



TOWNSHIP OF MELANCTHON

COMMITTEE OF ADJUSTMENT

THURSDAY, JULY 19, 2018 - 6:00 P.M.

- 1. APPROVAL OF MINUTES - May 17, 2018**
- 2. BUSINESS ARISING FROM MINUTES**
- 3. APPLICATION FOR CONSENT**
- 4. APPLICATION FOR MINOR VARIANCE**
- 5. APPLICATIONS ON FILE**
 1. B3/18 - John Playfair - East Part Lot 31, Concession 1 O.S. RP 7R2359 Part 1
 1. Letter from Doug King, Shepherd, Osyany & King, re: Playfair Severance
 2. E-mail from Chris Jones, Municipal Planning Services Ltd., re: sketch comparing original approval to redesigned version
 2. B12/14 - Julian McDowell - West Part Lot 13, Concession 1 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. B3/18

Date of Meeting: **Thursday, May 17, 2018** Time: **6:00 p.m.**

Name of Owner/Applicant: **John Playfair**

Location of Public Meeting: **Council Chambers, 157101 Highway 10, Melancthon, ON, L9V 2E6**

PROPOSED SEVERANCE: East Part Lot 31, Concession 1 O.S. RP 7R2359 Part 1

Existing Use: **Residential** Proposed Use: **Residential**

Road Frontage: **54 m.** Depth: **152 m. (Irregular)**

Area: **0.808 ha. (2.02 acres approx)**

RETAINED PORTION: East Part Lot 31, Concession 1 O.S.

Existing Use: **Agricultural** Proposed Use: **Agricultural**

Road Frontage: **430 m.** Depth: **473.3 m.**

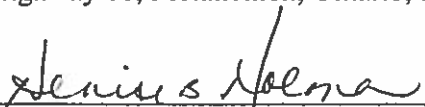
Area: **24.54 ha. (61.35 acres approx)**

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.

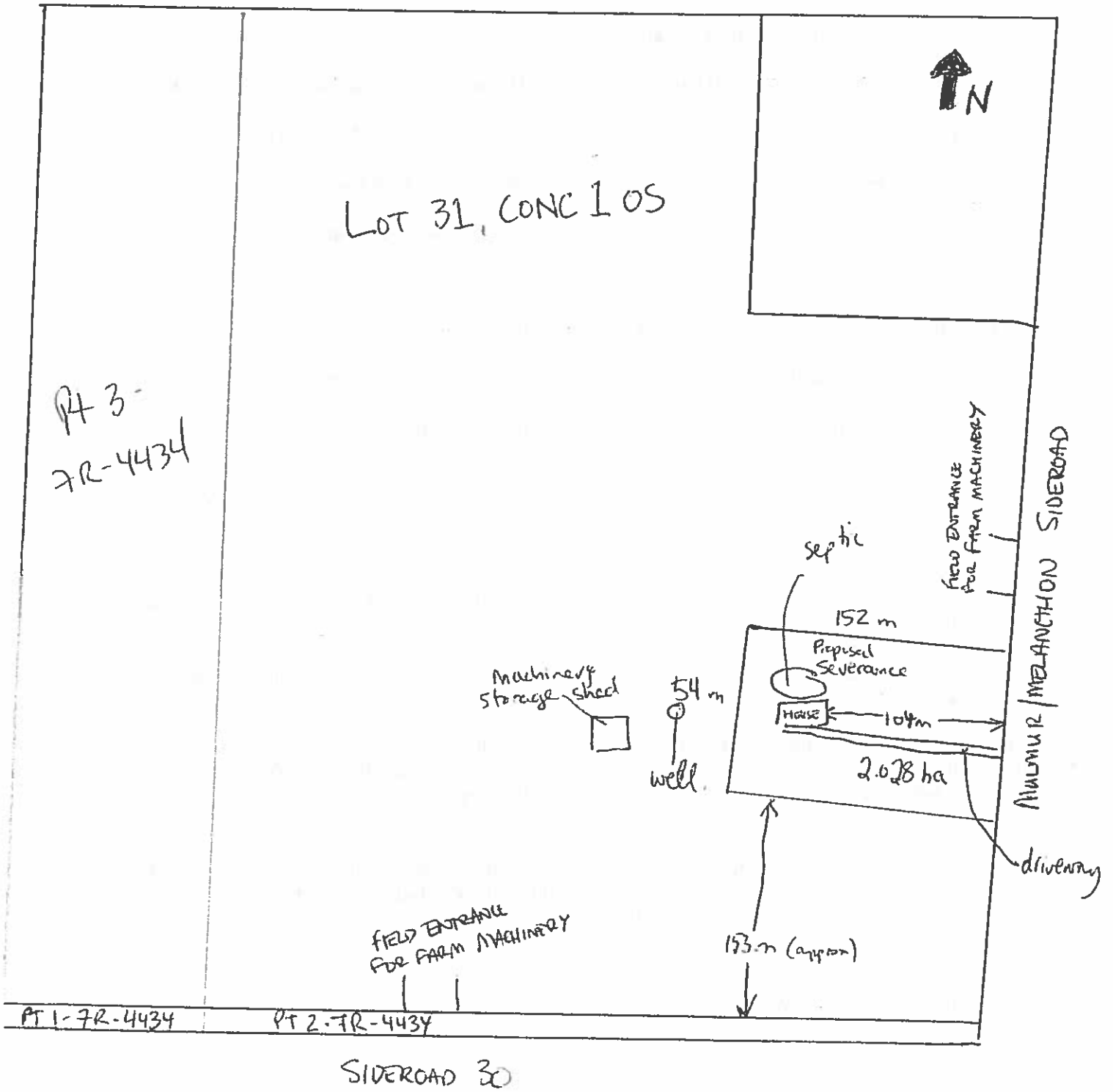


Denise B. Holmes, Secretary-Treasurer

Property Owner's Name: John Playfair

Location of Property: Pt. Lot 31, Conc 1 OS, Pt 1 on 7R-2359
Sawet except Pts 1, 2 + 3 on 7R-4434

Acreege: 62.64 acres
25.35 ha



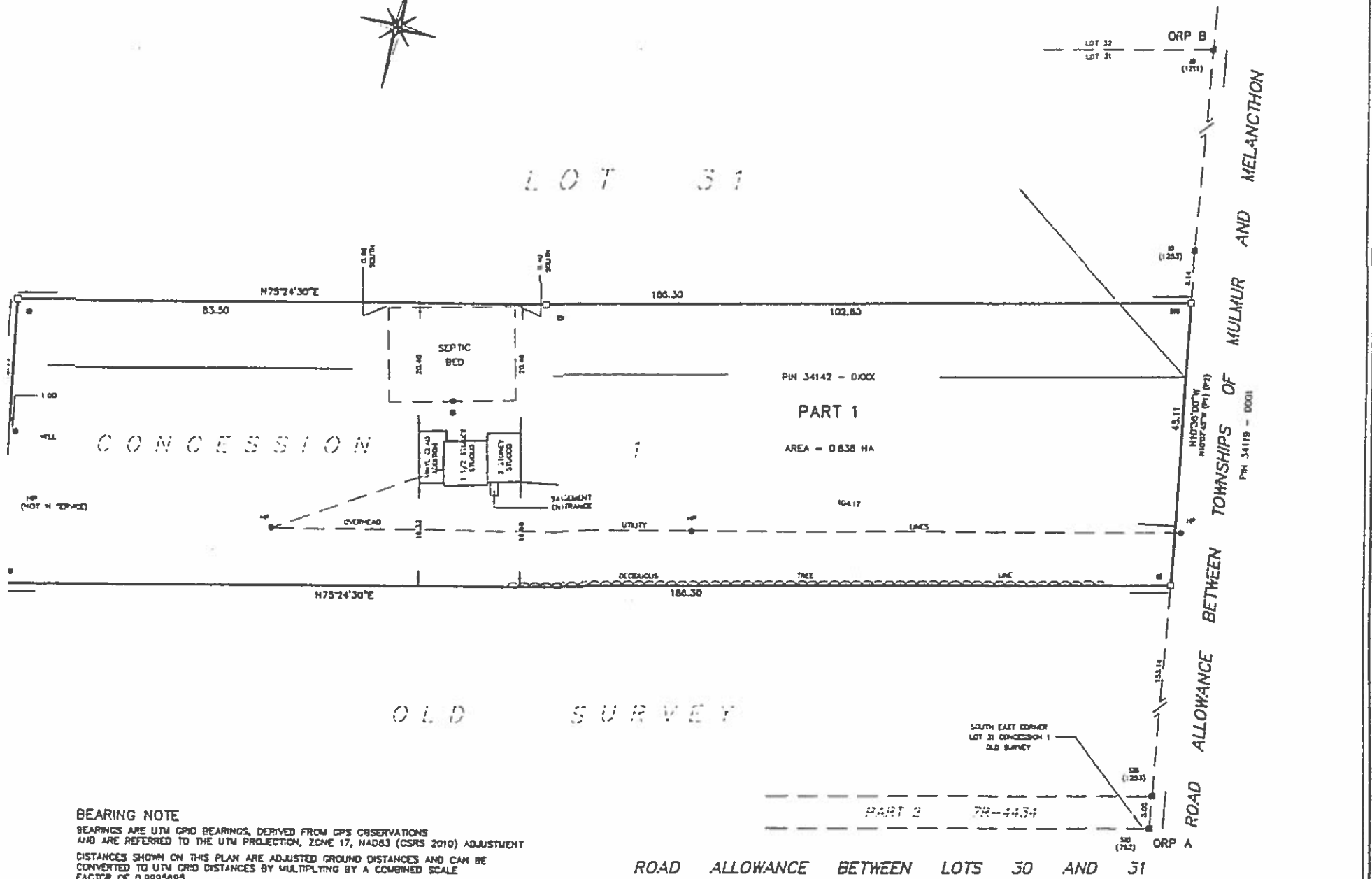
Doug King
519 925-5331
x 231

DAVID J PESCE B.Sc. REGISTRAR FOR THE LAND TITLES
ONTARIO LAND SURVEYOR DIVISION OF DUFFERIN (NO.7)

SCHEDULE			
PART	PART OF LOT	CONCESSION	PART OF PIN
1	31	1 O.S.	34142 - 0100X



LOT 31



OLD SURVEY

BEARING NOTE

BEARINGS ARE UTM GRID BEARINGS, DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD83 (CSRS 2010) ADJUSTMENT. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9995695. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS 2010) AND ARE BASED ON GPS OBSERVATIONS TO A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31

TOWNSHIP OF MELANCTHON COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION UNDER THE PLANNING ACT

FILE NO. B3/18

We, the undersigned members of the Committee of Adjustment, do hereby certify that the following decision was reached by us at a meeting in Melancthon Township on

Thursday, May 17, 2018

The said decision was reached on the application of: John Playfair to sever approximately 2 acres from the East Part Lot 31, Concession 1 OS-RP7R-2359, Part 1

DECISION: APPROVED (if granted, is subject to the following conditions which must be, in the opinion of the Committee, substantially complied with or waived by the party requesting the condition:)

1. A reference plan of survey is required. Draft survey to be provided to the Township for review prior to registration. A severance sketch to be provided with the draft survey showing all buildings and distances from the lot lines.
2. That the severed lot be rezoned to a Rural Residential (RR) Zone and the retained farm parcel be rezoned for Agricultural Purposes Only (APO).
3. Written approval for the septic system, including confirmation that the filter bed is located in its entirety on the lot to be severed, must be received from the County of Dufferin Building Department before the deed is submitted for endorsement.
4. That the applicant install a new well on the lot to be severed and the well must be installed before the deed is submitted for endorsement. A written confirmation of the installation signed by the well driller shall be submitted to the Clerk confirming that the well has been drilled and is operational.
5. That an entrance to the retained parcel must be approved by the Township's Director of Public Works and the entrance installed before the deed is submitted for endorsement.
6. That a County Rural Civic Address must be assigned to each entrance by the County of Dufferin before the Deed is submitted for endorsement.
7. Taxes and special charges must be paid to date when the deed is submitted for endorsement.
8. Conditions must be fulfilled and deeds stamped by the Secretary on or before one year from the mailing date of the Notice of Decision, as signed by the Secretary.

REASONS FOR DECISION:

There were no public comments brought forward with this application for Committee to consider. This application conforms with the Official Plan of the Township of Melancthon and is consistent with the Provincial Policy Statement.


CHAIRMAN


MEMBER

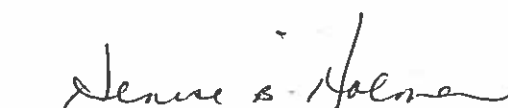

MEMBER


MEMBER


MEMBER

I, Denise B. Holmes, Secretary-Treasurer of the Melancthon Township Committee of Adjustment hereby certify that the above is a true copy of the decision of the Committee with respect to the application recorded herein.

DATED THIS 24th day of May, 2018


Secretary-Treasurer

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Any person or public body may, not later than 20 days after the giving of notice under subsection (17) of the Planning Act is completed, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Municipal Board by filing with the clerk of the municipality a notice of appeal setting out the reasons for the appeal, accompanied by the fee of \$300.00 payable to the Minister of Finance. **THE LAST DATE ON WHICH THIS DECISION MAY BE APPEALED TO THE LOCAL PLANNING APPEAL TRIBUNAL (LPAT) IS THE 13th day of June, 2018**

Only individuals, corporations and public bodies may appeal decision in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

Shepherd, Osyany & King
Barristers and Solicitors

211 Main Street East
Shelburne, Ontario, L9V 3K4
☎ (519) 925-5331
Fax: (519) 925-3202

George H. Shepherd (retired 2002)
Andrew Osyany (retired 2013)

Douglas J. King Professional Corporation - *king@sok-law.com*
Jason Todoroff - *todoroff@sok-law.com*

File No. 23449

June 26, 2018

The Corporation of the Township of Melancthon
157101 Highway 10
Melancthon, Ontario
L9V 2E6

via email

Attention: Ms. Denise Holmes
Ms. Donna Funston

Dear Mesdames:

Re: PLAYFAIR SEVERANCE
Part Lot 31, Concession 1, Old Survey, Pt 1 7R-2359
Township of Melancthon, County of Dufferin
PIN : 34142-0136

Further to the decision of the Committee of Adjustments which was given in the above-noted severance application, our client, John Playfair, is seeking a variation of the terms of the consent, as follows:

1) Rather than having to construct a new well on the severed parcel, Mr. Playfair is seeking to amend the boundaries of the severed parcel in accordance with the draft Reference Plan which is enclosed herewith and to eliminate the condition of building a new well. A copy of the draft reference plan was previously sent to you via email.

The reason for doing this is that there is not a need for two wells located in such close proximity. The well - which was previously located outside of the boundaries of the severed parcel - would be moved within those boundaries.

The shape of the severed parcel remains the same (a rectangular parcel). The area of the severed parcel remains essentially the same (from .81 hectares to .838 hectares). The depth is shorted slightly (from 52 metres to 45.11 metres) and the width is extended (from 152 metres to 186.30 metres) so as to incorporate the existing well into the west end of the severed parcel.

June 26, 2018

Page 2

The remainder parcel does not require a well; it will be used for agricultural purposes only, primarily for the growth of hay.

Please review this request and let us know if you have any questions or concerns, which we would be happy to address with you.

Yours very truly,
SHEPHERD, OSYANY & KING
per:

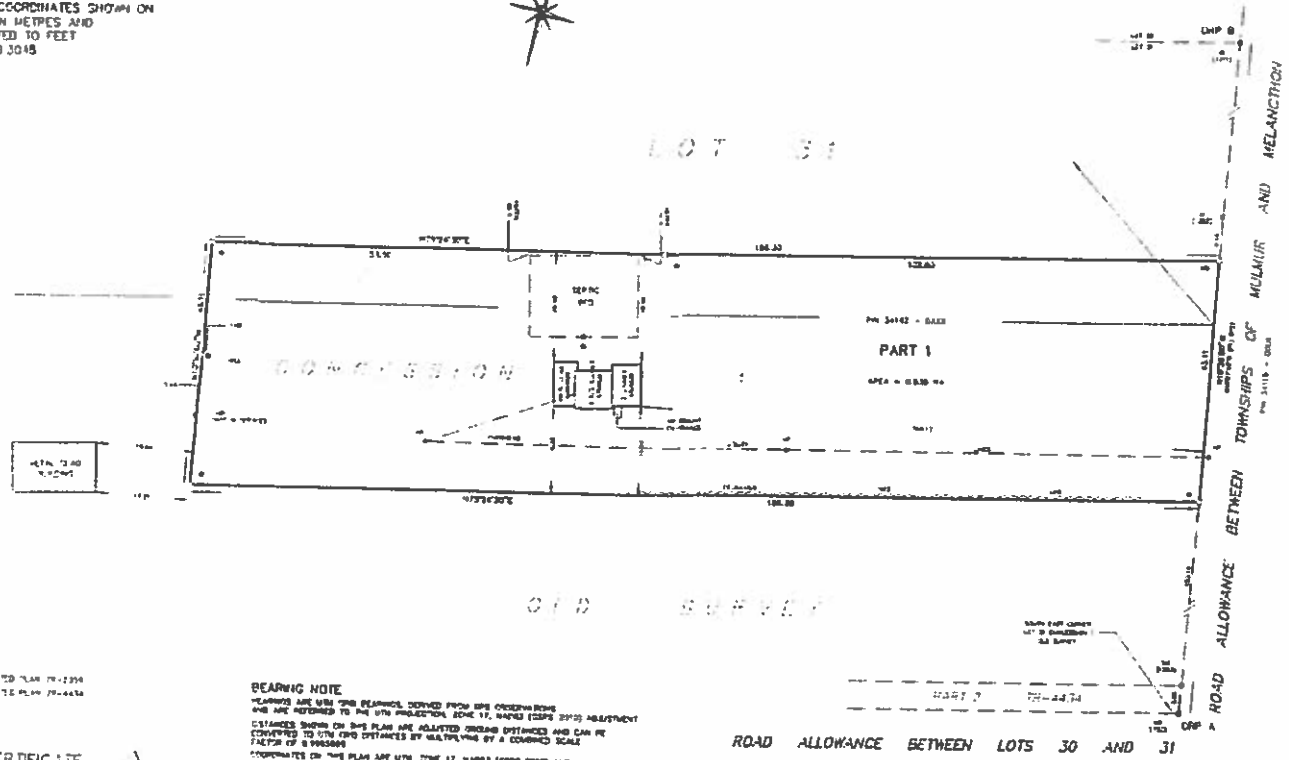

Douglas J. King

DJK/st
/encl.

PART OF LOT 31
 CONCESSION 1
 OLD SURVEY
 TOWNSHIP OF MELANCTHON
 COUNTY OF DUFFERIN
 DAVID J. PESCE SURVEYING 2019



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



I REQUIRE THIS PLAN
 TO BE DEPOSITED UNDER
 THE LAND TITLES ACT

PLAN 7R-
 RECEIVED AND DEPOSITED
 DATE _____
 REPRESENTATIVE FOR THE LAND
 REGISTRAR FOR THE LAND TITLES
 DIVISION OF DUFFERIN (HS 7)

DATE _____
 DAVID J. PESCE B.Sc.
 ONTARIO LAND SURVEYOR

SCHEDULE			
PART	PART OF LOT	DIMENSIONS	PART OF PLAN
1	31	1 B.S.	24143 - 24144

NOTE
 (1) 1:100000 CANADIAN NATIONAL MAP
 (2) 1:100000 CANADIAN NATIONAL MAP

BEARING NOTE
 BEARINGS ARE TRUE BEARINGS DERIVED FROM GPS OBSERVATIONS
 AND ARE REFERRED TO THE UTM PROJECTION SCHEM 17, NAD83 (EPSG 3147) ADJUSTMENT
 DISTANCES SHOWN ON THIS PLAN ARE CALCULATED GEODESIC DISTANCES AND CAN BE
 CONVERTED TO STRAIGHT DISTANCES BY MULTIPLYING BY A CORRECTION SCALE
 FACTOR OF 0.999999
 COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (EPSG 3147) AND ARE BASED ON THE
 TRANSFORMED TO A REFERENCE OF PERMANENT GPS REFERENCE STATION

SURVEYOR'S CERTIFICATE

I, DAVID J. PESCE, SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY PLAN AS DEPOSITED WITH ME AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY PLAN AS DEPOSITED WITH ME AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY PLAN AS DEPOSITED WITH ME.

UTM COORDINATES			
POINT	EASTING	NORTHING	ZONE
1	499920.848	4904832.77	17N
2	499920.817	4904832.79	17N

DAVID J. PESCE SURVEYING
 PROFESSIONAL LAND SURVEYOR
 41 WILSON STREET, SUITE 100, WILSON, ONTARIO L9R 4G7
 TEL: (705) 444-8475, FAX: (705) 444-8476
 www.davidjpesce.com

PROJECT 18-007

Denise Holmes

From: Denise Holmes <dholmes@melancthontownship.ca>
Sent: Thursday, July 12, 2018 11:40 AM
To: dholmes@melancthontownship.ca
Subject: Committee of Adjustment - Playfair
Attachments: Playfair_Sketch.pdf

Hi Denise - this is the aerial overlay Steve prepared that compares the original approval to the redesigned version.

CJ

•Municipal Planning Services Ltd.•

Office: 705-725-8133
Cell: 705-796-8771

Chris D. Jones BES, MCIP, RPP
51 Churchill Drive, Unit 1
Barrie, Ontario
L4N 8Z5

Total Control Panel

[Login](#)

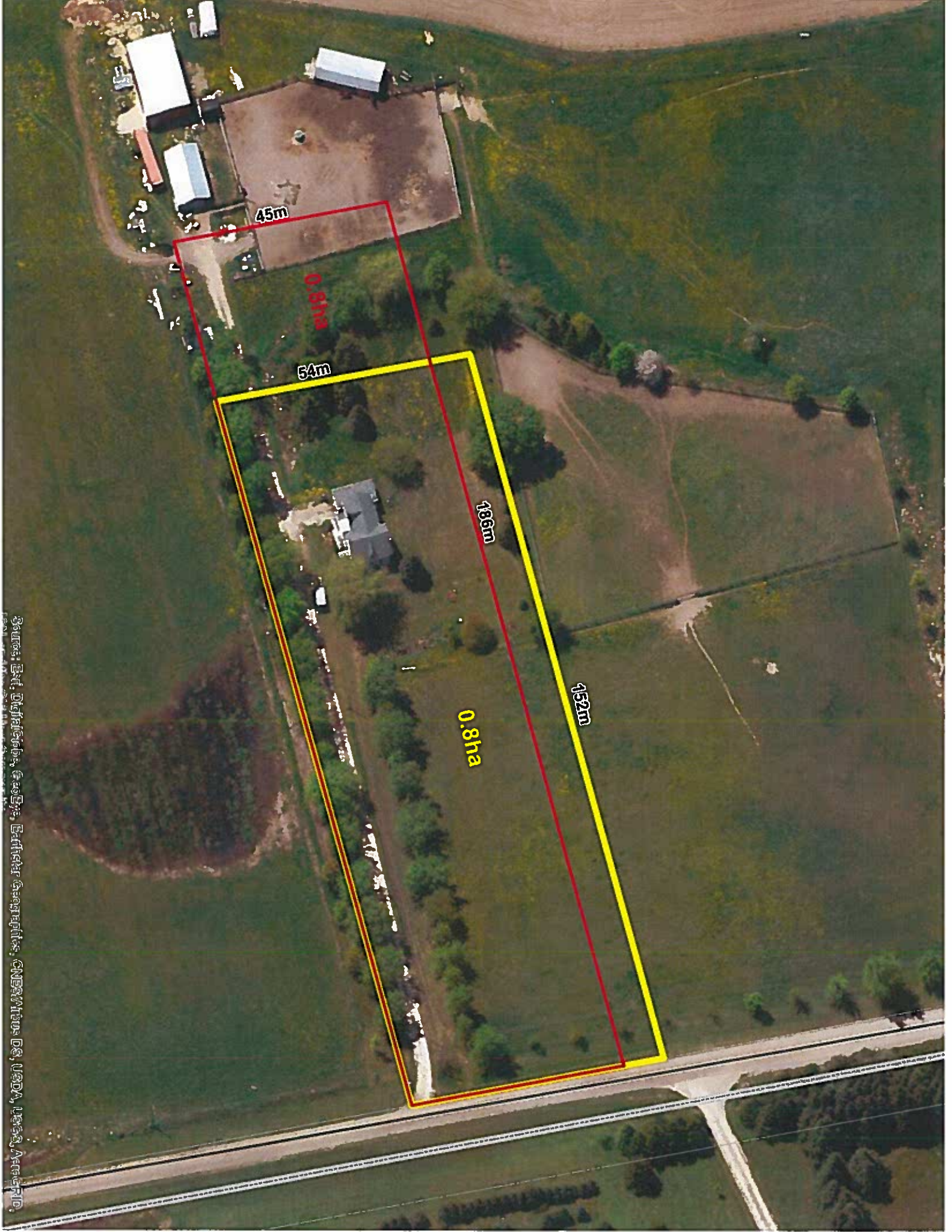
To: dholmes@melancthontownship.ca [Remove this sender from my allow list](#)
From: chris_mplanningservices@rogers.com

You received this message because the sender is on your allow list.

Total Control Panel

[Login](#)

To: dholmes@melancthontownship.ca [Remove this sender from my allow list](#)
From: dholmes@melancthontownship.ca



45m

0.8ha

54m

0.8ha

166m

132m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community