



TOWNSHIP OF MELANCTHON

COMMITTEE OF ADJUSTMENT

THURSDAY, NOVEMBER 21, 2019 - 6:00 P.M.

- 1. APPROVAL OF MINUTES - October 17, 2019**
- 2. BUSINESS ARISING FROM MINUTES**
- 3. APPLICATION FOR CONSENT**
 1. B13/19 - Sandy Boodram Kissoon-Singh & Jean Sheila Kissoon-Singh - Applications for Consent - Part Lot 15, Concession 3 N.E. RP 7R3424 Part 1
- 4. APPLICATION FOR MINOR VARIANCE**
- 5. APPLICATIONS ON FILE**
 1. B12/14 - Julian McDowell - West Part Lot 15, Concession 1 OS
 2. B1/19 & B2/19 - Angelo Carnevale - Applications for Consent - Part of the East Part Lot 13, Concession 2 O.S. & East Part Lot 13, Concession 2 O.S.
 3. B12/19 - Troy Allen - Application for Consent - West Part Lot 9, Concession 2 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. B13/19

Date of Meeting: **November 21, 2019** Time: **6:00 p.m.**

Name of Owner/Applicant: **Sandy Boodram Kissoon-Singh & Jean Sheila Kissoon-Singh**

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

PROPOSED SEVERANCE: Part Lot 15, Concession 3 N.E. RP 7R3424 Part 1

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

Road Frontage: **92.965 m** Depth: **269.26 m**

Area: **24,700 m²**

RETAINED PORTION: Part Lot 15, Concession 3 N.E.

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

Road Frontage: **109.785 m** Depth: **1007.6 m**

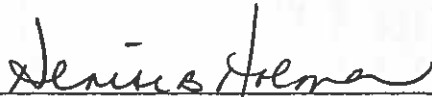
Area: **18,140 m²**

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 Local Planning Appeal Tribunal 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.

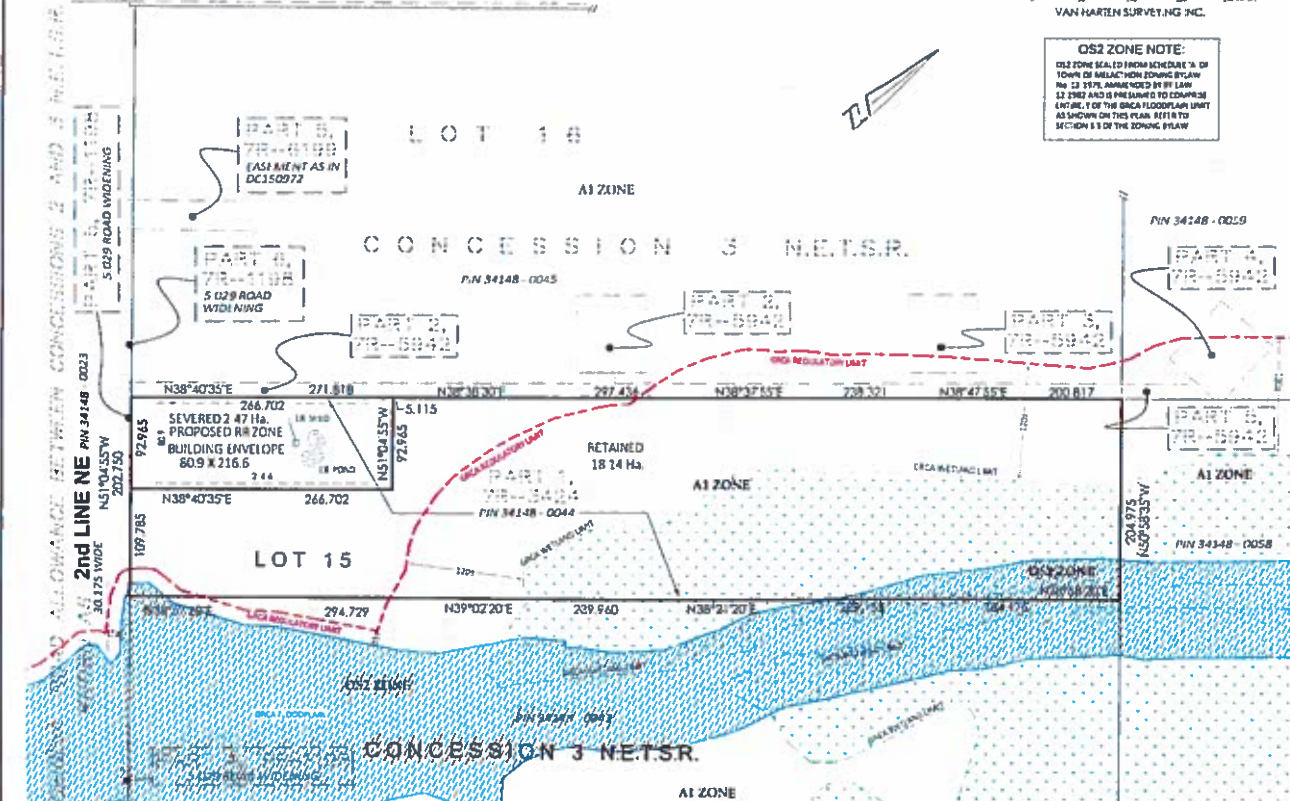


Denise B. Holmes, Secretary-Treasurer

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 16 AND 17 N.E.T.S.R.
KNOWN AS COUNTY ROAD 21

OVERALL PROPERTY
SCALE 1:3000
VAN HARTEN SURVEYING INC.

OS2 ZONE NOTE:
OS2 ZONE SEATED FROM SCHEDULE 'A' OF
TOWN OF MELATCHON ZONING BY-LAW
No. 22 1976 AMENDED BY BY-LAW
No. 22 2002 AND IS PRESENTED TO CORRECT
LAYOUT OF THE GRCA FLOODPLAIN LIMIT
AS SHOWN ON THIS PLAN. REFER TO
SECTION 5.1 OF THE ZONING BY-LAW



SEVERENCE SKETCH FOR:
**PART OF LOT 15
CONCESSION 3
NORTH EAST OF THE TORONTO
SYDENHAM ROAD
TOWNSHIP OF MELATCHON
COUNTY OF DUFFERIN**

LEGEND

- CRCA RETAINED LIMIT (RETAINED AREA)
- CRCA FLOODPLAIN FLOODPLAIN
- CRCA REGULATION LIMIT
- CRCA WATER COURSE

CRCA NOTES OBTAINED FROM CRCA AUTHORITY
MELTON TOWNSHIP NORTH-EAST OF THE TORONTO SYDENHAM ROAD

NOTE
CRCA LIMITS AND FLOODPLAINS OBTAINED FROM CRCA DATA
FILES/FILES OBTAINED FROM CRCA DATA
OBTAINED BY ITEM # 22, 2019

SEVERED PARCEL AREA = 2.47 Ha
RETAINED PARCEL AREA = 18.14 Ha
TOTAL AREA = 20.61 Ha ±

NOTE:
THIS IS NOT A PLAN OF SURVEY
ALL DIMENSIONS AS SUBJECT TO FINAL SURVEY

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON RECORDS FOUND AT THE
LAND REGISTRY OFFICE, PLAN 76 8199 AND 76 8434

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONSIDERED TO BE TO
1 IN 1000

NO.	DATE	REVISION
1	10/11/2019	PROPOSED SEVERANCE

Van Harten SURVEYING INC.
1000
Ph: 519 648 5070 Fax: 519 821 2763
www.vanharten.com info@vanharten.com

ZONING BY-LAW No. 12-1979, AMENDED BY BY-LAW 12-1982
EXISTING: GENERAL AGRICULTURAL (A1) ZONE WITH OPEN SPACE CONSERVATION (OS2) ZONE
PROPOSED SEVERED: RURAL RESIDENTIAL (R3) ZONE
PROPOSED RETAINED: GENERAL AGRICULTURAL (A1) ZONE WITH OPEN SPACE CONSERVATION (OS2) ZONE

REQUIREMENTS FOR A1 ZONE (SEE ZONING BY-LAW SECTION 4.1)	EXISTING (RETAINED)	REQUIREMENTS FOR R3 ZONE (SEE ZONING BY-LAW SECTION 4.1)	SEVERED
MINIMUM LOT AREA	12 Ha	MINIMUM LOT AREA	4320m ²
MINIMUM LOT FRONTAGE	150m	MINIMUM LOT FRONTAGE	60m
MINIMUM DISTANCE FROM ADJACENT BUILDING TO THE NEAREST LOT LINE	15m	MINIMUM DISTANCE FROM ADJACENT BUILDING TO THE NEAREST LOT LINE	15m
MINIMUM DISTANCE FROM ADJACENT BUILDING TO THE NEAREST LOT LINE	15m	MINIMUM DISTANCE FROM ADJACENT BUILDING TO THE NEAREST LOT LINE	15m
MINIMUM DISTANCE FROM ADJACENT BUILDING TO THE NEAREST LOT LINE	15m	MINIMUM DISTANCE FROM ADJACENT BUILDING TO THE NEAREST LOT LINE	15m

MEMORANDUM

To: Chairman White and Members of Committee
Copy: Ms. Denise Holmes, CAO
From: Chris Jones MCIP, RPP
Date: November 15, 2019
Re: Application for Consent B13/19 (Kissoon-Singh)

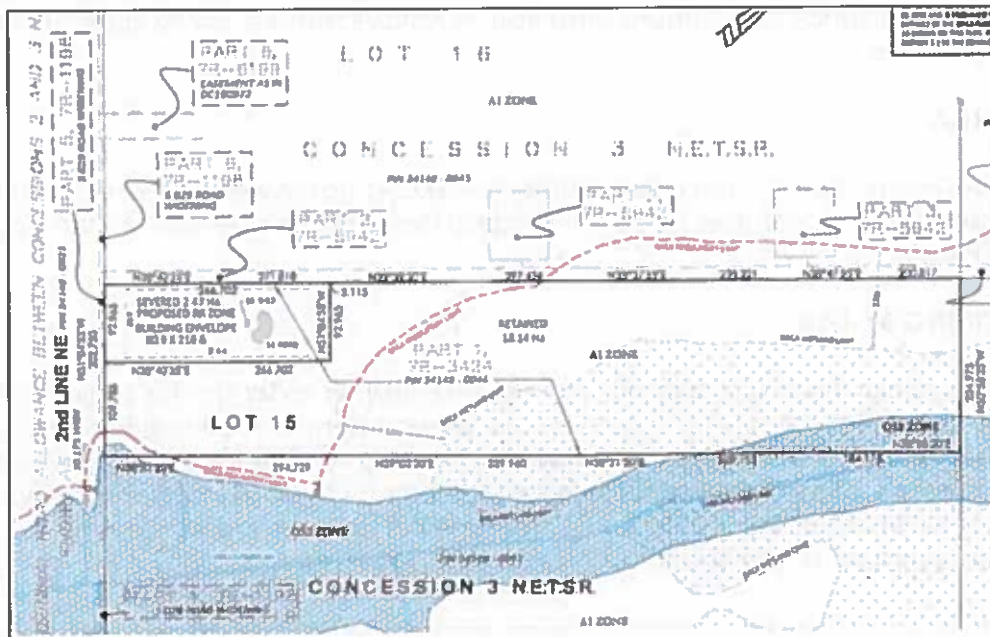
BACKGROUND

The Township is in receipt of an application for consent to create a new rural residential lot from lands located in Part of Lot 15, Concession 3 N.E.

The proposed new lot would have a frontage of 93 metres (305 feet) and a lot area of 2.47 hectares (6 acres).

The retained lands would have a frontage of 110 metres and a lot area of 18.14 hectares (44.8 acres). An illustration of the lands to be severed and retained is provided in Figure 1.

Figure 1 – Lot to be Severed



OFFICIAL PLAN

The subject lands are located in the Rural and Environmental Protection designations. The subject lands are also impacted by the Environmental Conservation designation, however the lands to be severed are exclusively located in the Rural designation.

Rural Consent Policies

The proposed consent appears to be in conformity with Section 5.3.3 (d) of the Official Plan, which permits the creation of up to 3 lots from an original Township surveyed lot, provided the subject lands have not been utilized for agricultural purposes for a minimum of 10 years prior to the application for consent.

If the proposed consent is approved it would represent the 2nd lot created from the original parcel. It is unlikely any subsequent lots could be approved given the environmental features and constraints characterized by the lot.

Environmental Conservation

Section 3.4.2 (b) requires the proponent of any development approval for lands located in the Environmental Conservation designation to prepare an Environmental Impact Study (EIS) to assess the impact of site alteration and development on natural features.

Given that the lot to be created is not located in the Environmental Conservation designation and given that the proposed lot appears to be outside of the 120 metre "adjacent lands" assessment area from a natural feature, an EIS does not appear to be warranted.

GRCA

The Grand River Conservation Authority (GRCA) has reviewed this application and in a letter dated November 14, 2019 indicated they had no objection to the approval of the consent.

ZONING BY-LAW

The subject lands are currently zoned Rural (RU). In order for the subject lot to be used for residential purposes a zoning by-law amendment to the Rural Residential (RR) would be required as a condition of consent. It is noted that the retained lot would maintain a compliant lot area (18 ha) for a Rural (RU) lot, however, the lot frontage would be 109.7 metres whereas the minimum lot frontage for a lot in the RU Zone is 150 metres. This could also be addressed through a zoning by-law amendment.

• *Municipal Planning Services* •

18 Taylor Drive
Barrie, Ontario
(705) 735-2388

It is noted there is an existing structure located on the lot to be severed. Given that accessory buildings are not permitted on a vacant lot prior to the construction of a house, it will be recommended that this structure be removed as a condition of consent.

RECOMMENDATION

It is recommended that Consent Application B13/19 be approved subject to the standard conditions of consent as well as the following conditions:

1. That the severed lot be rezoned to the Rural Residential (RR) Zone;
2. That the retained lot be rezoned to a Rural Exception Zone to address non-compliant lot frontage; and,
3. That the existing building located on the severed lot be removed.



Chris Jones MCIP, RPP



**PLAN REVIEW REPORT: Township of Melancthon
Denise Homes, Secretary - Treasurer**

DATE: November 14, 2019

YOUR FILE: B13/19

**RE: Application for Consent B13/19
Part Lot 15, Concession 3 N.E
197565 2nd Line NE, Township of Melancthon
Sandy Boodram Kissoon-Singh, Jean Sheila Kissoon-Singh**

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the proposed consent application.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that both the retained lands contain a portion of the Provincially Significant Melancthon Wetland Complex #1, floodplain, and the regulatory allowance to these features.

The severed land does not contain any natural heritage or natural hazard features.

2. Legislative/Policy Requirements and Implications:

The retained parcel contains natural heritage and natural hazard features as identified in the Provincial Policy Statement (PPS, 2014) and the Dufferin County Official Plan (2017).

The proposed severed lot does not contain any natural heritage or natural hazard features and there is no further development proposed on the retained land. As a result, GRCA staff do not anticipate any negative impacts to the features identified above as a result of this application.


Due to the presence of the above-noted features, a portion of retained parcel is regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development or site alteration within the regulated area will require a permit from our office.

3. Additional Information/Suggestions provided in an advisory capacity:

This application is a minor consent application and the applicable plan review fee is \$410.00. With a copy of this correspondence, the applicant will be invoiced in the amount of \$410.00 for our review of this application.

Should you have any questions or require additional information, please contact the undersigned at 519-621-2763 ext. 2231.

Sincerely,



Laura Warner
Resource Planner
Grand River Conservation Authority

**** These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

c.c. Sandy Boodram Kisson-Singh, Jean Sheila Kisson-Singh, 4 Kevinwood Drive,
Caledon ON L7K 0Z2
Van Harten Surveying Inc., c/o Everett Lusk, 660 Riddell Road, Unit 1, Orangeville ON
L9W 5G5



197565 2nd Line NE, Melancton

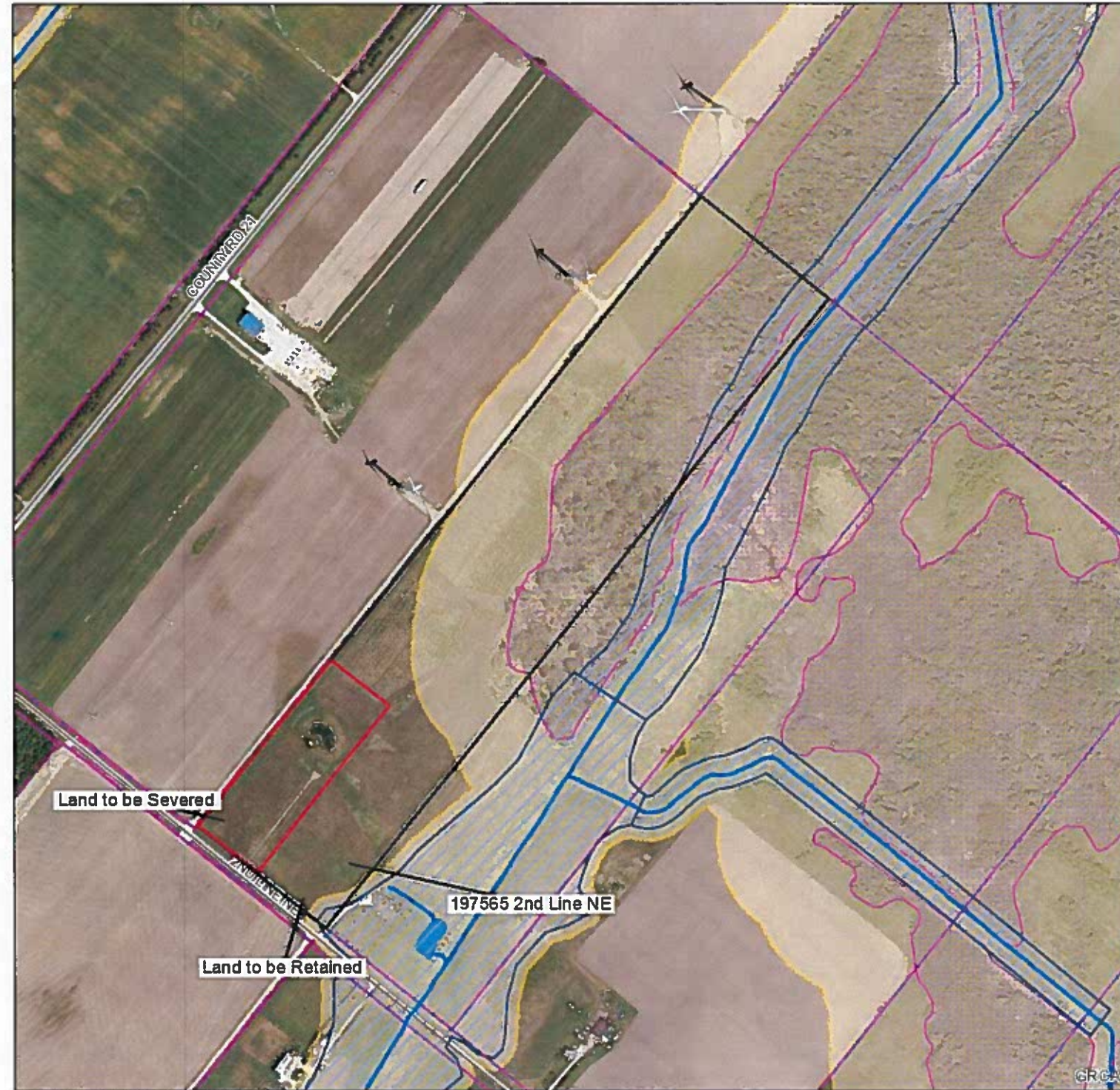
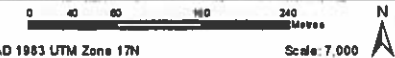


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Map Centre (UTM NAD83 z17): 558,018.20 4,889,375.61

This map is not to be used for navigation | 2015 Ortho (ON)

