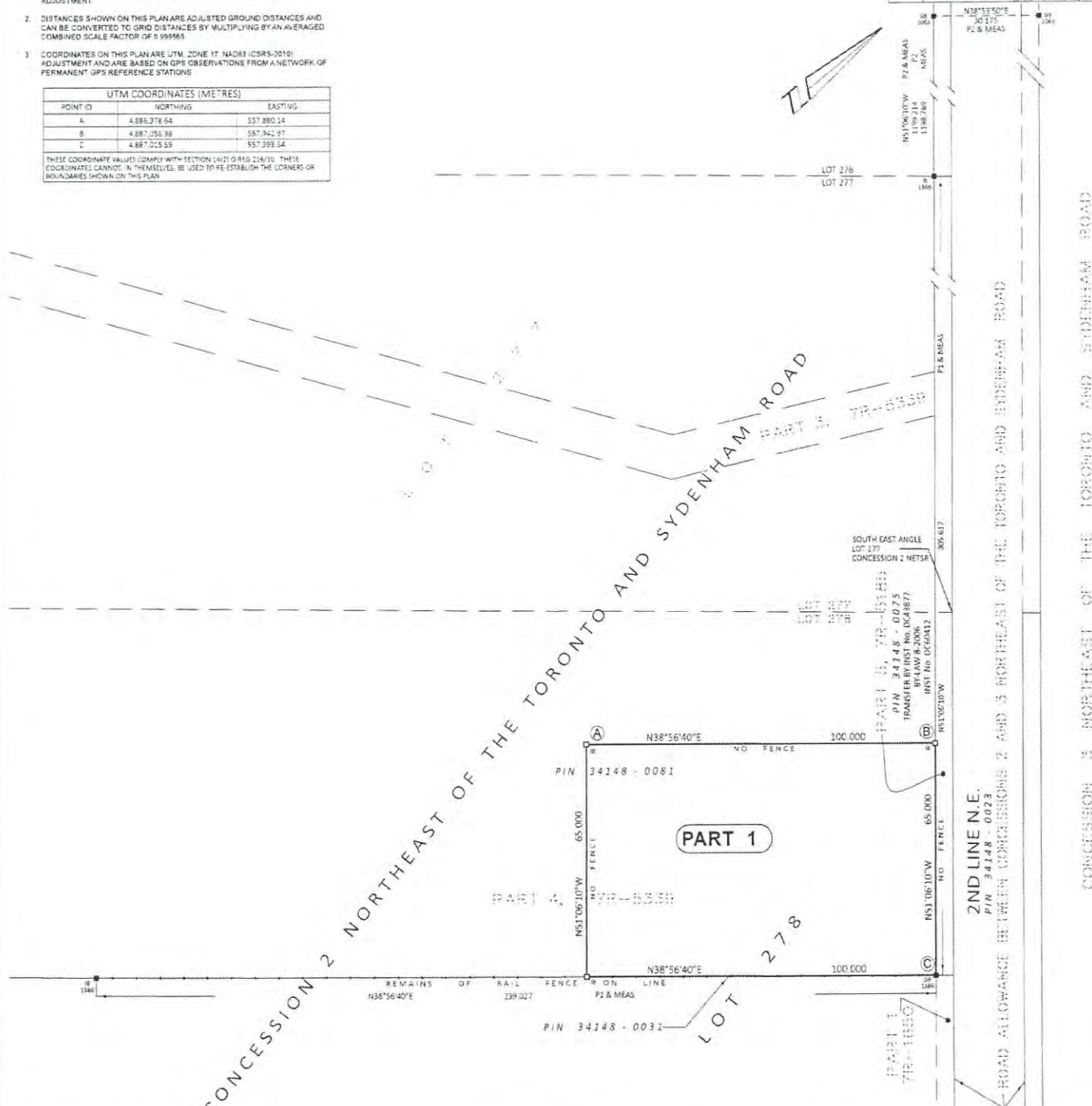
PLAN	ROTATION FOR NORTH-EAST BEARINGS
P1	-132.30°

LEGEND:

- +— DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT (ROUND)
- DENOTES 0.25 x 0.25 x 1.20 STANDARD IRON BAR
- DENOTES 0.25 x 0.25 x 0.60 IRON BAR
- DENOTES 0.25 x 0.25 x 0.50 SHORT STANDARD IRON BAR
- DENOTES 0.25 DIA. x 0.97 ROUND IRON BAR WITH STAMPED WASHER
- DENOTES 0.25 x 0.25 x 0.30 PLASTIC BAR
- DENOTES CUT CROSS
- DENOTES WITNESS
- DENOTES ORIGIN UNKNOWN
- DENOTES VAN HARTEN SURVEYING INC., O.L.S.
- DENOTES ROBERT W. MACKENZIE, O.L.S.
- DENOTES RODNEY G. REYNOLDS, O.L.S.
- DENOTES PLAN 7R-5339
- DENOTES PLAN 7R-1050
- DENOTES NORTH-EAST OF THE TORONTO SYDENHAM ROAD

METRIC:

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



CONCESSION 2 NORTHEAST OF THE TORONTO AND SYDENHAM ROAD

2ND LINE N.E.
PIN 34148-0023

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3 NORTHEAST OF THE TORONTO AND SYDENHAM ROAD



Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Etobicoke Guelph Orangeville
Ph. 519-669-5070 Ph. 519-821-2763 Ph. 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AFU CHECKED BY: AJM/RRM PROJECT No: 23182-15

May 10, 2016 - 3:02pm APPLICATION: 66/15

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• Municipal Planning Services Ltd. •

MEMORANDUM

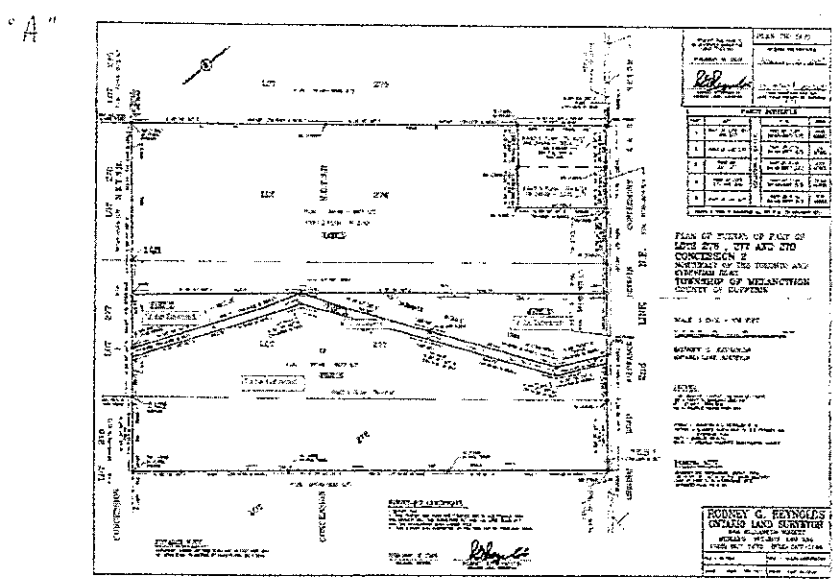
To: Mayor White and Members of Council
Copy: Ms. Denise Holmes, CAO
From: Chris D. Jones MCIP, RPP
Date: September 8, 2016
Re: Application for Consent B4-16 (Derek Martin)

BACKGROUND

On December 17, 2015, Council approved consent application B6/15 for lands located in Part Lots 277 and 278, Concession 2, N.E. The approval allowed the severance of a surplus farm dwelling on a lot of 0.6 hectares (1.6 acres) leaving a retained agricultural parcel of approximately 17.4 hectares (43 acres).

The purpose of application B4/16 is to further sever the retained agricultural parcel along the boundary of a current drainage easement known as the McCue Drainage Works 1989. The severed portion north of the drainage easement would be conveyed to the abutting farmer to the north and the retained lot, with a resultant lot area of approximately 74 hectares (183 acres), would continue to be utilized for agricultural purposes.

The following sketch illustrates the proposed severance/boundary adjustment.



In summary, if the consent is approved:

- approximately 9.2 hectares (22.7 acres) of land legally described as Parts 2 and 5, Plan 7R-5339, located in Part Lots 277 and 278, Concession 2 N.E, would be merged in title with the abutting farm parcel to the north legally described as Part 1, Plan 7R-5339, located in Part Lots 276 and 277, Concession 2, N.E.
- the farm parcel giving up land would have a resultant lot area of approximately 74 hectares (183 acres); and,
- the farm parcel receiving land would have a resultant lot area of 27.2 hectares (67.3 acres).

OFFICIAL PLAN

The lands subject to the proposed severance are located primarily in the Agricultural designation of the Official Plan. Generally speaking, both the Provincial Policy Statement (2014) and the Township's Official Plan discourage lot creation and fragmentation within prime agricultural areas.

There are several operative Official Plan policies that relate to this proposal that require consideration, these policies are paraphrased below:

1. Section 5.2.2 (g) requires farm parcels to be sufficiently large and does not permit the fragmentation of agricultural land holdings into parcels inappropriate for typical local agricultural operations.
2. Section 5.2.5 (b) (v) permits the granting of consents for "legal or technical reasons" provided the consent does not permit the creation of new building lot.

ZONING BY-LAW

The minimum lot area for an agricultural lot in the General Agricultural (A1) Zone is 18 hectares. The severed and retained holdings would be compliant with this minimum lot area requirement.

ANALYSIS

In our opinion, the proposed severance is in-line with Section 5.2.5 (b) (v) of the Official Plan, which allows the granting of consents for technical reasons that do not result in the creation of a new lot.

• Municipal Planning Services Ltd. •

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

CONDITIONS

Should Committee support the approval of the consent the following conditions are recommended in addition to any standard conditions of approval:

- a) That any future transfer/conveyance of the lands to be merged shall stipulate that Section 50 (3) of the Planning Act shall apply and if necessary, a minimum 1 square foot parcel of land from Part 1, Plan 7R-5339 be conveyed to the Township, free and clear of all and any encumbrances from the original lot to enact a legal merger with the lands to be severed by this consent; and;
- b) That the Secretary be provided with confirmation of the legal merger of Part Lot 278, Concession 1, N.E. with Parts 3 and 4, Plan 7R-5339, located in Part Lots 277 and 278, Concession 2 N.E. as required by the prior approval of Application B6-15.

Respectfully,



Chris D. Jones MCIP, RPP