



TOWNSHIP OF MELANCTHON ELECTRONIC MEETING AGENDA - THURSDAY, MAY 21, 2020 - 5:00 P.M.

(For information on how to join the meeting, please go to the Council Meetings page on the Township Website to find the link, Meeting ID and Password)

1. Call to Order
2. Announcements
3. Additions/Deletions/Approval of Agenda

*Motion: that the Agenda be approved as _____
(amended/circulated).*
4. Declaration of Pecuniary Interest and the General Nature Thereof
5. Approval of Draft Minutes - May 7, 2020

Motion: that the minutes of the Council meeting held on May 7, 2020 be approved as circulated.
6. Business Arising from Minutes
7. Point of Privilege or Personal Privilege
8. Public Question Period (Please visit our website under Agenda & Minutes for information on Public Question Period)
9. Public Works
 1. Open - Tender 3-2020 - For the Placement of HL4 Hot Mix Asphalt, Geo-Grid and Shoulder Gravel **Staff recommendation - Refer the Tenders to the Roads Sub-Committee for Review and Recommendation to Council**
 2. Open - Tender 4-2020 - For the Placement of HL4 Hot Mix Asphalt - **Staff Recommendation - Refer the Tenders to the Roads Sub-Committee for Review and Recommendation to Council**
 3. Other
10. Planning
 1. Applications to Permit
 2. Other
11. Climate Change Initiatives
12. Police Services Board
13. County Council Update
14. Correspondence

*** Items for Information Purposes**

1. Ministry of Agriculture Food and Rural Affairs regarding NASM Plan Approval for East Part Lot 7, Con 3 OS
2. NVCA Board Meeting Highlights April 24, 2020
3. NVCA Media Release - Conservation Areas Scheduled to Re-Open this Friday
4. Township of Southgate Notice of Public Meeting - Proposed Official Plan Amendment and Zoning By-law Amendment

Motion: that Correspondence Items 1-4, for information purposes, be received as information.

15. **General Business**

1. Notice of Intent to Pass By-laws

1. To approve the signing of the Mulmur-Melancthon Fire Department - Dispatch Agreement between the Town of Tillsonburg and the Mulmur-Melancthon Fire Board - (Councillor Thwaites)

Motion from the Mulmur-Melancthon Fire Board Meeting held on May 11, 2020: ***Motion by Thwaites/Besley: THAT the Mulmur-Melancthon Fire Board receive Chief Davison's report on fire dispatch services; AND THAT the Board recommend that their respective Councils approve entering into an agreement with the Town of Tillsonburg to provide the Mulmur-Melancthon Fire Department with emergency dispatch services effective August 1, 2020. Carried.***

Motion: Leave be given to introduce a By-law to direct the Chair of the Mulmur-Melancthon Fire Board to sign an Agreement between the Corporation of the Town of Tillsonburg and the Mulmur-Melancthon Fire Board for the Town of Tillsonburg to supply fire communication services to the Mulmur-Melancthon Fire Department and it be read a first and second time and numbered 30-2020.

2. To amend Schedule A of the Tariff of Fees By-law to set out the fee for Major and Minor Telecommunication Applications

Motion: Leave be given to introduce a By-law to amend By-laws 35-2013, 54-2018 & 4-2020 and it now be read a first and second time and numbered 31-2020

2. New/Other Business/Addition

1. COVID-19 Updates

3. Unfinished Business

1. Concerns with Fire By-law (Councillor Thwaites)
2. Mulmur and Melancthon Joint Meeting
3. Tabled Motions from May 7, 2020 Meeting - Telecommunications Protocol Amendments to Section 5 & 7

Motion: That Sections 5 & 7 of the Township of Melancthon Protocol for Establishing Telecommunication Facilities be amended as per the attached.

4. Tabled Motion from the March 19, 2020 Council Meeting - By-law to Adopt an Emergency Management Program - ***Staff recommendation: No action at this time.***

16. **Delegations**

1. **5:30 p.m.** - Laura Atherton- Public Meeting for a Proposed Zoning By-law Amendment on West Part of Lot 9, Concession 2 O.S.

17. **Closed Session**

Motion: Council move into a Closed Session Meeting pursuant to Section 239 of the Municipal Act, 2001, as amended for the following reason(s): Litigation or potential litigation, including matters before administrative tribunal, affecting the local board - regarding a Notice of Application and Personal matters about an identifiable individual, including municipal or local board employees - Update on Property Standards/NEC Complaint in Horning's Mills

1. Approval of Draft Minutes - March 5, 2020 - 11:00 a.m. & March 5, 2020 - 4:15 p.m.

Motion: that the minutes of the March 5, 2020 (two sets) Closed Session Council meeting be approved as circulated.

2. Business Arising from Minutes
3. Litigation or potential litigation, including matters before administrative tribunal, affecting the local board regarding a Notice of Application
4. Personal matters about an identifiable individual, including municipal or local board employees - Update on Property Standards/NEC Complaint in Horning's Mills (Councillor Mercer)
5. Rise With or Without Report from Closed Session

Motion: that we rise from Closed Session _____ report (with or without)

18. **Third Reading of By-laws**

Motion: That By-laws 30-2020 and 31-2020 now be read a third time, signed by the Mayor and Clerk, sealed and engrossed in the By-law Book.

19. **Notice of Motion**

20. **Confirmation By-law**

Motion: that leave be given to introduce a By-law to confirm the proceedings of the Council of the Corporation of the Township of Melancthon at its meeting held on May 21, 2020 and it be given the required numbers of readings and numbered 32- 2020.

21. **Adjournment and Date of Next Meeting - Thursday, June 4, 2020 - 5:00 p.m.**

Motion - we adjourn Council at _____p.m. to meet again on Thursday, June 4, 2020 at 5:00 p.m. or at the call of the Mayor.

22. **On Sites**

23. **Correspondence on File at the Clerk's Office**

APPLICATIONS TO PERMIT FOR APPROVAL
May 21, 2020 COUNCIL MEETING

PROPERTY OWNER	PROPERTY DESCRIPTION	TYPE OF STRUCTURE	DOLLAR VALUE	D.C.'s	COMMENTS
Isaac Martin Applicant: Aaron Bauman	Part Lot 23, Con 4 OS 398153 5th Line	Feed Storage	\$10,000	NO	
Isaac Martin Applicant: Aaron Bauman	Part Lot 23, Con 4 OS 398153 5th Line	barn, shed, silo entry, tower silos	\$400,000	NO	

PLAN #9.1
MAY 21 2020

Ministry of Agriculture,
Food and Rural Affairs

Ministère de l'Agriculture,
de l'Alimentation et des Affaires rurales



3rd Floor
1 Stone Road West
Guelph, Ontario N1G 4Y2
Tel: 877-424-1300
www.ontario.ca/QMAFRA

3^e étage
1 Stone Road West
Guelph (Ontario) N1G 4Y2
Tél. : 877-424-1300
www.ontario.ca/MAAARO

Environmental Management Branch

May 12, 2020

Township of Melancthon
c/o The Clerk
157101 Highway 10
Melancthon, ON L9V 2E6

RE: Notification of NASM Plan Approval

This is to inform you that a NASM Plan has been approved in your municipality.

Approval has been granted to: Matthew Metzger
Date Approved: March 27, 2020
Address: 075094 Sideroad 24-25
Grand Valley, ON L9W OJ5

The NASM Plan has been assigned reference number 24208.

The approved NASM Plan will expire on December 31, 2024.

The NASM Plan refers to the following NASM and land application sites:

NASM		
Description	Source	Category
Sewage biosolids	Town of New Tecumseth, Alliston	3
Sewage biosolids	OCWA Angus	3
Sewage biosolids	OCWA Arthur	3
Sewage biosolids	Corporation of the City of Barrie, Barrie	3
Sewage biosolids	Town of the Blue Mountains	3
Sewage biosolids	Muskoka District Municipality, Bracebridge	3
Sewage biosolids	Town of Bradford West Gwillimbury	3
Sewage biosolids	Corporation of the City of Barrie, Oro Station	3
Washwater, with food-grade cleaners, from a meat processing facility	Apple Meadows Premium Beef, Mount Forest	3
Sewage biosolids	OCWA Grand Valley	3



Good things grow in Ontario
À bonne terre, bons produits

Ministry Headquarters: 1 Stone Road West, Guelph, Ontario N1G 4Y2
Bureau principal du ministère: 1 Stone Road West, Guelph (Ontario) N1G 4Y2

INFO # 1
MAY 21 2021

Description	Source	Category
Sewage biosolids	Region of York, Newmarket	3
Sewage biosolids	Innservices Utilities Inc., Innisfil	3
Sewage biosolids	Township of Ramara, Brechin	3
Sewage biosolids	Town of Meaford	3
Sewage biosolids	OCWA Mount Forest	3
Sewage biosolids	City of Orillia	3
Sewage biosolids	Town of Parry Sound	3
Sewage biosolids	OCWA Penetanguishene	3
Sewage biosolids	OCWA Shelburne	3
Sewage biosolids	Muskoka District Municipality, Huntsville	3
Sewage biosolids	Durham Region, Sunderland	3
Sewage biosolids	Town of New Tecumseth, Tottenham	3
Sewage biosolids	OCWA Wasaga Beach	3

Land Application Sites			
Concession	Lot	Geotownship	Roll number
3-OS	East Part 7	Melancthon	221900000607700

For more information or questions about compliance and enforcement, visit the Ministry of the Environment's website: www.ontario.ca/nasm-moe or call 1-800-565-4923.

For more information about training, certification, education and NASM Plan approvals, visit the Ontario Ministry of Agriculture, Food and Rural Affairs' website: www.ontario.ca/nasm-omafra or call 1-877-424-1300.



James Mitchell, Director
Section 28, O. Reg. 267/03, as amended

c: Andrew Barrie, OMAFRA Field Specialist
Travis Burns, MECP District Office



NVCA Board Meeting Highlights April 24, 2020

Next Meeting: May 22, 2020, location to be determined

For the full meeting agenda including documents and reports, visit nvca.on.ca/about/boardofdirectors

The April 2020 board meeting was the first meeting since January 24, 2020. The February board meeting was cancelled due to a large snow storm, and the March board meeting was cancelled due to situations from COVID-19.

This board meeting was held electronically through WebEx, and streamed on YouTube for public viewing.

2019 Financial Audit

NVCA receives clean audit for 2019.

Board members received the 2019 NVCA audited financial statements as presented by KPMG LLP Chartered Accountants. The financial statements will be available on the [NVCA website](#) the week of April 27, 2020.

Agriculture Committee

Currently, there are no plans for video meetings of the agricultural committee during the COVID-19 Emergency. The committee will monitor the crisis situation. If restrictions persist, the committee will organize a conference call, and will be made available to the public through our website.

COVID-19 Update

Currently, the NVCA is losing significant revenues, especially from our education department.

Without enough funding, there was no choice but to temporarily lay off two full time staff, and all part time and contract staff.

During this time, NVCA will be taking advantage of the 10% temporary wage subsidy offered by the Government of Canada. However, it is still unclear if conservation authorities are eligible for the 75% Canada Emergency Wage Subsidy.

Conservation Ontario is working on behalf of all 36 conservation authorities to consult with the Canada Revenue Agency and legal experts to determine how we should proceed.

2020 – 2025 Strategic Plan Update

The draft 2020 – 2025 Strategic Plan was received by the Board of Directors, and the final version will be presented at the May Board of Directors meeting for approval.

2019 Annual Report

NVCA's 2019 Annual Report was received by the Board of Directors and is [available for download here](#).

Upcoming events

To ensure the safety of volunteers and visitors, the NVCA is following guidelines from local health units and recommendations from provincial and federal health officials. As a result, all upcoming NVCA events have been cancelled.



Nottawasaga Valley
Conservation Authority

MEDIA RELEASE

FOR IMMEDIATE RELEASE

NVCA conservation areas scheduled to reopen on this Friday

UTOPIA, ON (May 13, 2020) – After weeks of closure, the Nottawasaga Valley Conservation Authority (NVCA) is finally reopening conservation areas for public use on Friday, May 15, 2020. To ensure the safety of the community, only walking trails are open at this time. Buildings and bathrooms are closed for the time being.

“We are very pleased to be able to reopen our conservation areas”, said Byron Wesson, Director of Conservation Services at the NVCA. “Our staff started to check and maintain the trails this past Monday. We understand everyone’s frustration about wanting to get back to our conservation areas as soon as possible, but the safety of our visitors and staff are our highest priority.”

Preparations include:

- Checking many kilometres of trails for hazards and safety concerns.
- Removing the barricades from parking lot entranceways.
- Installing safe social distancing signage
- Performing enhanced maintenance and cleaning operations.
- Coordinating with applicable municipal partner authorities (police, fire departments, by-law) and other land management agencies.

The NVCA asks visitors to respect physical distancing rules and not to gather in groups of larger than five people, and staying at least 2 metres (or 6 feet) away from other groups.

Visitors to NVCA’s conservation areas are required to purchase a daily parking pass (\$6.50/day) or an annual parking pass (\$45/year). Daily parking passes are available for purchase at the conservation area or at home. To purchase an annual parking pass, please email admin@nvca.on.ca. [Here is more information about parking fees.](#)

Please note that conservation areas are managed by Conservation Authorities while Parks and Conservation Reserves are managed by the Province of Ontario. If you’re interested in visiting other conservation areas around the province, please [contact the appropriate Conservation Authority.](#)

- 30 -

About NVCA: The Nottawasaga Valley Conservation Authority is a public agency dedicated to the preservation of a healthy environment through specialized programs to protect, conserve and enhance our water, wetlands, forests and lands.

Media contact: Maria Leung, Communications Coordinator 705-424-1479 ext.254,
mleung@nvca.on.ca



**The Corporation of the Township of Southgate
Notice of Public Meeting and Complete application
Concerning a Proposed Official Plan Amendment and
Zoning By-law Amendment**

Take Notice that the Council of the Corporation of the Township of Southgate has received a complete application for approval of an Official Plan Amendment and Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. It is also noted a corresponding Redline Revision Application to the Approved Draft Plan has also been submitted to the County of Grey. Council will hold an **electronic public meeting** on:

June 10, 2020 at 9 AM via Electronic Meeting

Electronic Access Information:

Please join the meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone.
Canada: [+1 \(647\) 497-9373](tel:+16474979373)

Access Code: 442-563-645 #

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Acting Clerk, Lindsey Green using the contact information below:

lgreen@southgate.ca or 519-923-2110 ext. 230

The meeting will be recorded and uploaded to the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

Location of the Subject Land

Applicant: Kory Chisholm MHBC
Legal Description: Con 1 SWTSR, Pt Lots 233 and 234
Civic Address: 772146 Highway 10
A key map is attached to this notice for additional information.

The Purpose of the proposed Official Plan Amendment is to amend policy 4.1.2.2i to allow the proposed commercial uses to exceed 200m². The purpose of the zoning bylaw amendment application is to prescribe commercial uses appropriate to the site and add a definition for a fitness/health club. Adjustments to certain site specific zone standards are also proposed such as parking requirements and maximum GFA.

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on the subject property from R3-379-H to Commercial Exception (C1-XXX) to provide specific commercial uses, and site specific provisions for certain zone standards such as parking requirements and maximum GFA. The effect of the site specific Official Plan Amendment is to allow for an increased floor area for local commercial development.

When will a decision be made?

A decision of this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a future council meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice on any decision of Council on this proposal.

Making an Oral or Written Submission

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the

public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below. Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.

Your rights to appeal a decision

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Township of Southgate to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Southgate before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information and Comments

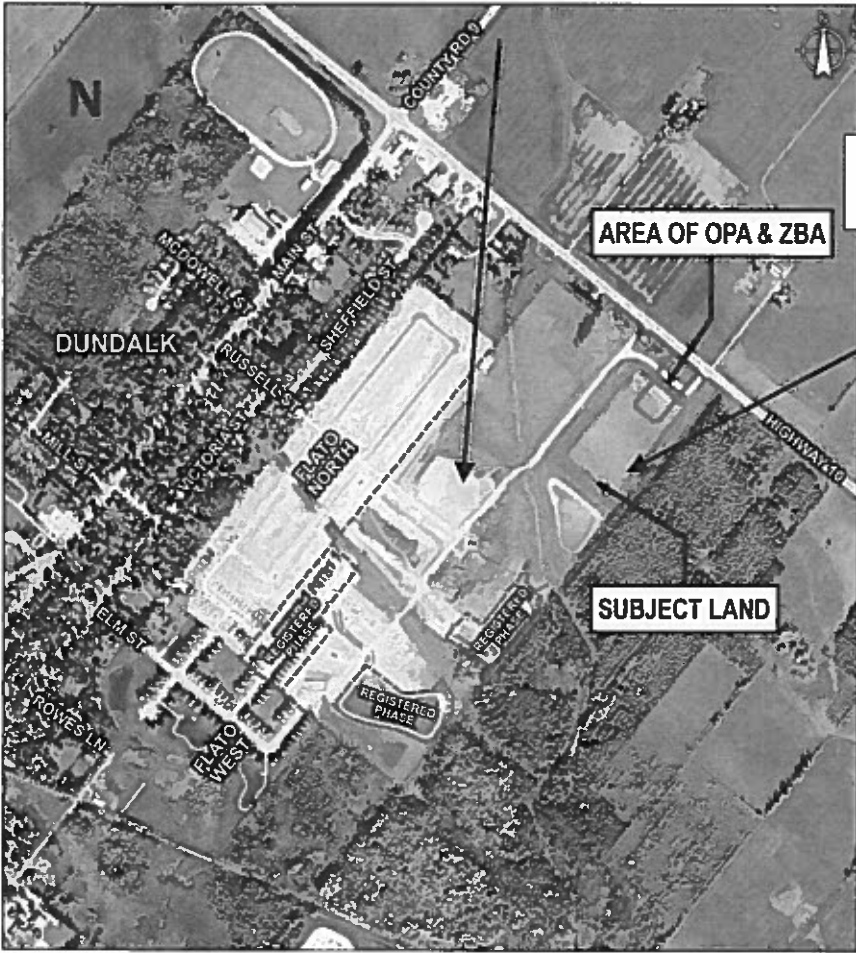
Please submit written comments to the Acting Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/planning-notices/> or by contacting the Township planner Clinton Stredwick at cstredwick@southgate.ca or at the Township ext. 235. Please quote file #C4-20.

Dated at the Township of Southgate,
this 13th day of May 2020.

Lindsey Green, Acting Clerk
lgreen@southgate.ca
Township of Southgate
185667 Grey Rd 9,
Dundalk, ON N0C 1B0
Phone: (519) 923-2110 ext. 230

SUBJECT LAND

Key Map (not to scale)



Area of OPA and ZBA

SUBJECT LAND





The corporation of
The Township of Southgate

Application for planning amendment
Official plan and zoning by-law

**** Pre-consultation is required with the Township before any zoning or official plan amendment applications will be accepted (By-law 66-2012)****

Instructions:

- Please check all applicable boxes and answer all applicable questions
- All measurements **MUST** be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time
- Further information is on the last two pages for your reference
- Applications are not accepted without the required fees
- All applications for zoning by-law amendment or Official Plan Amendment must

For office use only

File no: C4-20
 Pre-Consult Date: _____
 Date received: Feb 24, 2020
 Date accepted: _____
 Accepted by: _____
 Roll # 42 07 090 005 04044
 Conservation authority fee required: _____
 Other information: _____

Pursuant to one or more of the following Sections 22, 34, 36, and/or 39 of the *Planning Act*, as amended, I/we submit an application for: *(check appropriate box)*

<input checked="" type="checkbox"/> Amendment to the Official Plan	Minor	\$1,561.00 application fee <i>plus</i> \$2,000.00 contingency fee
	Major	\$2,601.00 application fee <i>plus</i> \$5,000.00 contingency fee
<i>*contingency fee required for all Official Plan Amendment applications</i>		
<input checked="" type="checkbox"/> Amendment to the Zoning By-law		\$1,249.00 application fee
	Major	\$2,081.00 application fee
	Major	\$2,500.00 contingency fee
<i>*contingency fee required only for complex applications</i>		
<input type="checkbox"/> Removal of a Holding Provision		\$520.00 application fee
	with a related site plan application	or \$521.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment		\$1,561.00 application fee

Other Required Fees:

<input checked="" type="checkbox"/> Public Notice Sign Fee		\$105.00
<input type="checkbox"/> Conservation Authority Fees	SVCA	\$240.00
	GRCA	Call directly for details

Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law. All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of application submission. In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

Contingency fees will be utilized to cover costs associated with this application when deemed necessary by the Township of Southgate, i.e. professional consultants and legal advice. Any portion of the contingency fee not used in connection with the review and completion of an application will be returned. The applicant further agrees to pay any additional costs and expenses beyond the initial contingency fee which shall be determined by staff of the Corporation of the Township of Southgate in the event that the amount of the initial contingency fee taken is insufficient.

Be advised that the applicant or a representative is expected to appear at any meetings (including the public meeting) to explain the proposal and answer any questions that may arise. Failure to do so may result in deferral of the application and increased costs.

Part A

Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: Flato Dundalk Meadows Inc. (c/o Shakir Rehmatullah)

Mailing address: 3621 Highway 7 East, Markham ON L3R 0G6

Phone# : (H) _____ (B) _____

Email Address: _____

2. Name of applicant: _____

Mailing address: _____

Phone#: _____ Email: _____

Applicant's Relationship to Subject Lands:

- Registered Property Owner
- Holder of Option to Purchase Subject Lands
- Signing Officer of Corporation
- Other [Specify] _____

3. Name of agent (if applicable) MHBC Planning Limited (c/o Kris Menzies / Kory Chisholm)

Mailing address: 113 Collier Street, Barrie ON, L4M 1H2

Phone#: 705-728-0045 x. 234 Email: kmenzies@mhbcplan.com
x. 230 kchisholm@mhbcplan.com

4. Send all correspondence to (choose only one): Applicant Agent

5. Preferred Method of communication: Phone email Postal Mail

6. Name any mortgages, charges or encumbrances, in respect to the subject lands:

Mortgagee: Firm Capital Mortgage Fund Inc

Mailing Address: 163 Cartwright Ave, Toronto, ON M6A 1V5

Phone#: 416-635-0221

Part B

The subject lands

7. Location of subject property (former municipality):

Township of Egremont Township of Proton Village of Dundalk

Road/street and number: n/a

Tax roll#: _____

Lot Part of Lots 233 and 234 Concession 1

Lot _____ of Plan _____

8. The date the subject land was acquired by the current owner: _____

9. Dimensions of subject property:

frontage 59 m depth 103.3 m area 6,670.4 m² sq m/ha

10. Description of the area affected by this application if only a portion of the entire

property Portion of lands in southeast corner of property. Please refer to the planning justification report.

11. Abutting and nearby lands uses

(a) Interest in abutting lands - does the owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands? Yes No

If yes, describe to what extent Owner of surrounding draft approved plan of subdivision.

(b) Use of abutting and nearby lands - describe the present use on all properties abutting and opposite the subject lands.

North Draft approved plan of subdivision. East Draft approved plan of subdivision; Highway 10

South Draft approved plan of subdivision. West Draft approved plan of subdivision.

(c) Agricultural livestock operations

If an existing livestock operation is located within 450 metres of the subject lands, prepare a sketch showing locations and approximate size of livestock barns (as per Additional Requirements 20. (b) request) and you must fill out Schedule "A".

12. Environmental Constraints

Indicate whether any of the following environmental constraints apply to the subject lands:

- Wetlands
- Specialty Crop Lands
- Floodplains
- ANSI's (areas of natural or scientific interest)
- Streams, Ravines and Lakes
- Aggregate Resources
- Water Resources
- Thin Overburden
- Wooded Areas & Forest Management
- Solid Waste Management
- Fisheries, Wildlife & Environment
- Sewage Treatment Plant
- Heritage Resources

13. Official Plan

Indicate the current Official Plan Designation:

- Neighbourhood Area
- Agriculture
- Downtown Commercial
- Rural
- Arterial Commercial
- Inland Lakes
- Industrial
- Space Extensive Industrial/Commercial
- Public Space
- Hazard Lands
- Special Policy Area
- Wetlands
- Major Open Space
- Mineral Aggregate Extraction
- Village Community

14. Zoning By-law

Present zoning Residential Type 3 exception-379 (R3-379-H)

Requested zoning Local Commercial exception (C1)

15. Specific proposed use(s) of subject property that this amendment would authorize: (provide a sketch showing locations and approximate size for each building or structure)

Commercial development. Please refer to planning justification report.

For Official Plan Amendment Applications Only:

14.

16. Please answer the following about this proposed Official Plan Amendment:

Does this application change or replace a designation in the Official Plan?

Changes Replaces

17. Is this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes No

If yes, please provide the details of the official plan or the official plan amendment that deals with this matter.

18. Does this application propose to remove land from an area of employment?

Yes No

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

14. Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes No

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

Type of building/structure n/a

Setbacks:

front lot line _____

rear lot line _____

side lot line _____

Building/structure:

height _____ dimensions / floor area _____

15. The date the existing building(s) or structure(s) on the subject land were constructed: n/a

16. The length of time that the existing uses of the subject land have continued:

17. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): _____

18. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached:

Please refer to planning justification report.

19. Has the subject land ever been the subject of a Zoning By-law Amendment?

Yes No Unknown

If yes, and if known, specify the file number and status of the application:

Servicing for subject land

20. Facilities existing or proposed for subject lands:

type of access	existing	proposed
<input checked="" type="checkbox"/> provincial highway	<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/> municipal road, maintained year round	_____	<input checked="" type="checkbox"/>
_____ municipal road, seasonally maintained	_____	_____
_____ other public road	_____	_____
please specify _____	_____	_____
_____ right of way available	_____	_____
please specify _____	_____	_____
_____ water access available	_____	_____
Describe the parking and docking facilities and the approximate distance of these facilities _____		

type of water supply	existing	proposed
<input checked="" type="checkbox"/> municipally operated piped water system	_____	<input checked="" type="checkbox"/>
_____ privately owned/operated individual well	_____	_____
_____ privately owned/operated communal well	_____	_____
_____ lake or other water body	_____	_____
please specify _____	_____	_____
_____ other means	_____	_____
please specify _____	_____	_____

type of storm water management	existing	proposed
_____ storm drainage sewer pipe	_____	_____
_____ ditch	_____	_____
_____ swale	_____	_____
<input checked="" type="checkbox"/> other means SWM Pond	_____	_____

please specify _____

type of sewage disposal	existing	proposed
<input checked="" type="checkbox"/> municipally operated sanitary sewers	_____	<input checked="" type="checkbox"/>
_____ privately owned/operated individual septic	_____	_____
_____ privately owned/operated communal septic	_____	_____
_____ privy	_____	_____
_____ other means	_____	_____

please specify _____

21. Is there an approved Site Plan and/or a Site Plan Control Agreement in effect on any portion of the subject lands?

Yes No

If yes, has an amendment to the Site Plan and/or Agreement been applied for?

Yes No

22. Are there any easements, rights-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (If yes, describe what they are and include applicable Site Plan if applicable.)

Yes No

Part C **The proposal**

23. Describe the nature and extent of the relief applied for and the proposed use of the subject lands.

Rezoned the subject lands to the Local Commercial exception zone (C1-XXX) and amend the Neighbourhood Area designation on a site specific basis to permit a commercial development.

24. Describe the reasons for the proposed amendment(s).

To permit a commercial block.

25. Describe the timing of the proposed development, including phasing.

Construction anticipated in 2021.

26. Additional Supporting Documents

List any supporting documents: (e.g. Environmental Impact Study, Hydrologic Report, Traffic Study, Market Area Study, Aggregate License Report, Storm Water Management Report)

Planning Justification Report, Traffic Impact Study, Servicing and Stormwater Management Memorandum, Parking Justification Letter.

Part D
Statement of compliance

27. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?
Yes No

28. Is the subject land within an area of land designated under any provincial plan or plans?
Yes No

If yes, explain how the application conforms with or does not conflict with the applicable provincial plan or plans.

Additional requirements

29. Supplementary and support material to accompany application, where applicable
a) a survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, ditches, swamps, watercourses, drainage, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land which is the subject of the amendment.

OR

b) a sketch *drawn to scale* showing the following:

- 1) Boundaries and dimensions of the subject land.
- 2) Location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- 3) Approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditch, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- 4) Current use(s) on land that is adjacent to the subject land.
- 5) Location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
- 6) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- 7) Location and nature of any easement affecting the subject land.
- 8) North Arrow

Other information

30. Is there any other information that you think may be useful to the municipality or other agencies in reviewing the application? If so, explain below or attach on a separate page:

Please refer to planning justification report.

Part E
Authorization and affidavit

31. Owner's Consent (Freedom of Information):

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documents I (we),
Flato Dundalk Meadows Inc. (c/o
Shakir Rehmattullah) _____ and _____

Name of Owner(s)

hereby acknowledge the above-noted and provide my (our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters of reports issued by the municipality and other review agencies will be part of the _____ record and will also be available to the general public.

Signature of Owner

Jan. 17 / 2020
date

Signature of Owner

date

32. Owner's Authorization for Agent

Flato Dundalk Meadows Inc. (c/o
I (we), Shakir Rehmattullah) _____ and _____

Name of Owner(s)

hereby authorize MHBC Planning Ltd. (c/o Kory Chisholm) to act as
our agent(s) for the purpose of this application.

Signature of Owner

Jan. 17 / 2020
date

Signature of Owner

date

33. Owner's Authorization for Access

Flato Dundalk Meadows Inc.
I/we, (c/o Shakir Rehmattullah) _____ and _____

Name of Owner(s)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

Signature of Owner

Jan. 17 / 2020
date

Signature of Owner

date

Signature of Witness

date

Solemn declaration

34. Affidavit

To be completed by owner(s), agent(s), or applicant(s) having completed the application form

Note: This Affidavit must be signed in the presence of a Commissioner for Taking Oaths.

I/ (We) MHBC Planning Ltd, (c/o Kris Menzeis)
Name(s)

of the City of Barrie in the _____ of _____
city/town/municipality county/region

Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the:

City of Barrie in _____ of _____
city/town/municipality county/region

This 21st day of February, 2020


Signature of Commissioner

**Kimberly Anne Clements, a
Commissioner, etc., Province of Ontario,
for Meckington Harrison
Britton Clarkson Planning Limited.
Expires August 17, 2021.**


Signature of Applicant
Kris Menziez
print name

Signature of Applicant

print name

Zoning amendment process

Purpose: a zoning by-law amendment is required to change a zone symbol on a property to permit expanded or different land uses on a specific property. A zoning by-law amendment may also be requested to change a zone provision (setback or similar regulation) or general provision.

Process: Discuss your proposal with the municipal planning department prior to submitting your application. Make your application to the planning department along with the required fee. A planning staff report will be prepared and a public meeting will be set. The applicant will be advised of the time and date of this meeting and invited to make representation at this time in order to explain why the zoning amendment request is being made.

* You can expect a decision on your application within 150 days. This time is used to review the application, set up a public meeting, post the required public notice, draft a zoning by-law amendment and ensure that all other required documentation is in order.

At least 20 days prior to the public meeting, notice of the public meeting is either sent to every assessed property within 120 metres (400 feet) of the subject property or a notice is placed in the appropriate local newspaper. The applicant or a representative must attend the public meeting to explain why the zoning amendment is required to members of the Council and the public, as well as answer any questions that may arise.

A site plan and agreement may be required to be negotiated prior to any further proceedings of the rezoning process. Following the public meeting and if Council is satisfied with the application, an amending by-law will be considered by Council. Should the by-law be passed, a notice of passing is prepared and sent to everyone on the first mailing list or published in the newspaper. A 20 day appeal period is required to be included in this notice to allow anyone to appeal the by-law to the Ontario Municipal Board.

Should your application not be approved by Council, you also have the right to appeal to the Local Planning Appeals Tribunal within the same 20 day appeal period. More information is available by contacting the municipal planning department or on the Web at: <http://elto.gov.on.ca/news/local-planning-appeal-tribunal/>

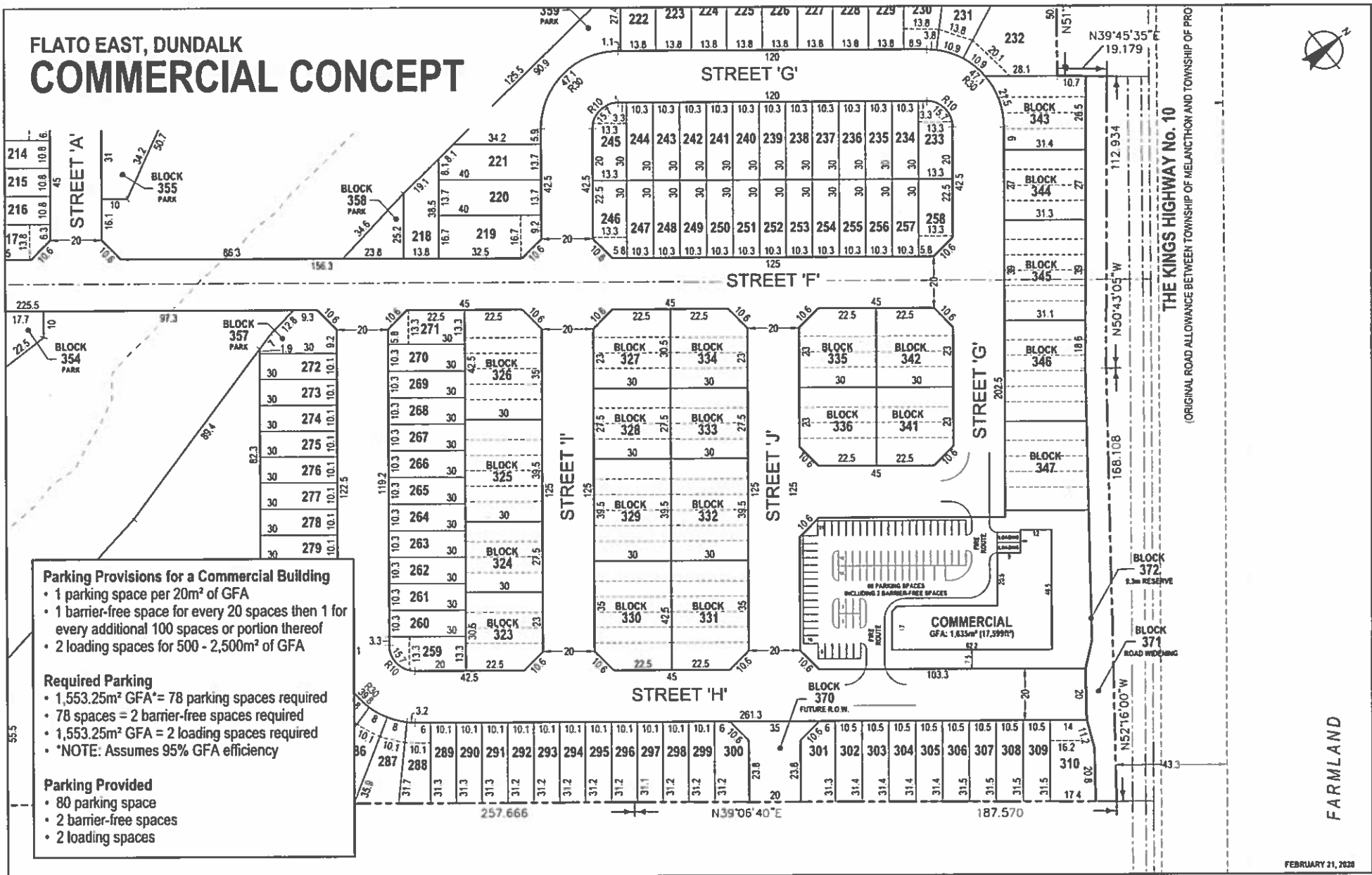
If the application is approved and no appeal is filed, a notice of no appeal is prepared and sent to the applicant at which time the process is now completed. A building permit would not be available for any works associated with the by-law until the appeal period has passed and if no appeals were filed.

Zoning by-law amendment process summary

1. Pre-consultation (required by By-law 66-2012)
2. Submit application
3. Clerk sets a public meeting
Notice sent to neighbours within 120 metres (400 feet) and various agencies, 20 days prior to public meeting.
4. Public meeting
Applicant and/or agent should attend to resolve any potential concerns.
Council will consider the proposal and may pass a by-law that meeting.
5. Appeal period
After a Notice of Passing for the by-law amendment is sent to neighbours within 120 metres (400 feet) and agencies, 20 day appeal period begins.
6. Decision final
If not appeal is filed with the Township within the appeal period, the process is complete and the zoning by-law amendment is in full force and effect.

please do not return this page

FLATO EAST, DUNDALK COMMERCIAL CONCEPT



Parking Provisions for a Commercial Building

- 1 parking space per 20m² of GFA
- 1 barrier-free space for every 20 spaces then 1 for every additional 100 spaces or portion thereof
- 2 loading spaces for 500 - 2,500m² of GFA

Required Parking

- 1,553.25m² GFA* = 78 parking spaces required
- 78 spaces = 2 barrier-free spaces required
- 1,553.25m² GFA = 2 loading spaces required
- *NOTE: Assumes 95% GFA efficiency

Parking Provided

- 80 parking space
- 2 barrier-free spaces
- 2 loading spaces

THIS AGREEMENT, dated this _____ day of _____, 2020

B E T W E E N

THE CORPORATION OF THE TOWN OF TILLSONBURG

(hereinafter "the Town of Tillsonburg")

- and -

THE MULMUR-MELANCTHON FIRE BOARD

(hereinafter "The Mulmur- Melancthon Fire Board")

WHEREAS:

1. Pursuant to the provisions of *the Municipal Act*, S.O. 1991, c. 25, as amended, the parties have enacted By-laws to authorize an agreement between the parties;
2. *The Fire Protection and Prevention Act*, S.O. 1997, c. 4, as amended, authorizes a municipality to provide and/or receive fire protection services to or from other municipalities;
3. The Town of Tillsonburg operates fire protection services and holds fire protection assets including fire communications personnel and equipment suitable to meet municipal responsibilities required by *the Fire Protection and Prevention Act*, through a fire department situated within the Town of Tillsonburg;
4. The Town of Tillsonburg has agreed to provide such Fire Communications services to the Township of Mulmur-Melancthon Fire Board

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

Services Provided:

5. The Town of Tillsonburg shall supply fire communications services to the Mulmur-Melancthon Fire Board the particulars of which are as described in Schedule "A" to this agreement.
6. The fire communications services provided by the Town of Tillsonburg shall comply with *the Standard Operating Guidelines*, which regulate the operation and maintenance of the Tillsonburg Fire & Rescue Services Fire Communications.

Consideration:

7. The Mulmur-Melancthon Fire Board shall pay fees to the Town of Tillsonburg as described in Schedule "B" to this agreement.

Term:

8. This agreement shall remain effective for a period of three years from the date of signature. If not expressly renewed in writing or supplanted by a succeeding agreement, this Agreement shall be deemed to have been automatically renewed for a period of indefinite duration unless and until one of the parties provides written notice of termination as contemplated in paragraph nine below.
9. Notwithstanding the provisions of paragraph eight above, any of the parties may withdraw from this Agreement upon providing twelve months written notice to the other parties (hereinafter “the party or parties withdrawing”).

Service Commencement Date:

10. The Town of Tillsonburg shall provide fire communications services in accordance with this agreement effective on August 1, 2020.

Indemnity and Limitation of Liability:

11. The parties agree to indemnify and save each other harmless, along with their respective councillors, officers, employees and agents from any liability, action, claim, loss, damage, payment, cost, fine, fine surcharge, recovery or expense, including assessable legal fees arising out of the performance of their respective obligations under this Agreement, save and except in respect of any liability, action, claim, loss, damage, payment, cost, fine, fine surcharge, recovery or expense, including assessable legal fees, directly attributable to, arising from, or caused by the negligence or breach of contractual obligation hereunder by any party hereto.
12. Notwithstanding that set forth in paragraph eleven above, the parties agree that no party or parties shall be held responsible for damages caused by delay or failure to perform its or their undertakings under the terms of the agreement when the delay or failure is due to fires, strikes, floods, acts of God or the Queen’s enemies, lawful acts of public authorities, or delays or defaults caused by common carriers which cannot reasonably be foreseen or provided against.
13. Notwithstanding any other provision in this contract or any applicable statutory provisions, none of the parties shall be liable to any other party for special or consequential damages or damages for loss of use arising directly or indirectly from any breach of this contract, fundamental or otherwise, or from any tortious acts or omissions of their respective employees or agents, save and except when

such damages or losses are directly attributable to, arise from, or are caused by the breach of contractual obligation, fundamental or otherwise, or from any tortious acts, including negligence, by any party or parties hereto, including its or their respective employees or agents. Without limiting the generality of the foregoing, the parties specifically agree that the Town of Tillsonburg shall not be liable for any damages arising as a result of any injury or damage caused or sustained by personnel, apparatus, or equipment of the fire department of the Mulmur-Melancthon Fire Board while engaged in the provision of fire protection services. Nothing in this provision shall be interpreted to affect or interfere with the right of any of the parties to take action to enforce the terms of this Agreement.

14. The parties hereto agree that no provision herein, or any part thereof, shall be interpreted or act so as to affect, restrict, prohibit, or interfere with the right of any party or parties hereto, either individually or in combination, to demand or otherwise take action or commence proceedings to enforce the terms of this Agreement.

Amendment:

15. The parties may amend this agreement from time to time by further written memorandum.
16. Should any of the parties wish to amend the terms of this agreement, it shall provide a minimum of thirty days written notice to the other party of the proposed terms of amendment.

Dispute Resolution:

17. In the event that a dispute arises or disputes arise between the parties which cannot be resolved, the parties shall submit the dispute or disputes to arbitration using the procedure set out in *the Municipal Arbitrations Act*, R.S.O. 1990, c. M - 48, as amended.
18. In the event that a dispute or disputes is submitted for arbitration, the decision or decisions of the arbitrator shall be final and binding upon the parties to this agreement.
19. In the event that arbitration cannot be conducted using the procedure set out in *the Municipal Arbitrations Act*, the parties shall select a single arbitrator, and in the absence of agreement on an arbitrator, the arbitrator shall be nominated by a

justice of the Superior Court of Justice of the Ontario Courts under the procedure set out in *the Arbitration Act*, S.O. 1991, c. 17, as amended.

General Provisions:

20. This agreement is not assignable without the written consent of the parties. Any attempt to assign any of the rights, duties or obligations of this agreement without written consent is void.
21. This agreement shall not be in force, or bind any of the parties, until executed by all the parties named in it.
22. This agreement shall take effect upon its execution by the authorized representative or representatives of the Town of Tillsonburg and the Mulmur-Melancthon Fire Board.
23. Any notice under this agreement shall be sufficiently given by personal delivery or by registered letter, postage prepaid and mailed in a Canadian post office, addressed, in the case of notice to the Town of Tillsonburg, to the municipal offices of the Corporation of the Town of Tillsonburg and, in the case of notice to any of the Mulmur-Melancthon Fire Board, to the respective municipal office of the Mulmur-Melancthon Fire Board, or to any other address as may be designated in writing by the parties, and the date of receipt of any notice by mailing shall be deemed conclusively to be ten days after the mailing.
24. No change or modification of this agreement (including the schedules to this agreement) shall be valid unless it be in writing and signed by each party.
25. The Town of Tillsonburg and the Mulmur-Melancthon Fire Board agree that no representation, statement or agreement, other than those set out in this agreement, shall be binding upon the parties unless expressed in writing, signed by an authorized representative or by authorized representatives of each and purporting to be expressed in modification of this agreement.
26. The parties agree that each of them shall, upon reasonable written request of the other, do or cause to be done all further lawful acts, deeds and assurances whatever for the better performance of the terms and conditions of this agreement.
27. It is intended that all provisions of this agreement shall be fully binding and

effective between the parties, but in the event that any particular provision or provisions or a part of one is found to be void, voidable or unenforceable for any reason whatever, then the particular provision or provisions or part of the provision shall be deemed severed from the remainder of this agreement and all other provisions shall remain in full force.

28. This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.
29. Subject to the restrictions on transfer and assignment, this agreement shall endure to the benefit of and be binding on the parties and their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have affixed their Corporate Seals attested by the hands of their proper officers and further this agreement shall be signed in counterpart with the parties named below and a copy of each counterpart shall remain attached to and form part of this agreement.

THE MULMUR-MELANCTHON FIRE BOARD

Mayor

Date

CAO

Date

**THE CORPORATION OF THE
TOWN OF TILLSONBURG**

Mayor

Date

CAO

Date

SCHEDULE "A"

The Town of Tillsonburg shall provide the following services and facilities:

1. A 24 hour, seven days a week, 365 days a year answering service, alert paging service and base radio communications dispatch service fully integrated with a Computer Aided Dispatch (CAD) system.
2. A base station manufactured and installed to industry standards complete with the Mulmur-Melancthon Fire Board Fire Department Dispatch frequency. The Town of Tillsonburg shall operate and maintain these services and facilities from two primary public safety communications consoles located in a municipally owned building at 80 Concession Street, East, Tillsonburg. The building shall be equipped with an automatic transfer emergency generator. In the event of system maintenance and/or upgrades, all parties affected shall be granted prior notification when possible.
3. An emergency (third) backup base station manufactured and installed to industry standards complete with the Mulmur-Melancthon Fire Board Fire Department Dispatch frequency. The Town of Tillsonburg shall operate and maintain these services and facilities from a public safety communications console located in a municipally owned building at 10 Lisgar Ave, Tillsonburg. The building shall be equipped with an automatic transfer emergency generator. In the event of system maintenance and/or upgrades all parties affected shall be granted prior notification when possible.
4. Answering, alerting and radio communications dispatch equipment shall be staffed continuously by personnel trained to the core competencies outlined in Ontario Fire Service Communicators Standard and the National Fire Protection Association (NFPA) 1061 *Standard for Professional Qualifications for Public Safety Telecommunicators*.
5. Transmission of information shall be seamless from when the information is received from the Public Safety Answering Point (PSAP) until the time an emergency is terminated by the Incident Commander and shall be provided in accordance with the time targets specified within NFPA 1221. Seamless is defined to mean without interruption and continuously from the initial call until the satisfactory resolution of the incident.
6. All emergency incident information shall be logged on the CAD system by the communicator and all telecommunications shall be captured on a digital voice recorder. At the completion of the event a detailed incident report shall be collated and forwarded to the Mulmur-Melancthon Fire Board Fire Department via email or other means as arranged between the parties within four hours of termination of

command. All audio transmissions shall be recorded from licensed dispatch channels and dedicated phone lines and shall be available to the Mulmur-Melancthon Fire Board Fire Department upon request as arranged between the parties. Recordings shall be made on non-interruptible, non-erasable media. All records including digital voice recordings shall be maintained for a period of two years.

7. Upon the request of the Incident Commander for any additional resources or to relay emergent messaging to other persons, the fire communicator shall relay such requests in a prioritized fashion via telecommunications equipment and shall report confirmation of same to the Incident Commander.
8. Testing of paging system equipment shall be provided as arranged by the parties.
9. The Mulmur-Melancthon Fire Board Fire Department shall provide the following without cost to the Town of Tillsonburg:
 - a. All GIS mapping for its protection area / response zone boundaries.
 - b. All radio transmitting and receiving equipment, licensing and maintenance of same external to the boundary of the Town of Tillsonburg.
 - c. Routing of Emergency 911 telecommunications from the Public Safety Answering Point (PSAP) and the Central Ambulance Communications Center (CACC) as required to meet the approved fire protection services provided by the Municipality for its fire protection area / response zone boundaries inclusive of all required ANI/ALI, GIS mapping and all site location information so that it is seamlessly transmitted to the Secondary Public Safety Answering Point (SPSAP) serving the Tillsonburg Fire Communications Division.
 - d. The Town of Tillsonburg assumes no responsibility with respect to quality of the data received in sections 9.a., 9.b. and 9.c.

SCHEDULE "B"

FEES TO BE PAID BY THE MULMUR-MELANCTHON FIRE BOARD TO THE TOWN OF TILLSONBURG

1. The Fee Structure contained within this Agreement is predicated upon the contractual participation of the Mulmur-Melancthon Fire Board for a period of not less than three (3) years starting August 1, 2020.
2. The Mulmur-Melancthon Fire Board Fire Department shall pay to the Town of Tillsonburg an annual fee of \$5.19 plus tax (if applicable) per resident person residing within the response area of the Township of Mulmur Melancthon. Quantification shall be based upon the most current Canada census report. For 2020, the population dispatched is 2100.
3. The Mulmur-Melancthon Fire Board shall pay an annual adjustment for years two (2) and three, effective on April 15 of each year. The adjustment shall be based on the year to year unadjusted Consumer Price Index (CPI) (CPI Index-All Items – Ontario) published by Statistics Canada, to a maximum of 5% each year.
4. The Mulmur-Melancthon Fire Board shall tender payment to the Town of Tillsonburg in quarterly installments, to be invoiced by the Town of Tillsonburg four (4) times each year to the Township of Mulmur Melancthon.
5. The Mulmur-Melancthon Fire Board may extend the term of this agreement by one (1) or two (2) years. The Mulmur-Melancthon Fire Board shall pay an annual adjustment for years four (4) and five (5), effective on April 15 of each year. The adjustment shall be based on the year to year unadjusted Consumer Price Index (CPI) (CPI Index-All Items – Ontario) published by Statistics Canada, to a maximum of 5% each year. The index will be from the January posting of the CPI from the current year.
6. The Mulmur-Melancthon Fire Board agrees to pay for costs associated with implementing Next Generation 911 services for the Township of Mulmur Melancthon. These fees will be based on a cost recovery / per capita model if the Mulmur-Melancthon Fire Board is under contract when Next Generation 911 is implemented in Tillsonburg FireComm. The Town of Tillsonburg will work closely with all stakeholders to keep them apprised of anticipated costs and dates.

CORPORATION OF THE TOWNSHIP OF MELANCTHON

BY-LAW NO. -2020

BEING A BY-LAW TO AMEND SCHEDULE "A" ATTACHED TO BY-LAW 35-2013, 54-2018 & 4-2020 TARIFF OF FEES FOR ADMINISTRATIVE MATTERS

WHEREAS the provisions of the Municipal Act, 2001 Section 391 provides that the Council of the municipality may by By-law prescribe fees and charges for services or activities provided.

AND WHEREAS the Council of the Corporation of the Township of Melancthon deems it expedient to amend Schedule A attached to By-law No. 35-2013, 54-2018 & 4-2020.

NOW THEREFORE be it resolved that the Council of the Corporation of the Township of Melancthon enacts as follows:

1. That in accordance with the Township of Melancthon's Protocol for Establishing Telecommunication Facilities, the fee for a Major Installation Application will be \$4,000.00 and a \$4,000.00 deposit.
2. That in accordance with the Township of Melancthon's Protocol for Establishing Telecommunication Facilities, the fee for a Minor Installation will be \$500.00
3. That Schedule "A" to By-law 35-2013, 54-2018 & 4-2020 is hereby amended and attached hereto.
4. This By-law shall come into force and have effect upon the final reading thereof.

BY-LAW READ A FIRST AND SECOND TIME THIS 21ST DAY OF MAY, 2020.

BY-LAW READ A THIRD TIME AND PASSED THIS 21ST DAY OF MAY, 2020.

MAYOR

CLERK

CBA# 15.2
MAY 21 2020

**CORPORATION OF THE TOWNSHIP OF MELANCTHON
BY-LAW NO. -2020**

SCHEDULE 'A' TO BY-LAW NO. 35-2013, 54-2018 & 4-2020

SCHEDULE OF FEES

<u>Service</u>	<u>Fee</u>
Business Licenses	\$500.00
Additional Blue Box	\$5.00
Additional Green Bins	\$15.00
Additional Kitchen Catcher	\$5.00
Faxes (per sheet)	\$3.00
Fire permit (per year)	\$15.00
NSF/Returned Cheques	\$35.00
Official Plan	\$40.00
Lapel Pins	\$4.00
Photocopies (per sheet)	\$0.30
Photocopies - large colour (per sheet)	\$1.00
Tax Certificate	\$40.00
Duplicate Tax Bill	\$10.00
Tax Statement	\$10.00
Township Drain Map	\$10.00
Zoning By-law Book	\$25.00
Planning Compliance Letter	\$100.00
Application to Permit (Building Permit)	
- Structures - 1,000 square feet or greater than	\$100.00
- Agricultural Buildings that require MDS/Commercial & Industrial Buildings & On-Farm Uses	\$100.00 + \$1,500.00 deposit
- All other building permits	\$50.00
Entrance Permit	\$300.00
<i>(\$200.00 refunded if entrance properly installed)</i>	
Wide Load Permit	\$40.00/load or \$200.00/truck/year
Reduced Load Exemption Application	\$100.00
Lottery License (Raffle)	\$20.00
FOI Requests	\$5.00
Search of Records (per 1/4 hour)	\$15.00
Nevada Licenses	3% of prize value of each box
Special Event Permit App. Fee (<1,000 people)	\$100.00 + \$50.00 Admin Fee
Special Event Permit App. Fee (>1,000 people)	\$200.00 + \$50.00 Admin Fee
Tile Drainage Loan Payout Administration Fee	\$500.00
Reminder/Overdue Tax Notices	\$2.00 per roll number/per mailing
Telecommunications Protocol - Major App.	\$4,000.00 + \$4,000.00 deposit
- Minor App.	\$500.00

TOWNSHIP OF MELANCTHON PROTOCOL FOR ESTABLISHING
TELECOMMUNICATION FACILITIES

5. APPLICATION

An application in writing shall be made to the municipality upon site selection, which shall include the following:

- 1) Requisite Township Application Fee for major installation application which shall be used to cover the cost of advertising fees, internal staff and external consultants, if required. Please refer to the Township of Melancthon's Tariff of Fees By-law Schedule A to confirm fees.
- 2) Requisite Township Application Fee for minor installation application which shall be used to cover the cost of internal staff and external consultants, if required. Please refer to the Township of Melancthon's Tariff of Fees By-law Schedule A to confirm fees.
- 3) Requisite application fee imposed by the Conservation Authority for review of the application, if applicable. Applicant is responsible for contacting the applicable Conservation Authority to confirm fees.
- 4) A letter of intent by the owner of the subject lands to enter into a lease agreement to permit the establishment of a telecommunication facility;
- 5) Site Selection Report – which will detail why the particular site has been chosen and will document the evaluation of the site with regards to these factors:
 - a) Location of all land uses including residential uses and amenity areas within 600 meters of the subject site;
 - b) Location of existing vegetation, including mature tree lines and other screening features;
 - c) Topographical prominence;
 - d) Long and short range views;
 - e) Location of private and public recreational uses within view of the proposed location;
 - f) Any other potential impacts (air strips, flight paths);
 - g) Height of structure (not to exceed 75 meters) and design configuration including colour and lighting (if required);
 - h) Location and proximity of public roadways;
 - i) Location of any environmentally significant areas and/or hazards;

**TOWNSHIP OF MELANCTHON PROTOCOL FOR ESTABLISHING
TELECOMMUNICATION FACILITIES**

- j) Conformity with Section 4, General Site Selection Criteria, and/or justification for any deviation from or conflict with these Criteria
- 6) A site plan drawn to scale showing the property upon which the facility will be located detailing site grading, property lines, existing and proposed buildings, fences, buffering, lighting, landscaping access, parking, driveways, utilities and services, easements, and the type and height of the proposed structures.
- 7) A colour photograph of the subject property from the closest open public road with a superimposed scaled image of the proposed antennae, support structure and facilities;
- 8) Two sets of scaled drawings, representing a typical installation at the proposed location. In the case of structure or antenna to be mounted on existing facilities or structures, a preliminary Engineer's report shall be submitted to address the structural integrity of the existing structure or building to ensure safe installation;
- 9) A map showing the horizontal distance between the location of the proposed structure and all adjacent properties, complete with owner's names, within 600 meters of the proposed tower location;
- 10) Confirmation of entrance approval from the Township, County, or Ministry of Transportation, whichever is applicable; and,
- 11) Appropriate documentation as requested by the Township that the Applicant has complied with Section 6.5 of the Protocol.
- 12) Assurance shall be given, in a form that is to the satisfaction of the Township, that appropriate arrangements have been made to completely dismantle and remove the telecommunication facility from the property, by the Applicant or owner of the lands upon termination of its use.
- 13) Site rehabilitation should use native species of vegetation and blend into the surrounding landscape. Alternatively, the site may be rehabilitated to agricultural production where appropriate.
- 14) Applicant must provide documentation of required licensing from the Federal Government Department (Industry Canada)

7. MINOR INSTALLATIONS

The Township recognizes that minor installations may not require public consultations or a detailed public process as outlined by this protocol. If Council has reviewed the applicant's submission and has resolved that the installation meets one or more criteria as set out below, then Section 6, except as provided for herein, shall not apply:

- a) Co-location on existing sites;
- b) Increase of existing tower to a maximum of 25% of existing height to a maximum of 30 metres with the resulting tower height not to exceed 30 metres;
- c) Roof top or silo installations;
- d) Tower does not exceed 30 metres in height, is not located in a settlement area and it has been confirmed in the submission required under Section 5 that the installation will meet the following criteria:
 - i. Provide service speeds of 50/10;
 - ii. Service packages must include packages with no data caps or limits;
 - iii. Installation must serve a local area where a lack of service currently exists; and,
 - iv. If the Applicant is not the owner of the site property the written consent, irrevocable of the owners
 - v. If the owner of the site property operates a business, then any owner must provide written proof of holding any required licences/permits and maintain the same in good standing;
 - vi. Must provide proof of required licensing from Government of Canada.
- e) Written confirmation from the Applicant that they have complied with Section 6.4(a) of this Protocol

**NOTICE OF A PUBLIC MEETING
TO INFORM THE PUBLIC OF A PROPOSED
ZONING BY-LAW AMENDMENT**

RECEIPT OF COMPLETE APPLICATION

TAKE NOTICE that Township of Melancthon has received a complete application to amend Municipal Zoning By-law 12-79. The purpose of the rezoning is to amend the Township's Comprehensive Zoning By-law to zone lands located in West Part of Lot 9, Concession 2 O.S., located on the 3rd Line OS for rural residential purposes in order to fulfill a condition of severance approval.

AND PURSUANT to Section 34 (10) of the Planning Act, the application file is available for review at the Municipal Office. Please contact the Municipal Clerk to arrange to review this file.

NOTICE OF PUBLIC MEETING WITH COUNCIL

TAKE NOTICE that the Council for The Corporation of the Township of Melancthon will be holding a public meeting (described below) under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13 as amended, to allow the public to comment on the proposed Zoning By-law Amendment.

DATE AND LOCATION OF PUBLIC MEETING

Date and Time: Thursday, May 21st, 2020 at 5:30 pm
Location: Township of Melancthon Municipal Office (Council Chambers)

NOTE: If the Provincial State of Emergency is not lifted prior to the date of the public meeting, this will be a virtual meeting. If you wish to attend the virtual meeting, please call or email the Township office prior to the day of the public meeting so you can be provided with a link to the meeting, or alternatively you may visit the Township's Website – www.melancthontownship.ca, and the information to join the meeting will be posted to the top of the Council Meetings page.

DETAILS OF THE ZONING BY-LAW AMENDMENT

The application affects lands located in the West Part of Lot 9, Concession 2 O.S. in the Township of Melancthon. A key map has been appended to this Notice which identifies the lands that are subject to the proposed amendment.

The purpose of the proposed by-law is to amend the Restricted Area (Zoning) By-Law No. 12-79 to rezone lands that were recently the subject of a severance approval (Consent B12/19). The severance created a new rural residential lot in accordance with the severance policies of the Township's Official Plan so the purpose of the zoning amendment is to zone the new lot from the General Agricultural (A1) Zone to the Rural Residential (RR) Zone.

FURTHER INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATION

A key map has been appended that identifies the lands that are subject to this amendment. The applicant's survey is also available for review by contacting the Township office.

The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the proposed Zoning By-law Amendment. Any person who attends the meeting shall be afforded an opportunity to make representations in respect of the proposed amendment.

If you wish to be notified of the decision of the Council for the Corporation of the Township of Melancthon in respect to the proposed Zoning By-law Amendment, you must submit a written request (with forwarding addresses) to the Clerk of the Township of Melancthon at 157101 Highway 10, Melancthon, Ontario, L9V 2E6 fax (519) 925-1110.

If a person or public body files an appeal of a decision of the Council for the Corporation of the Township of Melancthon, as the approval authority in respect of the proposed Zoning By-law Amendment, but does not make oral submissions at a public meeting or make written submissions to Council before the proposed amendment is approved or refused, the Ontario Municipal Board may dismiss all or part of the appeal.

Further information regarding the proposed amendment is available to the public for inspection at the Township of Melancthon Municipal Office on Monday to Friday, between the hours of 8:30 a.m. and 4:30 p.m.

Mailing Date of this Notice: April 30, 2020



Denise Holmes, CAO/Clerk
Township of Melancthon

DEL # 1
MAY 21 2020

LANDS SUBJECT TO APPLICATION FOR
ZONING BY-LAW AMENDMENT



 Subject Lands

MEMORANDUM

To: Mayor White and Members of Council
Copy: Ms. Denise Holmes, CAO
From: Chris Jones MCIP, RPP
Date: May 15, 2020
Re: Application for Zoning By-law Amendment (Allen/Atherton)

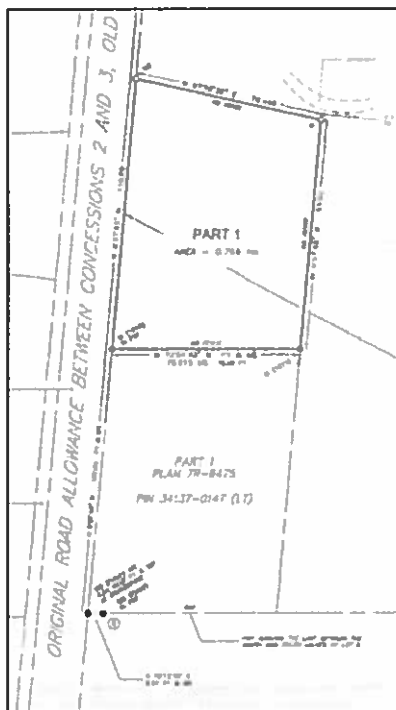
BACKGROUND

On December 12, 2019, Committee approved the creation a new rural residential lot from lands located in the West Part of Lot 9, Concession 2 O.S.

The new lot has a frontage of 110 metres (361 feet) and a lot area of 0.769 hectares (1.9 acres).

The retained lands have a frontage of 308 metres and a lot area of 18.5 hectares (46 acres). An excerpt from the draft R-plan of the new lot is provided in Figure 1.

Figure 1 – Lot to be Severed



Condition 2 of the Committee Decision required the applicant to rezone the new lot from the General Agricultural (A1) Zone to the Rural Residential (RR) Zone.

It is noted that the resultant survey that was prepared for the lot had to slightly angle the new northern lot line to avoid an existing driveway. As a result the lot is slightly undersized and is not compliant with the minimum lot area of 8,000 m² required by the Rural Residential (RR) Zone. As a result, the proposed zoning by-law amendment would need to provide an exemption from the minimum lot area requirement in order for the proposed ZBA to proceed and fulfill the condition of consent.

REFERENCE PLAN

The draft reference plan has been prepared but at the time this report was prepared the plan was not yet registered. It will be recommended the approval of the zoning amendment be deferred until the reference plan is registered so the legal description for the new lot can be incorporated into the zoning amendment.

RECOMMENDATION

It is recommended that the proposed zoning amendment recognize the minor deficiency in lot area as a Rural Exception Zone, and further that final approval be deferred pending receipt of the final reference plan.

Respectfully submitted,



Chris Jones MCIP, RPP

• Municipal Planning Services Ltd •

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