

TOWNSHIP OF MELANCTHON

NOTICE OF RECEIPT OF A COMPLETE APPLICATION FOR A ZONING BY-LAW AMENDMENT AND

NOTICE OF A PUBLIC MEETING CONCERNING A RELATED PROPOSED ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Melancthon has received a complete application for a Zoning By-law amendment and will hold a Public Meeting in the Municipal Council Chambers to consider a proposed Zoning By-law amendment relating to that application under Section 34 of the Planning Act. The meeting will be held on Thursday, March 4th, 2010 at 11:00 a.m.

THE PROPOSED Zoning By-law amendment would change the zoning on a portion of a property in part of Lot 26, Concession 7, N.E.T.S.R. The purpose of the proposed by-law is to change the current General Agricultural (A1) zone on the subject lands to a General Agricultural Exception (A1-115) zone. The proposed new exception provisions would permit the use of the A1-115 zoned lands for a machine shop subject to a maximum building gross floor area limitation of 560 square metres (6,028 square feet) and a minimum front yard of 50 metres (164 feet). The existing A1 zoning provisions for maximum building height and parking would continue to apply. The effect of the proposed by-law would be to permit the use of the A1-115 zoned area for a woodworking machine shop.

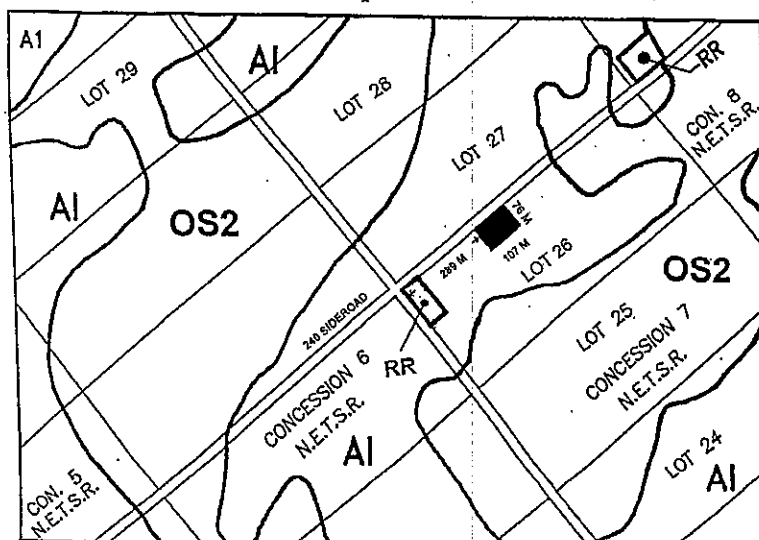
IF a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Melancthon before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Melancthon to the Ontario Municipal Board.

IF a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Melancthon before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available for inspection between 8:30 a.m. and 4:30 p.m. at the Township of Melancthon Municipal Office.

Dated at the Township of Melancthon this 11th day of February, 2010

Denise B. Holmes, Clerk
Township of Melancthon
R. R. #6, Shelburne, Ontario, L0N 1S9
Telephone 1-519-925-5525



Area Affected by Proposed Zoning By-law Amendment

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THE PROPOSED Zoning By-law amendment would change the zoning on a portion of a property in part of Lot 27, Concession 10, N.E.T.S.R. The purpose of the proposed by-law is to change the current General Agricultural (A1) zone on the subject lands to a General Agricultural Exception (A1-114) zone. The proposed new exception provisions would permit the use of the A1-114 zoned lands for a woodworking shop subject to a maximum building gross floor area limitation of 700 square metres (7,535 square feet), minimum side yard of 30.5 metres (100 feet) and a minimum front yard of 122 metres (400 feet). The existing A1 zoning provisions for maximum building height and parking would continue to apply. The effect of the proposed by-law would be to permit the use of the A1-114 zoned area for a woodworking shop.

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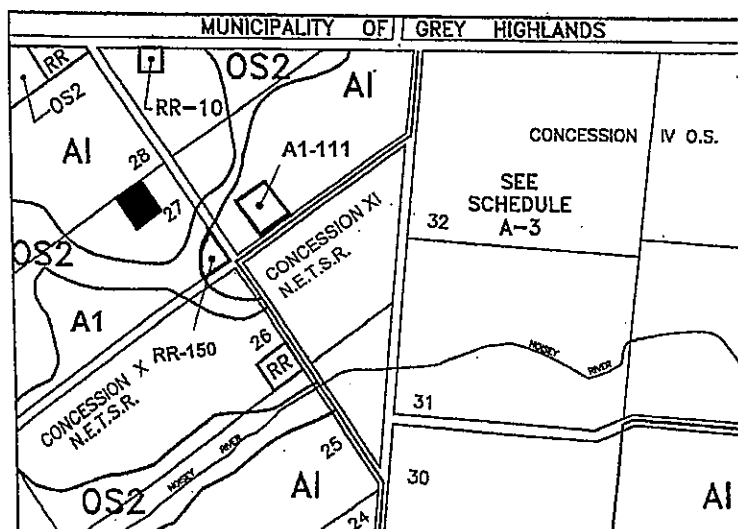
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Township of Melancthon  
R. R. #6, Shelburne, Ontario, L0N 1S9  
Telephone 1-519-925-5525



■ Area Affected by Proposed Zoning By-law Amendment

**Denise Holmes, AMCT**

**From:** Dennis Sanford [dssanford@xplornet.ca]  
**Sent:** Friday, February 26, 2010 10:15 AM  
**To:** Melancthon Township Council  
**Subject:** budget discussion  
 To Melancthon Township Council,

I would like to add this input to the 2010 budget discussion for consideration.

For twenty years my family and I have resided in this township. For all of that time, I have believed that the main concerns of the municipal government that affect us personally on a daily basis, namely maintaining roads and the landfill, have been handled in an adequate manner. There have not been major increases in taxes, so the council through its budgeting process has been able to manage those concerns well with the resources available. I am not aware of the challenges and the tough decisions that have been and are being made in order to manage the township properly and frankly have not been overly concerned about the matter of budgeting, as it seems to me that any individual or committee should be able to use what money is known to be available to pay those bills that are known to be payable, while also preparing for the "reasonable" unknowns.

Recently, as a result of the amenities agreement negotiated with the former Canadian Hydro Developers and the taxation of the turbines, there have been additional funds available to the township. There have been citizens pressing the council to do certain things with those funds that do more to benefit or improve the community. Council seems to have not been open to these suggestions, as spending on road projects is the main approach being taken. Of course there are many things for which this money could be used. Even though it is not a huge amount, it represents a sizable percentage of the overall budget. In light of my opening statement, I believe that the acceptable management of the roads and the landfill, in addition to all of the other township's financial obligations, should continue to be manageable without the spending of the turbine revenue on "extras". I believe that there are many, creative ways to benefit the residents of the township in small ways that the Council should consider one day, and I have a growing list of possibilities.

The developing story around The Highland Companies activities and pending aggregate application, however, forces a paramount concern to the forefront. That concern is the legal and other costs that are sure to confront the Township in the days to come, that will not be recoverable from the company or the process that has imposed this burden on the taxpayers of Melancthon. Council has received legal advice indicating preparatory action would be a wise move. It seems to me that nothing could be more beneficial to the Township than using the turbine funds to defend this Township from the "assault" being perpetrated on it. Therefore I believe, *the entirety of the amenities funds from both Melancthon I and Melancthon II should be allocated to a special project fund deemed "Legal Defense", and used exactly for that purpose*, and I urge Council to seriously consider taking this course of action. I think Council would receive widespread taxpayer (voter) support for this idea.

Dennis Sanford  
 Melancthon Township

Total Control Panel

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2/26/2010