

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, September 9, 2010 at 10:00 a.m.

THE PROPOSED Zoning By-law amendment would change the zoning on a portion of a property in part of Lot 32, Concessions 3 and 4, 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 (A1-116) zone. The proposed new exception provisions would permit the use of the A1-116 zoned lands for a welding shop subject to a maximum gross floor area limitation of 745 square metres (8,019 square feet) for the welding shop building. The existing A1 zoning and other general zoning provisions for such aspects as maximum building height and parking would continue to apply. The effect of the proposed by-law would be to permit the use of the A1-116 zoned area for a welding shop and accessory facilities.

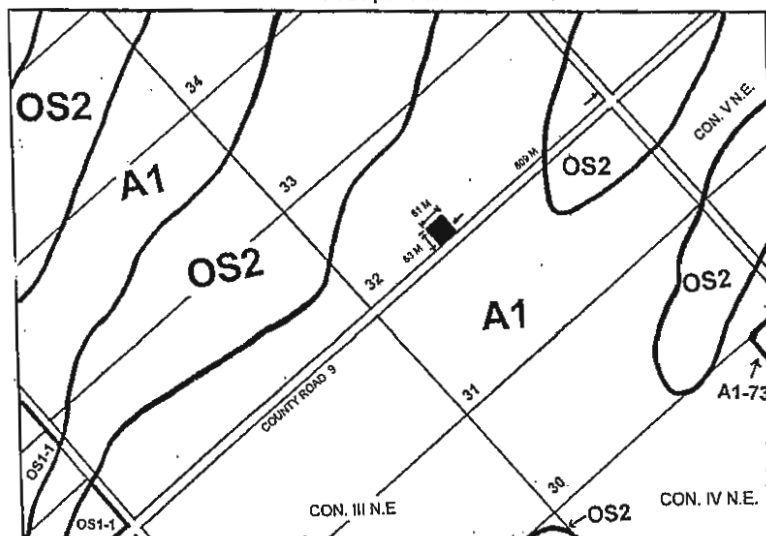
IF a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Melancthon before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Township of Melancthon to the Ontario Municipal Board.

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.

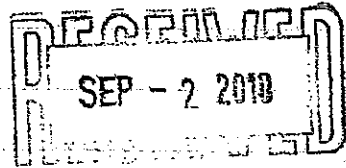
Dated at the Township of Melancthon this 21st day of July, 2010

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

Township of Melancthon
R#6
Shelburne, Ont.
LON 159



A. J. Lyon
R#4
Dundalk Ont
WOC 135

Dear Sirs/M'dame.

re: Proposed Zoning By-law Amendment
Part of Lot 32, Con 3 and 4, NETSR

I oppose the proposed zoning By-law amendment on the following grounds

1. The proposed rezoned lands will be on prime agricultural lands. (In the new OP these lands will definitely fall in the 'Agricultural' category - Mr. Jordan's map needs some work.)
2. Although home industries may be permitted under the O.P.S, this document further states these uses "shall be limited in scale. The proposed 8000 square foot welding shop is far too large to be permitted on prime agricultural lands. Such a facility should properly be sited in an industrial park.
3. I farm lot 29 Con 4 and part lot 29 Con 5. These lands are opposite and adjacent to the metal fabrication facility located on lot 28 Con 5 NE. From the observed industrial activity associated with this facility -

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traffic, loading & unloading of large trucks, stacking of fabrication steel etc. - it is clear that industrial facilities of the proposed scale are not consistent with PPS stated objective of protecting prime agricultural lands for the long-term use for agriculture.

4. The PPS states that the criteria for such uses on prime agricultural land "shall be included in municipal planning documents"... I suggest that the "shop" be restricted to less than 3000 ft² and shall be so located as to be part of the house/barn farmstead clusters.

Respectfully

A handwritten signature in black ink, appearing to read "H. Lynn", written over a horizontal line.