



TOWNSHIP OF MELANCTHON

COMMITTEE OF ADJUSTMENT

THURSDAY, NOVEMBER 16, 2017 - 6:00 P.M.

1. **APPROVAL OF MINUTES - September 21, 2017**
2. **BUSINESS ARISING FROM MINUTES**
3. **APPLICATION FOR CONSENT**
 1. B3/17 - Barbara May and Vladimir Dresar - West Part Lot 13, Concession 2 O.S.
(RP 7R4614 Part 2)
 1. Environmental Impact Study prepared by Skelton Brumwell & Associates Inc.
 2. NVCA review of EIS prepared by Skelton Brumwell & Associates Inc.
 - 3.. Report from Municipal Planning Services Ltd.
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**

MELANCTHON ZONING BY-LAW AMENDMENT AND CONSENT TO SEVER

LOCATION:

477151 THIRD LINE
 W 1/2 LOT 13 CONCESSION 2 OS
 GEOGRAPHIC TOWNSHIP OF MELANCTHON
 TOWNSHIP OF MELANCTHON
 COUNTY OF DUFFERIN

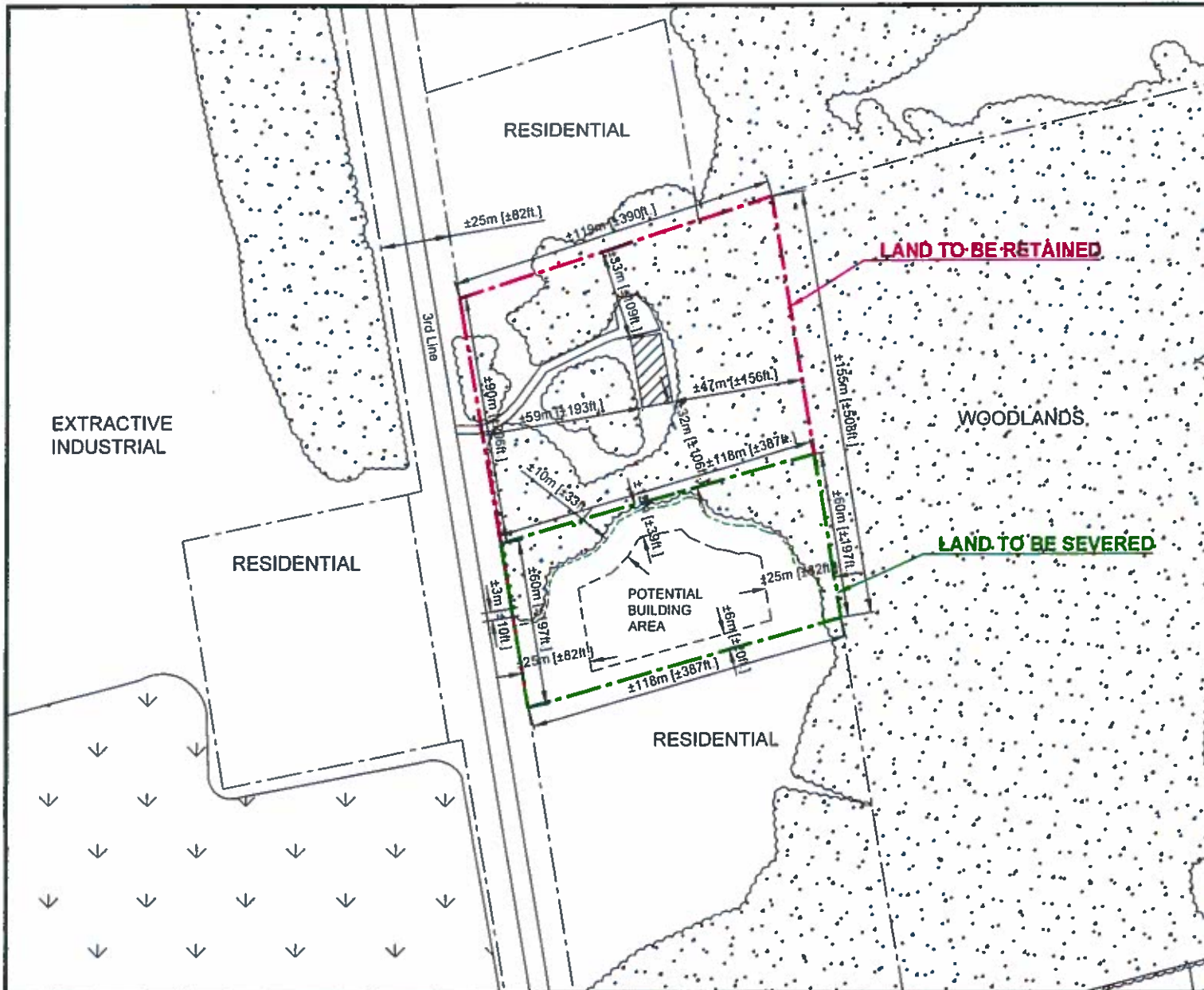


APPLICANT:

VLADO AND BAY DRESAR
 477151 3RD LINE
 MELANCTHON, ON L0N 1S6

LEGEND

- PROPERTY BOUNDARIES
- RETAINED LANDS (10 877 SQ. M.)
- SEVERED LANDS (7 045 SQ. M.)
- ROADS
- PROPOSED BUILDING ENVELOPE (2 305 SQ. M.)
- DRIP LINE AS DETERMINED BY ECOPED ENVIRONMENTAL IMPACT STUDY
- EXISTING STRUCTURES
- VEGETATION
- AGRICULTURE



Cuesta PLANNING CONSULTANTS INC.
 Urban and Rural Planning and Resource Management

Project No. 21637 Drawn By: N. Kohek PLOTTED August 28, 2017

Drawing: Dresar - Melancthon OPA, ZBA and Consent

**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 : Barbara May Dresar and Vladimir Dresar
Address: _____
E-mail Address: _____
Telephone Number: (Home) _____ (Work) _____ (Fax) _____

Applicant's Name : same as above
Address: _____
E-mail Address: _____
Telephone Number: (Home) _____ (Work) _____ (Fax) _____

Agent's Name: Cuesta Planning Consultants Inc.
Address: 978 1st Ave W, Owen Sound, ON N4K 4K5
E-mail Address: cuesta@cuestaplanning.com
Telephone Number: (Home) 519-372-9790 (Work) _____ (Fax) 519-372-9953

Send Correspondence to? Owner () Applicant () Agent (X)

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)

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:

Barbara May Dresar and Vladimir Dresar

5. Legal Description of Property:

Municipality Township of Melancthon
 Lot (s) W 1/2 Lot 13 Concession 2 OS
 Lot (s) Part 2 Registered Plan 7R4614
 Part (s) _____ Reference Plan _____
 Street Address 477151 3rd Line
 Roll Number 221900000118905 Survey Attached - Yes () No (X)

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: 60m Area: 0.70 ha
 Depth: 118m
 Existing Use: single family residential Proposed Use: same

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

Existing: none
 Proposed: none

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

Provincial Highway _____ County Road _____
 Year Round Municipal Road 3rd Line 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)

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

Frontage: 90m Area: 1.09 ha

Depth: 119m

Existing Use: single family residential Proposed Use: same

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

Existing: single family residential dwelling

Proposed: same

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

Provincial Highway _____ County Road _____

Year Round Municipal Road 3rd Line 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	()	()	(x)	()	()	(x)

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

(b) Present Zoning of the land: Rural Residential Exception (RR-130)

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 : _____

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; Yes

If the answer is yes, the file number of the application and the status of the application: _____

Zoning By-law Amendment Application - Submitted with this 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? 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, NIKOLAS KOHEK of the CITY OWEN SOUND
QUESTA PLANNING of GREY
in the COUNTY of GREY 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: SEPT 29, 2017

at the Township of Melancthon

in the County of Dufferin

Signature of Applicant: [Signature]

this 29th day of September

2017

Wendy Atkinson

A Commissioner, etc.

Wendy Elaine Atkinson, a Commissioner, etc.,
for the Corporation of the Township of Melancthon,
County of Dufferin.