



**TOWNSHIP OF MELANCTHON**

**COMMITTEE OF ADJUSTMENT**

**THURSDAY, APRIL 18, 2019 - 6:00 P.M.**

- 1. APPROVAL OF MINUTES - March 21, 2019**
- 2. BUSINESS ARISING FROM MINUTES**
- 3. APPLICATION FOR CONSENT**
  1. B3/19 - Bonnefield Farmland Ontario III Inc. - West Part Lot 18, Concession 3 OS  
RP 7R537 Part 1 (existing vacant lot to be merged with Part Lots 16-20, Concession 3 OS)
  2. B4/19 - Bonnefield Farmland Ontario III Inc. - Part Lots 16-20, Concession 3 OS
  3. B5/19 - Bonnefield Farmland Ontario III Inc. - Part Lots 18,19 & 20, Concession 1 OS  
(Lot enlargement to East Part Lot 19, Concession 1 OS RP 7R3781 Part 2)
  4. B6/19 - Bonnefield Farmland Ontario III Inc. - West Part Lot 20, Concession 1 OS  
RP7R4110 Parts 1- 3 (existing vacant lot be merged with Lots 18,19 & 20, Concession 1 OS)
  5. B7/19 - Bonnefield Farmland Ontario III Inc. - Lots 18, 19 & 20, Concession 1 OS
- 4. APPLICATION FOR MINOR VARIANCE**
- 5. APPLICATIONS ON FILE**
  1. B12/14 - Julian McDowell - West Part Lot 15, Concession 1 OS
- 6. DELEGATES**
- 7. CORRESPONDENCE**
- 8. ADJOURNMENT**

**TOWNSHIP OF MELANCTHON  
COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment of the Township of Melancthon held a meeting on the 21<sup>st</sup> day of March, 2019 in the Council Chambers commencing at 6:10 p.m. (Scheduled for 6:00 p.m.) Members D. White, D. Besley, W. Hannon, M. Mercer and D. Thwaites were present. Secretary-Treasurer D. Holmes, W. Atkinson and Chris Jones, Township Planning Consultant were also present. Member White presided.

**Minutes**

Moved by Thwaites, Seconded by Hannon that the minutes of the Committee of Adjustment meeting held on October 18, 2018 be accepted as circulated. Carried.

**Business Arising from Minutes**

None.

**Applications for Minor Variance**

None.

**Applications for Consent**

1. Power Point presentation from Chris Jones, Township Planning Consultant, on Bonnefield Consent Applications.

Chris Jones, gave a power point presentation and update on the pending consent applications submitted by Bonnefield Farmland Ontario III Inc. Chris advised the Committee that 5 applications have been submitted ( 2 Merger, 2 Lot Creation and 1 Lot Addition). A question was raised as to why the application for Lots 18, 19 & 20, Concession 1 O.S. is for 2 hectares (5 acres). Christine Loft, Loft Planning Inc., Planner for Bonnefield Farm III Inc. was in attendance and advised that the application is following the natural features of what's on the ground. The applications will be circulated for the Committee of Adjustment meeting to be held on April 18, 2019 at 6:00 p.m.

**Applications for Minor Variance**

**Applications on File**

**B12/14 - McDowell, Julian**

No new information.

**Adjournment - 6:25 p.m.**

Moved by Mercer, Seconded by Besley that we adjourn Committee of Adjustment to meet again on Thursday, April 18, 2019 at 6:00 p.m. or at the call of the Chair.

Carried.

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CHAIR

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SECRETARY

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. B3/19

Date of Meeting: **Thursday, April 18, 2019** Time: **6:00 p.m.**

Name of Owner/Applicant: **Bonnefield Farmland Ontario III Inc.**

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

**PROPOSED SEVERANCE: West Part Lot 18, Concession 3 O.S. RP 7R537 Part 1 (existing vacant lot to be merged with Part Lots 16-20, Concession 3 OS.)**

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

Road Frontage: **113 m.** Depth: **85 m.**

Area: **.8 ha.**

**RETAINED PORTION: Part Lots 16 - 20, Concession 3 O.S.**

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

Road Frontage: **Irregular** Depth: **Irregular**

Area: **383 ha.**

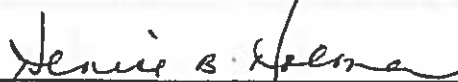
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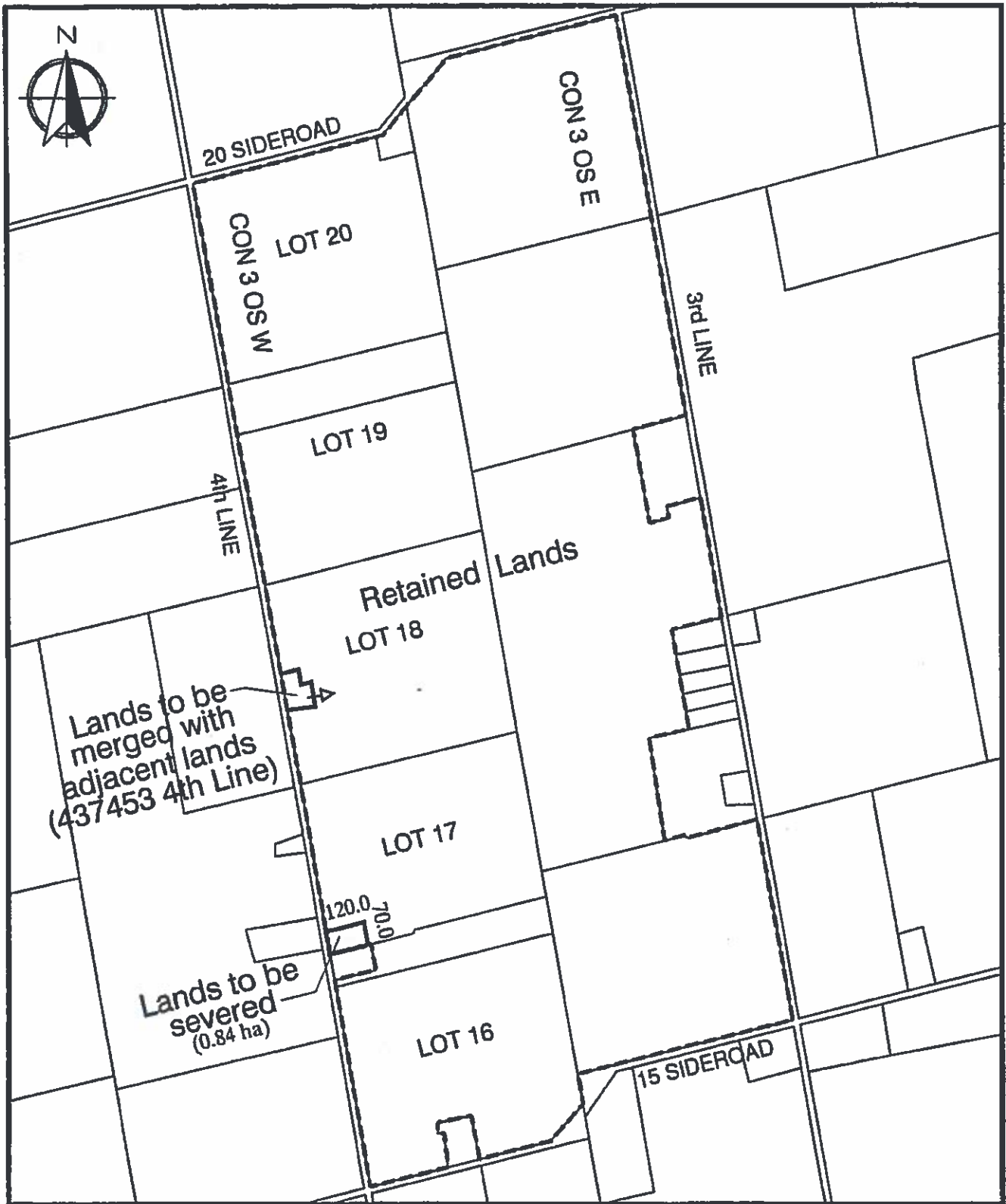
The land is not the subject of an application under the Act for an Official Plan Amendment, Zoning By-law Amendment, or Minor Variance application.

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.

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Denise B. Holmes, Secretary-Treasurer



Proposed Addition and Lot Creation  
437453 4th Line  
Township of Melancthon  
Bonfield Farmland Ontario III Ltd.

LOFT  
LAND USE PLANNING | PROJECT MANAGEMENT  
SCALE 1:10 000  
BON\_09813

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. **B4/19**

Date of Meeting: **Thursday, April 18, 2019** Time: **6:00 p.m.**

Name of Owner/Applicant: **Bonnefield Farmland Ontario III Inc.**

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

**PROPOSED SEVERANCE: Part Lots 16-20, Concession 3 O.S.**

Existing Use: **Vacant Agricultural** Proposed Use: **Residential**

Road Frontage: **70 m.** Depth: **120 m.**

Area: **.84 ha.**

**RETAINED PORTION: Part Lots 16 - 20, Concession 3 O.S.**

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

Road Frontage: **Irregular** Depth: **Irregular**

Area: **383 ha.**


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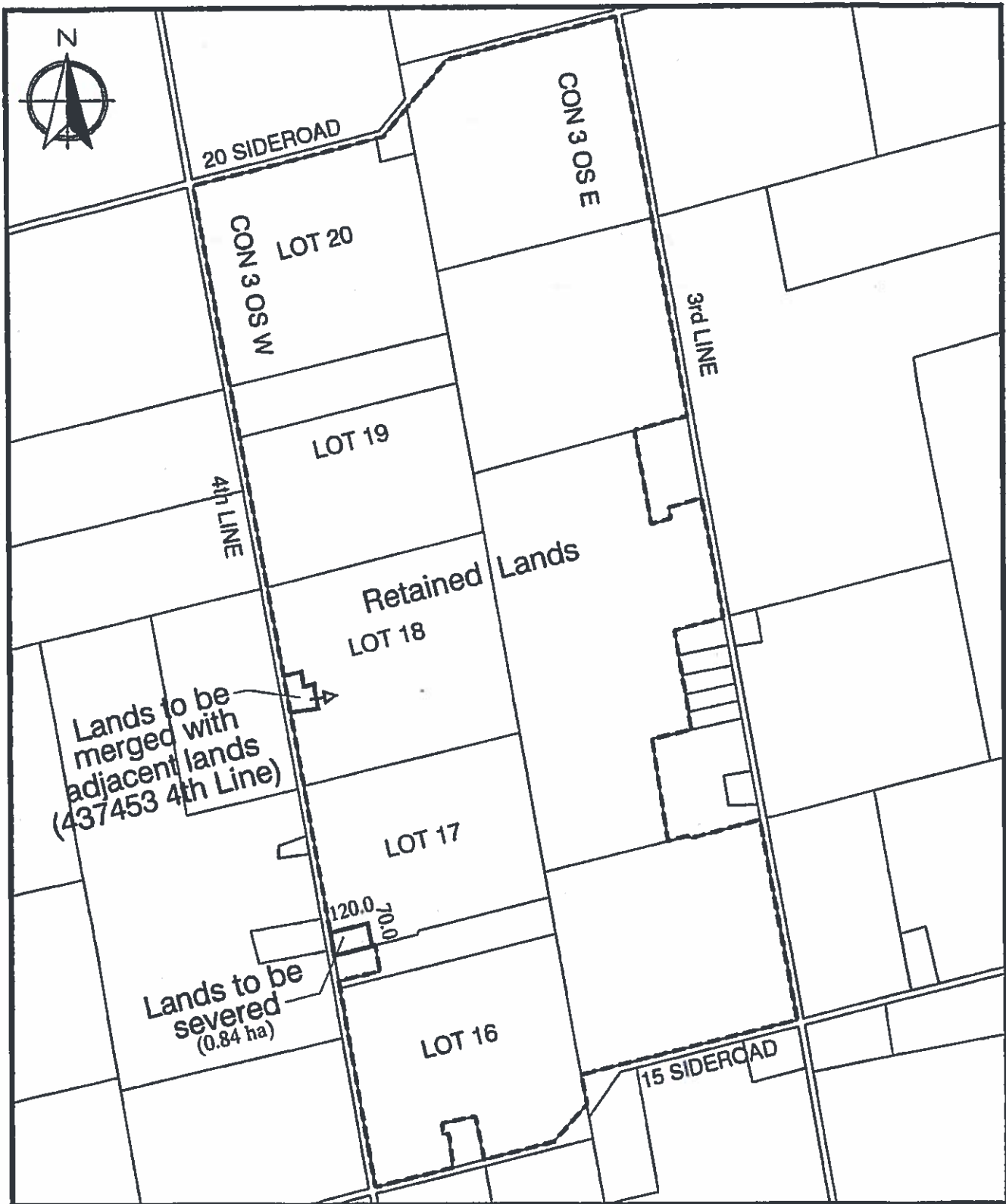
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Denise B. Holmes, Secretary-Treasurer



Proposed Addition and Lot Creation  
 437453 4th Line  
 Township of Melancthon  
 Bonnefield Farmland Ontario III Ltd.

• Municipal Planning Services Ltd. •

**MEMORANDUM**

**To:** Chairman White and Members of Committee  
**Copy:** Ms. Denise Holmes, CAO  
**From:** Chris Jones MCIP, RPP  
**Date:** April 12, 2019  
**Re:** Applications B3/18 and B4/18 (Bonniefield Farmland Ontario III Inc.)

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**BACKGROUND**

The Township is in receipt of an application for consent to merge an existing vacant residential lot and re-create a new residential lot in an alternate location of a large agricultural parcel. The existing lot to be merged is located in the West Part of Lot 18, Concession 3 O.S. and the lot to be transposed or re-established is located in Part of Lot 17, Concession 3 O.S. The lands to be merged and severed are illustrated in Figure 1.

**Figure 1 – Subject Lands (Lands to be Merged and Severed)**



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• Municipal Planning Services Ltd. •

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

The lot to be merged is vacant and has a lot frontage of 113 metres and a lot area of 0.8 hectares and the lot to be re-created has a proposed frontage of 70 metres and a lot area of 0.84 hectares.

The applications have been accompanied with a Planning Justification Report prepared by Ms. Kristine Loft RPP. The planning report considers Official Plan and Provincial planning policy and supports the applications.

### **GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE**

The Growth Plan for the Greater Golden Horseshoe (2017) has established that all lands in the Township of Melancthon form part of the provincial Agricultural System. While the Ag. System mapping is currently in effect, the current Provincial government is proposing an amendment to the Growth Plan that would see the Agricultural System set aside until it can be implemented through upper-tier conformity updates.

The primary intent of the Agricultural System is to protect prime agricultural lands. The proposed consent application is considered to be consistent with the Growth Plan given that the applications would result in no additional lot or no net increase in the number of non-farm lots being created in the agricultural area.

### **PROVINCIAL POLICY STATEMENT (PPS)**

The Provincial Policy Statement does not permit lot creation in prime agricultural areas with the exception of new farm parcels or the creation of lots to facilitate the severance of a surplus farm dwelling. Notwithstanding, Section 2.3.4.2 permits "Lot adjustments in prime agricultural areas for legal or technical reasons".

In the PPS, the term "legal and technical reasons" is defined in the following manner:

*Means severances for purposes such as easement, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.*

In my opinion, given that the applications would result in no additional lot, the applications would be consistent with this policy requirement.

### **OFFICIAL PLAN**

The subject lands are designated Agricultural in the Township's Official Plan and the lot to be merged appears to be located within the Environmental Conservation Overlay designation.

The policies of the Township's Official Plan similarly restrict lot creation in the Agricultural

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51 Churchill Drive  
Barrie, Ontario  
(705) 725-8133



designation, however the Township's Official Plan references the same PPS policy permission which allow severances for "legal and technical reasons".

### **ZONING BY-LAW**

The lot proposed to be merged is located in the Rural Residential Exception (RR-159) Zone. This zone exception allows residential use and recognizes non-compliant lot area.

The lot to be re-created is located in the General Agricultural Exception (A1-129) Zone. This zone permits agricultural uses and restricts residential uses.

If the consents are approved, the lands to be merged would need to be rezoned as a condition of consent.

### **ANALYSIS**

In my opinion the applications which will accommodate the relocation of an existing vacant lot in a prime agricultural area and is appropriate given that it will result in no net gain of residential lots in the agricultural area.

### **RECOMMENDATIONS**

It is recommended that Application **B3/19** be approved to merge an existing vacant lot subject to the following conditions:

1. The merged lot shall be rezoned to the A1-129 Zone to limit use permissions to agricultural uses.
2. The applicant shall provide a draft reference plan and transfer for review prior to registration and the reference plan and transfer shall include a Part to be transferred to the Township measuring 1 ft x 1 ft to ensure the parcel will legally merge in title with the benefitting lands; and,
3. The applicant shall provide a solicitor's undertaking and enter into a consent agreement to require the merger of the lot with the balance of the agricultural parcel comprised of Lots 16 to 20, Concession 3, O.S.

It is recommended that Application **B4/19** be approved to create a new lot having a frontage of 70 metres and lot area of 0.84 hectares subject to the following conditions:

1. The lot shall be rezoned to the RR Zone; and,
2. The applicant shall provide a draft reference plan and transfer for review prior to

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

registration.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'CJ', written over a horizontal line.

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Chris Jones MCIP, RPP

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• *Municipal Planning Services Ltd.* •

Chris D. Jones BES, MCIP, RPP

51 Churchill Drive

Barrie, Ontario

(705) 725-8133

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. **B5/19**

Date of Meeting: **Thursday, April 18, 2019** Time: **6:00 p.m.**

Name of Owner/Applicant: **Bonnefield Farmland Ontario III Inc.**

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

**PROPOSED SEVERANCE: Part Lots 18, 19 & 20, Concession 1 O.S. (Lot enlargement to East Part Lot 19, Concession 1 OS RP 7R3781 Part 2)**

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

Road Frontage: **85 m.** Depth: **80 m.**

Area: **.68 ha.**

**RETAINED PORTION: Part Lots 18 19 & 20, Concession 1 O.S.**

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

Road Frontage: **Irregular** Depth: **Irregular**

Area: **215 hectares**

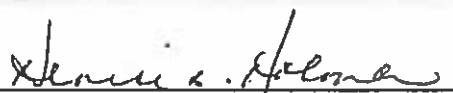
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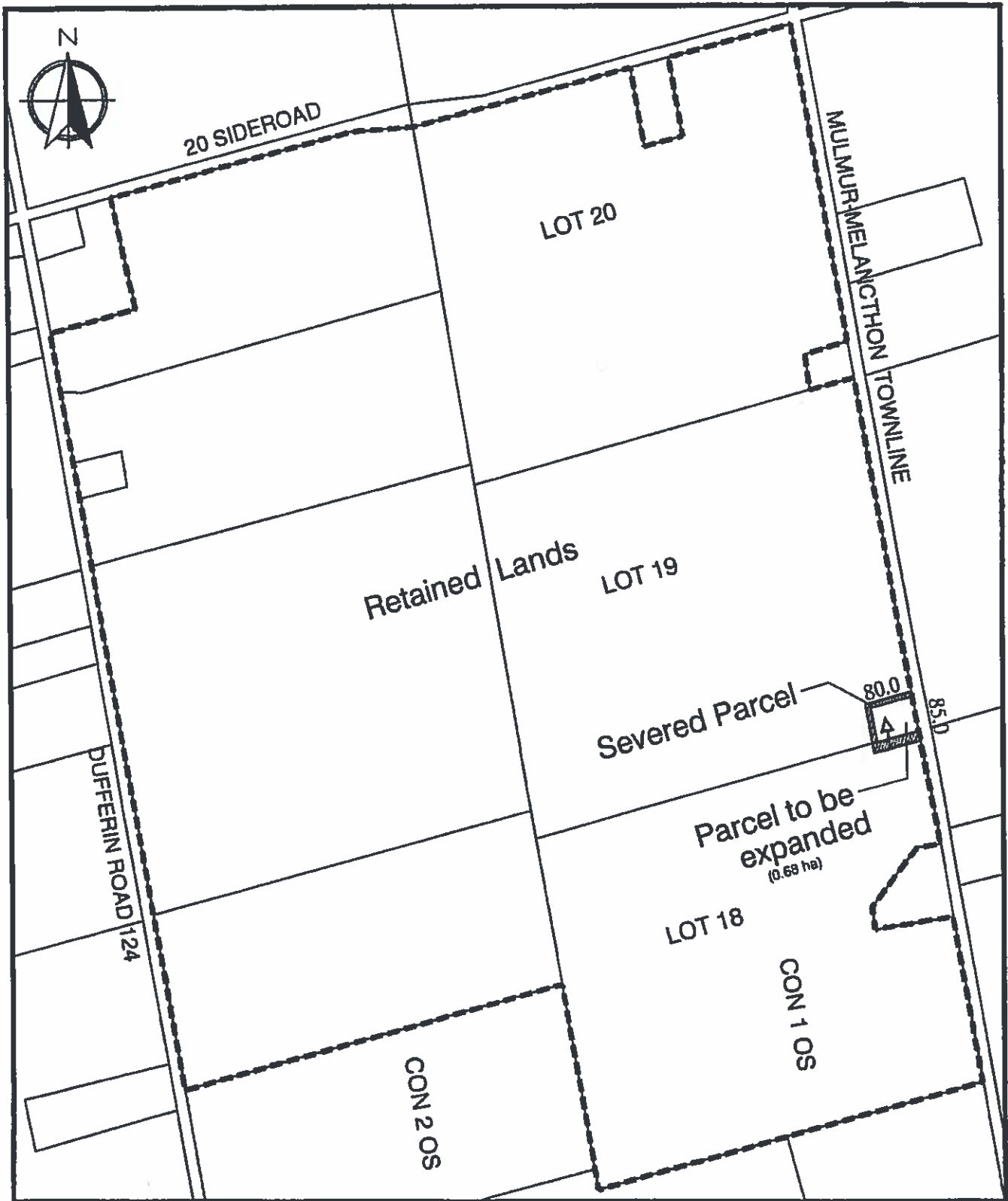
The land is not the subject of an application under the Act for an Official Plan Amendment, Zoning By-law Amendment, or Minor Variance application.

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.

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Denise B. Holmes, Secretary-Treasurer



Proposed Lot Addition and Lot Creation  
Part Lot 19, Concession 1, Part 2, RP7R3781  
Township of Melancthon  
Bonfield Farmland Ontario III Ltd.

• Municipal Planning Services Ltd. •

**MEMORANDUM**

**To:** Chairman White and Members of Committee  
**Copy:** Ms. Denise Holmes, CAO  
**From:** Chris Jones MCIP, RPP  
**Date:** April 12, 2019  
**Re:** Application B5/18 (Bonniefield Farmland Ontario III Inc.)

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**BACKGROUND**

The Township is in receipt of an application for consent for a boundary adjustment to enlarge an existing parcel. The lot is located in Part of Lot 19, Concession 1 O.S. It has an existing lot frontage of 61 metres and an area of 0.4 ha. The purpose of the application is to sever and add lands to increase the frontage of the lot to 0.68 ha and the frontage to 85 metres as shown in Figure 1.

**Figure 1 – Subject Lands**



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

The application has been accompanied with a Planning Justification Report prepared by Ms. Kristine Loft RPP. The planning report considers Official Plan and Provincial planning policy and supports the applications.

### **GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE**

The Growth Plan for the Greater Golden Horseshoe (2017) has established that all lands in the Township of Melancthon form part of the provincial Agricultural System. While the Ag. System mapping is currently in effect, the current Provincial government is proposing an amendment to the Growth Plan that would see the Agricultural System set aside until it can be implemented through upper-tier conformity updates.

The primary intent of the Agricultural System is to protect prime agricultural lands. The proposed consent application is considered to be consistent with the Growth Plan. Given that the application will not result in the creation of a new lot I consider the application to be consistent with the Growth Plan.

### **PROVINCIAL POLICY STATEMENT (PPS)**

The Provincial Policy Statement permits "Lot adjustments in prime agricultural areas for legal or technical reasons".

In the PPS, the term "legal and technical reasons" is defined in the following manner:

*Means severances for purposes such as easement, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.*

In my opinion, the application is consistent with Provincial Policy.

### **OFFICIAL PLAN**

The subject lands are designated Agricultural in the Township's Official Plan and the lot also appears to be comprised of part of the Environmental Conservation Overlay designation. The policies of the Environmental Conservation Overlay designation require the assessment of impacts on natural features however in this case, given that the intent is to facilitate a minor boundary adjustment I do not believe such an assessment is warranted. Notwithstanding, the NVCA has been circulated on this application and I will defer to their comments or recommendations.

### **ANALYSIS**

In my opinion the application to enlarge the lot will bring the lot area of the parcel closer to the minimum standard required by the Zoning By-law.

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

**RECOMMENDATION**

It is recommended that Application **B5/19** be approved to facilitate a boundary adjustment to increase the size of the lot located in Part Lot 19, Concession 1, O.S. from 0.4 ha to 0.68 ha subject to the following conditions:

1. The resultant lot shall be zoned to a RR-exception zone;
2. The applicant shall provide a draft reference plan and transfer for review prior to registration which shall include the transfer of a 1 ft x 1 ft Part to be transferred from the existing vacant parcel to the Township to facilitate a legal transfer with the lands to be added; and,
3. The applicant shall provide a solicitor's undertaking and enter into a consent agreement to require the merger of the lot with the balance of the existing parcel located in the East Part of Lot 19, Concession 1, O.S.

Respectfully Submitted,



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Chris Jones MCIP, RPP

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• Municipal Planning Services Ltd. •

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

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. B6/19

Date of Meeting: **Thursday, April 18, 2019** Time: **6:00 p.m.**

Name of Owner/Applicant: **Bonnefield Farmland Ontario III Inc.**

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

**PROPOSED SEVERANCE: West Part Lot 20, Concession 1 O.S. RP 7R4110 Parts 1-3, (existing vacant lot to be merged with Lots 18, 19 and 20, Concession 1 O.S.)**

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

Road Frontage: **60 m.** Depth: **80 m.**

Area: **.48 ha.**

**RETAINED PORTION: Part Lots 18, 19, and 20, Concession 1 O.S.**

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

Road Frontage: **Irregular** Depth: **Irregular**

Area: **215 ha.**


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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.

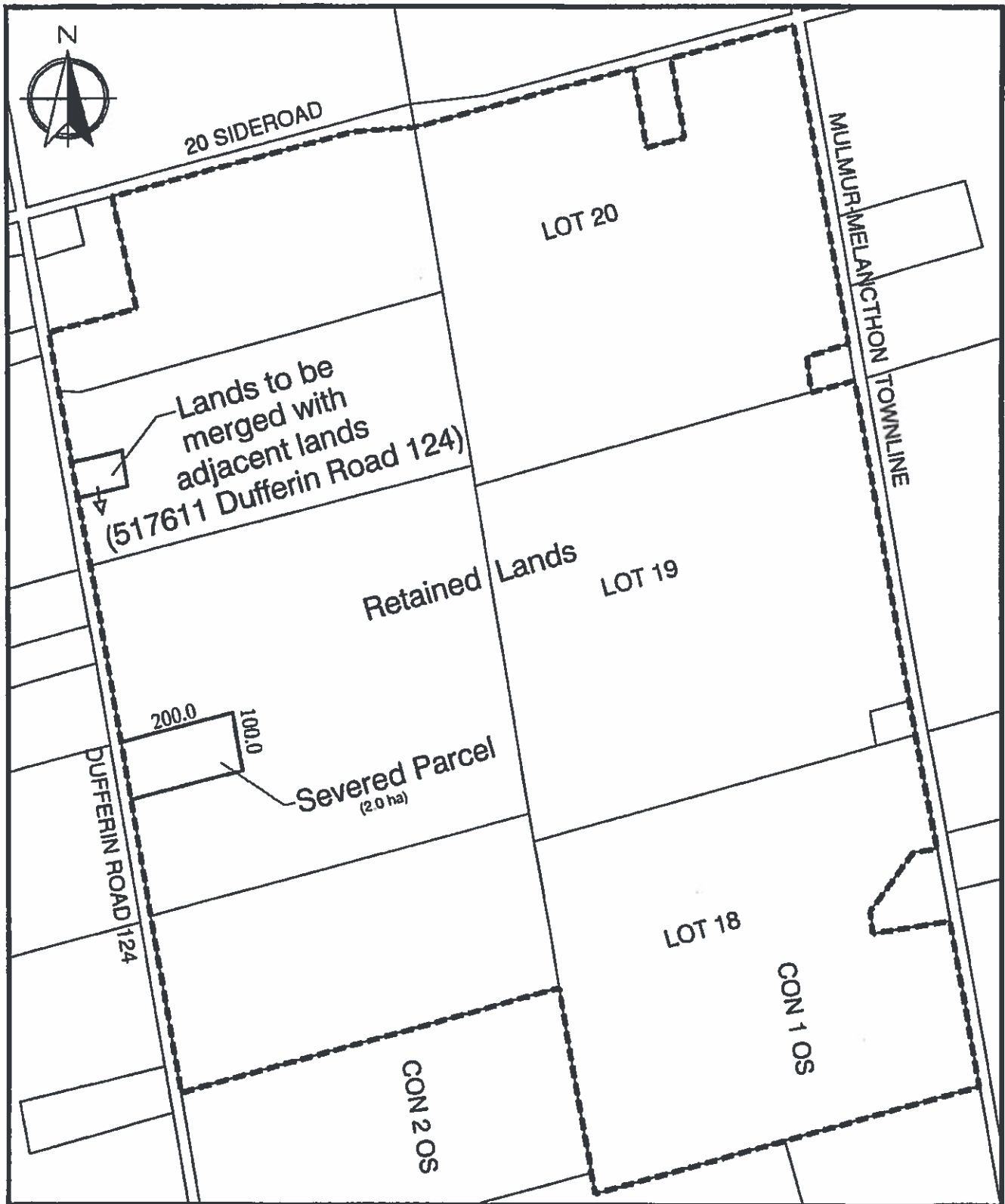
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Denise B. Holmes, Secretary-Treasurer





Lot Addition and Lot Creation  
 517611 Dufferin Road 124  
 Township of Melancthon  
 Bonnefield Farmland Ontario III Ltd.

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. **B7/19**

Date of Meeting: **Thursday, April 18, 2019** Time: **6:00 p.m.**

Name of Owner/Applicant: **Bonnefield Farmland Ontario III Inc.**

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

**PROPOSED SEVERANCE: Lots 18, 19 and 20, Concession 1 O.S.**

Existing Use: **Vacant Agricultural** Proposed Use: **Residential**

Road Frontage: **100 m.** Depth: **200 m.**

Area: **2.0 ha.**

**RETAINED PORTION: Lots 18, 19 and 20, Concession 1 O.S.**

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

Road Frontage: **Irregular** Depth: **Irregular**

Area: **213 ha.**

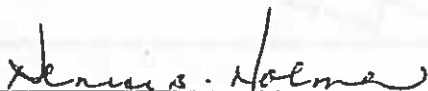
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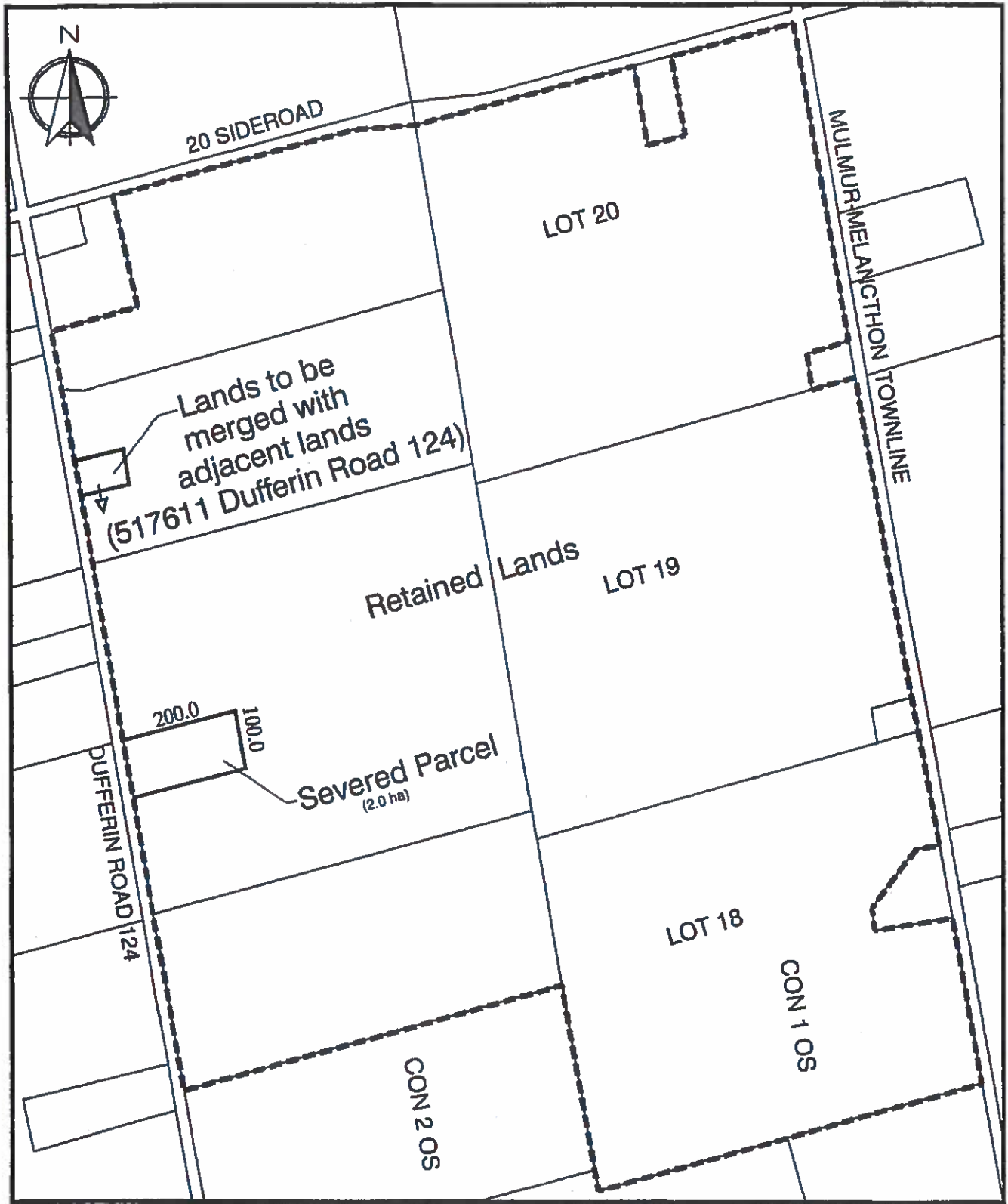
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Denise B. Holmes, Secretary-Treasurer



Lot Addition and Lot Creation  
 517611 Dufferin Road 124  
 Township of Melancthon  
 Bonnefield Farmland Ontario III Ltd.

LOFT  
 PROJECT MANAGEMENT  
 SCALE 1:9000  
 BON\_09813

# • Municipal Planning Services Ltd. •

## MEMORANDUM

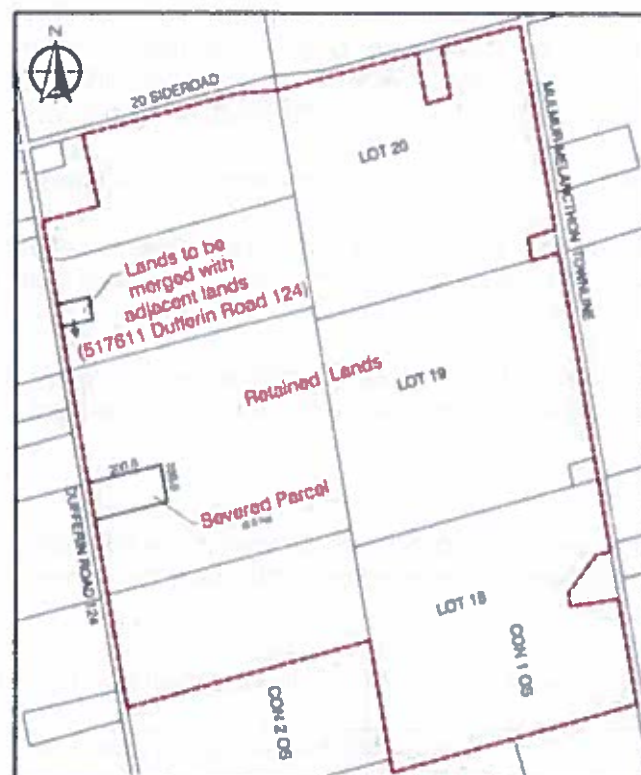
**To:** Chairman White and Members of Committee  
**Copy:** Ms. Denise Holmes, CAO  
**From:** Chris Jones MCIP, RPP  
**Date:** April 12, 2019  
**Re:** Applications B6/18 and B7/18 (Bonniefield Farmland Ontario III Inc.)

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## BACKGROUND

The Township is in receipt of an application for consent to merge an existing vacant residential lot and re-create a new residential lot in an alternate location of a large agricultural parcel. The existing lot to be merged is located in the West Part of Lot 20, Concession 1 O.S. and the lot to be transposed or re-established is located in the West Part of Lot 19, Concession 1 O.S. The lands to be merged and severed are illustrated in Figure 1.

**Figure 1 – Subject Lands (Lands to be Merged and Severed)**



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• Municipal Planning Services Ltd. •

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

The lot to be merged is vacant and has a lot frontage of 60 metres and a lot area of 0.48 hectares and the lot to be created has a proposed frontage of 100 metres and a lot area of 2 hectares.

The applications have been accompanied with a Planning Justification Report prepared by Ms. Kristine Loft RPP. The planning report considers Official Plan and Provincial planning policy and supports the applications.

### **GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE**

The Growth Plan for the Greater Golden Horseshoe (2017) has established that all lands in the Township of Melancthon form part of the provincial Agricultural System. While the Ag. System mapping is currently in effect, the current Provincial government is proposing an amendment to the Growth Plan that would see the Agricultural System set aside until it can be implemented through upper-tier conformity updates.

The primary intent of the Agricultural System is to protect prime agricultural lands. The proposed consent application is considered to be consistent with the Growth Plan given that the applications would result in no additional lot or no net increase in the number of non-farm lots being created in the agricultural area.

### **PROVINCIAL POLICY STATEMENT (PPS)**

The Provincial Policy Statement does not permit lot creation in prime agricultural areas with the exception of new farm parcels or the creation of lots to facilitate the severance of a surplus farm dwelling. Notwithstanding, Section 2.3.4.2 permits "Lot adjustments in prime agricultural areas for legal or technical reasons".

In the PPS, the term "legal and technical reasons" is defined in the following manner:

*Means severances for purposes such as easement, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.*

In my opinion, given that the applications would result in no additional lot, the applications would be consistent with this policy requirement.

### **OFFICIAL PLAN**

The subject lands are designated Agricultural in the Township's Official Plan and the lot to be merged appears to be located within the Environmental Conservation Overlay designation.

The policies of the Township's Official Plan similarly restrict lot creation in the Agricultural

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designation, however the Township's Official Plan references the same PPS policy permission which allow severances for "legal and technical reasons".

### **ZONING BY-LAW**

The lot proposed to be merged is located in the Rural Residential (RR) Zone.

The lot to be re-created is located in the General Agricultural Exception (A1) Zone.

If the consents are approved, the lands to be merged would need to be rezoned as a condition of consent.

### **ANALYSIS**

In my opinion the applications will accommodate the relocation of an existing vacant lot in a prime agricultural area and are appropriate given that it will result in no net gain of residential lots in the agricultural area.

It is noted that Provincial policy and local policy require the creation of non-farm parcels to be kept to a minimum size appropriate for a dwelling and septic system. On this basis, it will be recommended that the lot to be re-created be reduced in lot area to 0.8 ha, which will achieve compliance with the Rural Residential (RR) Zone.

### **RECOMMENDATIONS**

It is recommended that Application **B6/19** be approved to merge an existing vacant lot subject to the following conditions:

1. The merged lot shall be rezoned to the A1 Zone to align use permissions to agricultural, the same as the abutting lands;
2. The applicant shall provide a draft reference plan and transfer for review prior to registration and the reference plan and transfer shall include a Part to be transferred to the Township measuring 1 ft x 1 ft to ensure the parcel will legally merge in title with the benefitting lands; and,
3. The applicant shall provide a solicitor's undertaking and enter into a consent agreement to require the merger of the lot with the balance of the agricultural parcel comprised of Lots 18 to 20, Concession 1, O.S.

It is recommended that Application **B7/19** be approved to create a lot having a lot area of 0.8 hectares with a minimum frontage of 60 metres subject to the following conditions:

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• Municipal Planning Services Ltd. •

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

1. The lot shall be rezoned to the RR Zone; and,
2. The applicant shall provide a draft reference plan and transfer for review prior to registration.

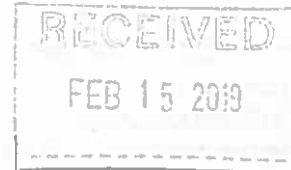
Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chris Jones', written over a horizontal line.

Chris Jones MCIP, RPP

February 13, 2019

Ms. Denise Holmes, AMCT, CAO/Clerk  
Township of Melancthon  
157101 Highway 10  
Melancthon, Ontario  
L9V 2E6



Dear Ms. Holmes,

**Re: Consent Applications – Amended Planning Letter  
Bonfield Farmland III Inc.  
Township of Melancthon, County of Dufferin  
BON.09813**

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We act as planners on behalf of Bonfield Inc. to provide planning services in connection with multiple Consent Applications relating to the overall Bonfield land holdings.

The following are the pertinent consent details:

**Consent 1 (Our File: Lot 2 – Merger):**

Part Lot 18, Concession 3 OS W

Roll: 221900000120800

Subject Lands to be merged: 0.8 ha

Merge with adjacent land holding: are 221900000120500, 221900000120400, 221900000120450, 221900000120600, 221900000120700, 221900000120300, 221900000120750, 221900000120800, 221900000120200, 221900000120970, 221900000121000, 221900000119800

Total Land Holding: 383 ha

**Consent 2 (Our File: Lot 2 – Lot Creation):**

Part Lots 16-20, Concession 3 OS W

Roll: 221900000120500, 221900000120400, 221900000120450, 221900000120600, 221900000120700, 221900000120300, 221900000120750, 221900000120800, 221900000120200, 221900000120970, 221900000121000, 221900000119800

Total Land Holding: 383 ha

Severed Parcel: 0.84 metres

Retained: 383.2 ha

**Consent 3 (Our File: Lot 3 – Lot Addition):**

Part Lots 18, 19 & 20, Concession 1

Roll: 221900000102900, 221900000103000, 221900000103050, 221900000102600, 221900000102550, 221900000103100, 221900000103150, 221900000102500, 221900000102400, 221900000102350

Total Land Holding: 215 ha



Severed Lands: 0.68 ha  
Retained Lands: 214.3 ha  
Lands to be enlarged: 1 ha (221900000102550 - Address: 557568 MULMUR-MELANCTHON TOWNLINE

**Consent 4 (Our File: Lot 5 – Merger)**

Part Lot 20, Concession 1 OS

Roll: 221900000103050

Subject Lands to be merged: 0.48 hectares

Merge with adjacent land holding: 221900000102900, 221900000103000, 221900000103050, 221900000102600, 221900000102550, 221900000103100, 221900000103150, 221900000102500, 221900000102400

Total Land Holding: 215 ha

**Consent 5 (Our File: Lot 5 – Lot Creation)**

Lots 18, 29 & 20, Concession 1

Roll: 221900000102900, 221900000103000, 221900000103050, 221900000102600, 221900000102550, 221900000103100, 221900000103150, 221900000102500, 221900000102400, 221900000102350

Total Land Holding: 215 ha

Severed Parcel: 2 hectares

Retained Parcel: 213 hectares

Bonnefield Inc. was established in 2009, and is a leading farmland investment and property manager that actively invests in and manages farmland across Canada. Bonnefield Inc. has established a Canada-wide network of progressive farmers, farmland realtors and farm financial advisors to help procure and successfully invest nationally in farmland. Bonnefield's goal is to preserve farmland for farming. Through their farmland management practices, they work with farmland owners and operators to ensure they have the resources they need to enhance the value of the farmlands. With the farmer, Bonnefield carefully monitors multi-year agronomy, crop rotation and fertilizer plans, identify opportunities for improving the physical maintenance and layout of farmlands. Bonnefield Inc. has experience in farm operations and ownership, operating farmland across Canada. Bonnefield Inc. incorporates principles of exemplary environmental stewardship as well as sustainable farming and agronomic practices, their goal is to become a long-term partner with farm operators.

Bonnefield has large land holdings, where there are existing residences and outbuildings that are surplus to the farm holdings, there are vacant rural residential lots that were separate parcels and have since been merged and there are vacant rural residential lots that remain separately conveyable today as they were previously created by consent. The intent of these applications is to

merge and sever lands as a land swap or exchange of development rights, and to enlarge an existing lot in order that it be of a lot area more suitable for development (1 ha).

The subject land holdings are designated Agricultural and Environmental Conservation, and are zoned General Agriculture (A1) or Open Space Conservation (OS2) as well as Rural Residential (RR-159) and General Agricultural (A1-129). The lands are considered prime agricultural lands, and as such the following review considers this in light of the proposed Consent Applications.

### **Provincial Policy Statement**

The lands would be considered Prime Agriculture. The Provincial Policy Statement identifies that Prime Agriculture areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2 and 3 soils, in this order of priority.

Section 2.3.3 entitled Permitted Uses identifies the following permitted uses and activities as being: agricultural uses, agricultural related uses and on-farm diversified uses.

Proposed agricultural related uses and on farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal documents, which achieve the same objectives.

The following are relevant sections of the PPS,

- 2.3.3.2 In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.
- 2.3.3.3 New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.
- 2.3.4 **Lot Creation and Lot Adjustments**

- 2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:
- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
  - b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
  - c) a residence surplus to a farming operation as a result of farm consolidation, provided that the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
  - d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

The purpose of the consent applications is twofold for Consents 1 & 4 the purpose is to merge in existing lots that were created by consent and to merge these lots with the adjacent Bonnefield Farmland Ontario III land holding. Consents 2 & 5 would re-create these lots or in a practical sense re-locating the lots to a more suitable location (outside of the centralized agricultural fields). Consent 3 would enlarge an existing lot that was created by consent and is an existing lot today, but is relatively small in lot area. The proposals would generally be considered technical consents as there is no increase in density or increase in potential intensity of development. Provincial Policy Statement provides that,

**2.3.4.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.**

With respect to the legal or technical reasons for consent, we have met several times with municipal staff to discuss the Bonnefield mandate. We have also discussed the extent of the land holdings and the reasons on behalf of Bonnefield to maintain the agricultural integrity of the lands for its lessees while selling or leasing any existing smaller lots that exist today as separate and conveyable parcels. The intent of this set of applications is to shift the development rights from the existing location of the

conveyable lots to the newly proposed locations and to enlarge an existing undersized lot to create a more suitable building envelope.

With respect to MDS (Publication 853), Guideline #8,

Where *lot* creation is proposed, including new *lots* for *agricultural* uses, an MDS 1 setback is required for both the severed and retained *lot*.

MDS1 is applicable. To our knowledge there are no livestock structures on the subject lands or within 1000 metres. We are happy to provide MDS calculations if there are buildings or structures that we are unaware of.

These lands were assembled lands prior to Bonnefield Farmland Ontario III purchase. With their purchase the lands are owned by Bonnefield Farmland Ontario III and are generally considered to be amalgamated with the exception of limited lots that were created by consent in past years. These parcels are still held in the same name but are separate conveyable parcels. As such, the Bonnefield land holdings, due to their land mass are a unique situation. This ownership pattern has made a significant impact on land ownership with the municipality. The proposed severances would allow for the existing lots to be utilized and purchased, but in areas that are more suitable in relation to the agricultural lands. These two new lot locations are in more suitable locations, outside of agricultural fields, outside of environmental conservation lands, and may be clustered with other existing uses. Bonnefields' intent when determining locations was to maximize the agricultural lands potential, and to sell any existing and separately conveyable lots where possible. These new lots would be a shift of the existing lots, that exist today.

In our opinion, the intent of the Provincial Policy Statement is to both limit lot creation within Prime Agricultural areas, but as well, to allow farm operators flexibility in disposing of lands or surplus farm dwellings. This is a unique request, and one that we have worked with Bonnefield to determine best efforts from an agricultural perspective, and to preconsult with municipal staff. We have completed a thorough review of the Provincial Policy Statement as well as the OMFRA Agricultural Permitted Uses document, and (new) MDS.

It is our opinion that the proposed consents are consistent with the Provincial Policy Statement 2014 in light of the single size of the land holding and underlying lot fabric prior to purchase by Bonnefield and can be considered a technical or legal consent.

### **Official Plan**

The lands are designated Agricultural and Environmental Conservation within the Official Plan. The principal planning objective of the Agricultural designation is to protect prime agricultural areas for long term use for agriculture. The permitted uses include among other uses, agricultural uses, agriculture-related uses, and on-farm diversified uses are permitted in the Agricultural designation. A single detached dwelling is permitted as a component of an agricultural use. A second dwelling unit is also permitted in accordance with the provisions of the Official Plan. The construction of a single detached dwelling is permitted on a lot of record that is vacant or contains only farm buildings provided there is compliance with subsections 5.2.2(o) and (p) and all other applicable policies.

### **5.2.2 Planning and Development Policies**

All types, sizes and intensities of agricultural uses and normal farm practices.

**(b) Agricultural uses shall be given priority over all other uses with the exception of:**

- i existing and new dwellings permitted on existing lots of record in accordance with the applicable policies of this Plan;**

### **5.2.5 Consent Policies for Areas Designated Agricultural**

The only type of new residential lot permitted is a lot which accommodates a residence surplus to a farming operation as a result of farm consolidation provided there is compliance with the following policies.

- The new lots (Consents 2 & 5) will be limited to the minimum size needed to accommodate the use and any required individual onsite water service and individual on-site sewage service.
- Such lots are permitted only if the approval authority ensures that a new residence is prohibited on any remnant parcel created by the land division through the application of appropriate zoning controls or other equivalent measures.

- Where these residential lots would be located in close proximity to agricultural buildings on the property that is the subject of the consent application, MDS formulae shall be met or those buildings shall be removed as a condition of the granting of the consent for the land severance.

The Bonnefield land holdings include a large land mass over several concessions of the municipality. At the time of purchase there were multiple lots existing, these lots were automatically merged with the larger land holding under the Planning Act. However, two lots (as applied for) are existing lots today as they were created by consent. The proposal is to merge these lots with the adjacent lands (and under Bonnefield ownership) and to re-create or shift those previously existing lots to more suitable locations, that are not located within active agricultural fields or woodlands, that are outside of a Conservation area and are in some cases clustered with other existing lots.

We have reviewed the policies related to the consents and it is our opinion that the proposal does conform to the relevant policies. The intent of the policies is to limit lot creation, and in my opinion this proposal does limit lot creation, and in fact is a zero-density change – no new lots are being creating, which is the essence of the policies.

The Environmental Conservation designation is intended to recognize and provide planning policies for important *natural heritage features and areas* as well as lands and sites that are potentially hazardous. There are limited areas of Environmental Conservation throughout the consent applications. In our opinion that EC designation is not affected, and no proposed building envelope would be proposed within the EC designation.

### **Zoning By-law**

The subject lands are generally zoned General Agricultural (A1) and Open Space Conservation (OS2). Lands known as Lots 16, 17, 18, 19, 20 & 21, Concession 3 O.S. have been previously rezoned to Rural Residential (RR-159) and General Agricultural (A1-129) respectively. Exception 159 recognizes the lot area of the parcel, and Exception 129 recognizes no new dwellings. It is anticipated that a

zoning by-law amendment will be required to recognize the proposed new lots in terms of permitted uses (residential) and lot area, and to recognize the retained parcels for no new residential development where it is not currently recognized. This would be considered as a condition of consent and applied for once provisional consents are received.

### Conclusions

In conclusion and based upon the above reporting, it is our opinion that the proposed consent applications conform to the Official Plan to allow the creation of the lots as a shift in lots, where there is no net density increase, and that the proposal is consistent with the Provincial Policy Statement, conforms to the Official Plan and generally complies based on an implementing zoning bylaw amendment with the Zoning By-law.

It is our opinion that the proposed applications have merit and represents good planning.

Respectively,  
LOFT Planning Inc.



Kristine A. Loft, MCIP RPP  
Principal