



**CORPORATION OF THE TOWNSHIP OF MELANCTHON
APPLICATION FOR AMENDMENT TO ZONING BY-LAW**

Township of Melancthon
157101 Highway 10
Melancthon, Ontario
L9V 2E6
Attention: CAO/Clerk

The undersigned hereby applies to the Township of Melancthon for an amendment to the Zoning By-law for lands shown in Schedule A attached hereto.

It is hereby agreed that pursuant to By-law No. 15-2023 the applicant shall bear all the costs of the application, including internal review, administrative services, costs of circulation, holding public meetings, in-house professional services by the Township's Planning Consultant, external professional services, independent professional peer reviews, studies, plans and such other expenditures as are incurred by the municipality in order to properly administer, process and evaluate the application, appeal proceedings to the Ontario Land Tribunal (OLT) and Court action.

The following is to be completed by the applicant. Please use a separate sheet of paper if there is insufficient room to answer any question.

1. **APPLICANT AND OWNERSHIP INFORMATION**

Applicant's Name GSP Group Inc. c/o Valerie Schmidt

Applicant's Address 72 Victoria Street S, Suite 201

Applicant's Phone Number (519) 659-8883 Fax No. N/A

Applicant's Email Address vschmidt@gspgroup.ca

Date of Application _____

Applicant's interest in subject lands:

____ Registered Owner ____ Prospective Purchaser ____ Mortgagor/Mortgagee

____ Neighbouring Owner X Other Applicant's Agent

If applicant is not the registered owner, he/she must attach a letter from the registered owner authorizing this application

Registered Owner's Name Angelo Carnevale

Email: [REDACTED]

Address 537080 Main St., Melancthon ON, L9V 1X6

Phone Number [REDACTED]

Fax No. N/A

Any mortgages, charges, or other encumbrances in respect of the subject land: Yes____
No____. If yes, please provide the following information:

Name TD Bank

Address 10990 Airport Rd, Brampton, ON L6R 0E1

Name _____

Address _____

2. INFORMATION REGARDING THE SUBJECT LAND(S)

Location of Subject Land(s)

Lot 13

Concession 2

Registered Plan No. _____

Lot No. _____

Reference Plan No. 7R-7600

Part No. 1 & 2

Emergency Number/Street Name 537086 Main Street

Total Lot Area (Metric Units) 10.2 hectares

Frontage (metric units) 100.454 metres

Depth (metric units) 525.561 metres

Date lands acquired August 2013

3. OFFICIAL PLAN

Present Land Use Designation Community

How does the application conform to the Official Plan Proposed construction of detached dwelling units and stormwater management pond, which is considered a "residential" and nonresidential use that are generally typical of smaller rural communities. See attached PJR.

4. **ZONING BY-LAW**

Present Zone Development

Nature and Extent of Zoning Requested _____

Rezone the Site to site-specific Hamlet Residential (R1-XX) Zone and Open Space Conservation Zone (OS2) to recognize the proposed residential lots, stormwater management facility and significant woodlot within the Proposed Development. The site-specific provision would permit a reduced lot frontage on Lots 13, 15, and 23 from the required 30 metres.

Reasons for change (detailed description) Development (D) Zone does not currently permit the

the construction of more than one single-detached dwelling.

5. Is the subject land within an area where the municipality has predetermined the minimum and maximum density requirements? Yes _____ No X

If the answer is yes, please provide a statement of those requirements

6. Is the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? Yes _____ No X

If the answer is yes, please provide details of the Official Plan or Official Plan Amendment that deals with the matter

7. Is the application to remove land from an area of employment? Yes _____ No X
If the answer is yes, please provide the details of the Official Plan or Official Plan Amendment that deals with the matter

8. Is the subject land within an area where zoning with conditions may apply?

Yes _____ No X

Please give an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions _____

9. **ACCESS TO THE SUBJECT LANDS:**

Provincial Highway _____

Municipal Road (maintained all year round) Main Street

County Road _____

Right of Way _____

By Water _____

If access by water only, what parking and docking facilities to be used or will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

10. **USE OF SUBJECT LANDS**

Existing Land Uses (detailed description) Historically used for agricultural purposes, but also contains wooded lands and natural heritage features south-east of the site. There are no bulidings or structures. Vegetation on the property consists of trees and hedgerows.

Proposed Land Uses (detailed description) Creation of 26 residential lots for single-detached dwellings (Lots 1-26), as well as a stormwater management pond (Block 1), future park lot (Block 2) and emergency access (Block 3).

If known, what is the length of time that the existing uses of the subject land have continued?

Unknown.

11. **STRUCTURES ON SUBJECT LANDS**

Are there any structures or buildings on the subject lands? No

If the answer is yes, please provide the following information:

Type of Building/Structure _____

Setbacks from (in metric units):

Front Lot Line _____

Rear Lot Line _____

Side Lot Lines _____

Height of the Building/Structure _____

Dimensions _____

Floor Area _____

If known, what is the date any existing building or structures were constructed?

*Please use a separate sheet for additional buildings/structures

12. Are there any buildings/structures proposed to be built on the subject land?

Yes ____ No X

If the answer is yes, please provide the following information: *see attached table

Type of building or structure _____

Setbacks from (in metric units):

Front Lot Line _____

Rear Lot Line _____

Side Lot Lines _____

Height of the Building/Structure _____

Dimensions _____

Floor Area _____

*Please use a separate sheet for additional buildings/structures

13. **ENVIRONMENTAL INFORMATION**

Source of Water:

Publicly Owned and Operated Piped System _____

Privately Owned and Operated Individual Well X _____

Communal Well _____

Other Water Body/other means _____

Sewage Disposal:

Publicly Owned and Operated sanitary sewage system _____

Privately owned and operated individual septic system X _____

Communal System _____

Privy or other means _____

Would more than 4,500 Litres (990 Gallons) of effluent be produced per day?

Yes _____ No X _____

If the answer is yes, please provide a Servicing Options Report and a Hydrogeological Report.

Storm Drainage

Sewers _____ Ditches _____ Swales _____ Other X _____

Stormwater Management Pond

14. **SUPPLEMENTARY INFORMATION**

Has the subject land ever been the subject of an application under the Planning Act for approval of a Plan of Subdivision of a consent?

Yes X _____ No _____

If the answer is yes, what is the File Number and the status of the application?

Has the subject land ever been the subject of an application under Section 34 of the Planning Act before?

Yes _____ No X _____

Has the subject land ever been the subject of a Minister's Zoning Order and if known, the Regulation number of that order?

No. _____

Is the application for amendment to the zoning by-law consistent with policy statements issued under subsection 3 (1) of the Planning Act?

Yes X No _____

Is the subject land within an area of land designated under any Provincial Plan or Plans?

Yes X No _____

If the answer is yes, does the application conform to or does not conflict with the applicable provincial plan or plans?

Please refer to Planning Justification Report.

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 zoning amendment application.

15. **SKETCH OF PROPERTY**

The sketch, to be marked Schedule "A" or shown on the attached Schedule "A", must show the following (in metric units):

- the boundaries and dimensions of the subject lands
- the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines
- the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks), that
 - are located on the subject land and on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application
- the current uses of land that is adjacent to the subject land
- 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
- if access to the subject land will be by water only, the location of the parking and docking facilities to be used, and
- the location and nature of any easement affecting the subject land

16. **STATUTORY DECLARATION**

I/we, Valerie Schmidt of Kitchener, Ontario

solemnly declare that:

All above statements and the information contained in this application including Schedule "A" transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is the same force and effect as if made under oath by virtue of The Canada Evidence Act.

V. Schmidt
Signature of Applicant

Signature of Applicant

Declared before me at the city of Kitchener

in the Region of Waterloo this 3rd day of
July, 20 24.

K. Barisdale
A Commissioner, etc.

Kristen Alexia Barisdale,
a Commissioner, etc., Province of Ontario,
for GSP Group Inc.
Expires June 7, 2025

Planning Fees and Charges - By-law 15-2023

	<u>Fee</u>	<u>Deposit</u>
Zoning By-law Amendment - Minor	\$2,000	\$3,000
Zoning By-law Amendment - Major	\$5,000	\$5,000
Zoning By-law Amendment to Implement Consent Condition	\$1,000	\$2,000
Zoning By-law Amendment to Remove a Hold	\$1,000	\$2,000

SCHEDULE "A"

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, Angelo Carnevale, am the owner of the land that is the subject of this Application for Zoning By-law Amendment and I authorize GSP Group Inc. c/o Valerie Schmidt 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.

June 20/24
Date


Signature of Owner

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

I, Angelo Carnevale, 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.

June 20/24
Date

