



**TOWNSHIP OF MELANCTHON
COMMITTEE OF ADJUSTMENT ELECTRONIC MEETING
THURSDAY, DECEMBER 15, 2022 - 11:00 A.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/84790873602?pwd=VXRLYIILNGdDeERnSzE2cnJVNzg2Zz09>

Meeting ID: 847 9087 3602

Passcode: 008549

One tap mobile

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Dial by your location

+1 780 666 0144 Canada

+1 204 272 7920 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 778 907 2071 Canada

Meeting ID: 847 9087 3602

Passcode: 008549

AGENDA

- 1. CALL TO ORDER**
- 2. ADDITIONS/DELETIONS/APPROVAL OF AGENDA**
- 3. DECLARATION OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
- 4. APPROVAL OF MINUTES – November 10, 2022**
- 5. BUSINESS ARISING FROM MINUTES**
- 6. APPLICATION FOR CONSENT**
- 7. APPLICATION FOR MINOR VARIANCE**
- 8. APPLICATION FOR VALIDATION OF TITLE**
- 9. CERTIFICATE OF CANCELLATION**
- 10. APPLICATIONS ON FILE**
 1. B5/22 Lots 3-6, Plan 332 – Memorandum from Township Planning Staff
 2. B6/22 Lots 32-34, Plan 332
- 11. DELEGATES**
- 12. CORRESPONDENCE**
- 13. ADJOURNMENT**



To: Chair White and Members of Committee of Adjustment
From: Township of Melancthon Planning Staff
Re: Application for Consent B5-22 (Belford)
Date: 2022-11-22

Background

The Township received application for consent to create a new residential lot in the Riverview settlement area. The Public meeting in respect of the above-noted matter was held on April 21, 2022, when Council deferred the application, and the following motion was passed.

Moved by Mercer, Seconded by McLean that Committee of Adjustment defer Application for Consent B5/22 to allow the applicant an opportunity to address and/or clear the Grand River Conservation Authority's comments dated April 20, 2022. Carried.

GRCA comments indicated recommendations of deferring the application to allow the applicant an opportunity to demonstrate that the proposed severances would not be contrary to policies addressing potential flood hazards.

Mr. Rutledge (owner's representative) has now provided the Township with an email string showing that GRCA does not have an issue with moving forward with the consent application, provided there is no development within the flood plain.

Recommendation

It is recommended that application B5-22 be approved subject to the standard conditions and an additional condition which would require the owner to enter into a consent agreement requiring the installation of a well and the submission of a lot grading plan for review by the Municipality prior to the issuance of a building permit.

Supporting documents are attached on the following pages.

Attachment(s):

1. Planning Report - April 18, 2022
2. Email Thread Consisting of GRCA Comments

Prepared By

Diksha Marwaha
Planning Coordinator, Township of Melancthon



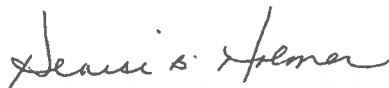
Reviewed By

Silva Yousif
Planner, Township of Melancthon



Approved By

Denise Holmes, AMCT,
CAO/Clerk, Township of Melancthon



Appendix 1. Planning Report - April 18, 2022
Appendix 2. Email Thread consisting of GRCA comments

• *Municipal Planning Services Ltd.* •

MEMORANDUM

To: Mayor White and Members of Council
Copy: Ms. Denise Holmes, CAO
From: Chris Jones MCIP, RPP
Date: April 18, 2022
Re: Applications for Consent B5/22 and B6/22 (Belford)

BACKGROUND

The Township is in receipt of two applications for consent to create two new residential lots in the Riverview settlement area.

The parcels subject to the applications are currently vacant and are former lots in a registered plan of subdivision which was originally approved in 1991 and was deemed by by-law in 2017 to no longer be a plan of subdivision. A summary of the existing and proposed lot areas and frontages that would result from the approval of applications B5/22 and B6/22 is provided below:

B5/22 – Lots 3,4,5 and 6 Plan 332

Lot area: 0.962 ha
Lot frontage: 133.78 m

Severed lot area: 0.475 ha
Severed lot frontage: 67.81 m

Retained lot area: 0.487 ha
Retained lot frontage: 65.97 m

B6/22 - Lots 32, 33 and 34, Plan 332

Lot area: 0.688 ha
Lot frontage: 93 m

Severed lot area: 0.344 ha
Severed lot frontage: 46.5 m

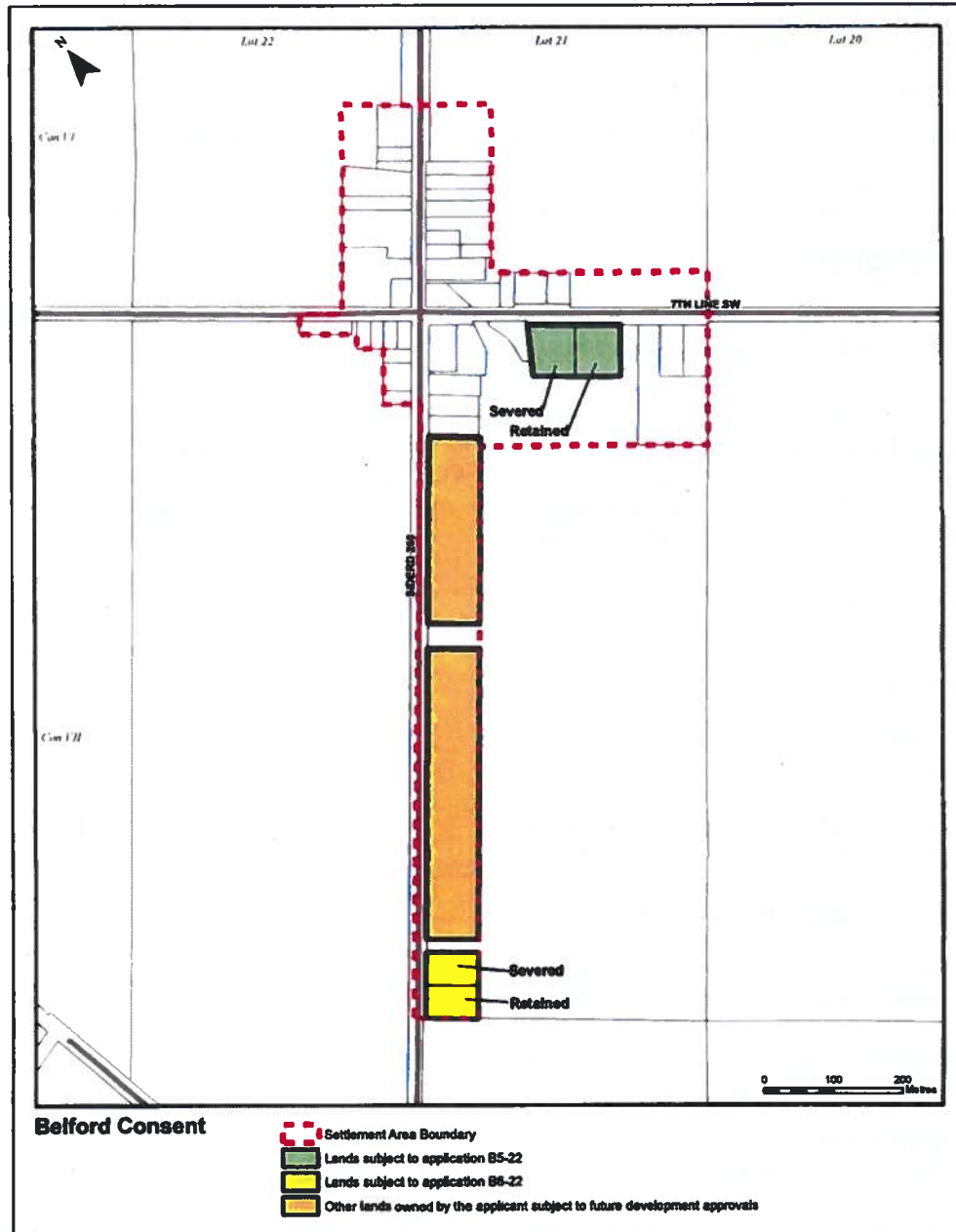
Retained lot area: 0.344 ha
Retained lot frontage: 46.5 m

The applicant also owns two other blocks of land on the 260 Sideroad which are also remnant parcels from the deemed plan of subdivision.

A map illustrating the location of the subject lands as well as the other lands owned by

the applicant is provided in Figure 1. In addition, sketches of the severed and retained lands are attached to this report at Appendix 1.

Figure 1 – Lands Subject to Consent Applications and Other Land Owned by the Applicant



PRE-CONSULTATION

I have had prior discussions and communication with the owner's representatives with respect to the development of the subject lands. The development proposal has gone through some iterations and has been reduced from an original proposal of 18 lots to 11 lots on the basis of a full build-out. In my pre-consultation memo to the applicant's planning consultant it was recommended that a site plan, a hydrogeological study, a flood line study and an environmental impact study should accompany applications to re-subdivide the lands on the basis of a full build-out.

Through a subsequent discussion with the owner, it was discussed that if they wish to proceed with preliminary consent applications for the smaller parcels, the more substantive technical studies would not be required and conditions of consent could be established to address technical issues. Notwithstanding, the more substantive technical studies would still be recommended as a complete application requirement at the time that consent applications are submitted for the larger development parcels.

The applications were accompanied by two planning justifications reports which concluded the applications conformed with governing planning documents, that the sites are ideal candidates for residential infill and are good planning.

GROWTH PLAN FOR THE GREATER GOLDEN HORSEHOE (GPGGH)

The subject lands are located in a "rural settlement" as defined by the GPGGH, which are defined in part as:

"Existing hamlets or similar existing small settlement areas that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth..."

Section 2.2.1 2 b) i) states, that "growth will be limited in settlement areas that are rural settlements".

PROVINCIAL POLICY STATEMENT (2020)

The lands proposed for residential lot creation are located in a "settlement area" as defined by the PPS.

Section 1.1.3.1 of the PPS establishes that, "Settlement areas shall be the focus of growth and development".

The PPS includes additional policies aimed at ensuring new development can be appropriately serviced and will not adversely impact natural features and functions.

OFFICIAL PLAN

The subject lands are designated Community in the Township's Official Plan. Section 5.7.1 (b) of the Official Plan permits "residential intensification" within the Community designation, which is defined to include "residential infilling" which is defined by the Official Plan as, "...within a Community designation, new housing or lot creation on vacant or underutilized land...."

Section 3.1.2 of the Official Plan addresses growth accommodation and intensification in communities. Section 3.1.2 (a) indicates that Riverview will accommodate small amounts of new residential development.

Section 5.7.2 (g) of the Official Plan allows for the creation of new lots for permitted uses within the built community by land severance up to a maximum of five new lots. The Official Plan also establishes a number of criteria for residential intensification proposals and the salient criteria applicable to this proposal include:

- Sufficient off-street parking and amenity areas;
- Intensification may occur in the form of land severances in the form of infilling; and,
- Shall be permitted only where the required servicing can be provided in compliance with the standards of all approval agencies.

Section 6.2 (b) of the Official Plan establishes that transportation and land use consideration shall be integrated throughout the planning process. Section 6.2.7 (f) indicates that development proposal will be circulated to the appropriate road approval authority prior to any decision being made on an application.

Section 7.2 of the Plan establishes a number of general criteria that apply in the consideration of consent applications. Criteria which have applicability to this application include:

- The severed and retained lot shall comply with the official plan and zoning by-law;
- That the soil and drainage conditions are suitable for development, an on-site sewage disposal system and water supply;
- Infilling is a preferred form of lot creation;
- Severed an retained lands have frontage on a public road built to municipal standards;
- The size and dimension of the lots should be suitable for the proposed use;
- The creation of new lots shall be prohibited in flooding and erosion hazard limits;
- Lot creation shall comply with the provision with the natural heritage and environmental conservation policies of the Plan.

PLANNING ACT

Section 51(24) of the Planning Act sets out the following criteria when considering a draft plan of subdivision, including the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- (b) *whether the proposed subdivision is premature or in the public interest;*
- (c) *whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) *the suitability of the land for the purposes for which it is to be subdivided;*
- (d.1) *if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*
- (e) *the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- (f) *the dimensions and shapes of the proposed lots;*
- (g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- (h) *conservation of natural resources and flood control;*
- (i) *the adequacy of utilities and municipal services;*
- (j) *the adequacy of school sites;*
- (k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*
- (l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*
- (m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

ZONING BY-LAW

The subject lands are currently zoned Hamlet Residential (R1) as per Zoning By-law Amendment 6-1991. The severed and retained lots would comply with the zone regulations of the R1 Zone.

ANALYSIS

The proposed consent applications are consistent with the GPGGH and the PPS.

In my opinion the applications for consent constitute residential infilling in the settlement of Riverview and therefore address this primary policy requirement of the Township's Official Plan.

With respect to the technical criteria noted in the official plan that relates to septic and water servicing, it is a standard condition of consent that the applicant obtain confirmation that the lot can support a septic system from the County of Dufferin Building Department. On the issue of a water supply a consent agreement can be a utilized as a condition of consent that would require the installation of a drilled well compliant with Provincial standards prior to the issuance of a building permit. It will also be recommended that the consent agreement also require that a lot grading plan also be a submission requirement at the time of a future building permit.

On the issue of the suitability of the roads to support residential lot creation the proposal was previously circulated to the Township's Roads Sub-Committee who conducted a site visit of Sideroad 260 with the Roads Manager and determined that road upgrades and ditching would be necessary to accommodate better drainage, future entrances and traffic generated by new building lots. This recommendation was referred to the Township's engineering consultant who assessed the issue and prepared a technical memo attached at Appendix 2 summarizing recommended road and ditching work and cost-sharing for such work. It will be recommended that the recommended cost-share be collected as a condition of consent to address the severed and retained lots proposed on Sideroad 260 as well as future development.

CONCLUSION

1. The applications conform with Provincial Policy and the Township's Official Plan; and,
2. Conditions of consent can be established to address technical matters related to septic and water servicing, road upgrades, ditching and lot grading.

RECOMMENDATION

It is recommended that applications B5/22 and B6/22 be approved subject to the standard conditions and an additional condition which would require the owner to enter into a consent agreement requiring the installation of a well and the submission of a lot grading plan for review by the Municipality prior to the issuance of a building permit.

And furthermore the following additional conditions are recommended for application B6/22 to implement the recommendations of the Township's consulting engineer:

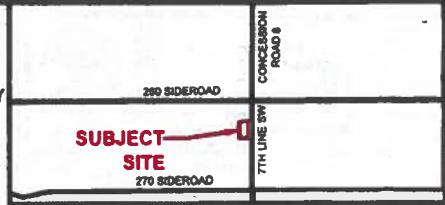
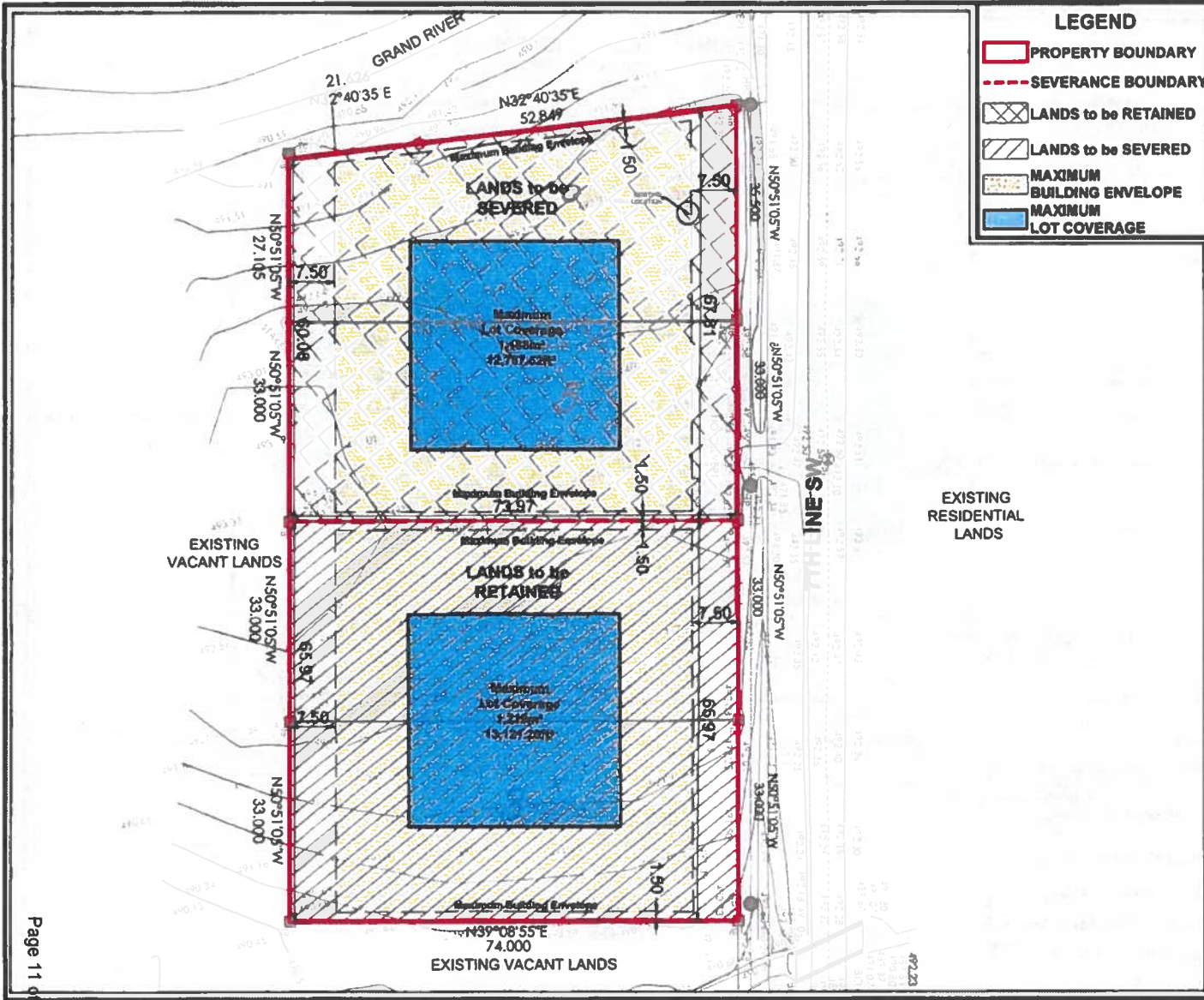
1. That the Township shall be paid a contribution toward required upgrades to the 260 Sideroad in the amount of \$100,000 CAD; and,
2. That the Township be paid an entrance fee of \$5,538 CAD for the severed lot and \$5.538 CAD for the retained lot.

Respectfully Submitted,



Chris Jones MCIP, RPP

•Appendix 1•



ZONING BY-LAW MATRIX - HAMLET RESIDENTIAL (R1) ZONE

Description	Required	Retained Lands*	Severed Lands*
Lot Area (min)	1,400m ² (0.139 ha) (0.345 ac)	4,879.86m ² (0.487 ha) (1.205 ac)	4,754.10m ² (0.475 ha) (1.174 ac)
Lot Frontage (min)	30m	65.97m	67.81m
Front Yard Setback (min)	7.5m	7.5m	7.5m
Interior Side Yard (min)	1.5m	1.5m	1.5m
Rear Yard (min)	7.5m	7.5m	7.5m
Minimum dwelling ground floor area	1 storey - 83m ² 2 storey - 65m ²	TBD	TBD
Building Height (max)	10m	10m	10m
Lot Coverage (max)	25%	25% (1,219m ²)	25% (1,188m ²)
Off-street Parking (min)	2 spaces per dwelling unit	2 spaces	2 spaces

Notes

* Maximum Building Envelopes and Maximum Lot Coverage for the lands to be Retained and Severed are conceptually shown and do not represent dwelling size.

CONCEPTUAL SEVERANCE PLAN
LOTS 3,4,5,6, PLAN 332
TOWNSHIP of MELANCTHON
COUNTY of DUFFERIN

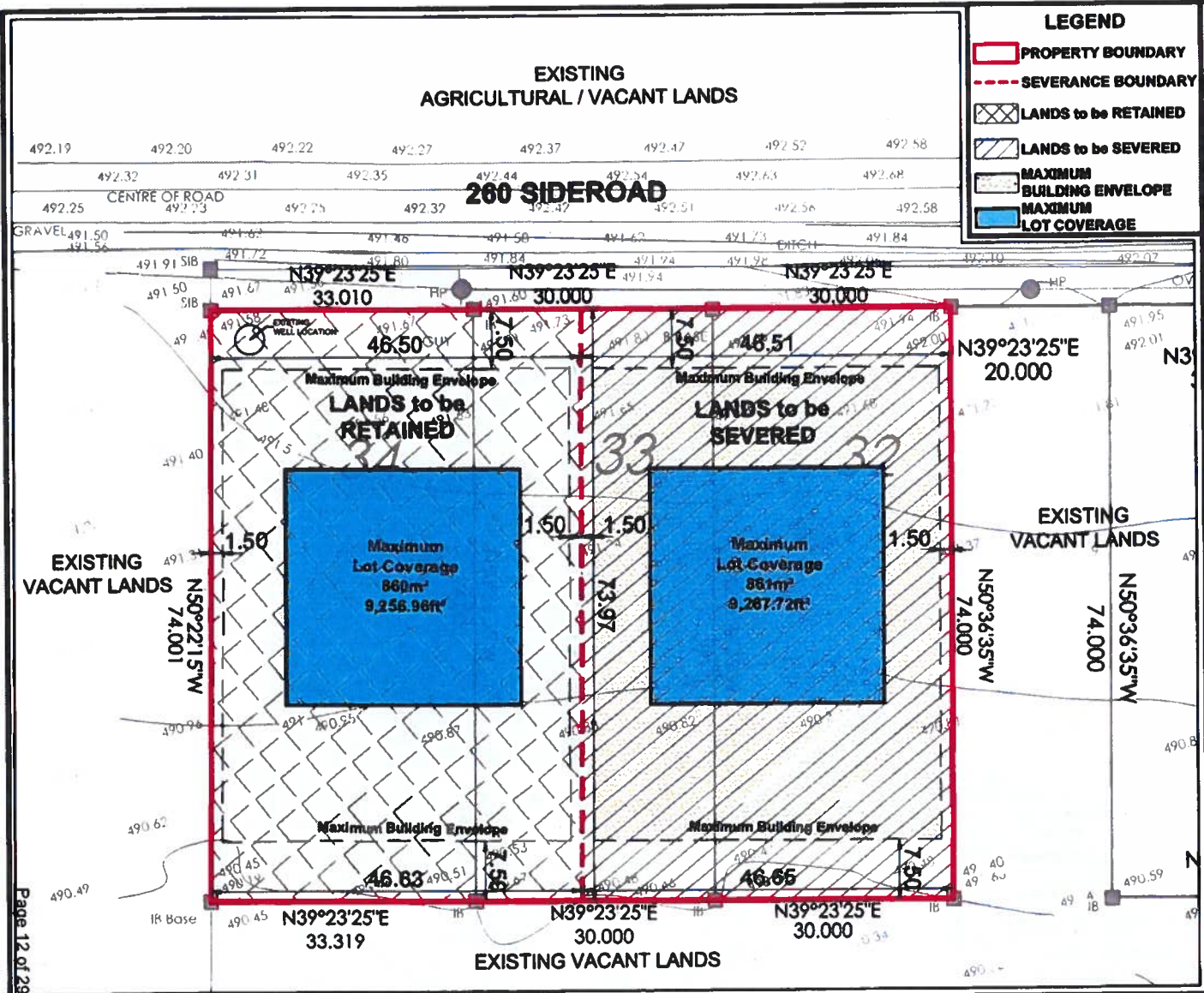
P.N. 18,2504.00 Date: January 6, 2022

Scale N.T.S. Revised

Drawn By: D.S. File No. PN 2504_Severance Plan

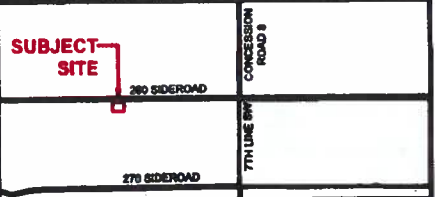
WATER & POWER
 21 Queen Street East
 Suite 329
 Brampton, ON
 L6Y 3P4
 P (505) 786-5700

GWD
 3851 Highway 7 East
 Suite 210
 Markham, ON
 L3R 0K3
 P (905) 477-6566



LEGEND

- PROPERTY BOUNDARY
- SEVERANCE BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED
- MAXIMUM BUILDING ENVELOPE
- MAXIMUM LOT COVERAGE



KEY PLAN N.T.S

ZONING BY-LAW MATRIX - HAMILTON RESIDENTIAL (R1) ZONE

Description	Required	Retained Lands*	Severed Lands*
Lot Area (min)	1,400m ² (0.139 ha) (0.345 ac)	3,443.55m ² (0.344 ha) (0.851 ac)	3,444.52m ² (0.344 ha) (0.851 ac)
Lot Frontage (min)	30m	46.50m	46.50m
Front Yard Setback (min)	7.5m	7.5m	7.5m
Interior Side Yard (min)	1.5m	1.5m	1.5m
Rear Yard (min)	7.5m	7.5m	7.5m
Minimum dwelling ground floor area	1 storey - 93m ² , 2 storey - 65m ²	TBD	TBD
Building Height (max)	10m	10m	10m
Lot Coverage (max)	25%	(860m ²)	(861m ²)
Off-street Parking (min)	2 spaces per dwelling unit	2 spaces	2 spaces

Notes:

- * Maximum Building Envelopes and Maximum Lot Coverage for the lands to be Retained and Severed are conceptually shown and do not represent dwelling size.

**CONCEPTUAL SEVERANCE PLAN
LOTS 32, 33, 34, PLAN 332
TOWNSHIP of MELANCTHON
COUNTY of DUFFERIN**

P.N.: 18,2604.00	Date: January 6, 2022
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2504_Severance Plan

21 Queen Street East
Suite 600
Grafton, ON
L6W 3P1
P (905) 796 - 5780

3801 Highway 7 East
Suite 310
Markham, ON
L3R 9K3
P (905) 477 - 6566

• Appendix 2 •



April 8, 2022

Via: Email

Denise Holmes
Township of Melancthon
157101 Highway 10
Melancthon, ON L9V 2E6

Dear Denise:

**Re: Riverview Development
Project No.: 300055207.0000**

The purpose of this letter is to provide discussion material to assess road upgrades that are needed to support the proposed development at Riverview. Currently the total expected lot yield remains unknown. The lands front onto both the 7th Line and 260 Sideroad, but the 7th Line is included in the Township's Development Charges while 260 Sideroad is not. This letter therefore focuses only on 260 Sideroad.

History - The subject lands advanced through the development process 30 years ago, reaching the stage of a signed subdivision agreement but never advancing to construction. There were 17 lots approved with frontage on 260 Sideroad. In signing the Subdivision Agreement the developer had agreed to upgrades on 260 Sideroad which including ditching, road reconstruction, paving, streetlighting and full reconstruction. The work was estimated to cost \$282,700. To find a rough indicator of present value I went to the internet and found that number would adjust to about \$500,000 in current dollars.

<https://www.inflationtool.com/canadian-dollar/1991-to-present-value>

Objective - The Township recognizes that the external road costs may have been a contributing factor to the historic subdivision not advancing. It also recognizes that the decline in lot yield not only reduces the stress on the Township Road system, but also reduces the ability to pay for improvements. Still, the condition of the sideroad is poor but tolerable because there are no houses fronting onto it. Any development of the site will bring new residents who are likely to demand road improvements. The Township Roads Committee has therefore asked for recommendations of a more modest road improvement that will bring the road up to a tolerable standard at a cost that is less than previously agreed upon.

Response - The Township's Public Works Superintendent monitored the road over the past few weeks to assess the spring thaw, where breakup is typically a problem. He met on site with Demmans Excavating Inc, who have worked on similar projects with the Township in the past. The scope of work was defined to include rebuilding the gravel road, but not paving. There were no streetlights or other upgrades included. The quotation included the following:

- Road work - \$89,900 to supply, place and compact gravel

- Contingency of \$1,550 per day for digging out bad spots. I think it is reasonable to assume 5 days for this, totaling \$7,750
- Cost could reduce if closer disposal site is found, but could increase if fuel prices go up
- Ditching - \$33,250
 - Cost could reduce if closer disposal site is found, but could increase if fuel prices go up
- Driveway Entrance and Culvert - \$5,538 per entrance
 - We note that driveway entrances are typically completed by the lot owner as a condition of severance. This quote was obtained for the possibility of having the developer install a driveway entrance at the same time as the ditching and roadworks are being done. This may provide efficiency and cost savings. Any authorization for driveway entrances to be constructed would involve the lot owner(s) making direct arrangements with the Township's contractor (Demman's Excavating).

We have reviewed these prices and found them to be reasonable. It should be noted that HST is not included.

The total cost of road work and ditching (excluding driveway entrances) is \$130,900. We note however that the length of road contained in the estimates is 1.3 kilometers, while the historic Subdivision Agreement only required a length of 1.0 kilometers. This is because the previous roadwork ended at the west end of the subdivision, while the current estimate extends beyond the development lands to the Southgate Townline. While there is some validity to new houses traveling west from time to time, the majority of traffic is expected to be easterly and it seems reasonable to limit the developer's contribution to a length of 1.0 kilometer, as previously established. This would limit the developers' contribution to \$100,000 and would oblige the Township to the remaining \$30,900. As noted on the estimates the Township has opportunity to contribute to the project by supplying trucking so that the Township's portion does not necessarily have to be paid as cash.

Recommendation - It is recommended that the developer be required to post \$100,000 with the Township as a contribution towards upgrading 260 Sideroad, making it suitable for lot frontages. In addition, the developer should pay \$5,538 for each entrance that can be constructed at the same time as the road works. Entrances constructed later will cost more. And the Township should make arrangements to pay approximately \$30,900 for the roadworks, either in cash or in the contribution of trucking.

Please let me know if further explanation is required.

Yours truly,

R.J. Burnside & Associates Limited

Gord Feniak

055207_Riverview Development.docx
08/04/2022 2:20 PM

Attachment 2. Email Thread Consisting of GRCA Comments

Denise Holmes

From: Chris Jones <Chris_MPlanningServices@rogers.com>
Sent: Thursday, July 28, 2022 5:28 PM
To: Rutledge, Matthew W.
Cc: Farber, Joel D.; Denise Holmes
Subject: Re: Consent Applications (Belford) - Lots 3-4 & 32-34, Plan 332, Lot 21, Concession 7, S.W.T.S.R. [215533]

Hi Matthew - if you have communication from the GRCA to this effect could you forward it to the Township for their file.

I am no longer the planner for the Township of Melancthon. I will discuss the status and transition of the file with Denise when she returns from vacation.

Regards,

Chris.

On Jul 28, 2022, at 5:19 PM, Rutledge, Matthew W. <mrutledge@foglers.com> wrote:

Good afternoon Chris,

Our engineering consultant has confirmed with the GRCA that, with respect to the lots facing onto 7th Line (**Application B5/22 – Lots 3,4,5 and 6 Plan 332**), the GRCA does not have an issue with the owner moving forward with the applications, so long as there is no development within the floodplain (i.e. house or septic tank).

Since your recommendation for a contribution toward required upgrades to 260 Sideroad was only with respect to the other consent application, I believe there are no further issues with **Application B5/22**.

We would ask that the application be put back before the Committee of Adjustment for their consideration.

If there are any questions or if you would like to discuss, please let us know.

Sincerely,

Matthew

<image001.png> | Matthew W Rutledge (He/Him/His)
Fogler, Rubinoﬀ LLP
Lawyers

77 King Street West
Suite 3000, P O Box 95
TD Centre North Tower
Toronto, ON M5K 1G8
Direct: 416.864.7607
Main: 416.864.9700
Toll Free: 1.866.861.9700
Fax: 416.941.8852
Email: mrutledge@foglers.com
foglers.com

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Before printing, please consider the environment.

Denise Holmes

From: Farber, Joel D. <jfarber@foglers.com>
Sent: Tuesday, August 2, 2022 1:56 PM
To: Chris Jones; Rutledge, Matthew W.
Cc: Denise Holmes
Subject: RE: Consent Applications (Belford) - Lots 3-4 & 32-34, Plan 332, Lot 21, Concession 7, S.W.T.S.R. [215533]
Attachments: FW: 2021-033 Belford Development - Melancthon

Hi Chris and Denise – please see email string with GRCA regarding 7th Line application. The condition would simply be no development in the flood plain to the satisfaction of the GRCA.

Can we please get that application back on agenda.



Joel D. Farber* (He/Him/His)
Partner
Fogler, Rubinoff LLP
Lawyers
77 King Street West
Suite 3000, P.O. Box 95
TD Centre North Tower
Toronto, ON M5K 1G8
Direct: 416.365.3707
Main: 416.864.9700
Toll Free: 1.866.861.9700
Fax: 416.941.8852
Email: jfarber@foglers.com
foglers.com

*Services provided through a professional corporation

From: Chris Jones [mailto:Chris_MPlanningServices@rogers.com]
Sent: Thursday, July 28, 2022 5:28 PM
To: Rutledge, Matthew W. <mrutledge@foglers.com>
Cc: Farber, Joel D. <jfarber@foglers.com>; Denise Holmes <dholmes@melancthontownship.ca>
Subject: Re: Consent Applications (Belford) - Lots 3-4 & 32-34, Plan 332, Lot 21, Concession 7, S.W.T.S.R. [215533]

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Regards,

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If there are any questions or if you would like to discuss, please let us know.

Sincerely,

Matthew

<image001.png>

Matthew W Rutledge (He/Him/His)
Fogler, Rubinoff LLP
Lawyers
77 King Street West
Suite 3000, P O Box 95
TD Centre North Tower
Toronto, ON M5K 1G8
Direct 416.864.7607
Main 416.864.9700
Toll Free: 1.866.881.9700
Fax: 416.941.8852
Email: mrutledge@foglers.com
foglers.com

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Denise Holmes

From: Clayton Capes <clayton@capengineering.com>
Sent: Wednesday, July 13, 2022 8:41 PM
To: Rutledge, Matthew W.
Cc: Farber, Joel D.
Subject: FW: 2021-033 Belford Development - Melancthon

Hi Matthew,

See below. GRCA are fine to allow the lots fronting on 7th to move forward...just can't place a house or the septic in the area that is flooded.

We are still reviewing the flood model to see if there is any value to redoing any of it. Should have an answer shortly.

Clayton Capes, MSc., P.Eng
President



CAPESE Engineering Ltd.
355310 Blue Mountains-Euphrasia Townline
Clarksburg, ON
N0H 1J0
705-994-4818
www.capesengineering.com

From: Chris Lorenz <clorenz@grandriver.ca>
Sent: July 12, 2022 3:03 PM
To: Clayton Capes <clayton@capengineering.com>
Cc: Fred Natolochny <fnatolochny@grandriver.ca>
Subject: RE: 2021-033 Belford Development - Melancthon

Hi Clayton,

I believe Application B6-22 was the severance fronting Sideroad 260? For Application B5-22 (fronting on 7th Line), the GRCA does not have an issue with the owner moving forward with the applications, but note that the GRCA would not support development within the floodplain.

Thanks Clayton,

Chris Lorenz, M.Sc.
Resource Planner
Grand River Conservation Authority

Office: 519-621-2763 ext. 2236
Email: clorenz@grandriver.ca
www.grandriver.ca | [Connect with us on social](#)

From: Clayton Capes <clayton@capeseengineering.com>
Sent: July 5, 2022 8:36 AM
To: Chris Lorenz <clorenz@grandriver.ca>
Cc: Fred Natolochny <fnatolochny@grandriver.ca>
Subject: RE: 2021-033 Belford Development - Melancthon

Thanks Chris,

I have downloaded the model and am going to review it and see what could be updated to make it more accurate for the subject property (if anything).

In the meantime, can you please clarify whether the GRCA has an issue with the owner moving forward with the severances and permit applications to build on the two lots fronting on Line 7 (applications B5-22 and B6-22)? As noted in previous e-mail there is only a small amount of floodplain affecting these two lots. If you could confirm this, it would be helpful.

Thanks very much.

Clayton Capes, MSc., P.Eng
President



CAPESE Engineering Ltd.
355310 Blue Mountains-Euphrasia Townline
Clarksburg, ON
N0H 1J0
705-994-4818
www.capesengineering.com

From: Chris Lorenz <clorenz@grandriver.ca>
Sent: June 24, 2022 6:25 PM
To: Clayton Capes <clayton@capeseengineering.com>
Cc: Fred Natolochny <fnatolochny@grandriver.ca>
Subject: RE: 2021-033 Belford Development - Melancthon

Hi Clayton,

Please see below answers to your questions in red. The model is quite large, I will send via fileshare next week.

Hope you have a nice weekend.

Thanks,

Chris Lorenz, M.Sc.
Resource Planner
Grand River Conservation Authority

Office: 519-621-2763 ext. 2236
Email: clorenz@grandriver.ca
www.grandriver.ca | [Connect with us on social](#)

From: Clayton Capes <clayton@capengineering.com>
Sent: Tuesday, June 7, 2022 2:22 PM
To: Laura Warner <lwarn@grandriver.ca>
Cc: Fred Natolochny <fnatolochny@grandriver.ca>
Subject: RE: 2021-033 Belford Development - Melancthon

Hi Laura & Fred,

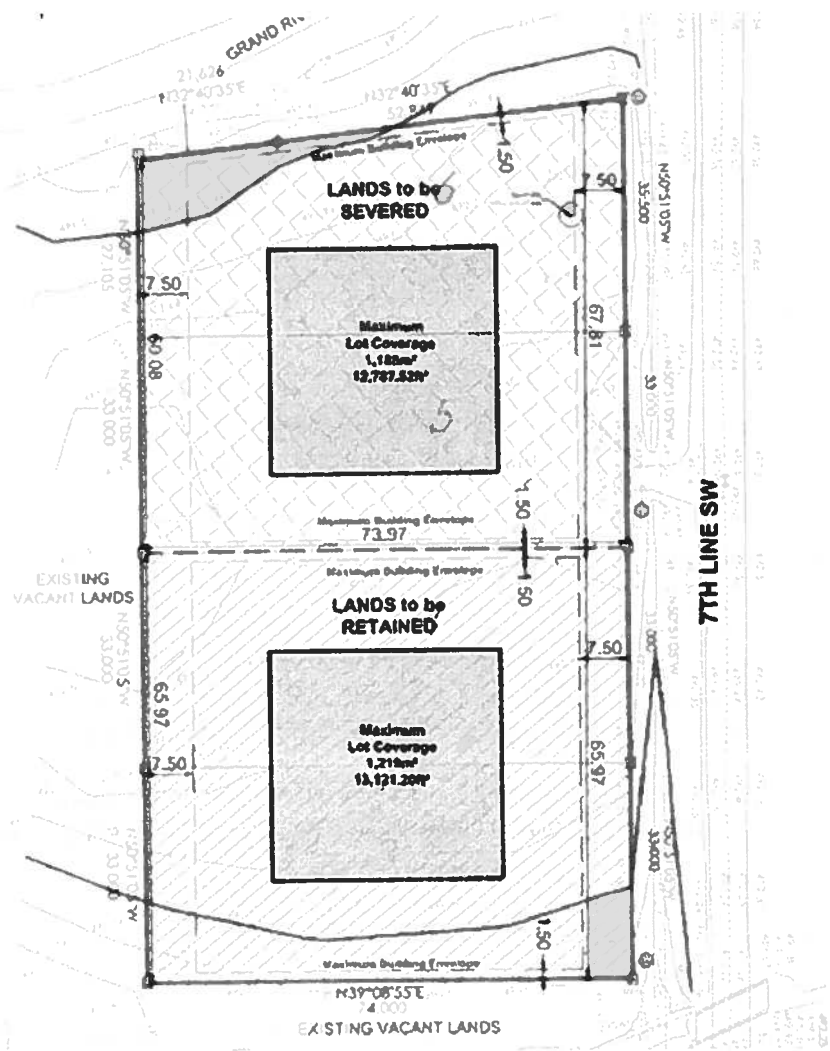
I have been asked by my clients legal council to reach out to the GRCA in response to the comments that were issued April 20, 2022 to the Township of Melancthon regarding the Application for Consent File No. B6-22 and B5-22.

We had a topographic survey completed for the site last year and I have attached a DRAFT version of the overall site which shows the 491.50 floodline elevation plotted. This tends to match pretty closely to the line provided by Laura to me last year.

I was hoping the GRCA could answer a few questions on the floodplain work and possibly provide additional information.

1. I understand that the updated floodplain study is sufficiently "advanced" to share the floodplain elevation. Can you confirm who is doing that study and what the status of it is? Has it been completed, reviewed and is waiting to be adopted?
 - The study is done by GRCA staff and we are in the final phases of calibrating the hydrologic model. It has not been reviewed yet.
2. Are you able to share the report, and if not when do you expect to be able to share the report? If you can't can you at least share where the cross sections the model is based on are for the property?
 - Currently no reports are available to be shared but we will share the model with georeferenced cross sections which can be used to determine the location of the sections relative to the properties.
3. Are you able to share the model that the report/floodplain extents are based on? What software was used to generate it?
 - The hydraulic model has been developed using HECRAS version 5.

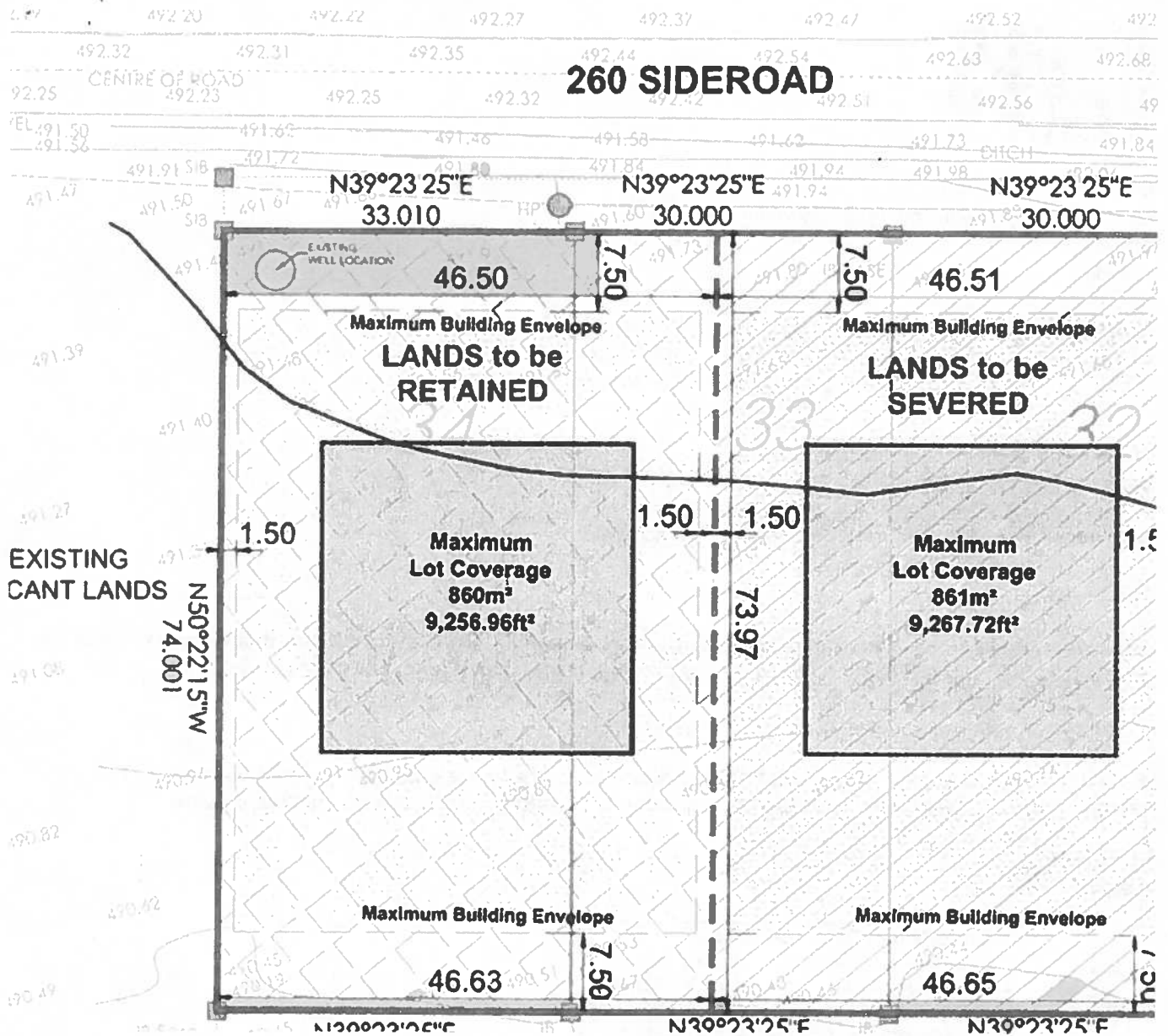
I have attached 2 drawings which show the proposed severances. Plan 3-6 are two lots fronting on 7th Line SW. The floodplain elevation of 491.50 only partially extends onto these two parcels...roughly the following blue lines...



We believe there is sufficient room for both a building and septic system completely out of the flooded area.

4. Would the GRCA be willing to review these severances separate from the rest due to the limited nature of the flooding on these parcels?
 - These severances were submitted as separate applications (B5-22 and B6-22)

Lots 32 and 34 are covered to a greater extent by the floodplain at 491.50.



5. Would the GRCA be willing to consider a two zone approach for development on these lots? Generally, the development area of these lots is flooded by 0.5 m and they are on the fringe of the flooded area.
 - No, the GRCA would not consider a 2 zone approach.
6. Would the GRCA be willing to consider an updated floodplain model (based on the one that is currently being worked on by/for the GRCA) which adds additional cross sections and demonstrates no impact to the floodplain with the partial filling of these lots or cut/fill balance for the floodplain volume?
 - The GRCA would consider a cut/fill provided that the work is done before the severance is finalized.

Hoping you can provide some responses and direction so I can advise the Owner on what may be possible.

Thanks very much

Clayton Capes, MSc., P.Eng
President



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355310 Blue Mountains-Euphrasia Townline
Clarksburg, ON
N0H 1J0
705-994-4818
www.capesengineering.com

From: Laura Warner <lwarner@grandriver.ca>
Sent: January 12, 2022 2:29 PM
To: Clayton Capes <clayton@capengineering.com>
Subject: RE: 2021-033 Belford Development - Melancthon

Hi Clayton,

Our upper Grand River modelling is now sufficiently advanced that we are in a place that we can provide you with a Regional Flood Elevation (RFE) for the property rather than having you create a model.

The RFE for this property is 491.50m CGVD2013.

Based on our hydraulic analysis, this RFE is conservative (there is a possibility it could be higher). For a visual, I have highlighted this elevation on our attached mapping which can be used as a guide.

Kind regards,
Laura



Laura Warner | Resource Planner
Grand River Conservation Authority
400 Clyde Road, Cambridge ON N1R 5W6
P: (519) 621-2763 x 2231 | F: (519) 621-4844
lwarner@grandriver.ca | www.grandriver.ca

From: Laura Warner <lwarner@grandriver.ca>
Sent: September 20, 2021 1:32 PM
To: Clayton Capes <clayton@capengineering.com>
Subject: RE: 2021-033 Belford Development - Melancthon

Hi Clayton,

Our current floodplain mapping for this area is classified as "approximate", meaning there was some engineering work completed in the area in the past as part of the draft plan of subdivision application in the late 80's/early 90's, shown in the 1989 report you obtained. However, the data/assumptions provided in this report are based on dated information and so, a new hydraulic analysis will be required to define the Regulatory flood lines to an engineered standard. In support of this, the GRCA could provide a Regulatory flood flow value applicable for the area (from the Grand River Hydrology Study) and a bathymetric LiDAR dataset for in-channel and immediate overbank topography if requested.

I will note that the Regional Flood Elevations may be more extensive than the approximated delineation currently shown on our mapping. It's possible the analysis will determine the floodplain extends further on the lots than our mapping currently indicates.

Kind regards,
Laura



Laura Warner | Resource Planner
Grand River Conservation Authority
400 Clyde Road, Cambridge ON N1R 5W6
P: (519) 621-2763 x 2231 | F: (519) 621-4844
lwarner@grandriver.ca | www.grandriver.ca

From: Clayton Capes <clayton@capengineering.com>
Sent: Friday, September 17, 2021 10:05 AM
To: Laura Warner <lwarner@grandriver.ca>
Cc: Dwight Boyd <dboyd@grandriver.ca>
Subject: RE: 2021-033 Belford Development - Melancthon

Further to my previous e-mail, I have now received a floodplain study dated Dec. 1989 prepared by RJB (attached) for this portion of the Grand River which appears to have been completed in consultation with the GRCA and Mr. Boyd in particular. Just wanted to confirm whether this document is what forms the basis of the current GRCA mapping and wanted to confirm whether it still has status and if there is actually a need to update this study or whether it can be relied on (from the GRCA point of view) for the new application for the development.

Thanks for your assistance with this.

Regards

Clayton Capes, MSc., P.Eng
President

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ENGINEERING

CAPESE Engineering Ltd.
355310 Blue Mountains-Euphrasia Townline
Clarksburg, ON
NOH 1J0
705-994-4818
www.capesengineering.com

From: Clayton Capes
Sent: September 15, 2021 10:54 AM
To: Lwarner@grandriver.ca
Cc: Dboyd@grandriver.ca
Subject: 2021-033 Belford Development - Melancthon

Hi Laura & Dwight, I hope you are both well!

We had a meeting with Town and GRCA staff (Laura I believe you attended) back on July 9, 2021 to discuss the proposed development lots located at 7th Line and 21st Sideroad (260 Sideroad) in Melancthon (see attached preliminary grading plan).



The GRCA has floodplain and hazard mapping for this site but we are unclear how this was determined and if there is a report/model somewhere that establishes these extents. RJ Burnside searched their files and provided the attached set of drawings from 1991 from a previous iteration of a proposed development. In those drawings there is both an existing floodplain line as well as a proposed revised floodplain extent. Burnside was not able to confirm whether a new floodplain report had been prepared for that file or not.

Hoping you can confirm the following:

1. What is the basis for the current floodplain mapping shown on the GRCA mapping website?

2. Do you have any floodplain mapping or reports on file that could provide background context for the floodplain work in this area?
3. Do you have the flood flows for the Grand River at or near this location?

Any assistance you could provide on this would be much appreciated.

Thanks very much

Clayton Capes, MSc., P.Eng
President

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CAPE Engineering Ltd.
355310 Blue Mountains-Euphrasia Townline
Clarksburg, ON
N0H 1J0
705-994-4818
www.capesengineering.com

Ph: (519) 925-5525
Fax: (519) 925-1110

**TOWNSHIP OF MELANCTHON
Committee of Adjustment**

157101 Highway 10
Melancthon, Ontario
L9V 2E6

**NOTICE OF PUBLIC MEETING
Application for Consent**

File No. **B5/22**

Date of Meeting: Thursday April 21, 2022

Time: 6:00 p.m.

Name of Owner/Applicant: Steven Belford/Joel D. Farber

Location of Public Meeting: **157101 Highway 10, Melancthon Office
(Virtual Meeting - see note below)**

NOTE: This will be a virtual meeting. If you wish to attend the virtual meeting, please call or e-mail the Township office prior to the day of the public meeting so you can be provided with a link to the meeting. If you do not have the capability to attend a virtual meeting, please provide written comments and a phone number where you can be reached to the Township Clerk prior to the public meeting.

PROPOSED SEVERANCE: Lots 5 & 6, Plan 332 (Vacant Land on 7th Line SW)

Existing Use: Vacant Land

Proposed Use: Residential

Road Frontage: 67.81 m

Depth: 73.97 m

Area: 1.174 acres (0.475 hectares)

RETAINED PORTION: Lots 3 & 4, Plan 332 (Vacant Land on 7th Line SW)

Existing Use: Vacant Land

Proposed Use: Residential

Road Frontage: 65.97 m

Depth: 73.97 m

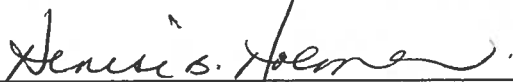
Area: 1.205 acres (0.487 hectares)

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.

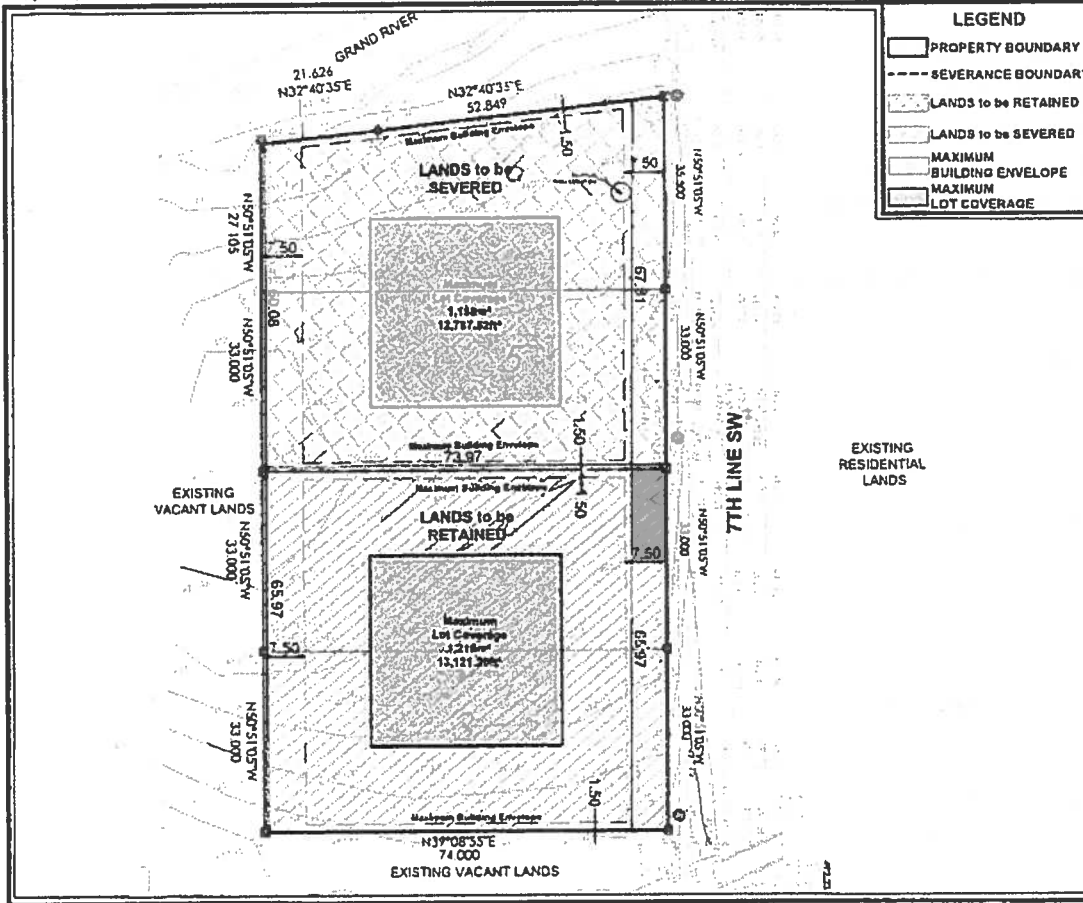
If you require additional information on this application, it may be obtained by contacting the Secretary-Treasurer at the above address during regular office hours.

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 Ontario Land 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



ZONING BY-LAW MATRIX - HAMLET RESIDENTIAL (R1) ZONE			
Description	Required	Retained Lands*	Severed Lands*
Lot Area (min)	1 400m ² (0 139 ha)	4 879 69m ² (0 487 ha)	4 734 18m ² (0 473 ha)
Lot Frontage (min)	30m	63 87m	67 81m
Front Yard Setback (min)	7.5m	7.5m	7.5m
Interior Side Yard (min)	1.5m	1.5m	1.5m
Rear Yard (min)	7.5m	7.5m	7.5m
Minimum dwelling ground floor area	1 story - 60m ² 2 story - 85m ²	TBD	TBD
Building Height (max)	10m	10m	10m
Lot Coverage (max)	25%	(1 218m ²)	(1 188m ²)
Off street Parking (min)	2 spaces per dwelling unit	2 spaces	2 spaces

Notes:
 * Maximum Building Envelopes and Maximum Lot Coverage for the lands to be Retained and Severed are conceptually shown and do not represent dwelling area.

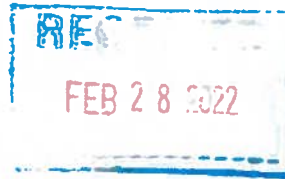
P.N. 16 2504 00 Date: January 8, 2022

Scale: N.T.S. Revised:

Drawn By: D.S. File No.: PH 2504_Severance Plan

GWD
 21 Chapel Street East
 Suite 100
 Burlington, ON
 L7R 4K6
 P: 905 768 1700

GWD
 2005 Highway 7 East
 Suite 100
 Burlington, ON
 L7R 4K6
 P: 905 317 8888



Fogler, Rubinoff LLP
Lawyers

77 King Street West
Suite 3000, PO Box 95
TD Centre North Tower
Toronto, ON M5K 1G8
t: 416.864.9700 | f: 416.941.8852
foglers.com

February 22, 2022

Reply To: Matthew W. Rutledge
Direct Dial: 416.864.7607
E-mail: mrutledge@foglers.com
Our File No. 215533

VIA REGISTERED MAIL

Township of Melancthon
157101 Highway 10
Melancthon, ON L9V 2E6
Tel: 519.925.5525
Fax: 519.925.1110
Email: dholmes@melancthontownship.ca

Dear Ms. Holmes:

**Re: Application for Consent Application; LOTS 3 TO 6, PLAN 332, LOT 21,
CONCESSION 7, S.W.T.S.R.**

We are the lawyers and authorized agents for Steven Belford. Please find enclosed the following pertaining to the above noted Application for Consent for the subject site:

- Township of Melancthon - Committee of Adjustment Application For Consent Form;
- Planning Justification Brief prepared by GWD Professional Planners; and
- Conceptual Severance Plan.

Hard copies of the application materials and a bank draft for the required application fee and deposit in the amount of \$2,000 are currently being sent to the Township of Melancthon's office by registered mail.

Please do not hesitate to reach out if there are any questions or concerns.

Yours truly,

FOGLER, RUBINOFF LLP

Matthew Rutledge

Matthew W. Rutledge
MWR

INFORMATION REGARDING THE SEVERANCE PROCESS

On May 20, 1996 the Province of Ontario proclaimed Sections of Bill 20 relating to the Planning Act. The new requirements will have a significant impact on the consent process and eventual approval or denial of your severance application. Provincial and Municipal Planning Policies must be adhered to.

SUBMITTING YOUR APPLICATION

If you are filling this application out by hand please use ink and print clearly. Be sure your information and sketch are accurate and complete. The application, signatures and sketch must be fully completed and legible in order to be processed.

Under the present Township of Melancthon By-law, the fee for processing a severance application is \$1,000.00 plus a \$1,000 deposit. This fee, payable to the Township of Melancthon, must accompany your completed application.

You will be mailed two pieces of tape to indicate the road frontage on the proposed severed parcel. The placement of this tape is important as it shows the exact location of the severance to anyone making a site inspection.

Part of the severance process requires that the Municipality receive a letter from the County of Dufferin Building Department assessing lot suitability to support an on-site sanitary sewage system. A site inspection must be conducted by the building department to ensure that a septic disposal system can be constructed on the lot and meet all clearance distances as outlined in the Ontario Building Code. To have a Building Official review your property, call or visit the Building Department to receive a Lot Suitability application form and the fee schedule. If a survey of the existing property is available, please provide the Building Department with a copy. You may contact the Building Department at 519-941-2362, 55 Zina Street, Orangeville ON L9W 1E5.

Your application may require the installation of an entrance. An application for entrance permit is included. The entrance permit fee is \$300.00, with \$200.00 refundable upon approval.

The terms "MDS I" and "MDS II", as used in Section 18 of the application form, refer to the minimum distance separation formulae as prepared by the provincial Ministry of Agriculture, Food and Rural Affairs. The Provincial Policy Statement requires that "new land uses, including the creation of lots, and new or expanding livestock facilities shall comply with" these formulae. Therefore, if a consent application involves either the creation of a new or expanded livestock or manure storage facility, the applicant must provide the applicable completed MDS calculation form. This will enable the Committee of Adjustment to determine if the proposed severance and land use will comply with the required separation distance from either an existing livestock/manure storage facility or an existing off-site nonagricultural use, depending on the nature of the severance. The services of a qualified professional may be of assistance in completing the applicable MDS calculation.

PUBLIC NOTICE OF APPLICATION

Within a few weeks of submitting your application, you will receive a "Notice of Application" setting out the pertinent information and outlining the date and time the application will be dealt with by the Township of Melancthon Committee of Adjustment. It is recommended that you and/or your agent attend this meeting. Notice of Application will be circulated to property owners within 120 metres (400 feet) of the subject land or by notice in the local newspaper. Various agencies will have an opportunity to provide the Committee of Adjustment with comments on the appropriateness of your severance proposal. Depending upon the location of your property, the following is a list of agencies which may be circulated with your application:

Saugeen Valley Conservation Authority
Nottawasaga Valley Conservation Authority,
Grand River Conservation Authority
Niagara Escarpment Commission
Ministry of Transportation
Dufferin County Roads Department
Dufferin County Building Department
Ministry of Municipal Affairs , Municipal Planning Advisor
Municipal Property Assessment Corporation
Local Municipal Council & Staff

Please note that you will be responsible for the fees imposed by the applicable Conservation Authority for review of your application and you should contact that Conservation Authority to confirm the fees.

THE HEARING

The Committee of Adjustment will hear all comments which have been forwarded to the attention of the Committee. This Hearing is for the Public and anyone attending in person will be given the opportunity to address the Committee. The Committee members may also ask further information or clarification at this time.

AFTER THE HEARING

The Committee does not usually make a decision at the hearing. The decision is made at the following Committee of Adjustment meeting which enables the Committee time to consider all correspondence and comments received at the hearing and to do an onsite inspection. When the Committee makes a decision on the application, a **Notice of Decision** will be forwarded to you within fifteen days of the meeting. The Committee may give "provisional consent" to grant the application, subject to conditions; they may refuse to give provisional consent (meaning) "not grant" the application; or they may defer the application pending further information.

If a decision is made at the meeting there is a **20 day appeal period from the giving of Notice of Decision**. During this time any person, Corporation or public body may appeal the decision (or conditions) to the Local Planning Appeal Tribunal (LPAT).

After the 20 day appeal period, if no appeals have been received, you may continue on with the conditions set out in the decision.

APPEALS

A letter outlining the reasons for appeal is to be forwarded to the Township of Melancthon office, together with a cheque payable to the Minister of Finance, in the amount of \$300.00 (additional \$25.00 for each related appeal). For example if you are appealing three related applications, the cheque will be in the amount of \$350.00.

**TOWNSHIP OF MELANCTHON - COMMITTEE OF ADJUSTMENT
APPLICATION FOR CONSENT**

NOTE TO APPLICANTS

One copy of this application form must be completed and filed for each parcel to be severed together with the sketch as required by the Schedule to Ontario Regulation 547/06, with the Secretary/Treasurer and be accompanied by a fee of \$1,000.00 + \$1000.00 deposit. Cheques made payable to the Township of Melancthon.

Completeness of the Application

The information that must be provided by the applicant is prescribed in the Schedule to Ontario Regulation 547/06 made under the Planning Act. If the mandatory information and fee are not provided, the Committee of Adjustment will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the Committee of Adjustment and others in their planning evaluation of the Consent Application. To ensure the quickest and most complete review, this information should be submitted at the time of the application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

1. Registered Owner's Name : Steven Belford
Address: [REDACTED]
E-mail Address: [REDACTED]
Telephone Number: (Home) [REDACTED] (Work) _____ (Fax) _____

Applicant's Name : Steven Belford
Address: [REDACTED]
E-mail Address: [REDACTED]
Telephone Number: (Home) [REDACTED] (Work) _____ (Fax) _____

Agent's Name: Joel D. Farber, Fogler, Rubinoff LLP
Address: 77 King Street West, Suite 30000, Toronto, Ontario M5K 1G8
E-mail Address: jfarber@foglars.com
Telephone Number: (Home) 647-287-3058 (Work) 416.864.9700 (Fax) 416.941.8852

Send Correspondence to? Owner (X) Applicant (X) Agent (X)

2. Date of Application: _____

3. Type of Transaction: (e.g. a transfer for the creation of a new lot, a lot addition, an easement, a charge, a lease or a correction of title)

Creation of a new lot.

4. Name of person(s) to whom the land or interest in land is to be transferred, charged or leased:

Unknown at this time.

5. Legal Description of Property: **Please see attached Schedule "A".**

Municipality _____

Lot (s) _____ Concession _____

Lot (s) _____ Registered Plan _____

Part (s) _____ Reference Plan _____

Street Address _____

Roll Number _____ Survey Attached - Yes () No ()

6. Are there any easements or restrictive covenants affecting the subject property? **Please see attached Schedule "A".**

7. If the answer to Section 6 is yes, a description of each easement or covenant and its effect.

8. (a) Description of lands to be **SEVERED** or **EASEMENT/RIGHT-OF-WAY**: **Please see attached Schedule "A" and Schedule "B".**

Frontage: _____ Area: _____

Depth: _____

Existing Use: _____ Proposed Use: _____

Existing and proposed buildings and structures on land to be severed:

Existing: _____

Proposed: _____

What type of access do the lands intended to be **SEVERED** have?

Provincial Highway _____ County Road _____

Year Round Municipal Road _____ Seasonal Municipal Road _____

Unopen Road Allowance _____ Private Right-of-way _____

Other, please specify _____

Services currently available, or to be available for the **SEVERED** parcel:

	Municipal Water	Communal Water	Private Water	Municipal Sewers	Communal Sewers	Private Sewers
Existing	()	()	()	()	()	()
Proposed	()	()	()	()	()	()

(b) Description of lands to be **RETAINED**:

Please see attached Schedule "A" and Schedule "B".

Frontage: _____ Area: _____

Depth: _____

Existing Use: _____ Proposed Use: _____

Existing and proposed buildings and structures on land to be retained:

Existing: _____

Proposed: _____

What type of access do the lands intended to be **RETAINED** have?

Provincial Highway _____ County Road _____
Year Round Municipal Road _____ Seasonal Municipal Road _____
Unopen Road Allowance _____ Private Right-of-way _____
Other, please specify _____

Services currently available, or to be available for the **RETAINED** parcel:

	Municipal Water	Communal Water	Private Water	Municipal Sewers	Communal Sewers	Private Sewers
Existing	()	()	()	()	()	()
Proposed	()	()	()	()	()	()

9. (a) Present Official Plan designation of the land : _____ Please see attached Schedule "A".

(b) Present Zoning of the land: _____ Please see attached Schedule "A".

10. Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 53 of the Planning Act? Yes _____ Yes _____ No _____

If the answer is yes, the file number of the application and the status of the application. _____ Please see attached Schedule "A".

11. Has any land been severed from the parcel originally acquired by the owner of the subject land? No.

12. If the answer to Section 11 is "Yes", please indicate previous severance on the required sketch and supply the following information for each lot severed:

Grantee's Name: _____

Relationship (if any) to owner: _____

Date of Parcel Created: _____ Use of Parcel: _____

File Number : _____

13. Is the subject land the subject of any other application under the Act, such as an application for an amendment to an official plan, a zoning by-law or a Minister's zoning order, an application for a minor variance or an approval of a plan of subdivision or a consent;

If the answer is yes, the file number of the application and the status of the application: No.

14. This application must be accompanied by a sketch showing the following, with any measurements shown in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, bank of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - (i) are located on the subject land and on land that is adjacent to it, and
 - (ii) in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- (i) the location and nature of any easement affecting the subject land.

15. Is the application consistent with policy statements issued under subsection 3(1) of the Act? Yes.

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

17. If the answer to question 16 is yes, briefly explain how this application either conforms with or does not conflict with any applicable provincial plan or plans:

18. If this application involves the creation of a non-farm lot within approximately 500 metres of livestock facilities and/or permanent manure storage facilities, a completed MDS I calculation form must be submitted with this application. If this application involves a new or expanded livestock facility and/or permanent manure storage facility, a completed MDS II calculation form must be submitted with this consent application.

UPON SUBMISSION OF THIS APPLICATION THE APPLICANT AGREES:

1. That the fee submitted with this application covers only routine processing costs (i.e. review by municipality). It is further understood and agreed that any additional costs or requirements with this application, including any additional information and processing requirements, or as may otherwise be required or incurred and charged to or by the municipality (i.e. planning, legal or engineering fees, LPAT Hearing costs, agreements, special studies, other approvals or applications and any other related matters) will be my responsibility to provide to and/or reimburse the municipality for same. Failure to pay all associated costs may result in refusal of this application and/or collection by the municipality in like manner as municipal taxes, or any other means legally available to the municipality.
2. To pay the application fee in full prior to the processing of this application.
3. To allow the Committee of Adjustment to site inspect the property in consideration for this application.

Affidavit or Sworn Declaration

I, Steven Belford of the Town of Alliston

in the Province of Ontario solemnly declare that all the statements contained in this application and all the information provided is true, and I 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 remotely in accordance with
O Reg. 431/20

Date: February 17, 2022

at the City of Toronto

in the Province of Ontario

Signature of Applicant: 

this 17 day of February

2022.

Steven Belford

Matthew William Rutledge (LSO #: 82904S)
A Commissioner, etc.

Authorizations:

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application on his/her behalf, must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to Make Application and for Agent to Provide Personal Information

I, Steven Belford, am the owner of the land that is the subject of this application for consent and I authorize Joel Farber of Fogler, Rubinoff LLP to act as my agent for the purpose of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize my agent to provide any of my personal information that will be included in this application or collected during the processing of this application.

February 17, 2022

Date



Signature of Owner

Consent of the Owner to the Use and Disclosure of Personal Information

I, Steven Belford, am the owner of the land that is the subject of this consent application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

February 17, 2022

Date



Signature of Owner

Property Owners Name : _____

Location of Property: _____ Acreage: _____

Please use the space for your sketch: **Please see attached Schedule "B".**

A large, empty rectangular box with a thin black border, intended for a sketch. The box is currently blank.

Schedule "A"

5. Legal Description of the Property:

Municipality:	Township of Melancthon
Municipal Address:	Not Applicable
Legal Description: ** **Please see attached Parcel Registers	LOTS 3 TO 6, PLAN 332, LOT 21, CONCESSION 7, S.W.T.S.R. <u>Property Identification Numbers:</u> <ul style="list-style-type: none"> • 34158-0040 • 34158-0041 • 34158-0042 • 34158-0043
Plans:	Registered Plan 332
Municipal Roll Number:	221900000411140

6. Easements or Restrictive Covenants Affecting the Subject Property:

None.

8(a). Description of Lands to be Severed:

Municipal Address:	Not Applicable
Legal Description:	LOTS 5 & 6, PLAN 332, MELANCTHON
Plans:	Registered Plan 332
Frontage:	67.81 meters
Depth:	73.97 meters
Area:	1.174 acres (0.475 hectares)
Existing / Proposed Uses:	Existing: Vacant Proposed: Detached Residential Dwelling
Existing / Proposed Buildings and Structures:	There are no existing buildings or structures on the lands to be severed. There are no proposed buildings or structures at this time.
Access to the Lands:	7 th Line SW

Services (available or to be available):	Existing: Vacant Proposed: Private Sewers, Private Water
---	---

8(b). Description of Lands to be Retained:

Municipal Address:	Not Applicable
Legal Description:	LOTS 3 & 4, PLAN 332, MELANCTHON
Plans:	Registered Plan 332
Frontage:	65.97 meters
Depth:	73.97 meters
Area:	1.205 acres (0.487 hectares)
Existing / Proposed Uses:	Existing: Vacant Proposed: Detached Residential Dwelling
Existing / Proposed Buildings and Structures:	Existing: There are no existing buildings or structures. Proposed: There are no proposed buildings or structures at this time.
Access to the Lands:	7 th Line SW
Services (available or to be available):	Existing: Vacant Proposed: Private Sewers, Private Water

9. Present Official Plan Designation and Zoning:

- Dufferin County Official Plan:
Community Settlement
- Township of Melancthon Official Plan:
Community
- Township of Melancthon Zoning Bylaw:
Hamlet Residential (R1) Zone

10. Applications for Approval of a Plan of Subdivision under Section 53 of the *Planning Act*:

Registered Plan 332 (Instrument Registration Number MF193940) was approved in 1991 and registered on title of the Subject Lands on January 21, 1992. A corresponding Subdivision Agreement was registered on title of the Subject Lands on February 20th, 1992 and was subsequently amended on

September 25th, 2000. On October 5th, 2017, the Township of Melancthon enacted By-law No. 49-2017 deeming Lots 1-6, inclusive, and Lots 11-34 of Registered Plan 332 to not be lots in a registered Plan of Subdivision for the purpose of Section 50(3) of the *Planning Act*. The owner of the Subject Lands was never provided with notice and was not consulted respecting By-law No. 49-2017.



LAND
REGISTRY
OFFICE #7

34158-0040 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 3, PL 332 : MELANCTHON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1997/08/11

OWNERS' NAMES
BELFORD, STEVEN

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/08/11 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/08/11** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: ** SUBSECTION 49(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1997/08/11 **						
MF193940	1992/01/21	PLAN DOCUMENT				C
MF194697	1992/02/20	AGR SUBDIVISION			THE TOWNSHIP OF MELANCTHON	C
LT030248	2000/09/25	NOTICE		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: AMENDS MF194697						
LT030607	2000/10/04	TRANSFER	\$129,900	HENRIQUES, LENNOX	BELFORD, STEVEN	C
DC191140	2017/10/10	BYLAW DEEM PLMP		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
DC235280	2021/10/04	CERTIFICATE	\$9,051	THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: TAX APPEARS CERTIFICATE						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PROPERTY DESCRIPTION: LT 4, PL 332 ; MELANCTHON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN_CREATION DATE:
1997/08/11

OWNERS' NAMES
BELFORD, STEVEN

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/08/11 ON THIS PIN** **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/08/11** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: ** SUBSECTION 41(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1997/08/11 **</p>						
MF193940	1992/01/21	PLAN DOCUMENT				C
MF194697	1992/02/20	AGR SUBDIVISION			THE TOWNSHIP OF MELANCTHON	C
LTD30248	2000/09/25	NOTICE		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: AMENDS MF194697						
LTD30607	2000/10/04	TRANSFER	\$129,900	HENRIQUES, LENNOX	BELFORD, STEVEN	C
DC191140	2017/10/18	BYLAW DEEM PLMP		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
DC235280	2021/10/04	CERTIFICATE	\$9,851	THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: TAX APPEARS CERTIFICATE						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



LAND
REGISTRY
OFFICE #7

34158-0042 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 5, PL 332 ; MELANCTHON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

PRIORITY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1997/08/11

OWNERS' NAMES
BELFORD, STEVEN

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/08/11 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/08/11** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO ** SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1997/08/11 **						
MF193940	1992/01/21	PLAN DOCUMENT				C
MF194697	1992/02/20	AGR SUBDIVISION			THE TOWNSHIP OF MELANCTHON	C
LTD30249	2000/09/25	NOTICE		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: AMENDS MF194697						
LTD30607	2000/10/04	TRANSFER	\$129,900	HENRIQUES, LENNOX	BELFORD, STEVEN	C
DC191140	2017/10/18	BYLAW DEEH PLNP		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
DC235280	2021/10/04	CERTIFICATE	\$9,851	THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: TAX ARREARS CERTIFICATE						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PROPERTY DESCRIPTION: LT 6, PL 332 ; MELANCTHON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1997/08/11

OWNERS' NAMES
BELFORD, STEVEN

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/08/11 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/08/11** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO ** SUBSECTION 49(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1997/08/11 **						
MF193940	1992/01/21	PLAN DOCUMENT				C
MF194697	1992/02/20	AGR SUBDIVISION			THE TOWNSHIP OF MELANCTHON	C
LT030248	2000/09/25	NOTICE		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: AMENDS MF194697						
LT030607	2000/10/04	TRANSFER	\$129,900	HENRIQUES, LENNOX	BELFORD, STEVEN	C
DC191140	2017/10/18	BYLAW DEEM PLNP		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
DC235280	2021/10/04	CERTIFICATE	59,851	THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: TAX ARREARS CERTIFICATE						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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Schedule "B"



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

February 11, 2022

GWD File:
18.2504.00 COA

Fogler, Rubinoff LLP
77 King Street West, Suite 3000
P.O. Box 95
TD Centre North Tower
Toronto, ON M5K 1G8

Attention: Joel D. Farber, Partner

Re: Application to the Committee of Adjustment – Consent
Mr. Steven Belford
Lots 3, 4, 5, and 6, Registered Plan 332
Township of Melancthon, Ontario

Dear Joel:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Mr. Steven Belford; the Owner of the parcel of land legally described as Lots 3, 4, 5 and 6, Registered Plan 332, in the Township of Melancthon, hereinafter referred to as the "subject site".

The subject site is rectangular in shape having a total area of 0.96 hectares (2.37 acres), a frontage of 133.78 metres (438.91 feet) along the east side of 7th Line SW, and depth of 74 metres (243 feet). It is currently vacant, free of any buildings or structures. An examination of aerial photography indicates that there is limited vegetation on site save and except a group of trees at the northern limit of the property.

It is located within the Riverview Community Settlement Area which consists of lands in the general vicinity of 7th Line SW and 260 Sideroad. The surrounding area is comprised of residential lots occupied by detached dwellings and accessory buildings, agricultural lands under active cultivation, and conservation lands traversed by the Grand River.

Appendix 1 includes aerial photography of the subject site and area context. The boundaries of Riverview Community Settlement Area are also delineated.

1.0 Background

The subject site is comprised of four (4) lots that previously formed part of Registered Plan 332 dated November 11, 1991 and registered on January 21, 1992. In October

GAGNON WALKER DOMES LTD.

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



2017 Town Council passed By-law 49-2017 which deemed the lots not to be in a Registered Plan of Subdivision.

Appendix 2 includes a copy of Registered Plan 332.

2.0 Proposal Overview

The Owner requests consent to sever the subject site to create two (2) smaller parcels intended to be developed for one (1) single detached residential dwelling. The application will result in both parcels maintaining their frontage along 7th Line SW.

Appendix 3 includes a copy of the Conceptual Severance Plan illustrating the limits of Severed and Retained lands, the maximum building envelope, and lot coverage pursuant to the current zoning.

Retained Lands

- Area – 0.49 ha.
- Frontage – 65.97 m
- Front Yard Setback – 7.5 m
- Interior Side Yard – 1.5 m
- Rear Yard – 7.5 m
- Coverage – 25%

Severed Lands

- Area – 0.48 ha.
- Frontage – 67.81 m
- Front Yard Setback – 7.5 m
- Interior Side Yard – 1.5 m
- Rear Yard – 7.5 m
- Coverage – 25%

The Severed and Retained lands are to be serviced via individual drilled wells and septic systems. The actual size and type of sewage disposal system will be determined by a qualified engineer/designer at the detailed design and permitting review process.

The subject site is located within the regulatory limits of the Grand River Conservation Authority (GRCA) and as such permits from the Authority for any works within the regulated area, including earthworks, site grading, servicing, etc. will be required.

3.0 Land Use Designations, Zoning and Planning Analysis

3.1 Planning Act, R.S.O. 1990, c. P.13, October 19, 2021

The *Planning Act* (“The Act”) requires the Council of a municipality in carrying out their responsibilities under The Act to have regard to matters of Provincial Interest as identified in Section 2. The Act provides 20 broad areas of Provincial Interest which are



to be considered. The following matters are specifically relevant to the division and future development of the subject site:

(a) The protection of ecological systems, including natural areas, features and functions;

Site alteration is to be confined to the areas that are free of any natural heritage features or hazards. In the long term there is little risk that development will adversely affect the features or functions of the abutting natural heritage system.

(f) The adequate provision and efficient use of communication, transportation, sewage and water services, and waste management systems;

The subject site and greater subdivision was planned to be serviced by private services. The neighbouring lots that have been developed serve as evidence that the lands are conducive to individual on-site water and sewage services.

(h) The orderly development of safe and healthy communities;

The consent application supports the orderly development and build out of the community in a safe and healthy manner.

(j) The adequate provision of a full range of housing;

The consent application provides for the development of two (2) single detached residential dwellings which will assist the municipality in meeting demand for housing.

(p) The appropriate location of growth and development;

The subject site is located within a settlement area. The site and surrounding lands have long been planned for residential purposes.

(r) The promotion of built form that:

- (i). Is well-designed,*
- (ii). Encourages a sense of place.*

Future residential dwellings are anticipated to be well-designed with modern architectural, technologically advanced finishes, materials, and colours that will encourage a strong sense of place and community.

3.2 Provincial Policy Statement, 2020

Section 3 of the *Planning Act* requires that decisions affecting planning matters “*shall be consistent with*” policy statements issued under The Act. The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to planning and development. The PPS is focused on improving land use planning, with a goal of contributing to a more effective and efficient land use planning system.



Pursuant to Sections 1.1.4.2 and 1.1.4.3, within rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. When directing development to rural settlement areas planning authorities shall have consideration for the characteristics of the area, the scale of development, the provision of appropriate services (public and private), and directing development outside of hazard lands.

- ❖ *The subject site is located within a settlement area where infill development is promoted. In our opinion, the proposal is consistent and conforms to matters of Provincial interest as identified in the PPS.*

3.3 A Place to Grow Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation

A Place to Grow Growth Plan for the Greater Golden Horseshoe (Growth Plan) is intended to provide policy direction to support the development of strong, prosperous communities and assist in managing future growth. While the Growth Plan encourages intensification within built-up areas it seeks to limit growth in rural settlements.

The subject site is located within a 'Rural Settlement' which are defined as long-established communities serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to Official Plan policies that limit growth.

Located within the boundaries of a designated settlement area, the division of the subject site and its future development for residential land use is appropriate, desirable, and supports the goals and objectives of the *Places to Grow Act* and the Provincial Growth Plan. It will contribute toward achieving the desired settlement structure and assist in achieving local and regional residential targets set out in the Growth Plan.

- ❖ *The subject site represents an opportunity for modest growth and intensification within the existing settlement area. In our opinion, the proposal complies with the policies and objectives of the Growth Plan.*

3.4 Dufferin County Official Plan, July 2017 Consolidation

The Dufferin County Official Plan (DCOP) was adopted by Council on September 11, 2014 and later approved on March 27, 2015 by Ministry of Municipal Affairs and Housing. The July 17, 2017 Consolidation is the most recent version that reflects policy changes and amendment(s).



The DCOP provides County Council with a long-term, county-wide strategic policy framework for guiding growth and development. It includes schedules and appendices which serve to communicate the relationship between land uses and existing/proposed resources and infrastructure.

According to Schedule B – Community Structure and Land Use, the subject site is located within a *'Community Settlement Area'*.

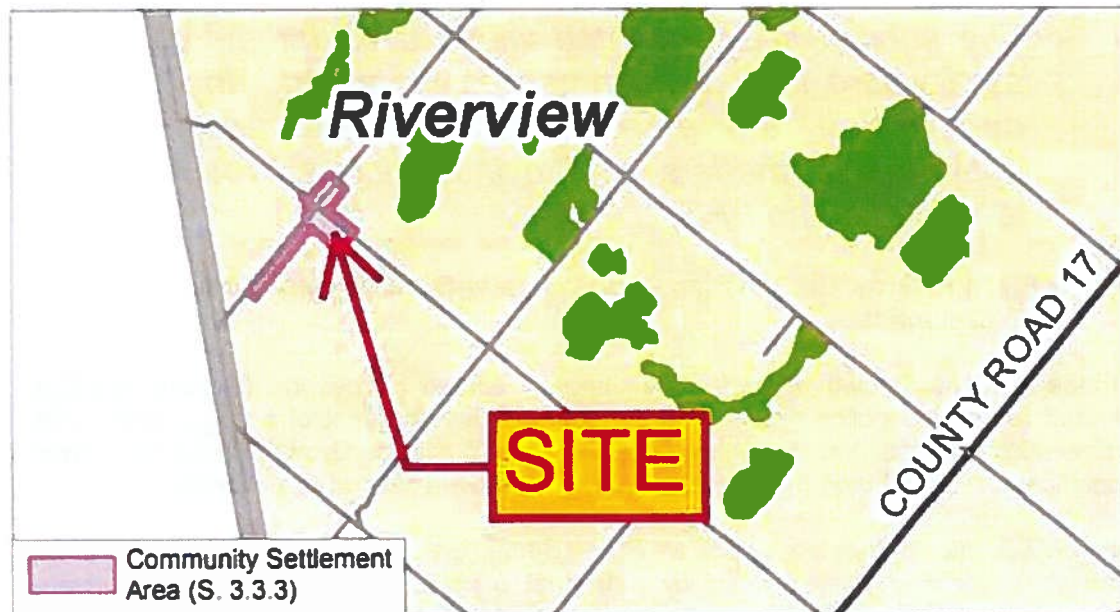


Figure 1: Extract from Dufferin County Official Plan Schedule B – Community Structure & Land Use

Goals

Section 1.1.5.(b) of the DCOP recognizes the importance of directing the majority of population growth to settlement areas to preserve and protect agricultural areas, the rural and natural character of the County, and make efficient use of existing and planned infrastructure. The future development of the Severed and Retained lands will contribute towards the optimization of the subject site and is representative of efficient growth and development.

Growth and Settlement Areas

Section 3.0 of the DCOP deals with population and employment forecasts. The forecasts are meant to provide a framework for coordinating future growth in the County. The attributes of the subject site suggest that the site is conducive to infill residential development that is of scale and character compatible with the Riverview Community Settlement Area.

Settlement Structure



Pursuant to Section 3.3.1, the future development of the Severed and Retained lands contributes to providing diversity within the Riverview Community Settlement Area. The new lots provide an opportunity to add to the range and mix of housing opportunities within the County. They are representative of development that takes place in a timely, orderly and sequential manner.

Community Settlement Areas

Section 3.3.3.b) of the DCOP indicates that Community Settlement Areas may continue to experience limited growth through infilling and development of vacant lands by consents or plan of subdivision, as appropriate.

Development of the Severed and Retained lands will provide an opportunity to contribute moderate growth and will create opportunities for new residents within the existing community while providing a sound tax base.

Section 3.3.3.c) states that the range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the DCOP.

The subject site is designated Community in the local official plan and the development of these lands for residential land use complies with the general policies, goals and objectives of the County Plan.

Section 3.3.3.d) states that Community Settlement Areas will maintain their rural character and evolve as centres that support their surrounding Countryside Areas.

The Severed and Retained Lands will respect and maintain the rural character of the Riverview Community Settlement Area. Future development will be required to be of a built form that is compatible with the existing residential land use.

Natural Heritage System, Water Resources, and Sourcewater Protection

The subject site is located in close proximity to the County's Preliminary Natural Heritage System. The system includes a number of elements including but not limited to groundwater, surface water features and stream corridors, natural corridors, and other natural features and functional areas.

It must be emphasized that the subject site has long been planned for residential land use. It is an ideal candidate for infill development on account of its location, access to existing and/or planned infrastructure, and the opportunity it presents to complete the residential subdivision. The proposal as conceived capitalizes on the site and local area opportunities, while responding to and overcoming constraints not typically found on conventional lots.

Future site-specific plans, reports, and studies required by the authorities having jurisdiction, will ensure that development will be directed away from any stream corridor,



buffer/vegetation zone, or natural hazard, and that there are no negative impacts to the quality and quantity of drinking water sources.

Sewage and Water Services

The development of the Retained and Served lands are of adequate size to accommodate on-site servicing for a detached residential dwelling. The actual size and type of sewage disposal system will be determined by a qualified sewage system design professional. The taking of water from the lots is not expected to have an adverse impact on surrounding domestic wells. It is anticipated that future grading will follow the existing drainage pattern and minimize disturbance to the greatest extent feasible.

❖ *In our opinion, the consent application complies with the policies, goals and objectives of the County Official Plan.*

3.5 Township of Melancthon Official Plan, September 2017 Consolidation

The Township of Melancthon Official Plan (Official Plan) was approved by the Ministry of Municipal Affairs and Housing on March 9, 2015 and approved by the Ontario Municipal Board on September 5, 2017.

The Official Plan contains policies which are similar to the DCOP in regards to guiding the planning, growth and development of the municipality. It is a long-term planning document meant to capture Town Council's vision for the future of the municipality.

According to Schedule C-2 (Riverview) – Land Use and Road Plan, the subject site is located within the 'Community Settlement Area'. A 'Floodplain Boundary' and 'Environmental Conservation' overlay applies to the north and south limits of subject site.

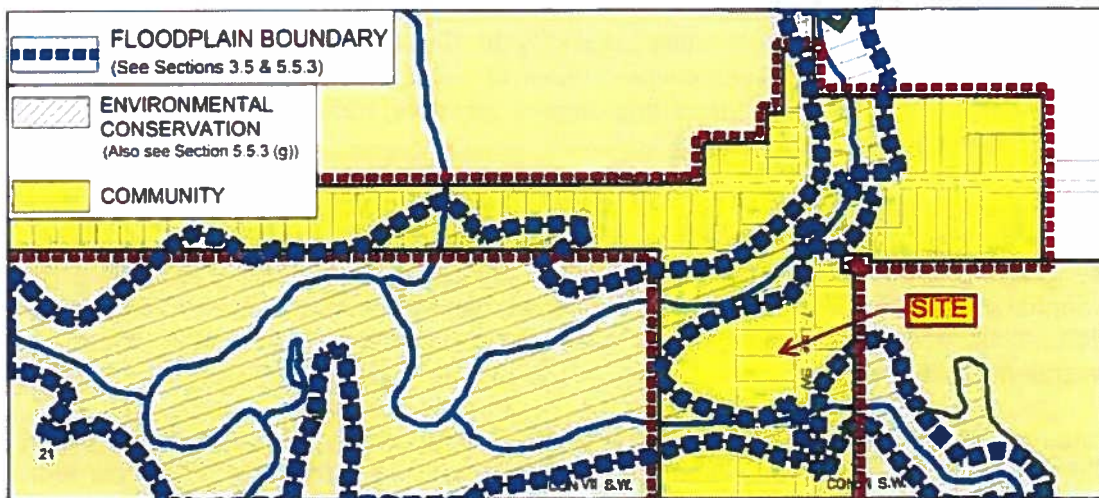


Figure 2: Township of Melancthon Official Plan Schedule C-2 (Riverview) – Land Use and Road Plan



Growth Management

The immediate area has been relatively stable over recent years in terms of redevelopment; new development has generally maintained the rural character of the Riverview Community Settlement Area. Pursuant to Sections 2.2.1.c) and 3.1.1.e) ii, it is envisaged that lot creation would be a means of accommodating residential growth in both rural and community areas. In accordance with Section 3.1.2.a), the future development of the Severed and Retained lands will contribute towards accommodating a small amount of new residential growth. Intended to be compatible with the character of the area, this does not mean that dwelling units are to be identical to the existing building stock. The intention is to physically integrate new development within the host community.

Significant Groundwater Recharge Areas

Section 4.4 of the Official Plan addresses groundwater protection and management. In this regard, development of the Retained and Served lands will maintain and protect groundwater as an essential resource for rural water supplies. It is anticipated that development of the Severed and Retained lands for two (2) detached dwellings will not have an adverse impact on the surrounding domestic wells. Adequate water supply will be confirmed during the detailed design and permitting stage.

Floodplains and Watercourses

The Official Plan establishes policies concerning floodplains. Sections 3.5.1 and 5.5.3 directs development to occur outside of any potential hazardous lands and sites. It is envisaged that development on the Severed and Retained lands will occur outside of any areas subject to flooding. Existing grades and drainage patterns are to be respected to the greatest extent. In this regard technical plans, reports and studies will be submitted and approved during the detail design and permitting process to the satisfaction of the Township and the GRCA.

Section 3.5.1.d) states that the implementing Zoning By-law may also include specific setback provisions relating to development in the vicinity of such features. It is anticipated that future development will respect the minimum required setback distances.

It is emphasized that the lot area of the Severed and Retained lands are in excess of 3X the zoning minimum for a lot on private services. The consent application does not contemplate altering the north, south, and eastern property limits and as such there will be no further boundary encroachment into the hazard lands. The Severed and Retained lands, less those areas that may be subject to flooding, remain of size that is more than adequate to accommodate a single detached dwelling on private services.

Environmental Conservation

The Environmental Conservation overlay recognize and provide planning policies for natural heritage features and areas, as well as sites that are potentially hazardous due



to being adjacent to rivers and streams (Section 5.5). Pursuant to Section 5.5.2.g), development of the Retained Lands and Severed lands will be sited with appropriate setbacks from any potential natural heritage features. If required, technical studies assessing environmental impact will be submitted and approved during the detail design and permitting process to the satisfaction of the Township and the GRVA.

Community

According to Section 5.7.1.a), within the Community designation, the Official Plan envisages a range of appropriate residential and non-residential uses typical of a smaller rural community; including, detached dwellings; second unit dwellings, home occupations; commercial uses; small scale light industrial uses; institutional uses; community centres; community halls/libraries; parks and recreational uses; as well as bed and breakfast establishments in appropriate locations to allow people to live and work in the same area.

From a residential intensification perspective and pursuant to Section 5.7.1.b), development of the Retained and Severed Lands for single detached residential dwellings conforms to the policies and principles of the Community designation. The proposed lots and dwellings can seamlessly be integrated into the host community.

Pursuant to Section 5.7.2.g) the creation of new lots for permitted uses may occur by severance up to a maximum of five (5) new lots. The Owner is proposing to create one (1) new lot which is appropriately sized to accommodate private on-site water and sewage disposal facilities.

Consent

In evaluating whether the proposal maintains the general intent and purpose of the Official Plan, consent applications shall comply with policies listed in Section 7.2.a).

- i. The future development of the Severed and Retained lands for the residential land use complies with the Community designation and current provisions and standards of the Town Zoning By-law.
- ii. As noted earlier in this Report the subject site is comprised of lots that were part of a residential plan of subdivision. Based on prior development approvals on neighbouring properties, it is assumed that the soil and drainage conditions on the subject site are suitable for the proper siting of buildings, structures and on-site sewage disposal system, and that a sufficient supply of potable water is available or can be obtained.
- vi. The consent application will facilitate infill development on a property that has long been planned for residential development but has remained vacant and underutilized for nearly 30+ years.



- vii. No new roads, streets and/or blocks are proposed. Consistent with the original plan of subdivision the Severed and Retained lands will front onto 7th Line SW which is paved.
- x. The size and dimensions of the Severed and Retained lots are appropriate for the proposed use and comply with the provisions of the in-force Zoning By-law.

The consent application is generally consistent with the policy intent of the Official Plan. The application does not warrant extra ordinary conditions or agreements that cannot be secured through the normal consent process; the Town, County, and GRCA have the authority to impose conditions as deemed necessary and appropriate.

❖ In our opinion, the consent application complies with the policies, goals and objectives of the Township of Melancthon Official Plan.

3.6 Zoning By-law 12-1979; As Amended by By-law 12-1982

The general intent and purpose of Zoning By-laws are to establish precise standards as to how land is developed. Restrictions are used, in part, to achieve more uniform and consistent built form streetscapes, thereby contributing to a more predictable pattern of development.

The subject site is zoned 'Hamlet Residential (R1)'.

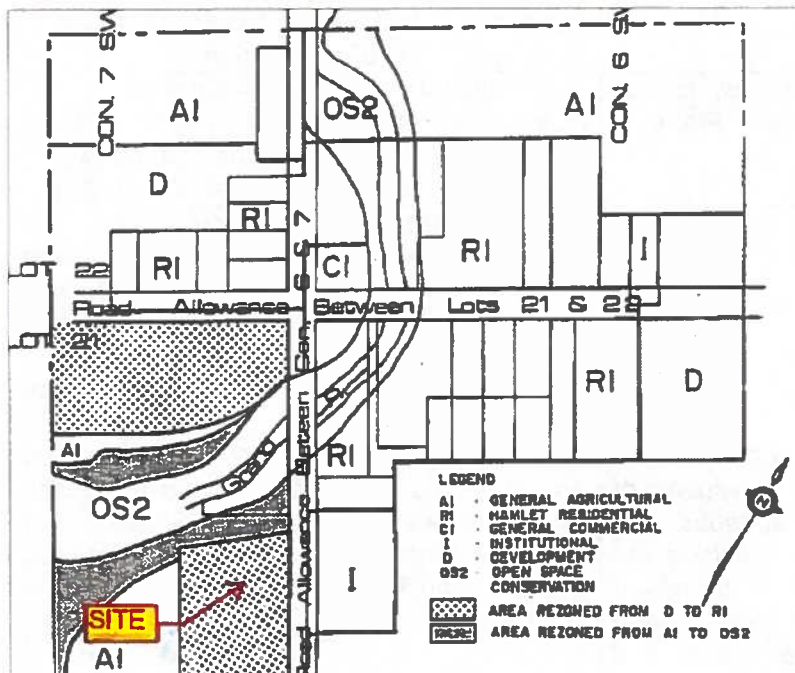


Figure 3: Extract from Township of Melancthon Zoning By-law No. 6-1991



The R1 Zone permits the following uses:

- Single detached dwelling and accessory uses; and
- Home occupation.

❖ *Both the Severed and Retained lots meet and exceed the minimum zoning requirements for a lot on private services.*

4.0 Criteria to be Considered Under Section 53(12) & 51(24) of the Planning Act

GWD has undertaken a thorough review of the Application, relative to the provisions prescribed within Section 51(24) of the *Planning Act* and is of the opinion that that the consent application is considered to represent proper and orderly planning and can be supported from a land use perspective.

Criteria to be Considered	Analysis
(a) <i>The effect of development of the proposed subdivision on matters of provincial interest;</i>	<i>The consent application will facilitate the creation of two properties which are to be developed in the future for residential land use. The application has no adverse impact on matters of provincial interest.</i>
(b) <i>Whether the proposal is premature or in the public interest;</i>	<i>The consent application follows a comprehensive planning process and is not premature. The application is in the public interest and is consistent with the intent of the original plan of subdivision.</i>
(c) <i>Whether the plan conforms to the Official Plan and adjacent Plans of Subdivision, if any;</i>	<i>The consent application conforms to the policies of the Official Plan and is compatible with nearby plans of subdivision; and more specifically Registered Plan 332.</i>
(d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	<i>The Severed and Retained Lands are suitable to facilitate future residential land use (i.e. single detached residential). The lands have long been planned for residential land use. The further division of the subject site represents an optimization of underutilized lands.</i>
(e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	<i>The consent application does not present any concerns with regard to the adequacy of the roadway network. The Severed and Retained lands will maintain frontage and access along 7th Line SW.</i>



<p><i>(f) The dimensions and shapes of the proposed lots;</i></p>	<p><i>The shape and dimensions of the Severed and Retained Lands are appropriate for the intended residential land use. The parcels like many of the historical lots of record in the area are rectangular in shape and of a comparable size.</i></p>
<p><i>(g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i></p>	<p><i>The consent application does not present any concerns with regard to the future buildings or structures. Future Planning Act applications and permitting will ensure structures are appropriate to the land (i.e. Site Plan Approval, building and GRCA permits).</i></p>
<p><i>(h) The conservation of natural resources and flood control;</i></p>	<p><i>The consent application does not propose any concerns with regard to flood control and the conservation of natural resources. The lot area of the Severed and Retained lands in excess of 3X the zoning minimum for a lot on private services. The subject site is regulated by the GRCA and as such the final limits of the flood hazard, its associated buffer/setback, and any natural heritage features will be determined as part of a future detailed design, permitting and Planning Act applications.</i></p>
<p><i>(i) The adequacy of utilities and municipal services;</i></p>	<p><i>There are no concerns with regard to the adequacy of utilities and municipal services. It is envisaged that the lands will be serviced with appropriate individual on-site water and sewage services. All works associated with site servicing will be at the Owner's expense.</i></p>
<p><i>(j) The adequacy of school sites;</i></p>	<p><i>The consent application does not present any concerns with regard to school sites as the projected pupil yield will be minimal.</i></p>
<p><i>(k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i></p>	<p><i>The consent application does not present any concerns related to conveyances for public purposes.</i></p>
<p><i>(l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;</i></p>	<p><i>The consent application has no impact on matters of energy conservation.</i></p>



<i>(m) The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a Site Plan Control area designated under Subsection 41(2) of this Act.</i>	<i>The consent application will facilitate development of the Severed and Retained for future residential land use. It is our understanding that all lands within the Township are subject to site plan control. Future development will be subject to Planning Act applications.</i>
---	---

5.0 Conclusions

The consent application has been reviewed from the perspective of conformity, consistency and compliance with the general intent and purpose of applicable governing planning documents. The application does not advance changes to the underlying land use designations nor does it alter the governing planning policy framework which dictates how the subject site is intended to be developed.

The subject site is an ideal candidate for residential infill on account of its location, access to existing and/or planned infrastructure, and the opportunity it presents to complete the existing residential subdivision.

We are of the opinion that the proposal represents a desirable development and is representative of "good planning".

We reserve the opportunity to prepare and submit additional information and justification in support of the application.

Thank you for your consideration.

Yours truly,

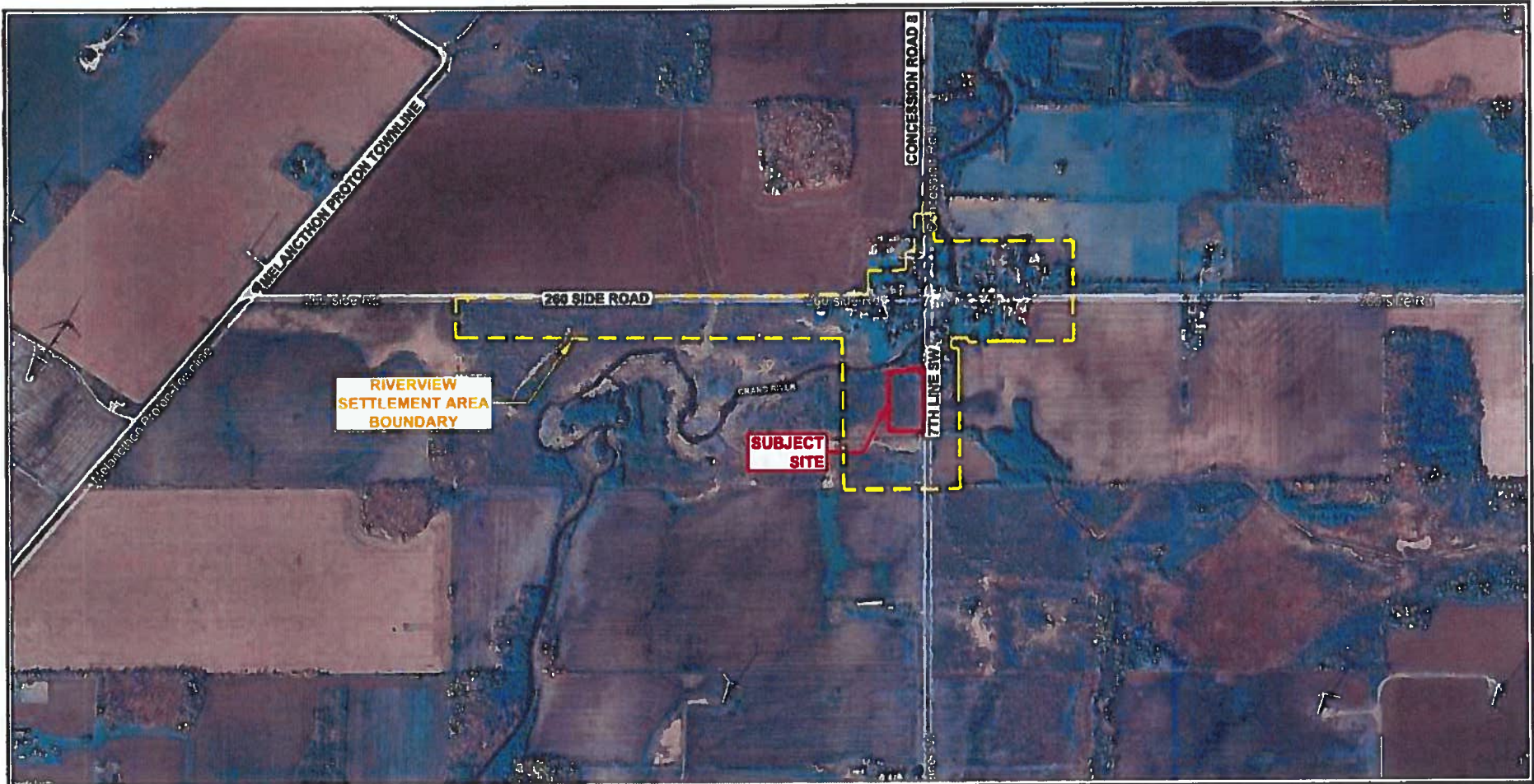
Marc De Nardis, B.U.R.Pl., M.C.I.P., R.P.P.
Planning Associate
mdenardis@gwdplanners.com

Michelle Harris, M. Sc.
Planning Associate
mharris@gwdplanners.com

C.c. S. Belford
M. Rutledge, Fogler, Rubinoff
M. Gagnon, Gagnon Walker Domes Ltd.



APPENDIX 1



AERIAL IMAGE - CONTEXT PLAN
'0' 7TH LINE SW
LOTS 3, 4, 5, 6, PLAN 332
TOWNSHIP of MELANCTHON
COUNTY of DUFFERIN

Image Source: Google Earth

LEGEND

-  **SUBJECT SITE**
-  **RIVERVIEW SETTLEMENT AREA BOUNDARY**

P.N. 18.2504.00

Date: December 10, 2021

Scale: N.T.S.

Revised:

Drawn By: D.S.

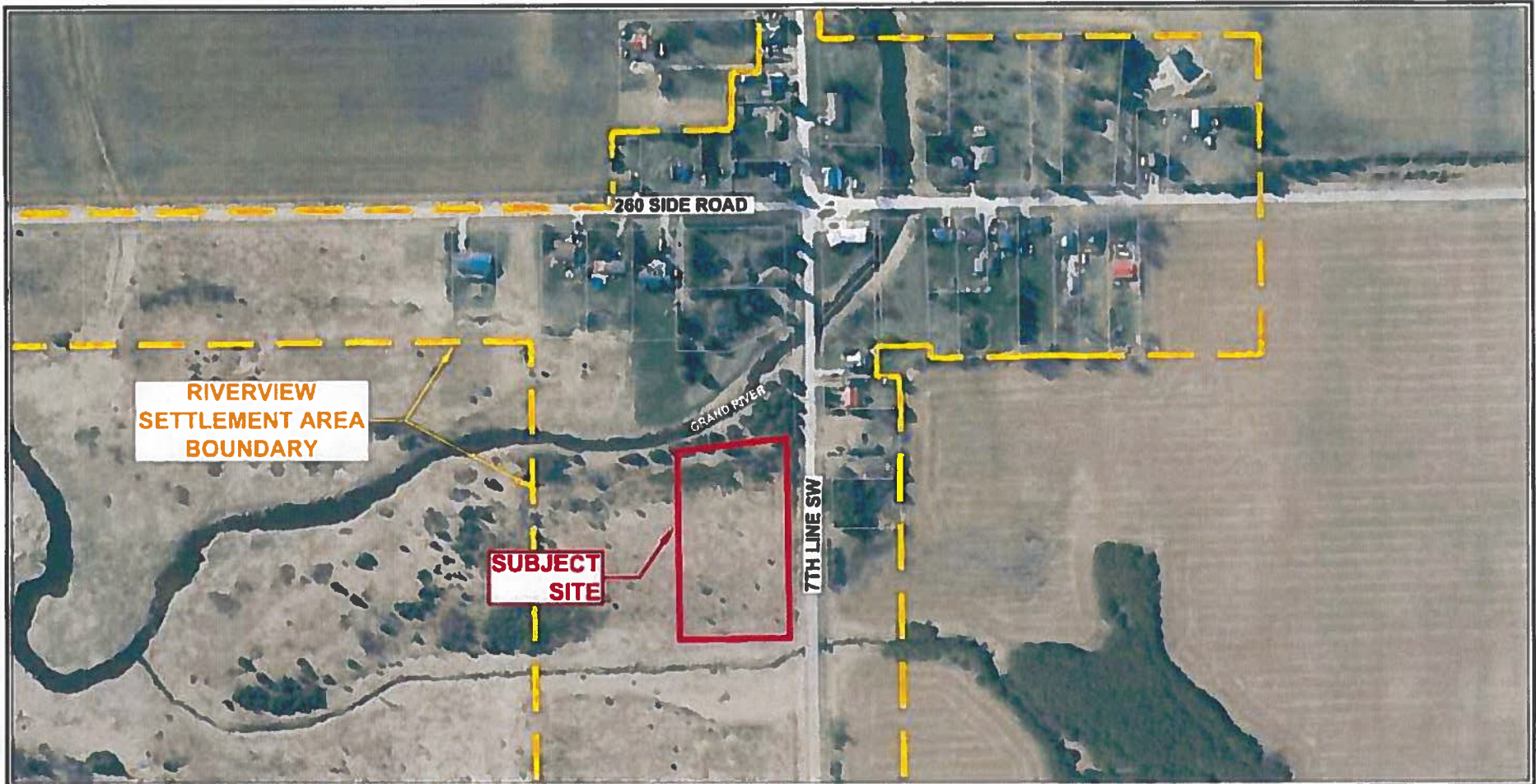
File No.: PN 2504_Aerial_Images_NOV_2021



21 Queen Street East
 Suite 502
 Brantford, ON
 N9Y 5P1
 P: (519) 751-6750



2801 Highway 7 East
 Suite 110
 Markham, ON
 L3R 0N3
 P: (905) 477-6556





AERIAL IMAGE - SUBJECT SITE
'0' 7TH LINE SW
LOTS 3, 4, 5, 6, PLAN 332
TOWNSHIP of MELANCTHON
COUNTY of DUFFERIN

Image Source: Dufferin County Maps

LEGEND

-  **SUBJECT SITE**
-  **RIVERVIEW SETTLEMENT AREA BOUNDARY**

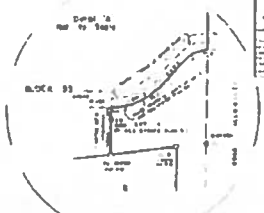
P.N. 18.2504.00	Date December 10, 2021
Scale: N.T.S	Revised:
Drawn By: D.S	File No. PN 2504 Aerial Images, NOV 2021
	
	<small>21 Queen Street East Suite 500 Brampton, ON L6Y 3P1 P: (905) 796 5700</small>



APPENDIX 2



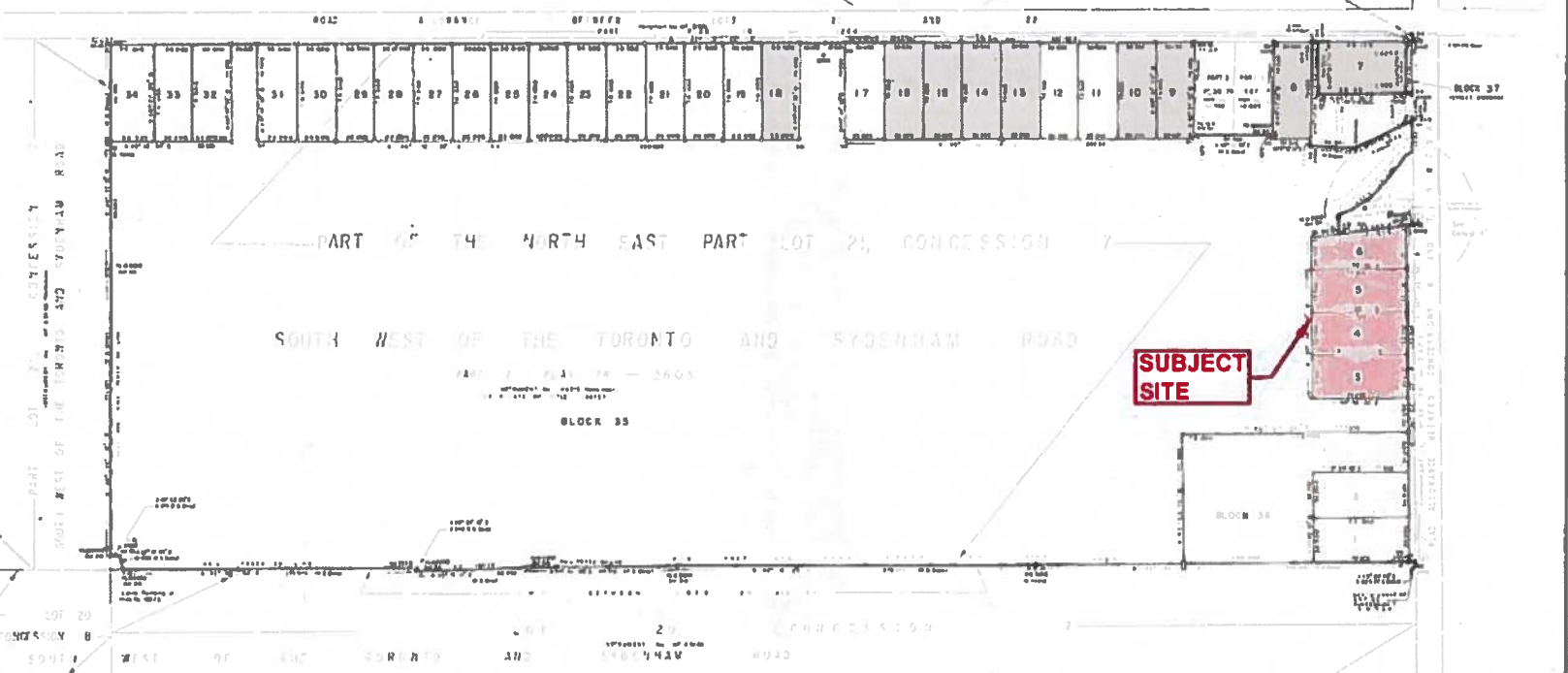
PLAN OF SUBDIVISION OF
PART OF THE NORTH EAST PART OF
LOT 21, CONCESSION 7
SOUTH WEST OF THE TORONTO
AND SYDENHAM ROAD
TOWNSHIP OF MELANCTHON
COUNTY OF DUFFERIN
YOUNG & YOUNG SURVEYING INC. O.S.S. 1998
SCALE 1:1500



NO. 1 TABLE

Area	Area	Area
Block 35	Block 36	Block 37
Block 38	Block 39	Block 40

SURVEYOR'S COPY
CERTIFICATE OF REGISTRATION OF PLAN P.3.3
I CERTIFY THAT THIS PLAN IS IN ACCORDANCE WITH THE ACT AND REGULATIONS
AND THAT THE COMMENTS AND CONDITIONS ARE REGISTERED IN PLAN
REGISTRATION NO. 92982
YOUNG & YOUNG SURVEYING INC.
1998



LEGEND

- SURVEY QUANTITY MEASURED BY SET BY ALIQUOT OPERATIONS REPORT
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BEARING REFERENCE
BEARINGS SHOWN HEREON ARE APPROXIMATE AND ARE REFERRED TO THE APPROX. PART OF THE 1ST QUARTER 4TH RANGE OF T. 10 N. 1ST E. 2ND R. 2ND S. CONCESSION 7, LOT 21, CONCESSION 7.

METRIC
DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVISION BY 3.048

OWNER'S CERTIFICATE

I, the owner of the above described land, do hereby certify that the above described land is the property of the owner of the above described land, and that the same is being offered for sale.

Y. Y. Young

20. MAY 2004
Boat

SURVEYOR'S CERTIFICATE

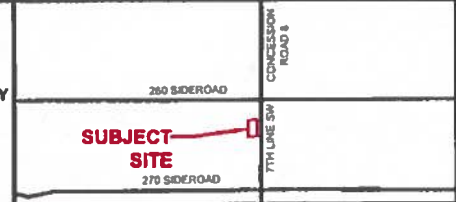
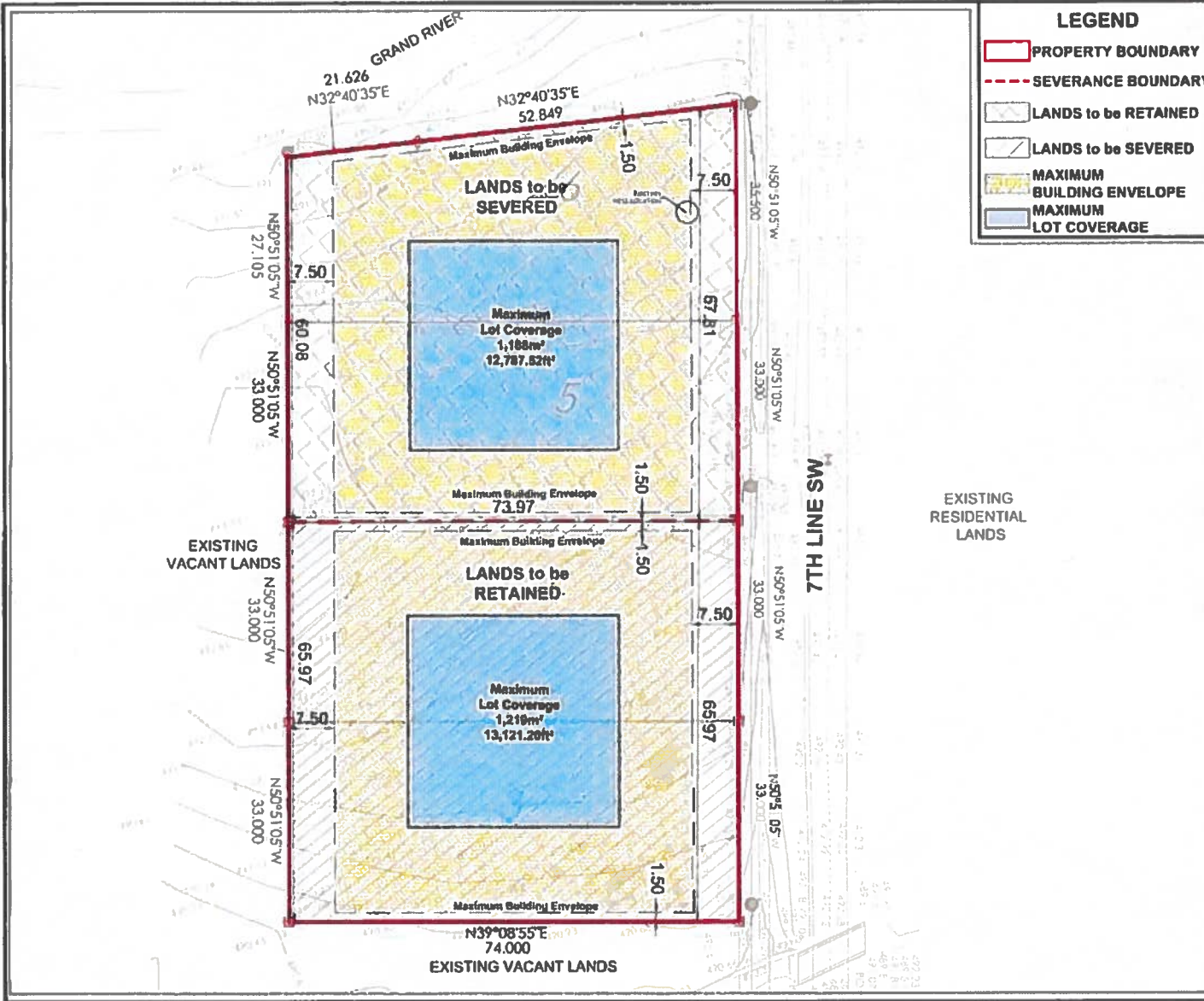
I, the undersigned, being duly qualified and sworn, do hereby certify that the above described land is the property of the owner of the above described land, and that the same is being offered for sale.

J. M. Young

YOUNG & YOUNG SURVEYING INC.		1000 W. 1 ST ST. S.	
1000 W. 1 ST ST. S.	1000 W. 1 ST ST. S.	1000 W. 1 ST ST. S.	1000 W. 1 ST ST. S.
1000 W. 1 ST ST. S.	1000 W. 1 ST ST. S.	1000 W. 1 ST ST. S.	1000 W. 1 ST ST. S.
1000 W. 1 ST ST. S.	1000 W. 1 ST ST. S.	1000 W. 1 ST ST. S.	1000 W. 1 ST ST. S.



APPENDIX 3



ZONING BY-LAW MATRIX - HAMLET RESIDENTIAL (R1) ZONE

Description	Required	Retained Lands*	Severed Lands*
	1 400m ² (0 139 ha) (0 345 ac)	4 879 69m ² (0 487 ha)	4 754 10m ² (0 475 ha) (1 174 ac)
Lot Area (min)	30m	65 97m	67 81m
Lot Frontage (min)	7 5m	7 5m	7 5m
Front Yard Setback (min)	1 5m	1 5m	1 5m
Rear Yard (min)	7 5m	7 5m	7 5m
Minimum dwelling ground floor area	1 storey 93m ² 2 storey 65m ²	1BD	TBD
Building Height (max)	10m	10m	10m
Lot Coverage (max)	25%	(1 219m ²)	(1 188m ²)
Off-street Parking (min)	2 spaces per dwelling unit	2 spaces	2 spaces

Notes
* Maximum Building Envelopes and Maximum Lot Coverage for the lands to be Retained and Severed are conceptually shown and do not represent dwelling size

**CONCEPTUAL SEVERANCE PLAN
LOTS 3,4,5,6, PLAN 332
TOWNSHIP of MELANCTHON
COUNTY of DUFFERIN**

PN 18.2504 00	Date: January 8, 2022
Scale: N.T.S.	Revised:
Drawn By: D.S.	File No: PN 2504 Severance Plan

GWD
21 Queen Street East
5th Floor
Brampton, ON
L6Y 4R1
P (905) 876-5100

3801 Highway 7 East
Suite 210
Markham, ON
L3R 0A3
P (905) 477-8500

Call Fax
(905) 477-7299
www.gwdinc.com

Ph: (519) 925-5525
Fax: (519) 925-1110

**TOWNSHIP OF MELANCTHON
Committee of Adjustment**

157101 Highway 10
Melancthon, Ontario
L9V 2E6

**NOTICE OF PUBLIC MEETING
Application for Consent**

File No. **B6/22**

Date of Meeting: Thursday April 21, 2022

Time: 6:00 p.m.

Name of Owner/Applicant: Steven Belford/Joel D. Farber

Location of Public Meeting: **157101 Highway 10, Melancthon Office
(Virtual Meeting - see note below)**

NOTE: This will be a virtual meeting. If you wish to attend the virtual meeting, please call or e-mail the Township office prior to the day of the public meeting so you can be provided with a link to the meeting. If you do not have the capability to attend a virtual meeting, please provide written comments and a phone number where you can be reached to the Township Clerk prior to the public meeting.

PROPOSED SEVERANCE: Lot 32 & Part of Lot 33, Plan 332 (Vacant Land on 260 Sideroad)

Existing Use: Vacant Land

Proposed Use: Residential

Road Frontage: 46.50 m

Depth: 74.00 m

Area: 0.850 acres (0.344 hectares)

RETAINED PORTION: Part of Lot 33 & Lot 34, Plan 332 (Vacant Land on 260 Sideroad)

Existing Use: Vacant Land

Proposed Use: Residential

Road Frontage: 46.50 m

Depth: 74.00 m

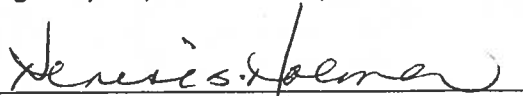
Area: 0.850 acres (0.344 hectares)

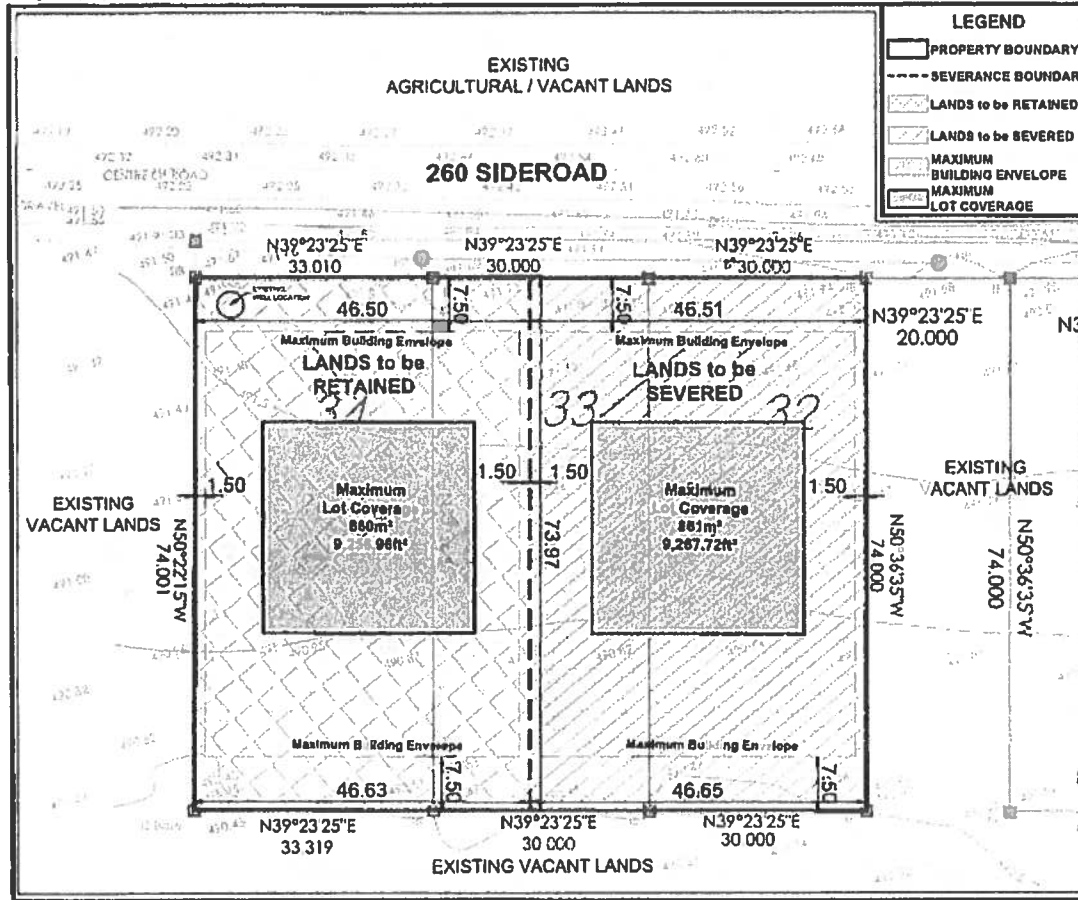
The land is not the subject of an application under the Act for an Official Plan Amendment, Zoning By-law Amendment, or Minor Variance application.

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 Ontario Land 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



LEGEND

- PROPERTY BOUNDARY
- SEVERANCE BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED
- MAXIMUM BUILDING ENVELOPE
- MAXIMUM LOT COVERAGE

SUBJECT SITE

730 SIDEROAD

717 LANE SW

717 LANE SW

KEY PLAN N.T.S

ZONING BY-LAW MATRIX - HAMLET RESIDENTIAL (R1) ZONE

Description	Required	Retained Lands	Severed Lands
Lot Area (m ²)	1,400m ² (0.339 ha)	3,443.65m ² (0.344 ha)	3,444.82m ² (0.344 ha)
Lot Frontage (m)	33m	46.50m	46.50m
Front Yard Setback (m)	7.5m	7.5m	7.5m
Interior Side Yard (m)	1.5m	1.5m	1.5m
Rear Yard (m)	7.5m	7.5m	7.5m
Minimum dwelling floor area	1 storey 93m ² 2 storey 65m ²	TBD	TBD
Building Height (m)	10m	10m	10m
Lot Coverage (max)	25%	25% (880m ²)	25% (881m ²)
Off-street Parking (min)	2 spaces per dwelling unit	2 spaces	2 spaces

Notes:
 * Maximum Building Envelope and Maximum Lot Coverage for the lands to be Retained and Severed are conceptually shown and do not represent dwelling size.

CONCEPTUAL SEVERANCE PLAN
LOTS 32, 33, 34, PLAN 332
TOWNSHIP of MELANCTHON
COUNTY of DUFFERIN

P.N. 18.2504.00 Date: January 8, 2022

Scale: N.T.S. Revised:

Drawn By: D.S. File No: PH 2504 - Severance Plan

GWD
 Geotechnical & Water Division
 251 Highway 7 East
 Suite 218
 Melancthon, ON
 N0B 1P0
 519-897-1111

**fogler
rubinoff**

RECEIVED
FEB 28 2022
Fogler, Rubinoff LLP
Lawyers
77 King Street West
Suite 3000, PO Box 95
TD Centre North Tower
Toronto, ON M5K 1G8
+1 686 49200 | f: 416.941.8852
foglers.com

February 22, 2022

Reply To: Matthew W. Rutledge
Direct Dial: 416.864.7607
E-mail: mrutledge@foglers.com
Our File No. 215533

VIA REGISTERED MAIL

Township of Melancthon
157101 Highway 10
Melancthon, ON L9V 2E6
Tel: 519.925.5525
Fax: 519.925.1110
Email: dholmes@melancthontownship.ca

Dear Ms. Holmes:

**Re: Application for Consent Application; LOTS 32 TO 34, PLAN 332, LOT 21,
CONCESSION 7, S.W.T.S.R.**

We are the lawyers and authorized agents for Steven Belford. Please find enclosed the following pertaining to the above noted Application for Consent for the subject site:

- Township of Melancthon - Committee of Adjustment Application For Consent Form;
- Planning Justification Brief prepared by GWD Professional Planners; and
- Conceptual Severance Plan.

Hard copies of the application materials and a bank draft for the required application fee and deposit in the amount of \$2,000 are currently being sent to the Township of Melancthon's office by registered mail.

Please do not hesitate to reach out if there are any questions or concerns.

Yours truly,

FOGLER, RUBINOFF LLP

Matthew Rutledge

Matthew W. Rutledge
MWR

INFORMATION REGARDING THE SEVERANCE PROCESS

On May 20, 1996 the Province of Ontario proclaimed Sections of Bill 20 relating to the Planning Act. The new requirements will have a significant impact on the consent process and eventual approval or denial of your severance application. Provincial and Municipal Planning Policies must be adhered to.

SUBMITTING YOUR APPLICATION

If you are filling this application out by hand please use ink and print clearly. Be sure your information and sketch are accurate and complete. The application, signatures and sketch must be fully completed and legible in order to be processed.

Under the present Township of Melancthon By-law, the fee for processing a severance application is \$1,000.00 plus a \$1,000 deposit. This fee, payable to the Township of Melancthon, must accompany your completed application.

You will be mailed two pieces of tape to indicate the road frontage on the proposed severed parcel. The placement of this tape is important as it shows the exact location of the severance to anyone making a site inspection.

Part of the severance process requires that the Municipality receive a letter from the County of Dufferin Building Department assessing lot suitability to support an on-site sanitary sewage system. A site inspection must be conducted by the building department to ensure that a septic disposal system can be constructed on the lot and meet all clearance distances as outlined in the Ontario Building Code. To have a Building Official review your property, call or visit the Building Department to receive a Lot Suitability application form and the fee schedule. If a survey of the existing property is available, please provide the Building Department with a copy. You may contact the Building Department at 519-941-2362, 55 Zina Street, Orangeville ON L9W 1E5.

Your application may require the installation of an entrance. An application for entrance permit is included. The entrance permit fee is \$300.00, with \$200.00 refundable upon approval.

The terms "MDS I" and "MDS II", as used in Section 18 of the application form, refer to the minimum distance separation formulae as prepared by the provincial Ministry of Agriculture, Food and Rural Affairs. The Provincial Policy Statement requires that "new land uses, including the creation of lots, and new or expanding livestock facilities shall comply with" these formulae. Therefore, if a consent application involves either the creation of a new or expanded livestock or manure storage facility, the applicant must provide the applicable completed MDS calculation form. This will enable the Committee of Adjustment to determine if the proposed severance and land use will comply with the required separation distance from either an existing livestock/manure storage facility or an existing off-site nonagricultural use, depending on the nature of the severance. The services of a qualified professional may be of assistance in completing the applicable MDS calculation.

PUBLIC NOTICE OF APPLICATION

Within a few weeks of submitting your application, you will receive a "Notice of Application" setting out the pertinent information and outlining the date and time the application will be dealt with by the Township of Melancthon Committee of Adjustment. It is recommended that you and/or your agent attend this meeting. Notice of Application will be circulated to property owners within 120 metres (400 feet) of the subject land or by notice in the local newspaper. Various agencies will have an opportunity to provide the Committee of Adjustment with comments on the appropriateness of your severance proposal. Depending upon the location of your property, the following is a list of agencies which may be circulated with your application:

Saugeen Valley Conservation Authority
Nottawasaga Valley Conservation Authority,
Grand River Conservation Authority
Niagara Escarpment Commission
Ministry of Transportation
Dufferin County Roads Department
Dufferin County Building Department
Ministry of Municipal Affairs , Municipal Planning Advisor
Municipal Property Assessment Corporation
Local Municipal Council & Staff

Please note that you will be responsible for the fees imposed by the applicable Conservation Authority for review of your application and you should contact that Conservation Authority to confirm the fees.

THE HEARING

The Committee of Adjustment will hear all comments which have been forwarded to the attention of the Committee. This Hearing is for the Public and anyone attending in person will be given the opportunity to address the Committee. The Committee members may also ask further information or clarification at this time.

AFTER THE HEARING

The Committee does not usually make a decision at the hearing. The decision is made at the following Committee of Adjustment meeting which enables the Committee time to consider all correspondence and comments received at the hearing and to do an onsite inspection. When the Committee makes a decision on the application, a **Notice of Decision** will be forwarded to you within fifteen days of the meeting. The Committee may give "provisional consent" to grant the application, subject to conditions; they may refuse to give provisional consent (meaning) "not grant" the application; or they may defer the application pending further information.

If a decision is made at the meeting there is a **20 day appeal period from the giving of Notice of Decision**. During this time any person, Corporation or public body may appeal the decision (or conditions) to the Local Planning Appeal Tribunal (LPAT).

After the 20 day appeal period, if no appeals have been received, you may continue on with the conditions set out in the decision.

APPEALS

A letter outlining the reasons for appeal is to be forwarded to the Township of Melancthon office, together with a cheque payable to the Minister of Finance, in the amount of \$300.00 (additional \$25.00 for each related appeal). For example if you are appealing three related applications, the cheque will be in the amount of \$350.00.

**TOWNSHIP OF MELANCTHON - COMMITTEE OF ADJUSTMENT
APPLICATION FOR CONSENT**

NOTE TO APPLICANTS

One copy of this application form must be completed and filed for each parcel to be severed together with the sketch as required by the Schedule to Ontario Regulation 547/06, with the Secretary/Treasurer and be accompanied by a fee of \$1,000.00 + \$1000.00 deposit. Cheques made payable to the Township of Melancthon.

Completeness of the Application

The information that must be provided by the applicant is prescribed in the Schedule to Ontario Regulation 547/06 made under the Planning Act. If the mandatory information and fee are not provided, the Committee of Adjustment will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the Committee of Adjustment and others in their planning evaluation of the Consent Application. To ensure the quickest and most complete review, this information should be submitted at the time of the application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

1. Registered Owner's Name : Steven Belford
Address: [REDACTED]
E-mail Address: [REDACTED]
Telephone Number: (Home) [REDACTED] (Work) _____ (Fax) _____

Applicant's Name : Steven Belford
Address: [REDACTED]
E-mail Address: [REDACTED]
Telephone Number: (Home) [REDACTED] (Work) _____ (Fax) _____

Agent's Name: Joel D. Farber, Fogler, Rubinoff LLP
Address: 77 King Street West, Suite 30000, Toronto, Ontario M5K 1G8
E-mail Address: jfarber@foglers.com
Telephone Number: (Home) 647-287-3058 (Work) 416.864.9700 (Fax) 416.941.8852

Send Correspondence to? Owner (X) Applicant (X) Agent (X)

2. Date of Application: _____

3. Type of Transaction: (e.g. a transfer for the creation of a new lot, a lot addition, an easement, a charge, a lease or a correction of title)

Creation of a new lot.

4. Name of person(s) to whom the land or interest in land is to be transferred, charged or leased:

Unknown at this time.

5. Legal Description of Property: **Please see attached Schedule "A".**

Municipality _____

Lot (s) _____ Concession _____

Lot (s) _____ Registered Plan _____

Part (s) _____ Reference Plan _____

Street Address _____

Roll Number _____ Survey Attached - Yes () No ()

6. Are there any easements or restrictive covenants affecting the subject property? **Please see attached Schedule "A".**

7. If the answer to Section 6 is yes, a description of each easement or covenant and its effect.

8. (a) Description of lands to be **SEVERED** or **EASEMENT/RIGHT-OF-WAY**: **Please see attached Schedule "A" and Schedule "B".**

Frontage: _____ Area: _____

Depth: _____

Existing Use: _____ Proposed Use: _____

Existing and proposed buildings and structures on land to be severed:

Existing: _____

Proposed: _____

What type of access do the lands intended to be **SEVERED** have?

Provincial Highway _____

County Road _____

Year Round Municipal Road _____

Seasonal Municipal Road _____

Unopen Road Allowance _____

Private Right-of-way _____

Other, please specify _____

Services currently available, or to be available for the **SEVERED** parcel:

	Municipal Water	Communal Water	Private Water	Municipal Sewers	Communal Sewers	Private Sewers
Existing	()	()	()	()	()	()
Proposed	()	()	()	()	()	()

(b) Description of lands to be **RETAINED**:

Please see attached Schedule "A" and Schedule "B".

Frontage: _____ Area: _____

Depth: _____

Existing Use: _____ Proposed Use: _____

Existing and proposed buildings and structures on land to be retained:

Existing: _____

Proposed: _____

What type of access do the lands intended to be **RETAINED** have?

Provincial Highway _____ County Road _____
Year Round Municipal Road _____ Seasonal Municipal Road _____
Unopen Road Allowance _____ Private Right-of-way _____
Other, please specify _____

Services currently available, or to be available for the **RETAINED** parcel:

	Municipal Water	Communal Water	Private Water	Municipal Sewers	Communal Sewers	Private Sewers
Existing	()	()	()	()	()	()
Proposed	()	()	()	()	()	()

9. (a) Present Official Plan designation of the land : _____ Please see attached Schedule "A".

(b) Present Zoning of the land: _____ Please see attached Schedule "A".

10. Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 53 of the Planning Act? Yes _____ No _____

If the answer is yes, the file number of the application and the status of the application.

Please see attached Schedule "A".

11. Has any land been severed from the parcel originally acquired by the owner of the subject land? No.

12. If the answer to Section 11 is "Yes", please indicate previous severance on the required sketch and supply the following information for each lot severed:

Grantee's Name: _____

Relationship (if any) to owner: _____

Date of Parcel Created: _____ Use of Parcel: _____

File Number : _____

13. Is the subject land the subject of any other application under the Act, such as an application for an amendment to an official plan, a zoning by-law or a Minister's zoning order, an application for a minor variance or an approval of a plan of subdivision or a consent;

If the answer is yes, the file number of the application and the status of the application: No.

14. This application must be accompanied by a sketch showing the following, with any measurements shown in metric units:
- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
 - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - (e) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, bank of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - (i) are located on the subject land and on land that is adjacent to it, and
 - (ii) in the applicant's opinion, may affect the application;
 - (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
 - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
 - (i) the location and nature of any easement affecting the subject land.
15. Is the application consistent with policy statements issued under subsection 3(1) of the Act? Yes.

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

17. If the answer to question 16 is yes, briefly explain how this application either conforms with or does not conflict with any applicable provincial plan or plans:

18. If this application involves the creation of a non-farm lot within approximately 500 metres of livestock facilities and/or permanent manure storage facilities, a completed MDS I calculation form must be submitted with this application. If this application involves a new or expanded livestock facility and/or permanent manure storage facility, a completed MDS II calculation form must be submitted with this consent application.

UPON SUBMISSION OF THIS APPLICATION THE APPLICANT AGREES:

1. **That the fee submitted with this application covers only routine processing costs (i.e. review by municipality). It is further understood and agreed that any additional costs or requirements with this application, including any additional information and processing requirements, or as may otherwise be required or incurred and charged to or by the municipality (i.e. planning, legal or engineering fees, LPAT Hearing costs, agreements, special studies, other approvals or applications and any other related matters) will be my responsibility to provide to and/or reimburse the municipality for same. Failure to pay all associated costs may result in refusal of this application and/or collection by the municipality in like manner as municipal taxes, or any other means legally available to the municipality.**
2. To pay the application fee in full prior to the processing of this application.
3. To allow the Committee of Adjustment to site inspect the property in consideration for this application.

Affidavit or Sworn Declaration

I, Steven Belford of the Town of Alliston

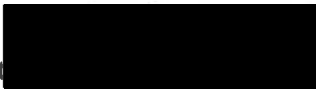
in the Province of Ontario solemnly declare that all the statements contained in this application and all the information provided is true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Declared before me remotely in accordance with O Reg. 431/20

Date: February 17, 2022

at the City of Toronto

in the Province of Ontario

Signature of Applicant 

this 17 day of February

2022.

Steven Belford

Matthew William Rutledge (LSO #: 82904S)
A Commissioner, etc.

Authorizations:

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application on his/her behalf, must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to Make Application and for Agent to Provide Personal Information

I, Steven Belford, am the owner of the land that is the subject of this application for consent and I authorize Joel Farber of Fogler, Rubinoff LLP to act as my agent for the purpose of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize my agent to provide any of my personal information that will be included in this application or collected during the processing of this application.

February 17, 2022

Date



Signature of Owner

Consent of the Owner to the Use and Disclosure of Personal Information

I, Steven Belford, am the owner of the land that is the subject of this consent application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

February 17, 2022

Date



Signature of Owner

Property Owners Name : _____

Location of Property: _____ Acreage: _____

Please use the space for your sketch: **Please see attached Schedule "B".**

A large, empty rectangular box with a thin black border, occupying the lower half of the page. It is intended for a sketch of the property.

Schedule "A"

5. Legal Description of the Property:

Municipality:	Township of Melancthon
Municipal Address:	Not Applicable
Legal Description:**	LOTS 32 TO 34, PLAN 332, LOT 21, CONCESSION 7, S.W.T.S.R.
**Please see attached Parcel Registers.	<u>Property Identification Numbers:</u> <ul style="list-style-type: none"> • 34158-0070 • 34158-0071 • 34158-0072
Plans:	Registered Plan 332
Municipal Roll Number:	221900000411232

6. Easements or Restrictive Covenants Affecting the Subject Property:

- Easement (Registration Number - MF194699); The westerly 5 meters of Lot 34; being Part 2, 7R-3815

The dominant tenement of the easement is the Corporation of the Township of Melancthon and the servient tenement is Lot 34, Plan 332, Melancthon. The easement permits the Township to enter on the land to inspect, maintain and repair and renew the storm water management system, provided the Township shall restore the surface and make good any damage it does whenever it enters under the easement.

8(a). Description of Lands to be Severed:

Municipal Address:	Not Applicable
Legal Description:	LOT 32, PART OF LOT 33, PLAN 332, MELANCTHON
Plans:	Registered Plan 332
Frontage:	46.50 meters
Depth:	74.00 meters
Area:	0.850 acres (0.344 hectares)
Existing / Proposed Uses:	Existing: Vacant

	Proposed: Detached Residential Dwelling
Existing / Proposed Buildings and Structures:	There are no existing buildings or structures on the lands to be severed. There are no proposed buildings or structures at this time.
Access to the Lands:	260 Sideroad
Services (available or to be available):	Existing: Not Applicable. Proposed: Private Sewers, Private Water

8(b). Description of Lands to be Retained:

Municipal Address:	Not Applicable
Legal Description:	PART OF LOT 33, LOT 34, PLAN 332, MELANCTHON
Plans:	Registered Plan 332
Frontage:	46.50 meters
Depth:	74.00 meters
Area:	0.850 acres (0.344 hectares)
Existing / Proposed Uses:	Existing: Vacant Proposed: Detached Residential Dwelling
Existing / Proposed Buildings and Structures:	Existing: There are no existing buildings or structures. Proposed: There are no proposed buildings or structures at this time.
Access to the Lands:	260 Sideroad
Services (available or to be available):	Existing: Not Applicable Proposed: Private Sewers, Private Water

9. Present Official Plan Designation and Zoning:

- Dufferin County Official Plan:
Community Settlement Area
- Township of Melancthon Official Plan:
Community
- Township of Melancthon Zoning Bylaw:
Hamlet Residential (R1) Zone

10. Applications for Approval of a Plan of Subdivision under Section 53 of the *Planning Act*:

Registered Plan 332 (Instrument Registration Number MF193940) was approved in 1991 and registered on title of the Subject Lands on January 21, 1992. A corresponding Subdivision Agreement was registered on title of the Subject Lands on February 20th, 1992 and was subsequently amended on September 25th, 2000. On October 5th, 2017, the Township of Melancthon enacted By-law No. 49-2017 deeming Lots 1-6, inclusive, and Lots 11-34 of Registered Plan 332 to not be lots in a registered Plan of Subdivision for the purpose of Section 50(3) of the *Planning Act*. The owner of the Subject Lands was never provided with notice and was not consulted respecting By-law No. 49-2017.



PROPERTY DESCRIPTION: LT 32, PL 332 ; MELANCTHON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN_CREATION_DATE:
1997/08/11

OWNERS' NAMES
BELFORD, STEVEN

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/08/11 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/08/11** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: ** SUBSECTION 47(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1997/08/11 **						
MF193940	1992/01/21	PLAN DOCUMENT				C
MF194697	1992/02/20	AGR SUBDIVISION			THE TOWNSHIP OF MELANCTHON	C
LTD30248	2000/09/25	NOTICE		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: AMENDS MF194697						
LTD30607	2000/10/04	TRANSFER	\$129,900	HENRIQUES, LENNOX	BELFORD, STEVEN	C
DC191140	2017/10/18	BYLAW DEEM PLMP		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
DC235389	2021/10/06	CERTIFICATE	\$6,090	THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: TAX ARREARS						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PROPERTY DESCRIPTION: LT 33, PL 332 ; MELANCTHON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1997/08/11

OWNERS' NAMES
BELFORD, STEVEN

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/08/11 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/08/11**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/08/08 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1997/08/11 **</p>						
MF186737	1991/03/21	CERTIFICATE TITLE		*** DELETED AGAINST THIS PROPERTY ***	VAN DELFT, PIETER VAN DELFT, WILHELMINA	
MF193940	1992/01/21	PLAN DOCUMENT				C
MF194697	1992/02/20	AGR SUBDIVISION			THE TOWNSHIP OF MELANCTHON	C
MF195043	1992/03/03	CHARGE		*** COMPLETELY DELETED ***	GOMES, SERGIO GOMES, MARIA	
MF195848	1992/04/09	CHARGE		*** COMPLETELY DELETED ***		
MF195944	1992/04/13	AGR AM CH		*** COMPLETELY DELETED ***	ROYAL BANK OF CANADA	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



LAND
REGISTRY
OFFICE #7

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

34158-0071 (LT)

PAGE 2 OF 2
PREPARED FOR Michelle Harris
ON 2021/09/28 AT 10:51:01

ONLAND

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: MF195043				
MF196896	1992/05/25	AGR AM CH		*** COMPLETELY DELETED ***		
		REMARKS: MF195848				
MF203714	1993/03/19	AGR AM CH		*** COMPLETELY DELETED ***		
		REMARKS: MF195043, MF195944				
LTD28723	2000/07/28	TRANS POWER SALE		*** COMPLETELY DELETED *** GOMES, SERGIO GOMES, MARIA	HENRIQUES, LENNOX	
		REMARKS: RE:MF195043				
LTD30248	2000/09/25	NOTICE		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
		REMARKS: AMENDS MF194697				
LTD30607	2000/10/04	TRANSFER	\$129,900	HENRIQUES, LENNOX	BELFORD, STEVEN	C
DC191140	2017/10/18	BYLAW DEEM PLNP		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PROPERTY DESCRIPTION: LT 34, PL 332 ; S/T MF194699 MELANCTHON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1997/08/11

OWNERS' NAMES
BELFORD, STEVEN

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/08/11 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/08/11** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO ** SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1997/08/11 **						
MF193940	1992/01/21	PLAN DOCUMENT				C
7R3815	1992/01/29	PLAN REFERENCE				C
MF194697	1992/02/20	AGR SUBDIVISION			THE TOWNSHIP OF MELANCTHON	C
MF194699	1992/02/20	TRANSFER EASEMENT			THE CORPORATION OF THE TOWNSHIP OF MELANCTHON	C
LTD30248	2000/09/25	NOTICE		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: AMENDS MF194697						
LTD30607	2000/10/04	TRANSFER	\$129,900	HENRIQUES, LENNOX	BELFORD, STEVEN	C
DC191140	2017/10/18	BYLAW DEEM PLNP		THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #7

34158-0072 (LT)

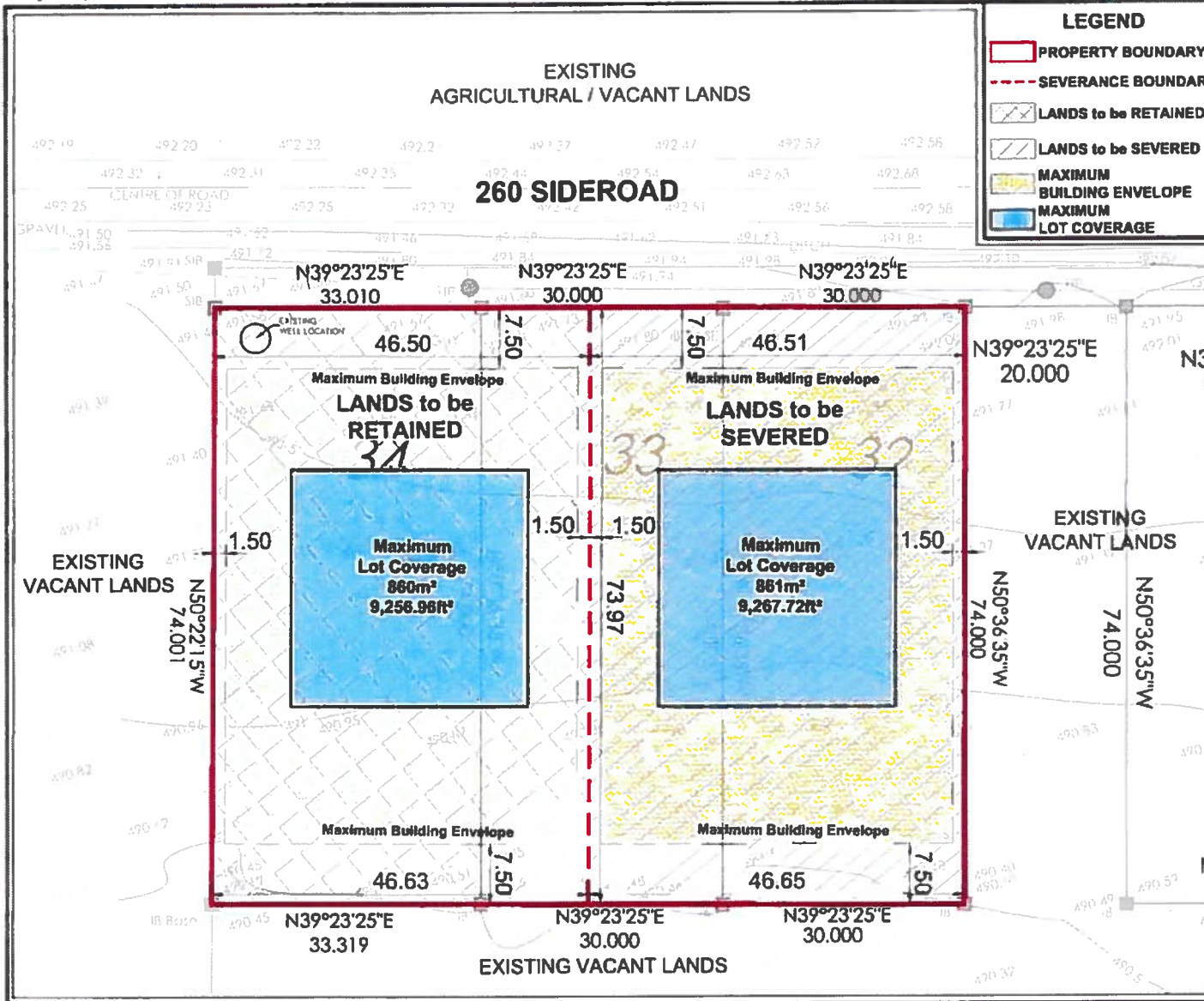
PAGE 2 OF 2
PREPARED FOR XiangYingZhao
ON 2021/12/03 AT 08:44:56

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DC235389	2021/10/06	CERTIFICATE	56,890	THE CORPORATION OF THE TOWNSHIP OF MELANCTHON		C
REMARKS: TAX ARREARS						

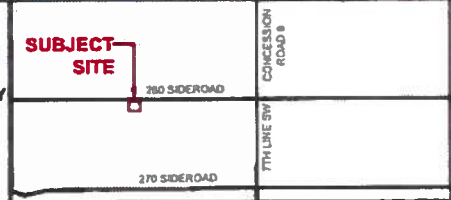
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Schedule "B"



LEGEND

- PROPERTY BOUNDARY
- SEVERANCE BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED
- MAXIMUM BUILDING ENVELOPE
- MAXIMUM LOT COVERAGE



KEY PLAN M.T.2

ZONING BY-LAW MATRIX - HAMLET RESIDENTIAL (R1) ZONE

Description	Required	Retained Lands*	Severed Lands*
Lot Area (min)	1 400m ² (0 139 ha)	3 443 55m ² (0 344 ha)	3 444 52m ² (0 344 ha)
Lot Frontage (min)	30m	46 50m	46 50m
Front Yard Setback (min)	7 5m	7 5m	7 5m
Interior Side Yard (min)	1 5m	1 5m	1 5m
Rear Yard (min)	7 5m	7 5m	7 5m
Minimum dwelling ground floor area	1 storey 93m ² 2 storey 65m ²	TBD	TBD
Building Height (max)	10m	10m	10m
Lot Coverage (max)	25%	25% (860m ²)	25% (861m ²)
Off-street Parking (min)	2 spaces per dwelling unit	2 spaces	2 spaces

Notes
 * Maximum Building Envelopes and Maximum Lot Coverage for the lands to be Retained and Severed are conceptually shown and do not represent dwelling size

CONCEPTUAL SEVERANCE PLAN
LOTS 32, 33, 34, PLAN 332
TOWNSHIP of MELANCTHON
COUNTY of DUFFERIN

P.N. 18.2504.00	Date: January 8, 2022
Scale: N.T.S	Revised
Drawn By: D.S	File No. PN 2504_Severance Plan

GWD
 21 Queen Street East
 Suite 521
 Burlington, ON
 L7R 4P1
 P (905) 778-5700
 www.gwdgrouping.com

3001 Highway 7 E. Unit
 Suite 310
 Markham, ON
 L3R 9V1
 P (905) 478-8548



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

February 11, 2022

GWD File:
18.2504.00 COA

Fogler, Rubinoff LLP
77 King Street West
Suite 3000, P.O. Box 95
TD Centre North Tower
Toronto, ON M5K 1G8

Attention: Joel D. Farber, Partner

Re: Application to the Committee of Adjustment – Consent
Mr. Steven Belford
Lots 32, 33 and 34, Registered Plan 332
Township of Melancthon, Ontario

Dear Joel:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Mr. Steven Belford; the Owner of the parcel of land legally described as Lots 32, 33, and 34, Registered Plan 332, in the Township of Melancthon, hereinafter referred to as the "subject site".

The subject site is rectangular in shape having a total area of 0.69 hectares (1.70 acres), a frontage of 93.01 metres (305.2 feet) along the south side of 260 Sideroad, and a depth of 74 metres (243 feet). It is currently vacant, free of any buildings or structures. An examination of aerial photography indicates that there is limited vegetation on the site save and except of a small number of trees at the western limit of the property.

It is located within the Riverview Community Settlement Area which consists of lands in the general vicinity of 7th Line SW and 260 Sideroad. The surrounding area is comprised of agricultural lands under active cultivation, conservation lands traversed by the Grand River, and residential lots occupied by detached dwellings and accessory buildings.

Appendix 1 includes aerial photography of the subject site and area context. The boundaries of Riverview Community Settlement Area are also delineated.

1.0 Background

The subject site is comprised of three (3) lots that previously formed part of Registered Plan 332 dated November 11, 1991 and registered on January 21, 1992. In October

GAGNON WALKER DOMES LTD.

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



2017 Town Council passed By-law 49-2017 which deemed the lots not to be in a Registered Plan of Subdivision.

Appendix 2 includes a copy of Registered Plan 332.

2.0 Proposal Overview

The Owner requests consent to sever the subject site to create two (2) smaller parcels intended to be developed for one (1) single detached residential dwelling. The application will result in both parcels having frontage along 260 Sideroad.

Appendix 3 includes a copy of the Conceptual Severance Plan illustrating the limits of Severed and Retained lands, the maximum building envelope, and lot coverage pursuant to the current zoning.

Retained Lands

- Area – 0.34 ha (0.85 ac)
- Lot Frontage – 46.50 m
- Front Yard Setback – 7.5 m
- Interior Side Yard – 1.5 m
- Rear Yard – 7.5 m
- Coverage – 25%

Severed Lands

- Area – 0.34 ha (0.85 ac)
- Lot Frontage – 46.50 m
- Front Yard Setback – 7.5 m
- Interior Side Yard – 1.5 m
- Rear Yard – 7.5 m
- Coverage – 25%

The Severed and Retained lands are to be serviced via individual drilled wells and septic systems. The actual size and type of sewage disposal system will be determined by a qualified engineer/designer at the detailed design and permitting review process.

3.0 Land Use Designations, Zoning and Planning Analysis

3.1 Planning Act, R.S.O. 1990, c. P.13, October 19, 2021

The *Planning Act* ("The Act") requires the Council of a municipality in carrying out their responsibilities under The Act to have regard to matters of Provincial Interest as identified in Section 2. The Act provides 20 broad areas of Provincial Interest which are to be considered. The following matters are specifically relevant to the division and future development of the subject site:

(a) The protection of ecological systems, including natural areas, features and functions;



The subject site is not located within the limits any natural heritage features or hazards. In the long-term there is little risk that development will adversely affect the features or functions of the abutting natural heritage system.

- (f) *The adequate provision and efficient use of communication, transportation, sewage and water services, and waste management systems;*

The subject site and greater subdivision was planned to be serviced by private services. The neighbouring lots that have been developed serve as evidence that the lands are conducive to individual on-site water and sewage services.

- (h) *The orderly development of safe and healthy communities;*

The consent application supports the orderly development and build out of the community in a safe and healthy manner.

- (j) *The adequate provision of a full range of housing;*

The consent application provides for the development of two (2) single detached residential dwellings which will assist the municipality in meeting demand for housing.

- (p) *The appropriate location of growth and development;*

The subject site is located within a settlement area. The site and surrounding lands have long been planned for residential purposes.

- (r) *The promotion of built form that:*

- (i). *Is well-designed,*
(ii). *Encourages a sense of place.*

Future residential dwellings are anticipated to be well-designed with modern architectural, technologically advanced finishes, materials, and colours that will encourage a strong sense of place and community.

3.2 Provincial Policy Statement, 2020

Section 3 of the *Planning Act* requires that decisions affecting planning matters “*shall be consistent with*” policy statements issued under The Act. The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to planning and development. The PPS is focused on improving land use planning, with a goal of contributing to a more effective and efficient land use planning system.

Pursuant to Sections 1.1.4.2 and 1.1.4.3, within rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. When directing development to rural settlement areas planning authorities shall have consideration for the characteristics of the area, the scale of development,



the provision of appropriate services (public and private), and directing development outside of hazard lands.

- ❖ *The subject site is located within a settlement area where infill development is promoted. In our opinion, the proposal is consistent and conforms to matters of Provincial interest as identified in the PPS.*

3.3 A Place to Grow Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation

A Place to Grow Growth Plan for the Greater Golden Horseshoe (Growth Plan) is intended to provide policy direction to support the development of strong, prosperous communities and assist in managing future growth. While the Growth Plan encourages intensification within built-up areas it seeks to limit growth in rural settlements.

The subject site is located within a 'Rural Settlement' which are defined as long-established communities serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to Official Plan policies that limit growth.

Located within the boundaries of a designated settlement area, the division of the subject site and its future development for residential land use is appropriate, desirable, and supports the goals and objectives of the *Places to Grow Act* and the Provincial Growth Plan. It will contribute toward achieving the desired settlement structure and assist in achieving local and regional residential targets set out in the Growth Plan.

- ❖ *The subject site represents an opportunity for modest growth and intensification within the existing settlement area. In our opinion, the proposal complies with the policies and objectives of the Growth Plan.*

3.4 Dufferin County Official Plan, July 2017 Consolidation

The Dufferin County Official Plan (DCOP) was adopted by Council on September 11, 2014 and later approved on March 27, 2015 by Ministry of Municipal Affairs and Housing. The July 17, 2017 Consolidation is the most recent version that reflects policy changes and amendment(s).

The DCOP provides County Council with a long-term, county-wide strategic policy framework for guiding growth and development. It includes schedules and appendices which serve to communicate the relationship between land uses and existing/proposed resources and infrastructure.



According to Schedule B – Community Structure and Land Use, the subject site is located within a 'Community Settlement Area'.



Figure 1: Extract from Dufferin County Official Plan Schedule B – Community Structure & Land Use

Goals

Section 1.1.5.(b) of the DCOP recognizes the importance of directing the majority of population growth to settlement areas to preserve and protect agricultural areas, the rural and natural character of the County, and make efficient use of existing and planned infrastructure. The future development of the Severed and Retained lands will contribute towards the optimization of the subject site and is representative of efficient growth and development.

Growth and Settlement Areas

Section 3.0 of the DCOP deals with population and employment forecasts. The forecasts are meant to provide a framework for coordinating future growth in the County.

The attributes of the subject site suggest that the site is conducive to infill residential development that is of scale and character compatible with the Riverview Community Settlement Area.

Settlement Structure

Pursuant to Section 3.3.1, the future development of the Severed and Retained lands contributes to providing diversity within the Riverview Community Settlement Area. The new lots provide an opportunity to add to the range and mix of housing opportunities



within the County. They are representative of development that takes place in a timely, orderly and sequential manner.

Community Settlement Areas

Section 3.3.3.b) of the DCOP indicates that Community Settlement Areas may continue to experience limited growth through infilling and development of vacant lands by consents or plan of subdivision, as appropriate.

Development of the Severed and Retained lands will provide an opportunity to contribute moderate growth and will create opportunities for new residents within the existing community while providing a sound tax base.

Section 3.3.3.c) states that the range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the DCOP.

The subject site is designated Community in the local official plan and the development of these lands for residential land use complies with the general policies, goals and objectives of the County Plan.

Section 3.3.3.d) states that Community Settlement Areas will maintain their rural character and evolve as centres that support their surrounding Countryside Areas.

The Severed and Retained Lands will respect and maintain the rural character of the Riverview Community Settlement Area. Future development will be required to be of a built form that is compatible with the existing residential land use.

Sewage and Water Services

The development of the Retained and Served lands are of adequate size to accommodate on-site servicing for a detached residential dwelling. The actual size and type of sewage disposal system will be determined by a qualified sewage system design professional. The taking of water from the lots is not expected to have an adverse impact on surrounding domestic wells. It is anticipated that future grading will follow the existing drainage pattern and minimize disturbance to the greatest extent feasible.

❖ In our opinion, the consent application complies with the policies, goals and objectives of the County Official Plan.

3.5 Township of Melancthon Official Plan, September 2017 Consolidation

The Township of Melancthon Official Plan (Official Plan) was approved by the Ministry of Municipal Affairs and Housing on March 9, 2015 and approved by the Ontario Municipal Board on September 5, 2017.



The Official Plan contains policies which are similar to the DCOP in regards to guiding the planning, growth and development of the municipality. It is a long-term planning document meant to capture the Town Council's vision for the future of the municipality.

According to Schedule C-2 (Riverview) – Land Use and Road Plan, the subject site is located within the 'Community Settlement Area'.

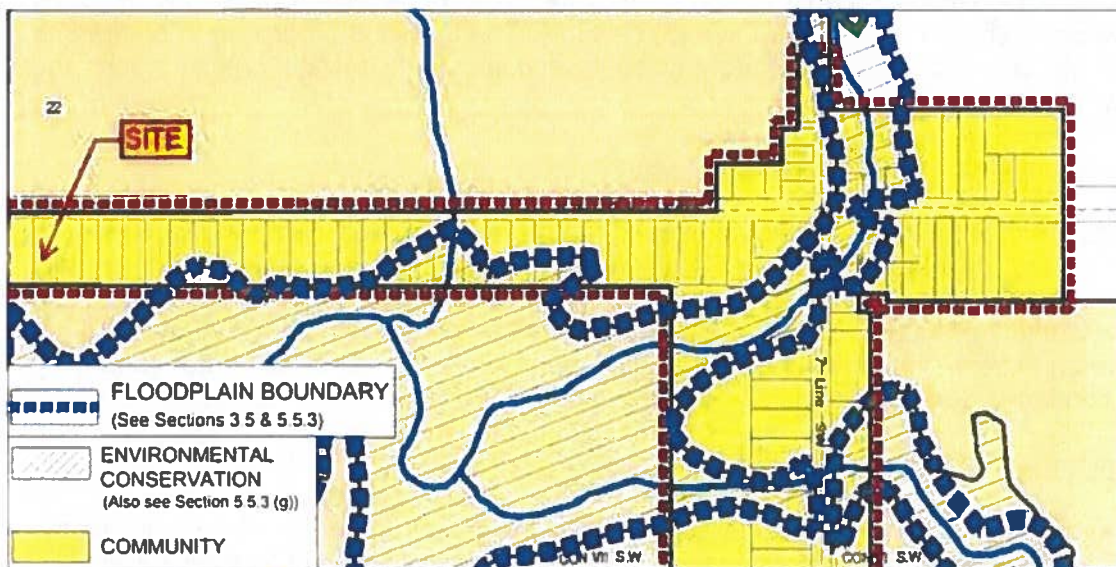


Figure 2: Township of Melancthon Official Plan Schedule C-2 (Riverview) – Land Use and Road Plan

Growth Management

The immediate area has been relatively stable over recent years in terms of redevelopment; new development has generally maintained the rural character of the Riverview Community Settlement Area. Pursuant to Sections 2.2.1.c) and 3.1.1.e) ii, it is envisaged that lot creation would be a means of accommodating residential growth in both rural and community areas. In accordance with Section 3.1.2.a), the future development of the Severed and Retained lands will contribute towards accommodating a small amount of new residential growth. Intended to be compatible with the character of the area, this does not mean that dwelling units are to be identical to the existing building stock. The intention is to physically integrate new development within the host community.

Community

According to Section 5.7.1.a), within the Community designation, the Official Plan envisages a range of appropriate residential and non-residential uses typical of a smaller rural community; including, detached dwellings; second unit dwellings, home occupations; commercial uses; small scale light industrial uses; institutional uses; community centres; community halls/libraries; parks and recreational uses; as well as bed and breakfast establishments in appropriate locations to allow people to live and work in the same area.



From a residential intensification perspective and pursuant to Section 5.7.1.b), development of the Retained and Severed Lands for single detached residential dwellings conforms to the policies and principles of the Community designation. The proposed lots and dwellings can seamlessly be integrated into the Riverview Community Settlement Area.

Pursuant to Section 5.7.2.g) the creation of new lots for permitted uses may occur by severance up to a maximum of five (5) new lots. The Owner is proposing to create one (1) new lot which is appropriately sized to accommodate private on-site water and sewage disposal facilities.

Significant Groundwater Recharge Areas

Section 4.4 of the Official Plan addresses groundwater protection and management. In this regard, development of the Retained and Served lands will maintain and protect groundwater as an essential resource for rural water supplies. It is anticipated that development of the Severed and Retained lands for two (2) detached dwellings will not have an adverse impact on the surrounding domestic wells. Adequate water supply will be confirmed during the detailed design and permitting stage.

Consent

In evaluating whether the proposal maintains the general intent and purpose of the Official Plan, consent applications shall comply with policies listed in Section 7.2.a).

- i. The future development of the Severed and Retained lands for the residential land use complies with the Community designation and current provisions and standards of the Town Zoning By-law.
- ii. As noted earlier in this Report the subject site is comprised of lots that were part of a residential plan of subdivision. Based on prior development approvals on neighbouring properties, it is assumed that the soil and drainage conditions on the subject site are suitable for the proper siting of buildings, structures and on-site sewage disposal system, and that a sufficient supply of potable water is available or can be obtained.
- vi. The consent application will facilitate infill development on a property that has long been planned for residential development but has remained vacant and underutilized for nearly 30+ years.
- vii. No new roads, streets and/or blocks are proposed. Consistent with the original plan of subdivision the Severed and Retained lands will front onto 260 Sideroad.
- x. The size and dimensions of the Severed and Retained lots are appropriate for the proposed use and comply with the provisions of the in-force Zoning By-law.

The consent application is generally consistent with the policy intent of the Official Plan. The application does not warrant extra ordinary conditions or agreements that cannot



be secured through the normal consent process; the Town, County, and GRCA have the authority to impose conditions as deemed necessary and appropriate.

❖ *In our opinion, the consent application complies with the policies, goals and objectives of the Township of Melancthon Official Plan.*

The general intent and purpose of Zoning By-laws are to establish precise standards as to how land is developed. Restrictions are used, in part, to achieve more uniform and consistent built form streetscapes, thereby contributing to a more predictable pattern of development.

The subject site is zoned 'Hamlet Residential (R1)'.

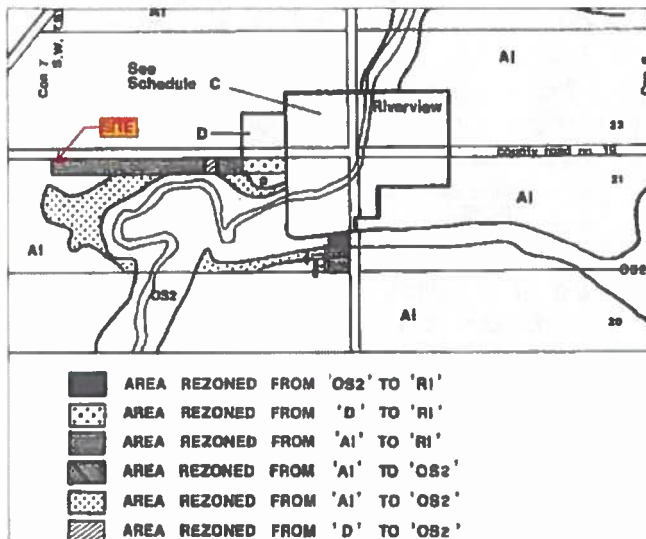


Figure 3: Extract from Township of Melancthon Zoning By-law No. 6-1991

The R1 Zone permits the following uses.

- Single detached dwelling and accessory uses; and
- Home occupation.

❖ *Both the Severed and Retained lots meet and exceed the minimum zoning requirements for a lot on private services.*



4.0 Criteria to be Considered Under Section 53(12) & 51(24) of the Planning Act

GWD has undertaken a thorough review of the Application, relative to the provisions prescribed within Section 51(24) of the *Planning Act* and is of the opinion that that the consent application is considered to represent proper and orderly planning and can be supported from a land use perspective.

Criteria to be Considered	Analysis
(a) <i>The effect of development of the proposed subdivision on matters of provincial interest;</i>	<i>The consent application will facilitate the creation of two properties which are to be developed in the future for residential land use. The application has no adverse impact on matters of provincial interest.</i>
(b) <i>Whether the proposal is premature or in the public interest;</i>	<i>The consent application follows a comprehensive planning process and is not premature. The application is in the public interest and is consistent with the intent of the original plan of subdivision (Registered Plan 332).</i>
(c) <i>Whether the plan conforms to the Official Plan and adjacent Plans of Subdivision, if any;</i>	<i>The consent application conforms to the policies of the Official Plan and is compatible with nearby plans of subdivision; and more specifically Registered Plan 332.</i>
(d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	<i>The Severed and Retained Lands are suitable to facilitate future residential land use (i.e., single detached residential). The lands have long been planned for residential land use. The further division of the subject site represents an optimization of underutilized lands.</i>
(e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	<i>The consent application does not present any concerns with regard to the adequacy of the roadway network. The Severed and Retained lands will maintain frontage and access along 260 Sideroad.</i>
(f) <i>The dimensions and shapes of the proposed lots;</i>	<i>The shape and dimensions of the Severed and Retained Lands are appropriate for the intended residential land use. The parcels like many of the historical lots of record in the area are rectangular in shape and of a comparable size.</i>



<i>(g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	<i>The consent application does not present any concerns with regard to the future buildings or structures. Future Planning Act applications and permitting will ensure structures are appropriate to the land (i.e. Site Plan Approval, and Building Permit).</i>
<i>(h) The conservation of natural resources and flood control;</i>	<i>The proposed consent does not propose any concerns with regard to flood control and the conservation of natural resources Both the Retained and Severed Lands are located outside of the floodplain boundary.</i>
<i>(i) The adequacy of utilities and municipal services;</i>	<i>There are no concerns with regard to the adequacy of utilities and municipal services. It is envisaged that the lands will be serviced with appropriate individual on-site water and sewage services.</i>
<i>(j) The adequacy of school sites;</i>	<i>The consent application does not present any concerns with regard to school sites as the projected pupil yield will be minimal.</i>
<i>(k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	<i>The proposed consent does not present any concerns related to conveyances for public purposes.</i>
<i>(l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;</i>	<i>The proposed consent has no impact on matters of energy conservation.</i>
<i>(m) The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a Site Plan Control area designated under Subsection 41(2) of this Act.</i>	<i>The consent application will facilitate development of the Severed and Retained for future residential land use. It is our understanding that all lands within the Township are subject to site plan control. Future development will be subject to Planning Act applications.</i>

5.0 Conclusions

The consent application has been reviewed from the perspective of conformity, consistency and compliance with the general intent and purpose of applicable governing planning documents. The application does not advance changes to the underlying land use designations nor does it alter the governing planning policy framework which dictates how the subject site is intended to be developed.

The subject site is an ideal candidate for residential infill on account of its location, access to existing and/or planned infrastructure, and the opportunity it presents to complete the existing residential subdivision.



We are of the opinion that the proposal represents a desirable development and is representative of "good planning". We reserve the opportunity to prepare and submit additional information and justification in support of the application.

Thank you for your consideration.

Yours truly,

Marc De Nardis, B.U.R.Pl., M.C.I.P., R.P.P.
Planning Associate
mdenardis@gwdplanners.com

Michelle Harris, M. Sc.
Planning Associate
mharris@gwdplanners.com

C.c. S. Belford
M. Rutledge, Fogler, Rubinoff
M. Gagnon, Gagnon Walker Domes Ltd.






APPENDIX 1

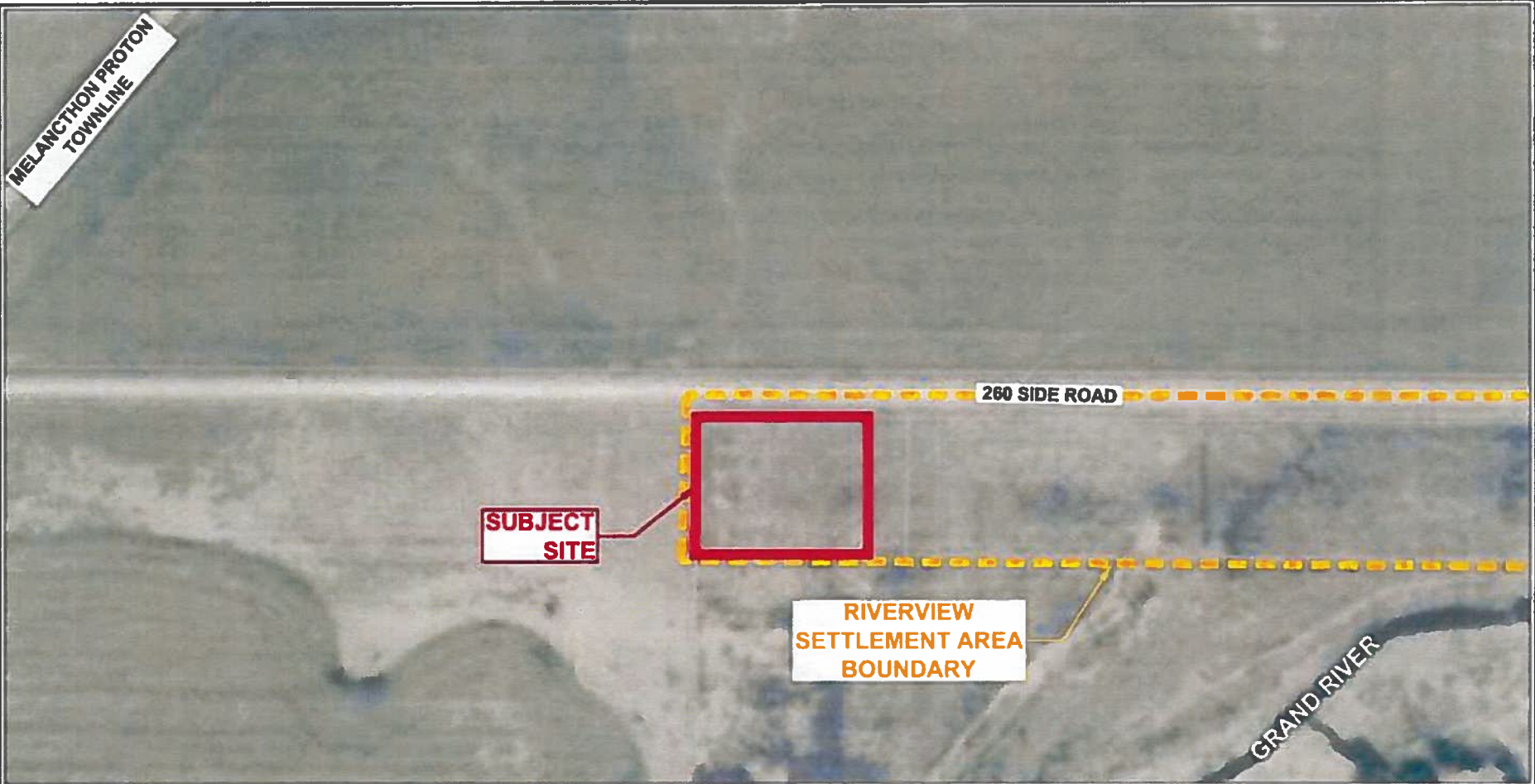


AERIAL IMAGE - CONTEXT PLAN
'0' 260 SIDEROAD
LOTS 32, 33, 34, PLAN 332
TOWNSHIP of MELANCTHON
COUNTY of DUFFERIN

Image Source: Google Earth

LEGEND	P.N.: 18.2504.00	Date: December 10, 2021
	Scale: N.T.S	Revised:
	Drawn By: D.S	File No: PN 2504_Aerial_Images_NOV_2021
 SUBJECT SITE	 	
	21 Queen Street East Suite 503 Brampton, ON L6Y 3P1 P (905) 794 5700	3831 Highway 7 East Suite 310 Markham, ON L3R 0W3 P (905) 477 6154

MELANCTHON PROTON
TOWNSHIP



SUBJECT
SITE

260 SIDE ROAD

RIVERVIEW
SETTLEMENT AREA
BOUNDARY

GRAND RIVER

AERIAL IMAGE - SUBJECT SITE
'0' 260 SIDEROAD
LOTS 32, 33, 34, PLAN 332
TOWNSHIP of MELANCTHON
COUNTY of DUFFERIN

Image Source: Dufferin County Maps

LEGEND

-  **SUBJECT SITE**
-  **RIVERVIEW SETTLEMENT AREA BOUNDARY**

P.N 18.2504.00 Date December 10, 2021

Scale N.T.S. Revised:

Drawn By: D.S. File No: PN 2504_Aerial_Images_NOV_2021



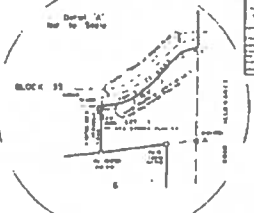
21 Queen Street East Suite 500 Burlington, ON L7R 4P1 P (905) 736 8700		3801 Highway 7 East Suite 310 Markham, ON L3R 0A3 P (905) 477 0554
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APPENDIX 2



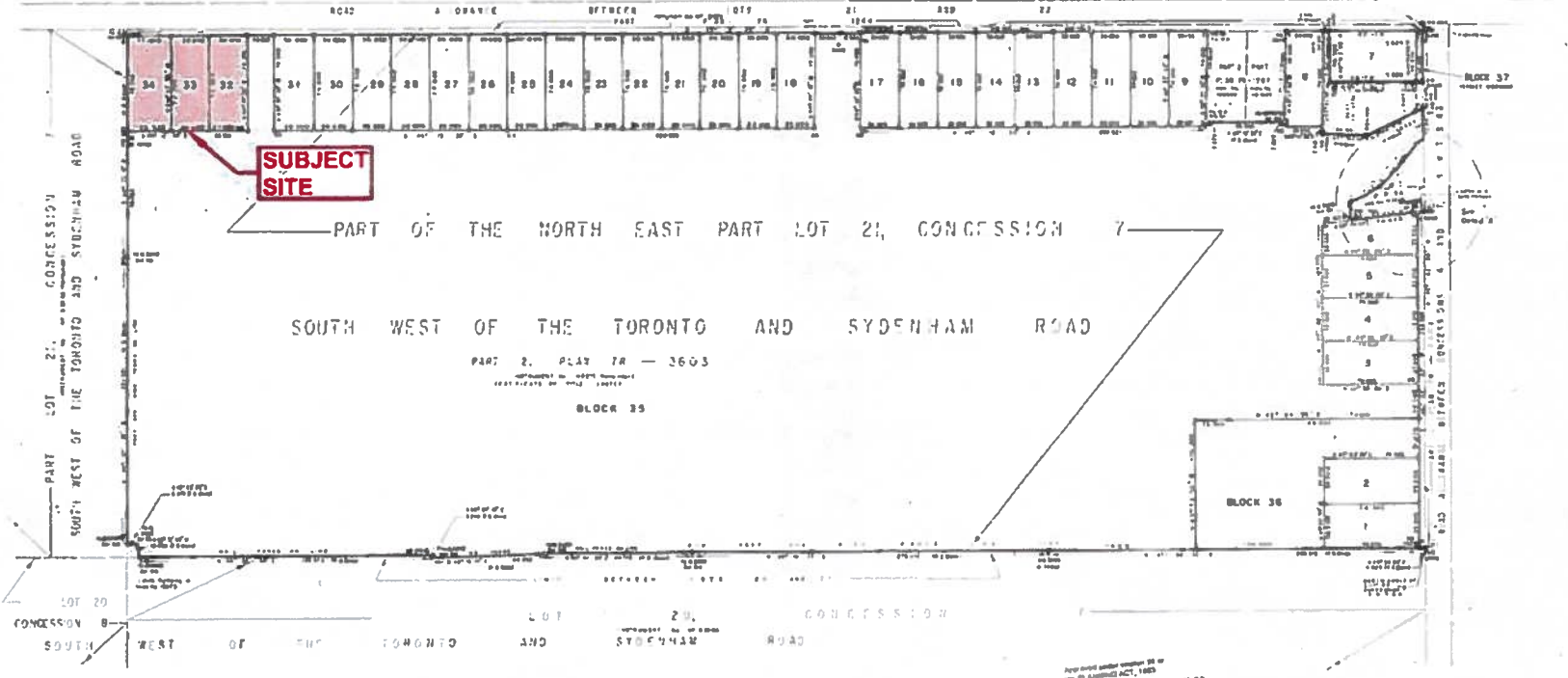
PLAN OF SHOWNING OF PART OF THE NORTH EAST PART OF LOT R1, CONCESSION 7 SOUTH WEST OF THE TORONTO AND SYDENHAM ROAD TOWNSHIP OF MELANCTHON COUNTY OF DUFRON
YOUNG & YOUNG SURVEYOR INC. O.S.S., INC.
SCALE = 1:1000



STAKES TABLE

Number	Material	Quantity	Notes	Remarks
1	Iron	10	At corners	
2	Iron	10	At corners	
3	Iron	10	At corners	
4	Iron	10	At corners	
5	Iron	10	At corners	
6	Iron	10	At corners	
7	Iron	10	At corners	
8	Iron	10	At corners	
9	Iron	10	At corners	
10	Iron	10	At corners	

SURVEYOR'S COPY
CERTIFICATE OF REGISTRATION OF PLAN 232
I CERTIFY THAT THIS PLAN IS CORRECTLY REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION BY SECTION 121 OF THE REGISTRY ACT AND THAT THE REGISTRY DIVISION HAS REGISTERED THIS PLAN AS A PLAN OF THE REGISTRY DIVISION AND THAT THE REGISTRY DIVISION HAS REGISTERED THIS PLAN AS A PLAN OF THE REGISTRY DIVISION
1973 05 23
REGISTERED BY 123966
John O'Neil
1973 05 23



SUBJECT SITE

PART OF THE NORTH EAST PART LOT 21, CONCESSION 7
SOUTH WEST OF THE TORONTO AND SYDENHAM ROAD
PART 2, PLAN 7R - 3603
BLOCK 35

- LEGEND**
- SURVEY BOUNDARY
 - SURVEY BOUNDARY
 - SURVEY BOUNDARY
 - SURVEY BOUNDARY
 - SURVEY BOUNDARY
 - SURVEY BOUNDARY
 - SURVEY BOUNDARY
 - SURVEY BOUNDARY

BEARING REFERENCE:
All bearings given in this plan are correct and are referred to the magnetic north of 1973 and are corrected to true north of 1973.

METRIC:
All distances in this plan are in metres and are correct to four significant figures.

OWNER'S CERTIFICATE:
I, the owner of the property shown on this plan, hereby certify that the same is a true and correct copy of the original plan as registered in the Registry Office and that the same is a true and correct copy of the original plan as registered in the Registry Office and that the same is a true and correct copy of the original plan as registered in the Registry Office.

[Signatures]

NOTARIAL ACT:
The 22. day of JUNE 1973
[Signature]

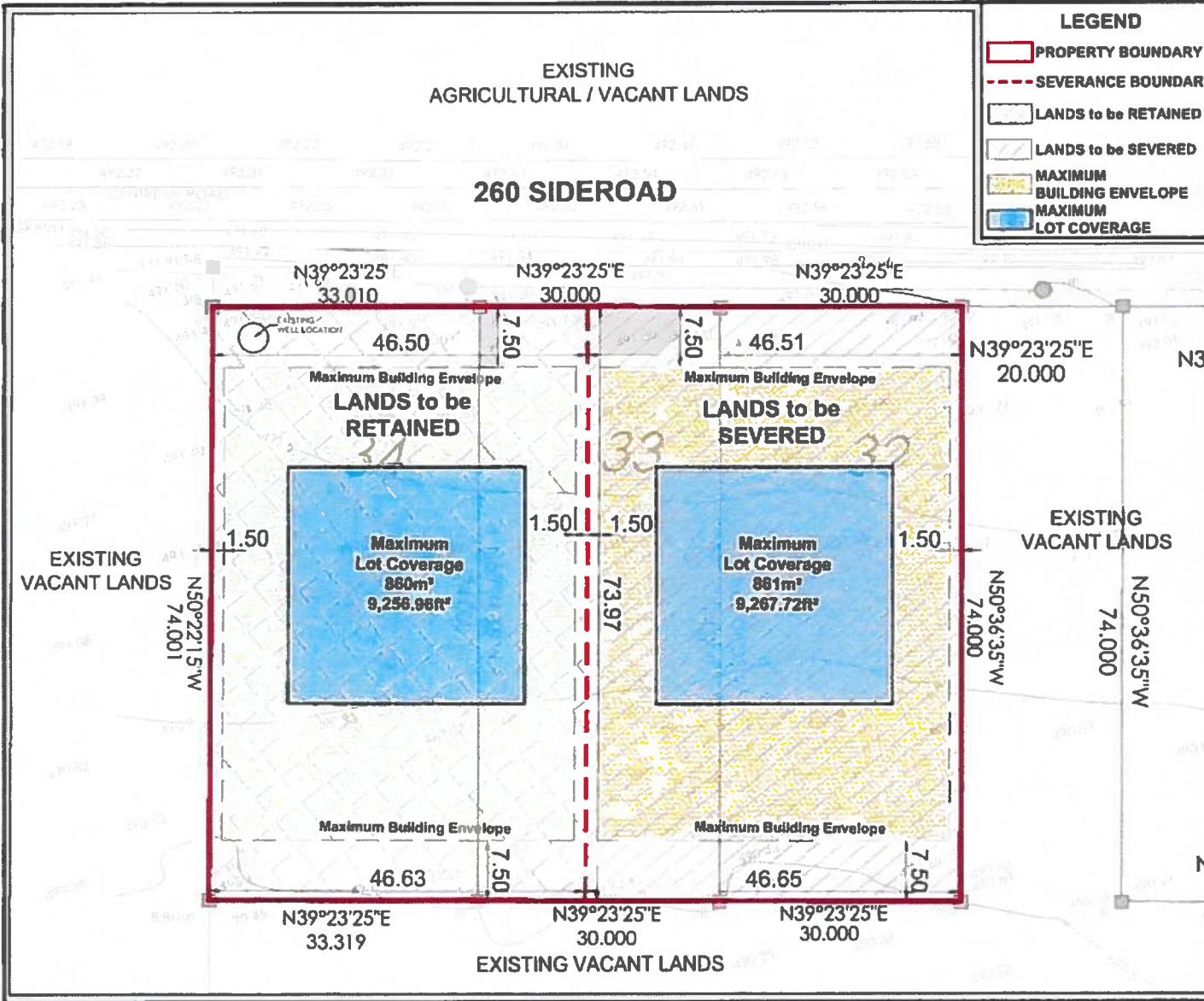
SURVEYOR'S CERTIFICATE:
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that this plan is a true and correct copy of the original plan as registered in the Registry Office and that the same is a true and correct copy of the original plan as registered in the Registry Office.

[Signatures]

YOUNG & YOUNG SURVEYING INC.		
NO. 12	PROJECT	90-81904
YOUNG & YOUNG SURVEYING INC.		
YOUNG & YOUNG SURVEYING INC.		
YOUNG & YOUNG SURVEYING INC.		



APPENDIX 3



LEGEND

- PROPERTY BOUNDARY
- SEVERANCE BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED
- MAXIMUM BUILDING ENVELOPE
- MAXIMUM LOT COVERAGE

SUBJECT SITE

260 SIDEROAD

270 SIDEROAD

CONCESSION ROAD B

7TH LINE AV

KEY PLAN N.T.S

ZONING BY-LAW MATRIX - HAMLET RESIDENTIAL (R1) ZONE

Description	Required	Retained Lands*	Severed Lands*
	1 400m ² (0 139 ha) (0 345 ac)	3 443 55m ² (0 344 ha) (0 850 ac)	3 444 52m ² (0 344 ha) (0 851 ac)
Lot Area (min)		46 50m	46 50m
Lot Frontage (min)	30m	7 5m	7 5m
Front Yard Setback (min)	7 5m	1 5m	1 5m
Interior Side Yard (min)	1 5m	7 5m	7 5m
Rear Yard (min)	7 5m	TBD	TBD
Minimum dwelling ground floor area	1 storey - 93m ² 2 storey - 65m ²		
Building Height (max)	10m	10m	10m
Lot Coverage (max)	25%	(860m ²)	(861m ²)
Off-street Parking (min)	2 spaces per dwelling unit	2 spaces	2 spaces

Notes

* Maximum Building Envelopes and Maximum Lot Coverage for the lands to be Retained and Severed are conceptually shown and do not represent dwelling size

CONCEPTUAL SEVERANCE PLAN
LOTS 32, 33, 34, PLAN 332
TOWNSHIP of MELANCTHON
COUNTY of DUFFERIN

PN: 18-2504-00	Date: January 6, 2022
Scale: N.T.S	Revised:
Drawn By: D.S.	File No: PN 2504, Severance Plan

21 Queen Street East
Brampton, ON
L6Y 3P1
P (905) 778-3700

3021 Highway 7 East
Suite 310
Markham, ON
L3R 0A3
P (905) 4-6396