



**TOWNSHIP OF MELANCTHON - ELECTRONIC MEETING
COMMITTEE OF ADJUSTMENT - THURSDAY, APRIL 15, 2021
6:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/81113602306?pwd=YXFjYkdFK0MrbUtNZzhGYm4zblQvUT09>

Meeting ID: 811 1360 2306

Passcode: 180996

One tap mobile

+15873281099,,81113602306#,,,,*180996# Canada

+16473744685,,81113602306#,,,,*180996# Canada

Dial by your location

+1 587 328 1099 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 778 907 2071 Canada

+1 204 272 7920 Canada

+1 438 809 7799 Canada

Meeting ID: 811 1360 2306

Passcode: 180996

AGENDA

1. APPROVAL OF MINUTES - March 18, 2021

Motion - that the minutes of the Committee of Adjustment Meeting held on March 18, 2021 be approved as circulated.

2. BUSINESS ARISING FROM MINUTES

3. APPLICATION FOR CONSENT

1. B4/20 – Patchett Application for Consent Update before Final Approval

4. APPLICATION FOR MINOR VARIANCE

5. APPLICATION FOR VALIDATION OF TITLE

6. APPLICATIONS ON FILE

7. DELEGATES

8. CORRESPONDENCE



The Corporation of

THE TOWNSHIP OF MELANCTHON

157101 Highway 10, Melancthon, Ontario, L9V 2E6

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MEMORANDUM

TO: CHAIR WHITE AND MEMBERS OF THE COMMITTEE
FROM: DENISE B. HOLMES, AMCT, SECRETARY-TREASURER
SUBJECT: PATCHETT APPLICATION FOR CONSENT B4/20 - SURVEY
DATE: APRIL 9, 2021

Mr. Patchett retained the services of PJ Williams, Ontario Land Surveyor to prepare his survey, as part of the conditions of his Consent approval.

The draft reference plan was submitted to the Township on March 19, 2021 for the Township's Preliminary Review.

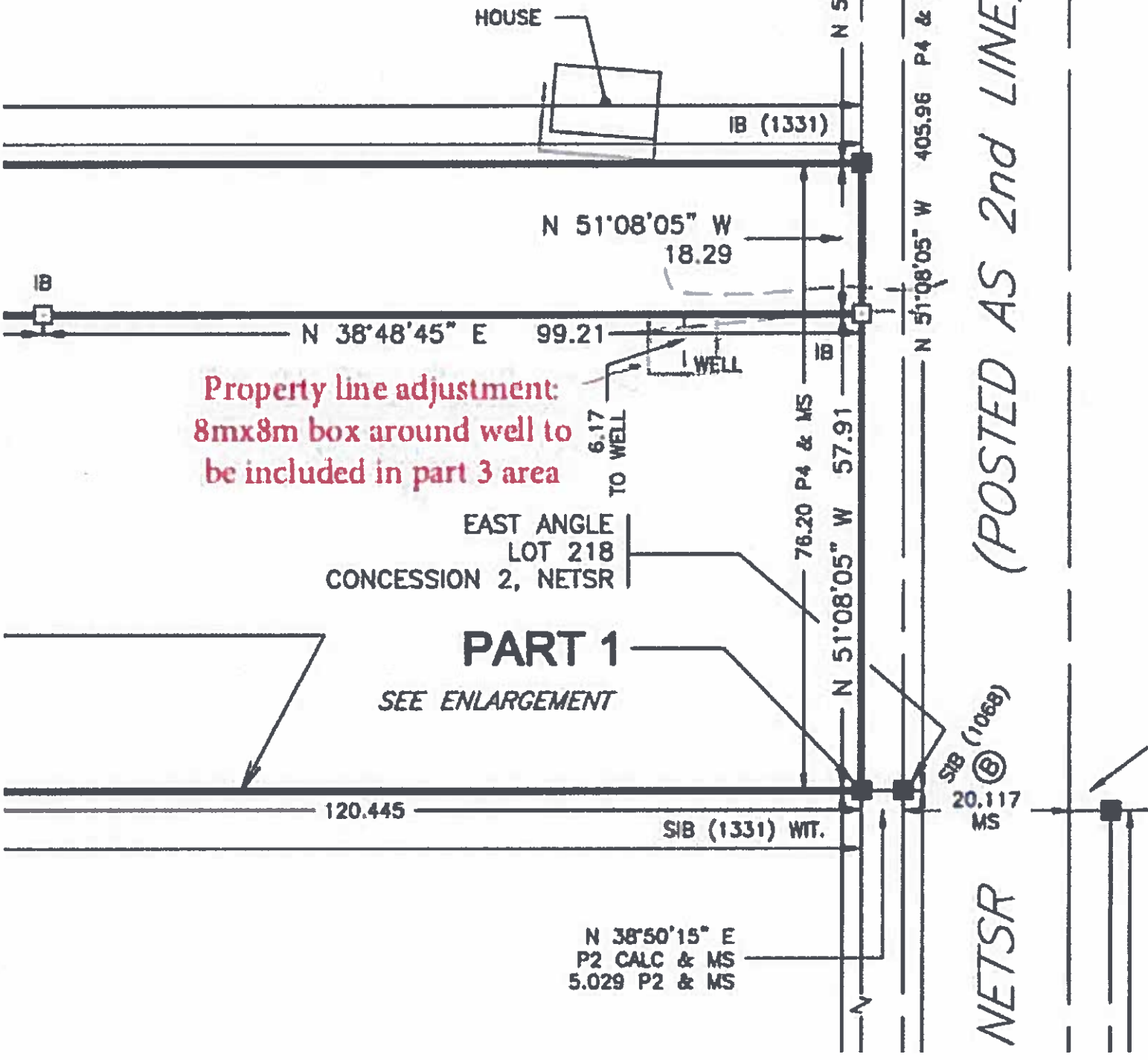
Chris Jones, Township Planning Consultant noted a couple of issues with the draft survey with one of them of the most concern being Mr. Patchett's well encroaching on the retained land.

The draft survey was amended by Mr. Williams and the property line adjustment will have an 8mx8m box around the well, to be included in the Part 3 area on the Plan. Please see attachments to this memo.

Chris Jones is satisfied with this modification, but wanted the matter placed on the Agenda to make the Committee of Adjustment aware of this issue, before final approval is given on the draft reference plan.

COA # 3.1
APR 15 2021

INST. MF200761
BY-LAW 70-1992, INST. MF201325



Property line adjustment:
8mx8m box around well to
be included in part 3 area

PART 1
SEE ENLARGEMENT

NETSR (1068)
(POSTED AS 2nd LINE, NET.)

**PLAN OF SURVEY OF
PART OF LOT 218
CONCESSION 2,
NORTHEAST OF THE TORONTO AND SYDENHAM ROAD
TOWNSHIP OF MELANCTHON
COUNTY OF DUFFERIN**

LEGEND:

□	DENOTES SURVEY MONUMENT SET
■	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES 25.4 mm x 1219.2 mm LONG IRON BAR
SSIB	DENOTES 25.4 mm x 609.6 mm LONG IRON BAR
IB	DENOTES 15.9 mm x 609.6 mm LONG IRON BAR
IBØ	DENOTES ROUND IRON BAR
∇	DENOTES NOT TO SCALE
MS	DENOTES MEASURED
WIT.	DENOTES WITNESS MONUMENT
JDB	DENOTES J.D. BARNES, O.L.S.
1068	DENOTES G.J. ZUBEK, O.L.S.
1331	DENOTES A.R. WILSON, O.L.S.
CW	DENOTES COUNTER CLOCKWISE
ORP	DENOTES OBSERVED REFERENCE POINT
UTM	DENOTES UNIVERSAL TRANSVERSE MERCATOR
PWF	DENOTES POST AND WIRE FENCE
SRF	DENOTES SNAKE RAIL FENCE
P1	DENOTES DEPOSITED PLAN 7R-1554
P2	DENOTES DEPOSITED PLAN 7R-3692
P3	DENOTES DEPOSITED PLAN 7R-3835
P4	DENOTES DEPOSITED PLAN 7R-3901
CALC	DENOTES CALCULATED BEARING USING ROTATION FACTOR
NETSR	DENOTES NORTHEAST OF THE TORONTO & SYDENHAM ROAD
1211	DENOTES P.J. WILLIAMS, O.L.S.

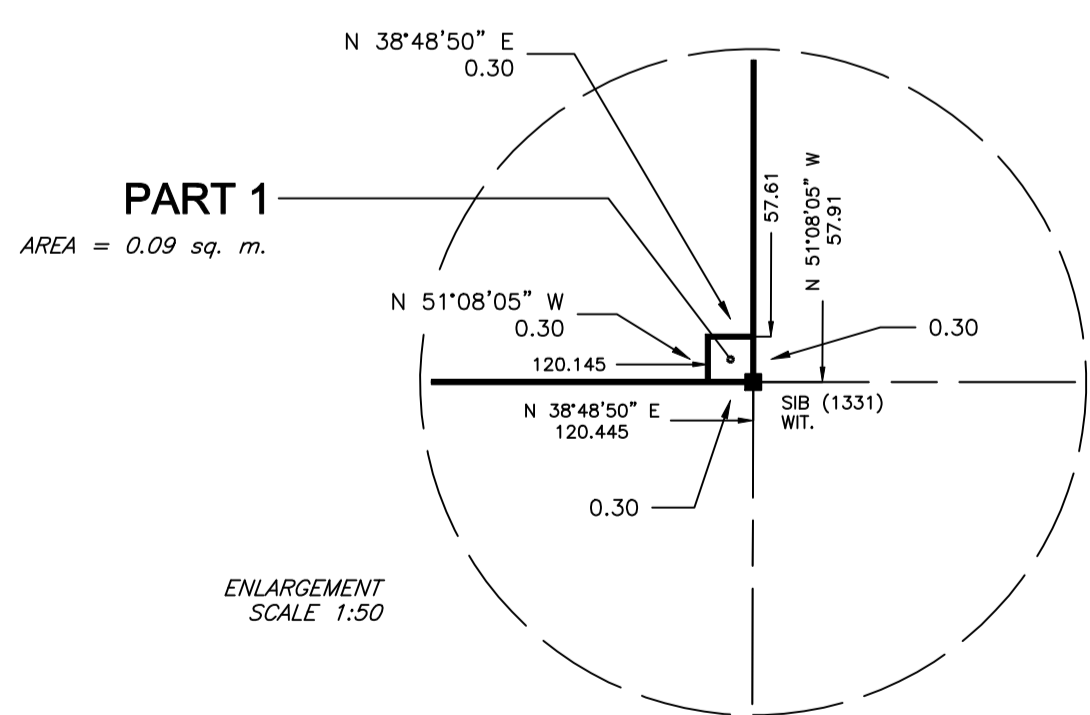
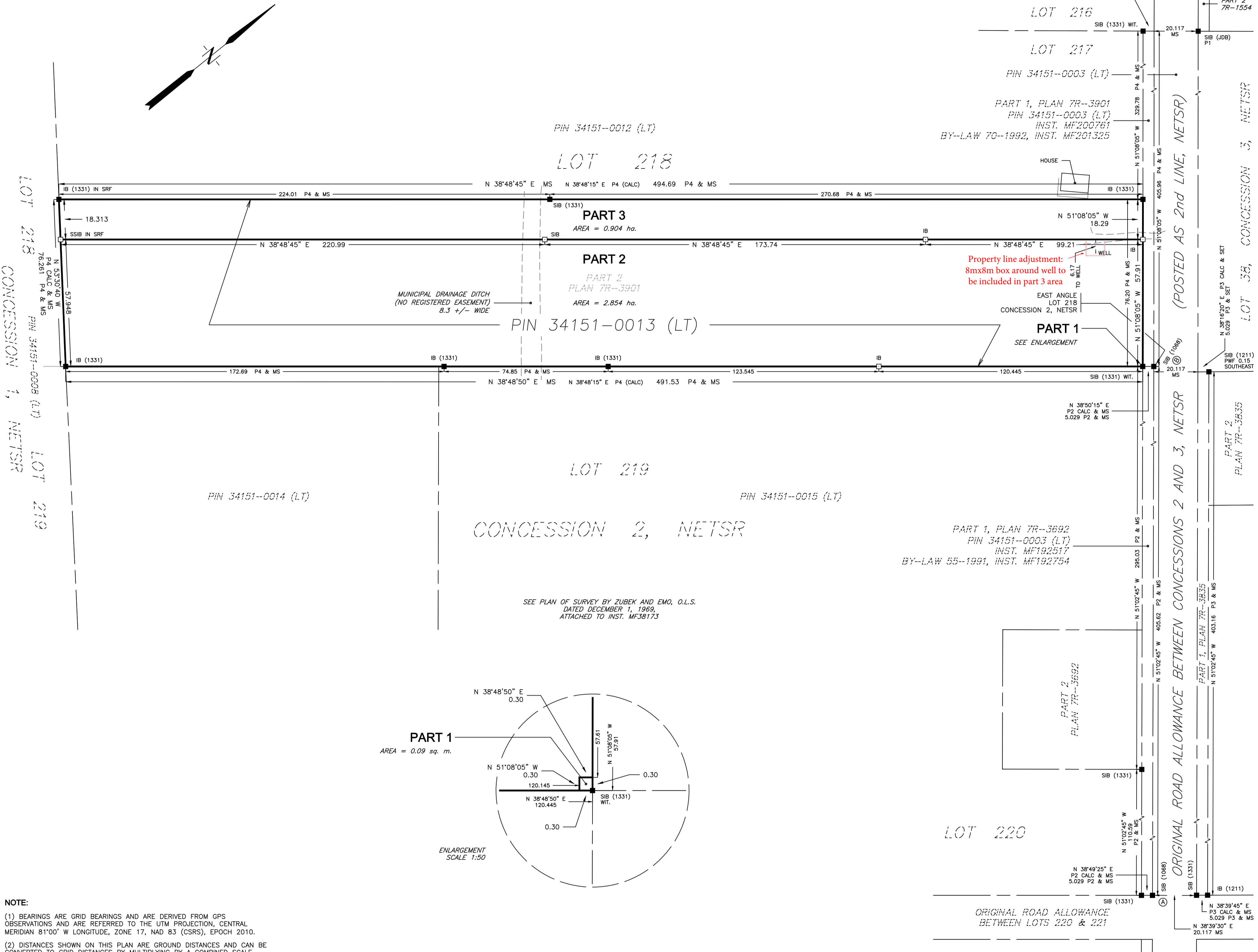
SCHEDULE OF PARTS

PART	LOT	CONCESSION	TOWNSHIP	P.I.N.
1				
2	PART OF 218	2, NETSR	MELANCTHON	ALL OF 34151-0013 (LT)
3				

METRIC:
ALL MEASUREMENTS ARE IN METRES AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: MARCH 16, 2021
PRELIMINARY
P.J. WILLIAMS,
ONTARIO LAND SURVEYOR

PLAN 7R -
RECEIVED AND DEPOSITED
DATE:
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF DUFFERIN # 7



NOTE:
(1) BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, CENTRAL MERIDIAN 81°00' W LONGITUDE, ZONE 17, NAD 83 (CSRS), EPOCH 2010.
(2) DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999552402
(3) COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS), EPOCH 2010 ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS (CAN-NET NETWORK).

UTM COORDINATES (METRIC)		
POINT ID (ORP)	NORTHING	EASTING
A = SIB (1068)	4894406.39	548845.445
B = SIB (1068)	4894661.315	548530.135

ROTATION FACTOR:
PLAN BEARINGS TO GRID BEARINGS = 0° 10' 35" CCW (P2 & P4)
PLAN BEARINGS TO GRID BEARINGS = 1° 04' 05" CCW (P1 & P3)

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THIS SURVEY WAS COMPLETED ON DECEMBER 21, 2020.
PRELIMINARY MARCH 16, 2021
P.J. WILLIAMS, O.L.S. DATED
DRAWN BY: SAC
CHECKED BY: PJW
P.S.F.#: 2152736
P6757p.dwg DISK 2021

SCALE 1:1000
0 20 40 60 80 100 METRES
P.J. WILLIAMS, O.L.S.
P.J. WILLIAMS, ONTARIO LAND SURVEYOR
OFFICE ADDRESS: 413 FIRST AVENUE EAST, SHELburne, ONTARIO, L9V 2Y9
PHONE: (519)941-6231, (519)925-0057 FAX: (519)941-6231
E-MAIL: pjw1211@aol.com
PROJECT: 6757
MELANCTHON FILE No.: B4/20
CLIENT: ANDY PATCHETT