



TOWNSHIP OF MELANCTHON

COMMITTEE OF ADJUSTMENT

THURSDAY, FEBRUARY 20, 2020 - 6:00 P.M.

- 1. APPROVAL OF MINUTES - January 16, 2020**
- 2. BUSINESS ARISING FROM MINUTES**
- 3. APPLICATION FOR CONSENT**
 1. B1/20 & B2/20 - Harinder Sidhu & Atef Adly Botros and Mona Joseph Khalil - Applications for Consent - Part of Lot 8, Concession 9 SW
- 4. APPLICATION FOR MINOR VARIANCE**
- 5. APPLICATIONS ON FILE**
 1. 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.
Letter from Raymond Sawdy regarding Carnevale Applications
- 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. **B1/20**

Date of Meeting: **Thursday, February, 20, 2020**

Time: **6:00 p.m.**

Name of Owner/Applicant: **Harinder Sidhu**

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

PROPOSED SEVERANCE: Part of Lot 8, Concession 9 S.W.

Existing Use: **Rural**

Proposed Use: **Shared Driveway Access**

Road Frontage: **10.326 m**

Depth: **10.043 m**

Area: **87.8 m²**

RETAINED PORTION: Part of Lot 8, Concession 9 S.W.

Existing Use: **Rural**

Proposed Use: **Rural**

Road Frontage: **114.063 m**

Depth: **365.6 m**

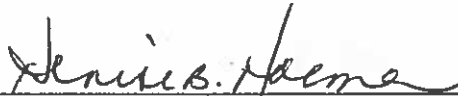
Area: **40,434 m²**

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.

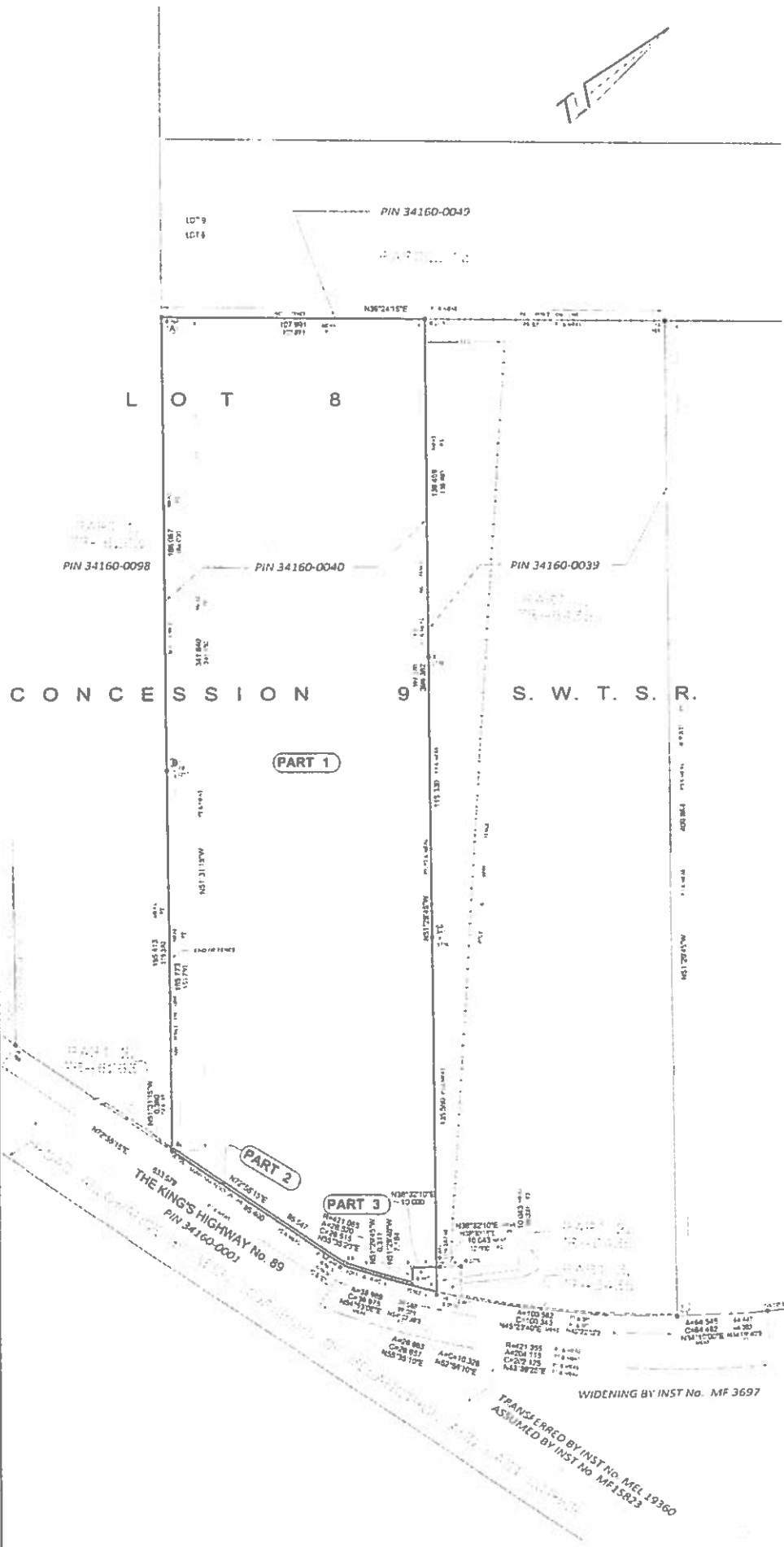

Denise B. Holmes, Secretary-Treasurer

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2017	PLAN	J.M.	J.M.
2	2017	REVISED	J.M.	J.M.
3	2017	REVISED	J.M.	J.M.

PLAN TR. 6577
REVISED AND REISSUED
S. W. T. S. R.
S. W. T. S. R.
S. W. T. S. R.

PLAN OF SURVEY OF
PART OF LOT 8
CONCESSION 9
SOUTH WEST OF THE TORONTO AND
SYDENHAM ROAD
TOWNSHIP OF MELANCTON
COUNTY OF DUFFERIN

SCALE 1:500
1:500 METERS SURVEYING INC.



- LEGEND
- 1. 2017 PLAN OF SURVEY
 - 2. 2017 PLAN OF SURVEY
 - 3. 2017 PLAN OF SURVEY
 - 4. 2017 PLAN OF SURVEY
 - 5. 2017 PLAN OF SURVEY
 - 6. 2017 PLAN OF SURVEY
 - 7. 2017 PLAN OF SURVEY
 - 8. 2017 PLAN OF SURVEY
 - 9. 2017 PLAN OF SURVEY
 - 10. 2017 PLAN OF SURVEY
 - 11. 2017 PLAN OF SURVEY
 - 12. 2017 PLAN OF SURVEY
 - 13. 2017 PLAN OF SURVEY
 - 14. 2017 PLAN OF SURVEY
 - 15. 2017 PLAN OF SURVEY
 - 16. 2017 PLAN OF SURVEY
 - 17. 2017 PLAN OF SURVEY
 - 18. 2017 PLAN OF SURVEY
 - 19. 2017 PLAN OF SURVEY

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor of the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original plan of survey as filed in my office.

SIGNED: J.M. [Signature]
JAMES M. [Name]
SURVEYOR

BEARING AND COORDINATE NOTE

1. BEARINGS ARE GIVEN IN DECIMAL DEGREES AND COORDINATES ARE GIVEN IN METERS AND MILLIMETERS TO THE NEAREST MILLIMETER. THE UNIT OF MEASUREMENT IS THE METRIC SYSTEM.

2. THE PLAN IS DRAWN ON THE BASIS OF THE 1984 NAD 83 DATUM.

3. THE PLAN IS DRAWN ON THE BASIS OF THE 1984 NAD 83 DATUM.

POINT	Easting (m)	Northing (m)
1	115114.87	52142.27
2	115114.87	52142.27
3	115114.87	52142.27

BEARING COMPARISONS

LINE	BEARING	DIFFERENCE
1	N36°24'15\"/>	
2	N36°24'15\"/>	
3	N36°24'15\"/>	

METRIC

ALL DIMENSIONS ARE IN METERS AND MILLIMETERS UNLESS OTHERWISE SPECIFIED.

Van Harten
SURVEYING INC.

1000 Highway 10
London, Ontario N6A 1K9
Tel: 519-837-1234
Fax: 519-837-1234
www.vanharten.com

WIDENING BY INST No. MF 3697

TRANSFERRED BY INST No. MEL 19360
ASSUMED BY INST No. MF 5822

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. **B2/20**

Date of Meeting: **Thursday, February, 20, 2020** Time: **6:00 p.m.**

Name of Owner/Applicant: **Atef Adly Botros and Mona Joseph Khalil**

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

PROPOSED SEVERANCE: Part of Lot 8, Concession 9 S.W.

Existing Use: **Rural** Proposed Use: **Shared Driveway Access**

Road Frontage: **10.26 m** Depth: **10.00 m**

Area: **80.94 m²**

RETAINED PORTION: Part of Lot 8, Concession 9 S.W.

Existing Use: **Rural** Proposed Use: **Rural**

Road Frontage: **100.55 m** Depth: **404.6 m**

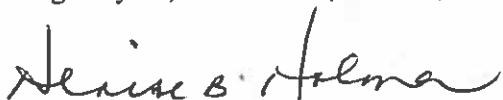
Area: **40,375.48 m²**

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

PLAN OF SURVEY OF

**PART OF LOT 8
CONCESSION 9**

SOUTH WEST OF THE TORONTO AND SYDENHAM ROAD
TOWNSHIP OF MELANCTON
COUNTY OF DUFFERIN

CULLEN & ASSOCIATES 2016

SCALE 1:1000



METRIC
DISTANCES 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

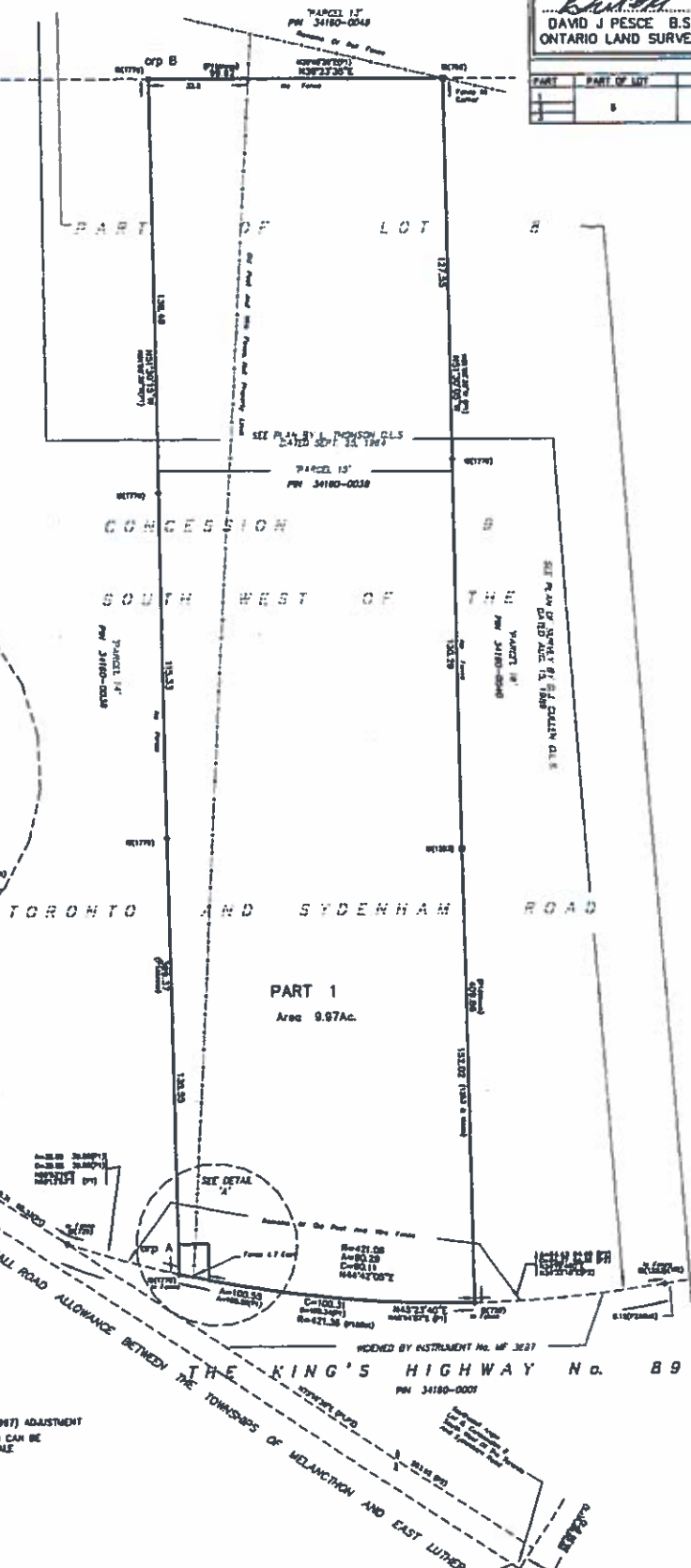
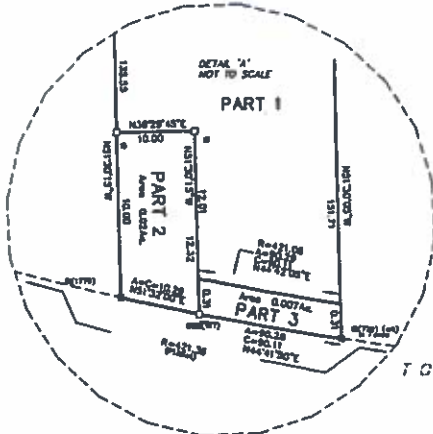
DATE *Accepted
Dufferin*
DAVID J PESCE B.Sc.
ONTARIO LAND SURVEYOR

PLAN 7R-6435

RECEIVED AND DEPOSITED
DATE *Sept. 23, 2016*

Jindra Babro
REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
DUFFERIN (No. 7)

PART		SCHEDULE		ALL OF PIN	AREA
PART	PART OF LOT	CONCESSION			
	8	9		34180-0039	



BEARING NOTE
BEARINGS ARE UTM GRID BEARINGS, DERIVED FROM GPS OBSERVATIONS
AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD83 (CSRS 1987) 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 0.9998518

UTM COORDINATES		
POINT	NORTHING	EASTING
WPT A	4875116.85	253116.25
WPT B	4875116.44	253113.57

THESE COORDINATE VALUES COMPLY WITH THE REQUIREMENTS OF THE
LAND TITLES ACT, AS ENFORCED BY LAW, IN RESPECT TO
THE RECORD OF SURVEY, SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1.) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT,
AND THE REGULATIONS MADE UNDER THEM.
2.) THIS SURVEY WAS COMPLETED ON THE *20th* DAY OF JULY 2016
David J Pesce
DATE
DAVID J PESCE B.Sc.
ONTARIO LAND SURVEYOR

NOTE
P1 DENOTES PLAN BY L THOMPSON O.L.S. DATED SEPT 23, 1987
P2 DENOTES PLAN BY D.J. CULLEN O.L.S. DATED AUG 15, 1989

CULLEN & ASSOCIATES
PROFESSIONAL LAND SURVEYOR

56 THIRD STREET, ORANGEVILLE, ONT. L9W 2R3
PHONE (519) 841-3881, FAX (705) 434-0158
email d.j.cullen@babeo.com

EXAMINED BY
D.J.P. D.L.S.

DRAWN BY
CALCD BY

PROJECT 13-024(RP)

MEMORANDUM

To: Chairman White and Members of Committee
Copy: Ms. Denise Holmes, CAO
From: Chris Jones MCIP, RPP
Date: February 14, 2020
Re: Application for Consent B1/20 and B2/20 (Khalil/Sidhu)

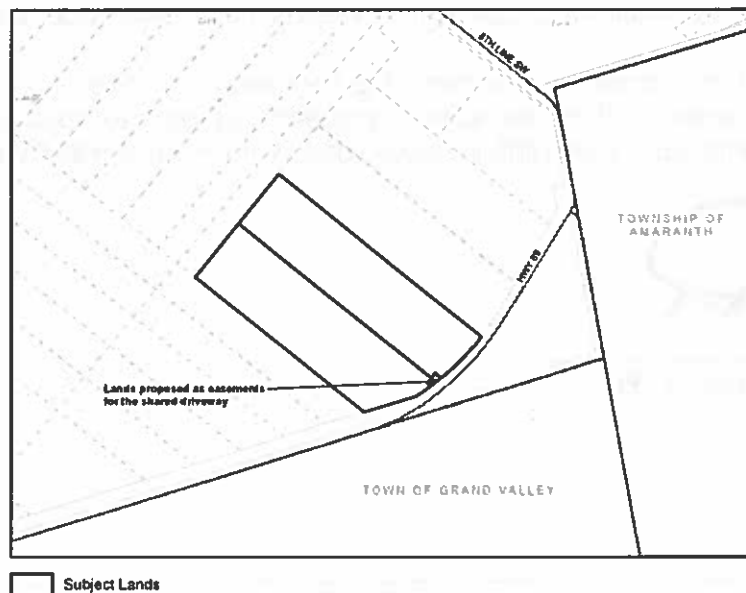
BACKGROUND

The Township is in receipt of two applications for consent to create driveway easements on lands located in Part of Lot 8, Concession 9 S.W. The purpose of the easements is to create a "shared driveway" for two existing lots of record. The shared driveway is a requirement of the MTO in an effort to minimize the number of new entrances onto Highway 89.

Application B1/20 would grant an easement over Part 2, Plan 7R-6577 (from Sidhu to Khalil), which is an existing 4 hectare vacant lot.

Application B2/20 (Khalil) would grant an easement over Part 2, Plan 7R-6435 (from Khalil to Sidhu), which is also a vacant 4 hectare lot.

Figure 1 – Lands Subject to Applications for Easements



OFFICIAL PLAN

The subject lands are located in the Rural designation.

Section 7.2 (a) iv) of the Official Plan states:

"Notwithstanding the policies of subsection (iii) above, or any other policy of this Plan, consents for land conveyances, or for conveyances of an interest in land may be granted for legal or technical reason such as minor boundary adjustments, provided such consent does not result in the creation of a new building lot..."

ZONING BY-LAW

The subject lands are currently zoned General Agricultural (A1). Section 4.4 of the A1 Zone permits existing lots of record which do not comply with the minimum lot area requirement of 18 hectares to be utilized for residential purposes. Given that the existing lot will not be reconfigured as a result of approval of the consent applications, a zoning by-law amendment is not necessary.

CONSENT AGREEMENT

A consent agreement is recommended as a condition of approval for both applications so that the landowners acknowledge their responsibility for the shared driveway which includes issues such as maintenance and liability.

RECOMMENDATION

It is recommended that Consent Applications B1/20 and B2/20 be approved subject to the standard conditions of consent as well as the following condition:

1. That a consent agreement be registered on title acknowledging the shared entrance, and the responsibility of each landowner to address matters related to maintenance and liability associated with the shared driveway.



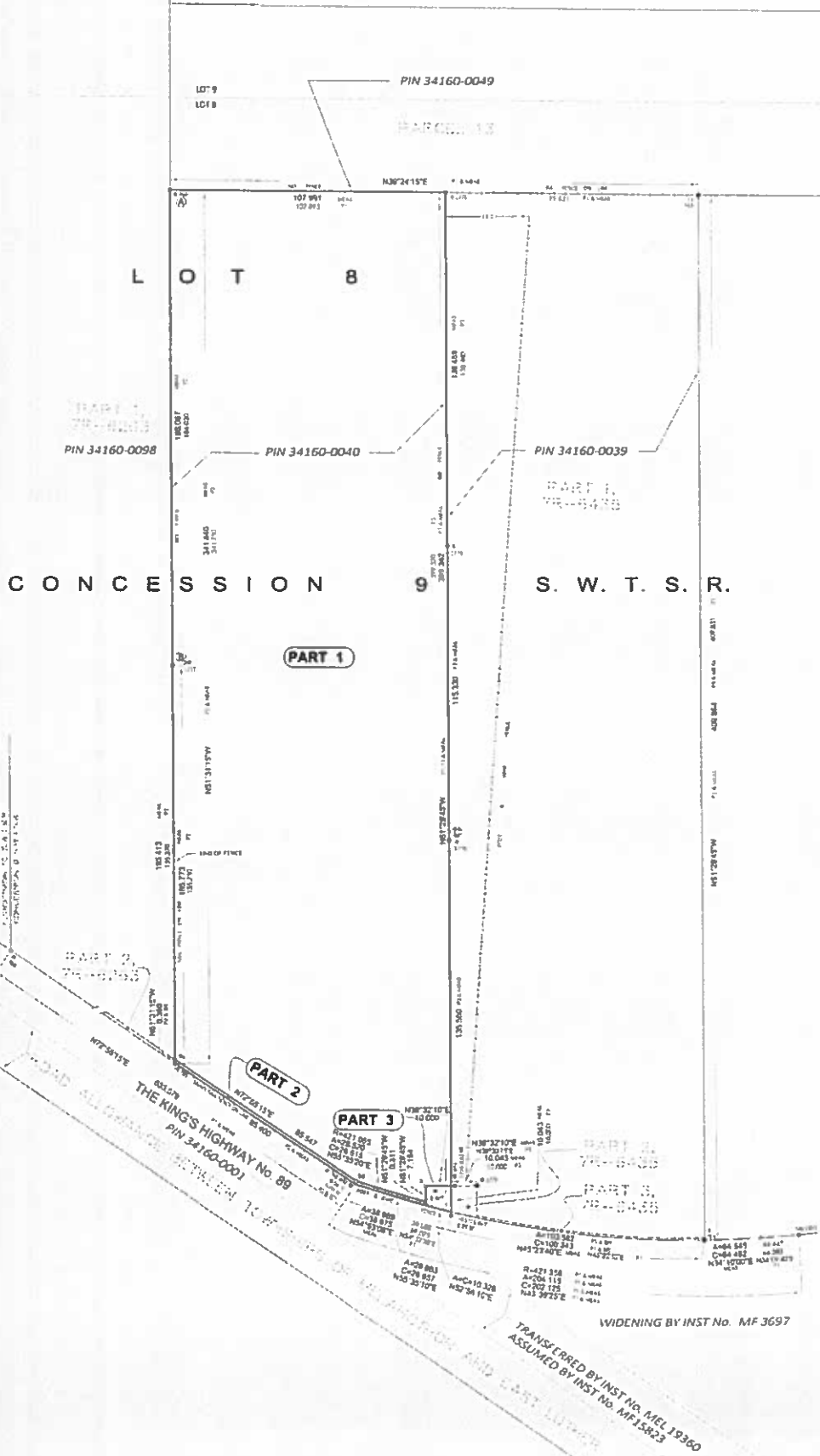
Chris Jones MCIP, RPP

SCHEDULE			
Page	Lot	Block	Plan
1	Part of 8	1	135
2	8	1	135

PLAN TR. 6177
RECEIVED AND APPROVED
11 FEBRUARY 2014
[Signature]
LANCE G. HARTEN
REGISTERED PROFESSIONAL SURVEYOR

**PLAN OF SURVEY OF
PART OF LOT 8
CONCESSION 9
SOUTH WEST OF THE TORONTO AND
SYDENHAM ROAD
TOWNSHIP OF MELANCTHON
COUNTY OF DUFFERIN**

SCALE: 1:100
N.A.S. 1983/14 SURVEY PLAN INC.



- LEGEND**
- (1) — BENCH MARK
 - (2) — BENCH MARK
 - (3) — BENCH MARK
 - (4) — BENCH MARK
 - (5) — BENCH MARK
 - (6) — BENCH MARK
 - (7) — BENCH MARK
 - (8) — BENCH MARK
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 - (12) — BENCH MARK
 - (13) — BENCH MARK
 - (14) — BENCH MARK
 - (15) — BENCH MARK
 - (16) — BENCH MARK
 - (17) — BENCH MARK
 - (18) — BENCH MARK
 - (19) — BENCH MARK
 - (20) — BENCH MARK

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am a duly qualified and licensed Surveyor in the Province of Ontario, and that I am the author of the above Plan and that the same is a true and correct representation of the facts as shown to me by the parties to the same.

[Signature]
LANCE G. HARTEN
REGISTERED PROFESSIONAL SURVEYOR

BEARING AND COORDINATE NOTE

1. BEARINGS AND DISTANCES ARE GIVEN FROM THE COMMON POINT AND ARE REFERRED TO THE TRUE MERIDIAN, UNLESS OTHERWISE SPECIFIED.

2. DISTANCES ARE GIVEN IN METERS AND ARE REFERRED TO THE MEAN SEA LEVEL, UNLESS OTHERWISE SPECIFIED.

3. COORDINATES ARE GIVEN FROM THE COMMON POINT, UNLESS OTHERWISE SPECIFIED.

POINT	Easting (m)	Northing (m)
1	4173.217	73223.87
2	4173.217	73223.87
3	4173.217	73223.87
4	4173.217	73223.87

BEARING COMPARISONS

LINE	BEARING	REMARKS
1	N36°24'15\"	
2	S79°54'30\"	
3	N36°24'15\"	
4	S79°54'30\"	

METRIC

1 METRE = 1000 MILLIMETRES

Van Harten
SURVEYING INC.
1001 BAYVIEW AVENUE, SUITE 201, SCARBOROUGH, ONTARIO M1W 2P9
Tel: (416) 291-8888 Fax: (416) 291-8888
www.vanharten.com

TRANSFERRED BY INST No. MF 3697
ASSUMED BY INST No. MF 15623

PLAN OF SURVEY OF
**PART OF LOT 8
 CONCESSION 9**
 SOUTH WEST OF THE TORONTO AND SYDENHAM ROAD
 TOWNSHIP OF MELANCTHON
 COUNTY OF DUFFERIN

CULLEN & ASSOCIATES 2016
 SCALE 1:1000



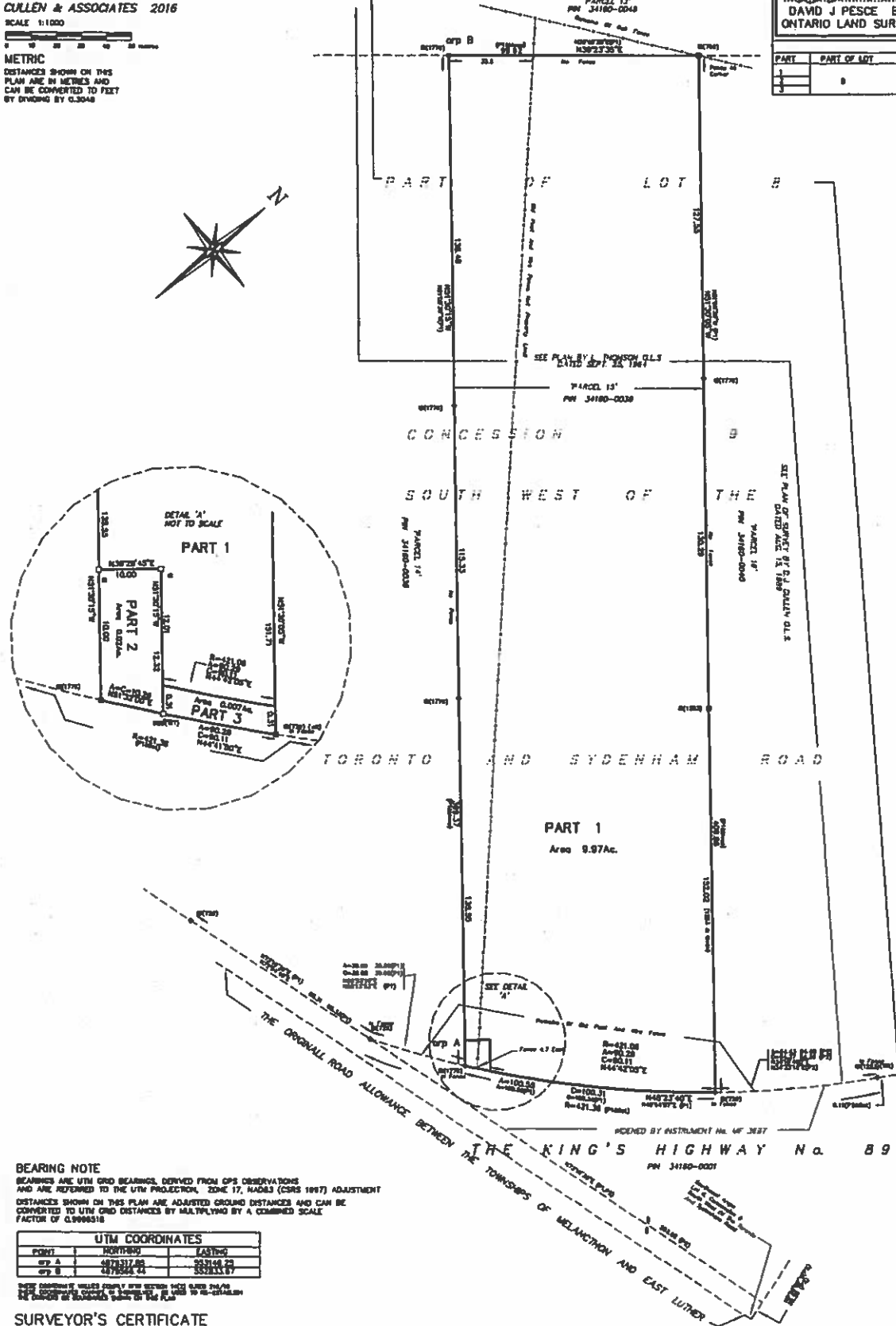
METRIC
 DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET
 BY DIVIDING BY 0.3048



I REQUIRE THIS PLAN
 TO BE DEPOSITED UNDER
 THE LAND TITLES ACT
 DATE *Ascertified*
David J. Pesce
 DAVID J. PESCE B.Sc.
 ONTARIO LAND SURVEYOR

PLAN 7R- 6435
 RECEIVED AND DEPOSITED
 DATE *Sept. 2, 2016*
Sandra Barbro
 REPRESENTATIVE FOR THE
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 DUFFERIN (No. 7)

PART	PART OF LOT	SCHEDULE	ALL OF P.M.	AREA
1	8	9	34160-0039	



BEARING NOTE
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 AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD83 (CSRS 1997) 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 0.9999618

POINT	NORTHING	EASTING
STP A	4878317.86	353146.29
STP B	4878564.24	353233.67

THESE COORDINATE VALUES APPLY WITH RESPECT TO THE UTM GRID AND THE
 UTM PROJECTION, ZONE 17, NAD83 (CSRS 1997) ADJUSTMENT. BE CAREFUL TO RE-CHECK
 THE NUMBER OF DECIMALS SHOWN IN THIS PLAN.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 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.
 - THIS SURVEY WAS COMPLETED ON THE *20th* DAY OF *JULY* 2016

David J. Pesce
 DATE
 DAVID J. PESCE B.Sc.
 ONTARIO LAND SURVEYOR

NOTE
 P1 DENOTES PLAN BY L. THOMPSON O.L.S. DATED SEPT 23, 1967
 P2 DENOTES PLAN BY D.J. CULLEN O.L.S. DATED AUG 13, 1969

CULLEN & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR

56 THIRD STREET, ORANGEVILLE, ONT. L9V 2B3
 PHONE (519) 941-3887, FAX (705) 434-0158
 email info@cullenland.com

EXAMINED BY D.J. OLS	DRAWN BY CALCD BY
PROJECT 13-024(RP)	