

H. J. Wood

R#4

Dundalk, Ont.

W.C. 1B0

Feb 24 / 2011

Township of Melancthon
#6 Shelburne
Int. W.C. 1B0 159

can Sir

re: Street Rezoning Amendment - Part of Lot 32, Cor 3 & 4 NE

request that Council defer further processing of this rezoning amendment until the report dealing with the provisions to be included in a new Zoning By-law has been completed and adopted. As this report was undertaken by Council as a direct result of the issues/concerns raised at the public meeting respecting the subject rezoning, it should be completed before any further action is taken.

As it stands now the proposed building would be more than double the size permitted in the By-laws of West Grey, Grey Highlands, Mapleton, and North Waterloo; and 40 percent larger than permitted by Wellesley for a building without a subsurface fire reservoir.

Should the proposed rezoning not be consistent with the provisions of a new Zoning By-law it should not have been approved. If it is consistent then all that has been lost is 2 or 3 months during the winter/spring period - hardly ideal construction weather.

Respectfully,
H. J. Wood

G. W. JORDEN *Planning Consultants Limited*

8 BELLEVUE CRESCENT, BARRIE, ONTARIO L4M 2T1

February 22, 2011

Ms. Denise B. Holmes, AMCT
CAO/Clerk-Treasurer
Township of Melancthon
157101 Highway 10
R.R. #6
Shelburne ON L0N 1S9

Dear Ms. Holmes:

Eli Sherk/Owen Hoover Rezoning
Pt. Lot 32, Concessions 3 & 4, N.E.T.S.R.

Attached are copies of a revised draft Zoning By-law amendment and a revised explanatory note for a portion of the Owen Hoover property in part of Lot 32, Concessions 3 and 4, N.E.T.S.R. These documents are revised to reflect the revised site plan recently provided by the applicants and to add appropriate zoning provisions.

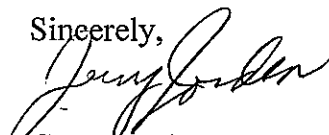
Although the site plan once again does not have a specified scale and does not show all required dimensions, it appears the scale is 1 inch equals 100 feet. That was the reference scale used in analysing the site plan for preparation of the revised map schedule to the draft Zoning By-law amendment.

Using the information provided on the site plan, the revised draft By-law would rezone the sites of both proposed buildings, the adjacent yard area and the parking area. That is the area shown in the area rezoned to the A1-116 zone on the map schedule to the draft By-law. This zone also includes the areas 15 metres to the rear and 15 metres to the east of the proposed buildings.

Portions of existing farm buildings are included in the proposed A1-116 zoned area but they could not be used for welding shop purposes since they do not meet the proposed 160 metre setback requirement. That setback distance is based on the location of the proposed buildings as shown on the revised site plan.

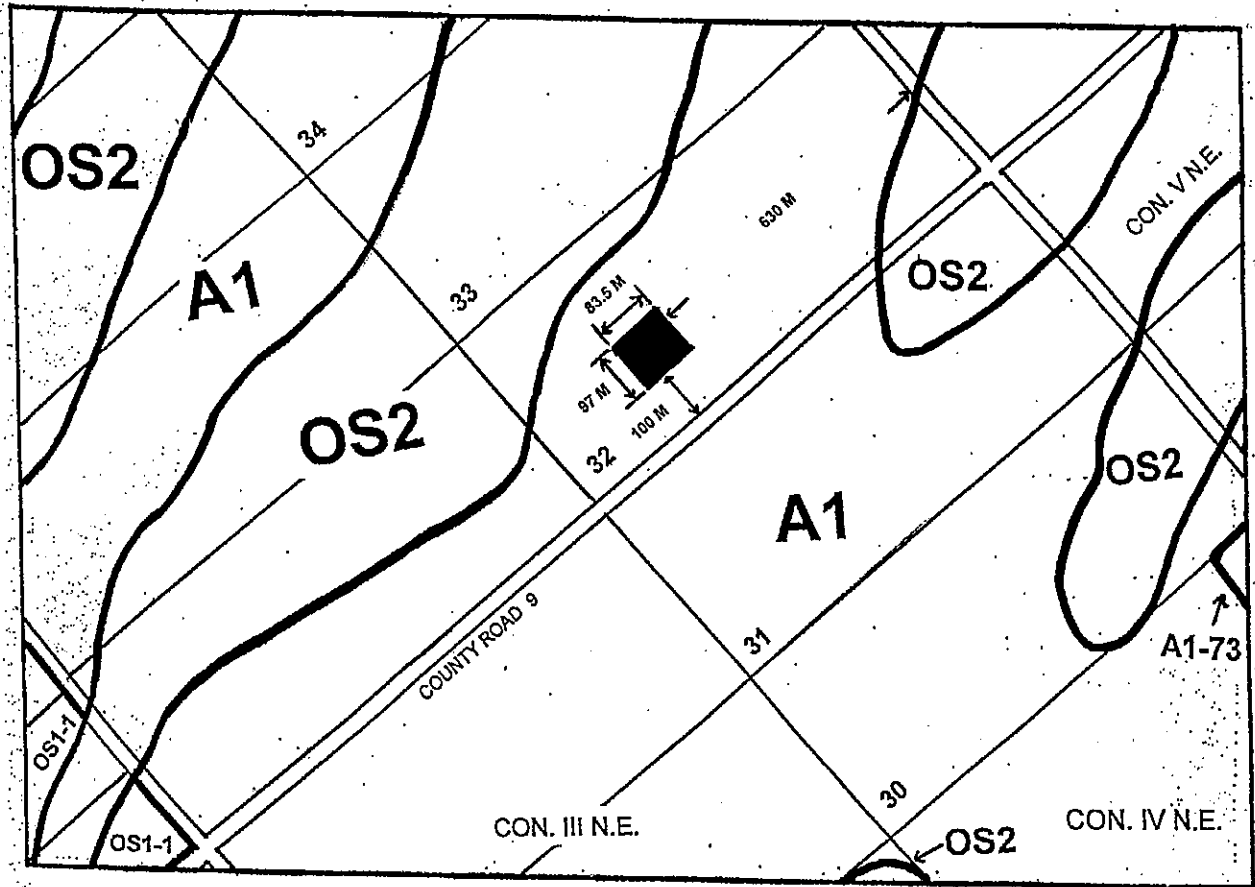
The proposed by-law places a limit of 575 square metres on the combined total floor area for all buildings used for a welding shop and accessory purposes. This is based on the sizes of the proposed buildings as shown on the applicant's sketch.

Sincerely,


G. W. Jorden, RPP

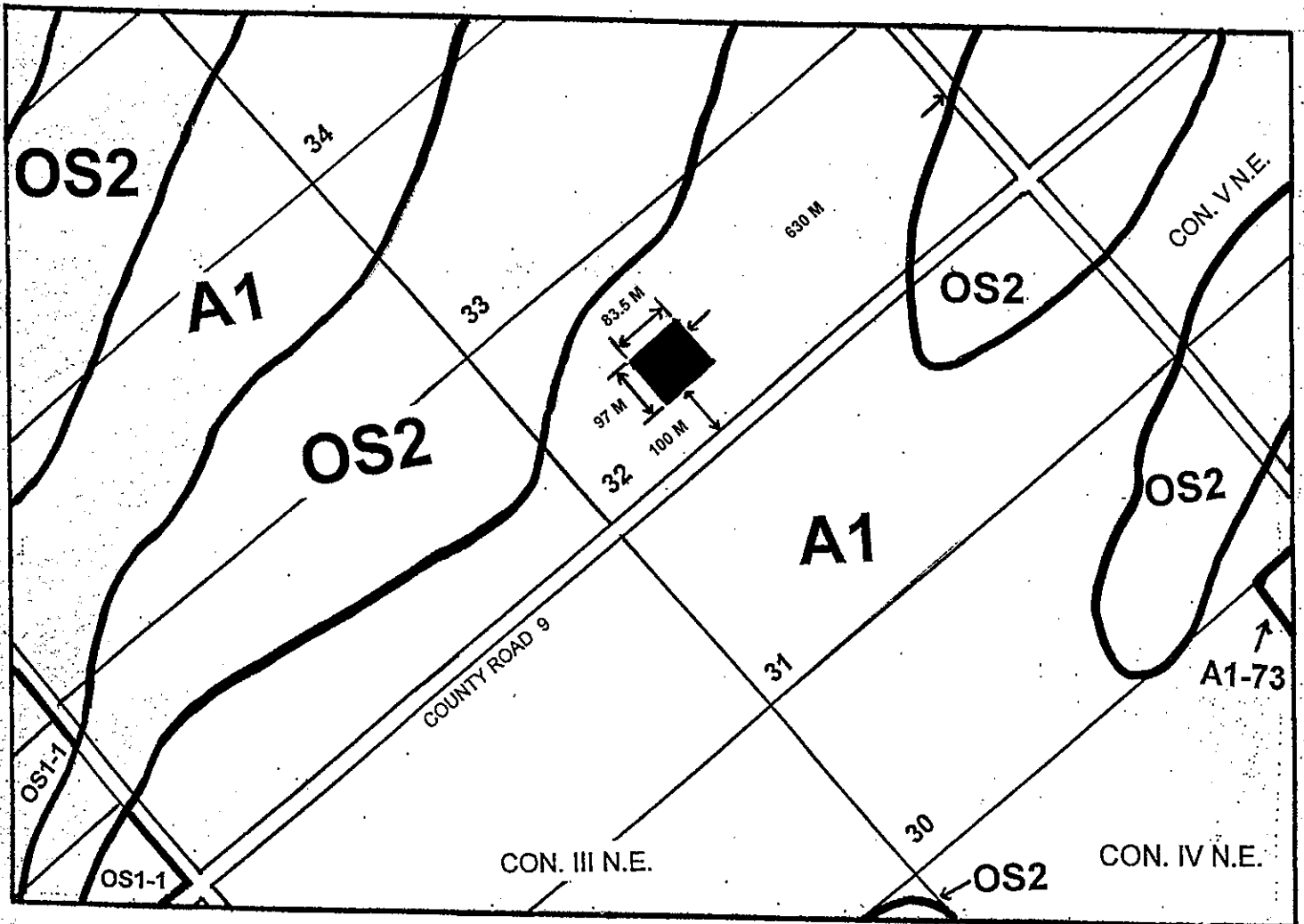
EXPLANATORY NOTE

Zoning By-law No. _____ changes the zoning on a portion of a property in part of Lot 32, Concessions 3 and 4, N.E.T.S.R., as shown on the map below. The purpose of the by-law is to change the current General Agricultural (A1) zone on the subject lands to a General Agricultural Exception (A1-116) zone. The new exception provisions permit the use of the A1-116 zoned lands for a welding shop subject to a maximum gross floor area limitation of 575 square metres (6,190 square feet) for all building used for a welding shop and accessory purposes. Also, all such buildings must be set back a minimum of 160 metres (525 feet) from any lot line. The existing A1 zoning and other general zoning provisions for such aspects as maximum building height and parking continue to apply. The effect of the by-law is to permit the use of the A1-116 zoned area for a welding shop and accessory facilities.



■ AREA REZONED FROM GENERAL AGRICULTURAL (A1)
TO GENERAL AGRICULTURAL EXCEPTION (A1-116)

TOWNSHIP OF MELANCTHON
 Schedule 'A'
 BY-LAW

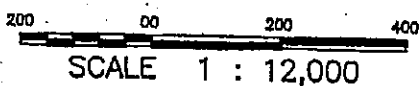



 AREA REZONED FROM GENERAL AGRICULTURAL (A1)
 TO GENERAL AGRICULTURAL EXCEPTION (A1-116)

This is Schedule 'A' to By-Law
 passed the _____ day of _____
 Signatures of Signing Officers

Mayor _____

Clerk _____



G. W. JORDEN
 P L A N N I N G
 C O N S U L T A N T S