



**CORPORATION OF THE TOWNSHIP OF MELANCTHON
APPLICATION FOR AMENDMENT TO
OFFICIAL PLAN**

Township of Melancthon
157101 Highway 10
Melancthon, Ontario
L9V 2E6

Attention: CAO/Clerk or Treasurer

The undersigned hereby applies to the Township of Melancthon for an amendment to the Official Plan for lands shown in Schedule A attached hereto.

Enclosed herewith is a cheque payable to the Township of Melancthon in the amount of \$4,000.00 for the Township's fee and required deposit towards the cost of processing this application. It is hereby agreed that pursuant to By-law No. 8-2007 the applicant shall bear all the costs of the application, including internal review, administrative services, costs of circulation, holding public meetings, in-house and external professional services, independent professional peer reviews, studies, plans and such other expenditures as are incurred by the municipality in order to properly administer, process and evaluate the application, appeal proceedings to the Ontario Municipal Board and Court action.

The following is to be completed by the applicant. Please use a separate sheet of paper if there is insufficient room to answer any question. Please be advised that there is a possibility that additional information beyond what is requested on this form that may be required, depending on the nature of the application, the applicable Official Plan policies and the requirements of review agencies. Such information could include the following: traffic study, noise study, MDS calculations or an environmental impact assessment.

1. **APPLICANT AND OWNERSHIP INFORMATION**

Applicant's Name MHBC Planning

Applicant's Address 200-540 Bingham Centre Drive

Applicant's Phone Number 519-576-3650 Fax No. 519-576-0121

Applicant's Email Address jparkin@mhbcplan.com/dbarrett@mhbcplan.com

Name of Municipality or Planning Board that is being requested to initiate the amendment to its Official Plan

Melancthon

Date of Application June 2017

Name of the Official Plan requested to be amended? Township of Melancthon

If applicant is not the registered owner, he/she must attach a letter from the registered owner authorizing this application

Registered Owner's Name Strada Aggregates Inc.

Address 30 Floral Parkway, Concord, ON L4K 4K1

Phone Number 905-669-5400 Fax No. 905-669-2296

Any mortgages, charges, or other encumbrances in respect of the subject land:

Name _____

Address _____

Name _____

Address _____

2. **INFORMATION REGARDING THE SUBJECT LAND(S)**

Location of Subject Land(s)

Lot Part of West Half of Lots 12 and 14 _____

Concession ³ O.S. _____

Municipality Melancthon _____

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Emergency Number/Street Name _____

Total Lot Area (Metric Units) 60.7ha/150ac _____

Frontage (metric units) 606.9m(Prince), 302.8 (Bonfield) _____

Depth (metric units) 670m _____

Date lands acquired October 2016 _____

3. Does the requested amendment change, replace or delete a policy in the Official Plan? Yes _____ No x _____

4. If the answer is Yes, what is the policy to be changed, replaced or deleted?

5. Does the requested amendment add a policy to the Official Plan? Yes _____ No x _____

6. What is the purpose of the requested amendment?

Re-designate the subject land from "Agricultural" and "Environmental Conservation" to "Extractive Industrial" to permit an expansion to Strada's existing operation.

7. What is the current designation of the subject land in the Official Plan and the land uses that the designation authorizes?

Agricultural and Environmental Conservation.

8. Does the requested amendment change or replace a designation in the Official Plan?

Yes x _____ No _____

9. If the answer is Yes, what is the designation to be changed or replaced?

Re-designate from "Agricultural" to "Extractive" and "Environmental Conservation".

10. What are the land uses that the requested Official Plan Amendment would authorize?

Mineral aggregate operation

11. What are the existing land uses (detailed description)?
Agricultural, cash crops, livestock
12. How will water be provided to the subject land?
 Publicly Owned and Operated Piped System _____
 Privately Owned and Operated Individual Well x _____
 Communal Well _____
 Other Water Body/other means _____
13. How will sewage disposal be provided to the subject land?
 Publicly Owned and Operated sanitary sewage system _____
 Privately owned and operated individual septic system x _____
 Communal System _____
 Privy or other means _____
14. If the requested amendment would permit development on a privately owned and operated individual or communal septic system, would more than 4,500 Litres (990 Gallons) of effluent be produced per day?
 Yes _____ No x _____
 If the answer is yes, please provide a Servicing Options Report and a Hydrogeological Report.
15. **ACCESS TO THE SUBJECT LANDS:**
 Provincial Highway _____
 Municipal Road (maintained all year round) 4th Line _____
 County Road _____
 Right of Way _____
 By Water _____
 If access by water only, what parking and docking facilities to be used or will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

16. Is the subject land or land within 120 metres of it, the subject of an application by the applicant under the Act for:
 - a minor variance or a consent N/A
 - any other amendment to an official plan, a zoning by-law amendment or a Minister's zoning order; or Yes
 - approval of a plan of subdivision or a site plan N/A
17. If the answer is yes to any of the above, the following information about each application is required:

- its file number
- the name of the approval authority considering it;
- the land it affects (Zoning by-law amendment application submitted concurrently)
- its purpose
- its status; and
- its effect on the requested amendment

18. If a policy in the Official Plan is being changed, replaced or deleted or if a policy is being added, please provide the text of the requested amendment.

N/A

19. If the requested amendment changes or replaces a schedule in the Official Plan, please provide the requested schedule and the text that will accompany it.

N/A

20. If the requested amendment alters all or any part of the boundary of an area of settlement in a municipality or establishes a new area of settlement in the municipality, please provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement.

21. If the requested amendment removes the subject land from an area of employment, please provide the current official plan policies, if any, dealing with the removal of land from an area of employment.

22. Is the application for amendment to the Official Plan consistent with policy statements issued under subsection 3 (1) of the Planning Act?

Yes _____ No _____

23. Is the subject land within an area of land designated under any Provincial Plan or Plans?

Yes _____ No _____

24. If the answer is yes to Question 23, does the application conform to or does not conflict with the applicable provincial plan or plans?

The application conforms with the Growth Plan.

25. **SKETCH OF PROPERTY**

The sketch, to be marked Schedule "A" or shown on the attached Schedule "A", must show the following (in metric units):

- the boundaries and dimensions of the subject lands
- the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines
- the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks), that
 - are located on the subject land and on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application
- the current uses of land that is adjacent to the subject land

- 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
- if access to the subject land will be by water only, the location of the parking and docking facilities to be used, and
- the location and nature of any easement affecting the subject land

26. **STATUTORY DECLARATION**

I/we, DAVE BARBER / MHBC of Region of Waterloo

solemnly declare that:


All above statements and the information contained in this application including Schedule "A" transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is the same force and effect as if made under oath by virtue of The Canada Evidence Act.



 Signature of Applicant

 Signature of Applicant

Declared before me at the City of Kitchener
 in the Region of Waterloo this 20th day of
July, 2017.



 A Commissioner, etc.
 Paul Ronald Britton, a Commissioner, etc.,
 Regional Municipality of Waterloo, for
 MacNaughton Hermsen Britton Clarkson
 Planning Limited.
 Expires April 24, 2019.

SCHEDULE "A"