

The Township of Melancthon
R R #6 Shelburne,
Ont. L0N 1S9

A. J. LYON
RR #4
Dundalk Ont
NOC 1B0

Oct 1/2010

Dear Sirs / M'dame,

re: Proposed Zoning By-law amendment. Lot 32, Con 3/4 NETSR.

Unfortunately the information provided in Mr. Shark's E-mail of Sept 16, 2010. does not change my opinion that approval of the proposed zoning By-law amendment would not be consistent with the Provincial Policy Statement. The two issues here are scale - far too large for a 'secondary use' on prime agricultural lands; and location - a separate industrial development along the road is not acceptable.

This situation has arisen because the Township has for some years proceeded to process these amendments without first setting in place the appropriate amending By-law with ~~into~~ the necessary criteria/conditions. Driving the side roads of Grey-Highlands to the north it is readily evident that their By-law (copy attached) has served them very well. The primacy of agriculture is very evident and the 'secondary use' shops are of a scale that allows them to be seamlessly integrated in to the farmstead building layout.

OCT - 7 2010

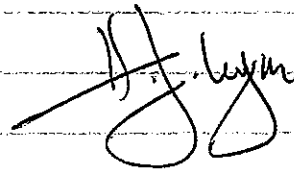
Until the township develops its own amending By-law, Council should consider using the Grey-Highland document as a guide, (would add two additional conditions

1) The owner must clearly demonstrate the primacy of the agricultural enterprise, and

2) The owner must operate the shop.

In the case of the existing 'shop' on Lot 28 Con 5 and the new shop currently being constructed on Lot 28 Con 4, both are the primary use of the property and, therefore, are not consistent with the ZPS."

Sincerely



5.13 Small-Scale Commercial & Industrial

No small-scale commercial or industrial use shall be permitted in any zone unless defined as a permitted use and conforms to the following provisions:

- a) May be located in an outbuilding or accessory structure, provided the maximum area of all buildings and or structures used for the small-scale use does not exceed 250 square metres (2,691 square feet)
- b) No portion of a lot shall be used for the open display, storage or sale of products or materials, commodities or stock-in-trade unless the following provisions are complied with:
 - such open storage does not cover an area greater than 750m²;
 - the storage area is situated behind the front or exterior wall of the principle building facing the front lot line, and complies with all other yard requirements of the By-law;
 - any area of the lot used for open storage shall be screened from public exposure by buildings and/or a planting strip and/or a fence.
- c) Maximum number of employees: Equivalent of five full time positions in addition to the owner.
- d) All waste by-products of the operation must be properly disposed of off-site, and in particular, the organic waste by-products may not be placed on-site or within any Hazard Land areas as defined in this By-law.
- e) The use of noxious chemicals, as outlined by the policies and guidelines of the Ministry of the Environment, shall not be permitted in the small-scale use in order to protect groundwater resources.

5.14 Parking and Loading Space Standards

a) Parking Space Requirements:

The owner of every building or structure erected or used for any of the purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other person entering upon or making use of the said premises from time to time, parking spaces and areas as set out in Table 2.

Table 2: Parking Space Requirements	
A. Residential	
Apartment, triplex, fourplex	1.25 per dwelling unit, plus 1 visitor parking space per 2 dwelling units or part thereof
Bed and Breakfast	2 per dwelling unit plus 1 for each guest room
Dwellings – Detached, semi-detached, duplex, converted	2 per dwelling unit plus additional spaces as may be required for any home occupation/industry uses.
Dwelling other than those listed herein	2 per dwelling unit
Home Occupation	2 per dwelling unit plus 1 for each 24 square metres of floor spaced occupied by the home occupation
Rooming/boarding house	2 per dwelling unit plus 1 for each room for rent
Senior Citizens Apartment	1 per dwelling unit plus 1 visitor parking space per 5 dwelling units or part thereof
B. Institutional	
Auditoriums, Theatres, Arenas, Convention Centres, Stadium, Clubs	1 per 5 seats, or 1 per 4 square metres of gross floor area, whichever is the greater of the two