



**CORPORATION OF THE TOWNSHIP OF MELANCTHON  
APPLICATION FOR AMENDMENT TO  
ZONING BY-LAW**

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 Zoning By-law for lands shown in Schedule A attached hereto.

Enclosed herewith is a cheque in the amount of \$ 1,500.00 towards the cost of processing this application. It is hereby agreed that the undersigned shall pay all costs, legal or otherwise, that may be incurred by the Township due to an Ontario Municipal Board Hearing, site inspections, notice costs, etc. that may occur should there be an appeal of any By-law resulting from this application, and for the preparation of a site plan agreement and/or development agreement where applicable.

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.

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@mhbcpplan.com/dbarrett@mhbcpplan.com

Date of Application June 2017

Applicant's interest in subject lands:

Registered Owner  Prospective Purchaser  Mortgagor/Mortgagee

Neighbouring Owner  Other

**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 4R1

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.

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), 302.8m (Bonfield)

Depth (metric units) 670m

Date lands acquired October 2016

3. **OFFICIAL PLAN**

Present Land Use Designation Agricultural and Environmental Conservation

How does the application conform to the Official Plan Official Plan amendment application submitted concurrently.

4. **ZONING BY-LAW**

Present Zone Agricultural Zone (A1)

Nature and Extent of Zoning Requested Rezoned to Extraction Industrial (M2)

Reasons for change (detailed description) To permit the expansion of Strada's existing operation.

5. Is the subject land within an area where the municipality has predetermined the minimum and maximum density requirements? Yes \_\_\_\_\_ No X

If the answer is yes, please provide a statement of those requirements

6. Is the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? Yes \_\_\_\_\_ No X

If the answer is yes, please provide details of the Official Plan or Official Plan Amendment that deals with the matter

7. Is the application to remove land from an area of employment? Yes \_\_\_\_\_ No X

If the answer is yes, please provide the details of the Official Plan or Official Plan Amendment that deals with the matter

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8. Is the subject land within an area where zoning with conditions may apply?

Yes \_\_\_\_\_ No X \_\_\_\_\_

Please give an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions See Planning Justification Report.

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9. **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?

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10. **USE OF SUBJECT LANDS**

Existing Land Uses (detailed description) Agricultural, cash crops, livestock

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Proposed Land Uses (detailed description) Mineral aggregate operation

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If known, what is the length of time that the existing uses of the subject land have continued?

Generation \_\_\_\_\_

11. **STRUCTURES ON SUBJECT LANDS**

Are there any structures or buildings on the subject lands? Yes \_\_\_\_\_

If the answer is yes, please provide the following information:

Type of Building/Structure Farm house/barn

Setbacks from (in metric units):

Front Lot Line 30m (Prince), 40m (Bonfield)

Rear Lot Line 630m (Prince), 620m(Bonfield)

Side Lot Lines 270m (Prince), 130m (Bonfield)

Height of the Building/Structure Unknown

Dimensions Unknown

Floor Area Unknown

If known, what is the date any existing building or structures were constructed?

Unknown

\*Please use a separate sheet for additional buildings/structures

12. Are there any buildings/structures proposed to be built on the subject land?

Yes  No

If the answer is yes, please provide the following information:

Type of building or structure \_\_\_\_\_

Setbacks from (in metric units):

Front Lot Line \_\_\_\_\_

Rear Lot Line \_\_\_\_\_

Side Lot Lines \_\_\_\_\_

Height of the Building/Structure \_\_\_\_\_

Dimensions \_\_\_\_\_

Floor Area \_\_\_\_\_

\*Please use a separate sheet for additional buildings/structures

13. **ENVIRONMENTAL INFORMATION**

Source of Water:

Publicly Owned and Operated Piped System \_\_\_\_\_

Privately Owned and Operated Individual  \_\_\_\_\_

Communal Well \_\_\_\_\_

Other Water Body/other means \_\_\_\_\_

Sewage Disposal:

Publicly Owned and Operated sanitary sewage system \_\_\_\_\_

Privately owned and operated individual septic system  \_\_\_\_\_

Communal System \_\_\_\_\_

Privy or other means \_\_\_\_\_

Would more than 4,500 Litres (990 Gallons) of effluent be produced?

Yes \_\_\_\_\_ No

If the answer is yes, please provide a Servicing Options Report and a Hydrogeological Report.

Storm Drainage

Sewers \_\_\_\_\_ Ditches  Swales  Other \_\_\_\_\_

14. SUPPLEMENTARY INFORMATION

Has the subject land ever been the subject of an application under the Planning Act for approval of a Plan of Subdivision of a consent?

Yes \_\_\_\_\_ No

If the answer is yes, what is the File Number and the status of the application?

\_\_\_\_\_

Has the subject land ever been the subject of an application under Section 34 of the Planning Act before?

Yes \_\_\_\_\_ No

Has the subject land ever been the subject of a Minister's Zoning Order and if known, the Regulation number of that order?

\_\_\_\_\_ No \_\_\_\_\_

Is the application for amendment to the zoning by-law consistent with policy statements issued under subsection 3 (1) of the Planning Act?

Yes  No \_\_\_\_\_

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

Yes  No \_\_\_\_\_

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

\_\_\_\_\_ Conforms to policies of the Growth Plan. \_\_\_\_\_

15. 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 zoning amendment application.

16. **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

17. **STATUTORY DECLARATION**

I/we, DAVE BARRET / MMBL 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.

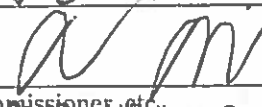
  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

Declared before me at the City of Kitchener

in the Region of Waterloo this 20th day of

Feb, 2017.



A Commissioner, etc.,  
Paul Ronald Britton, a Commissioner, etc.,  
Regional Municipality of Waterloo, for  
MacNess & Partners  
Planning Ltd.  
Expires April 26, 2019.

SCHEDULE "A"