



**COMMITTEE OF ADJUSTMENT
AGENDA
April 5, 2023 – 9:00 AM**

MEETING DETAILS

In-Person Meeting Location: Mulmur Township Offices, located at 758070 2nd Line East
Phone Connection: 1 647 374 4685 Canada / 1 647 558 0588 Canada
Video Connection: <https://us02web.zoom.us/j/84829988171>
Meeting ID: 848 2998 8171

1.0 CALL TO ORDER

2.0 LAND ACKNOWLEDGEMENT

3.0 APPROVAL OF THE AGENDA

Recommendation: THAT the agenda be approved.

4.0 MINUTES OF THE PREVIOUS MEETING

Recommendation: THAT the minutes of November 30, 2022 are approved.

5.0 DISCLOSURE OF PECUNIARY INTERESTS

6.0 APPLICATIONS

6.1 B01/B02-2023 BONNEFIELD

Recommendation: THAT Application No. B01/02-2023 be approved subject to public and agency comments.

8.0 ADJOURNMENT

Recommendation: THAT the Committee adjourns the meeting at _____ to meet again at the call of the Chair.



**COMMITTEE OF ADJUSTMENT
MINUTES
NOVEMBER 30, 2022 | 1:30PM**

Present: Janet Horner, Chair
Earl Hawkins
Patricia Clark
Andrew Cunningham
Kim Lyon
Tracey Atkinson – CAO/Clerk/Planner
Roseann Knechtel – Deputy Clerk/Planning Coordinator

1.0 CALL TO ORDER

The meeting was called to order at 1:34 p.m. by Chair Horner. Approximately 11 residents were in attendance.

2.0 LAND ACKNOWLEDGEMENT

We begin this meeting by acknowledging that we are meeting upon the traditional Indigenous lands of the Tionontati (Petun) and Treaty 18 territory of the Anishinaabe peoples. We recognize and deeply appreciate their historic connection to this place and we also recognize the contributions Indigenous peoples have made, both in shaping and strengthening our community, province and country as a whole.

3.0 APPROVAL OF THE AGENDA

Moved by Lyon and Seconded by Cunningham

THAT the agenda be approved.

CARRIED.

3.0 MINUTES OF THE PREVIOUS MEETING

Moved by Hawkins and Seconded by Lyon

THAT the minutes of May 18, 2022 be approved.

CARRIED.

4.0 DISCLOSURE OF PECUNIARY INTERESTS

5.0 PUBLIC MEETINGS

Township Planner Tracey Atkinson confirmed that notice was given in accordance with the Planning Act on all applications, being a first-class mailout to all landowners within 120m of the subject properties and required agencies a minimum of 20 days before the meeting and a yellow notice sign for each property.

5.1 B03-2022 MANSFIELD CHURCH

Township Planner, Tracey Atkinson, provided a summary of the application for B03-2022 and confirmed official Plan designation, zoning, public comments, and conformity with provincial policies.

Kevin Greer, spoke on behalf of the Mansfield Presbyterian Church and confirmed the consent would allow the church to manage a contained area rather than the whole farm.

There were no oral comments from the public.

Council discussion ensued on wellhead protection and vulnerable aquifers, institutional zoning and the ability for the Mansfield Cemetery to support future demand. Members discussed parkland dedication versus cash-in-lieu of parkland.

Moved by Hawkins and Seconded by Cunningham

THAT Application No. B03-2022 submitted by the Trustees of the Mansfield Presbyterian Church for a lot creation from CON 6 EHS PT LOT 10 (R#1-15700) be approved subject to the following:

- This consent applies to a rectangular lot creation of approximately 2.2ha, having a frontage of approximately 109 m on County Road 18 (Airport Road) and 178m on 9th Sideroad south-eastern corner of the subject lands and including the Church and gravestones
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2000.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- The draft transfer for the subject severance must be presented to the Secretary Treasurer prior to two years after the date of decision, being November 30, 2024 less two weeks for processing for review and approval.
- That the survey for the parcels reflects the approved configuration and is within +/- 5%, of the approved area/dimensions, when rounded to one decimal place.

- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R- plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.
- The registered owner shall obtain, from the County or Township Director of Public Works, any required entrance approvals
- Cash in lieu of Parkland shall be paid in accordance with the Parkland Dedication By-law in effect at the time of the payment. The Parkland dedication fee at the time of conditional approval is \$5000.00

5.2 B04-2022 LAZIER/TICHENOR

Deputy Mayor Hawkins declared pecuniary interest and left the room at 1:57 p.m.

Township Planner Tracey Atkinson provided a summary of the application for B04-2022, noting Provincial Policy Statement (PPS) and confirmed the lands fall outside of the Provincial Agricultural System Mapping. Atkinson recommended keeping all tillable lands together to protect future farming use.

Comments were received from the applicants, Mary Lazier and Mark Tichenor, who confirmed they wanted to leave the severed lands to friends. The applicants questioned the new lot configuration and implications on taxes.

Council discussion occurred on the shape of the lot creation to include all agricultural lands.

Mayor Horner asked the applicants how they would like to proceed.

The applicants requested the application be deferred subject to obtaining greater financial information.

Moved by Clark and Seconded by Lyon

THAT Application No. B04-2022 submitted by Mary Lazier and Mark Tichenor for a lot creation from CON 4 EHS PT LOT 6 (R#1 33900) be deferred.

CARRIED.

Deputy Mayor Hawkins returned to the meeting at 2:18 p.m.

5.3 B05-2022 PEACE VALLEY RANCH

Township Planner Tracey Atkinson provided a summary of the application for B05-

2022, confirming topography, NEC designations, agricultural classes, and woodlots. Atkinson recommended of a boundary adjustment with the Bruce Trail Conservancy lands to the south instead of lot creation.

The applicant was not in attendance.

Public comments were received from Carl Alexander, Bruce Trail Conservancy, who spoke in agreeance of the parking lot location.

Comments received from Joel Swaggerman, Bruce Trail Conservancy, who spoke in favour of the application.

Council discussed approving a boundary adjustment versus a severance, parking lot requirements, costs, and maintenance.

Moved by Hawkins and Seconded by Cunningham

THAT Application No. B5-2022 submitted for the Peace Valley Ranch (Cosack/Kotyck) for a lot creation from CON 2 WHS PT LOT 23 (R#6-09000) be approved subject to the following:

- This consent applies to a lot creation of approximately 2.3ha, creating a corridor having a frontage of approximately 20 m on Prince of Wales Road, and extending along the north and west property lines.
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2000.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- The draft transfer for the subject severance must be presented to the Secretary Treasurer prior to two years after the date of decision, being Nov 30, 2024 less two weeks for processing for review and approval.
- That the survey for the parcels reflects the approved configuration and is within +/- 5%, of the approved area/dimensions, when rounded to one decimal place.
- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R- plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.

- The registered owner shall obtain, from the Township Director of Public Works.
- That the Owner agrees to obtain a Road Occupancy Permit from the Township and create a parking lot designed for a minimum of 6 parallel parking spaces of 3m x 6m to be established within the Road allowance along the side of Prince of Wales Road, adjacent to the Bruce Trail access point, in accordance with Schedule A to By-law 44-2021 and the agreement. This condition can be satisfied through a security deposit in an amount to the satisfaction of the Chief Administrative Officer being provided to the Township.
- The solicitor for the Bruce Trail Conservancy shall provide an undertaking to make an application for consolidation within thirty days following registration of the deed to merge the severed parcel with the Bruce Trail Conservancy lands being Part of Lot 23, Concession 2 WHS, (Roll 6-08900), and to provide the Township with documentation which demonstrates that the consolidation has taken place.

CARRIED.

6.0 ADJOURNMENT

Moved by Lyon and Seconded by Hawkins

THAT Committee adjourns the meeting at 2:41 pm to meet again at the call of the Chair.

CARRIED.



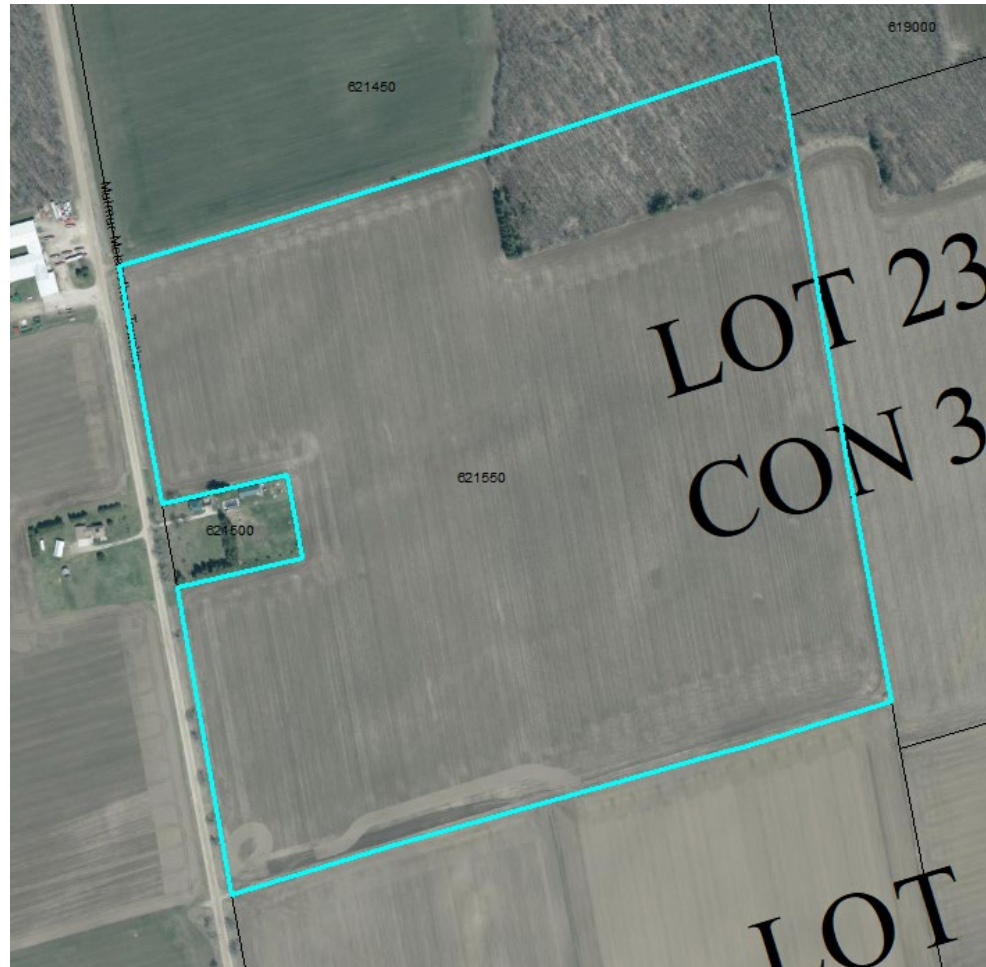
B01/B02-2023 Bonnefield

BACKGROUND



B01-2023

The subject lands (CON 3 W W PT LOT 23) are approximately 96 acres in size. The surplus dwelling was severed from the farmlands in 1995.



BACKGROUND



B02-2023

The subject lands(CON 3 WHS W PT LOT 21 AND RP 7R3773 PART 1) are approximately 94.6 acres in size.

The surplus dwelling was severed from the farmlands in 2005.



PROVINCIAL POLICIES & PLANS



The Township reviews severances in Mulmur with respect to the following documents:

1. Provincial Policy Statement, 2020 (PPS)
2. A Place to Grow, 2020
3. County of Dufferin Official Plan, 2014
4. Mulmur Township Official Plan, 2012

PROVINCIAL POLICIES & PLANS



Provincial Policy Statement

The Provincial Policy Statement (PPS) contains broad policy direction and policy direction on lot creation, and the protection of farmland, features and functions.

Provided that the farm lands are sterilized from having a residential unit, the application is consistent with the PPS.

Growth Plan

In accordance with the Growth Plan, the majority of new growth is to be directed to settlement areas. The proposed severance would provide flexibility to agricultural operations without introducing additional residential development. The application is consistent with the Growth Plan.

DUFFERIN COUNTY OFFICIAL PLAN



County Official Plan

The County Official Plan is a high-level policy document that directs growth to settlement areas within the Township. The plan also provides for technical consents. The proposed severance does not offend the County Plan.

The County of Dufferin was circulated on the agenda.

MULMUR OFFICIAL PLAN



The Mulmur Official Plan contains policies on the preservation of farmland (s. 6.1.7) and the creation of parcels within the Agricultural Area.

The plan generally does not support smaller parcels where the severance would reduce the long-term flexibility and viability. However, the plan provides for flexibility, severing of surplus dwellings.

The Official Plan provides two options on sterilizing the retained farm, being either merging or zoning. The lands subject to the current applications are the remnants of previous surplus dwelling severances, that have merged.

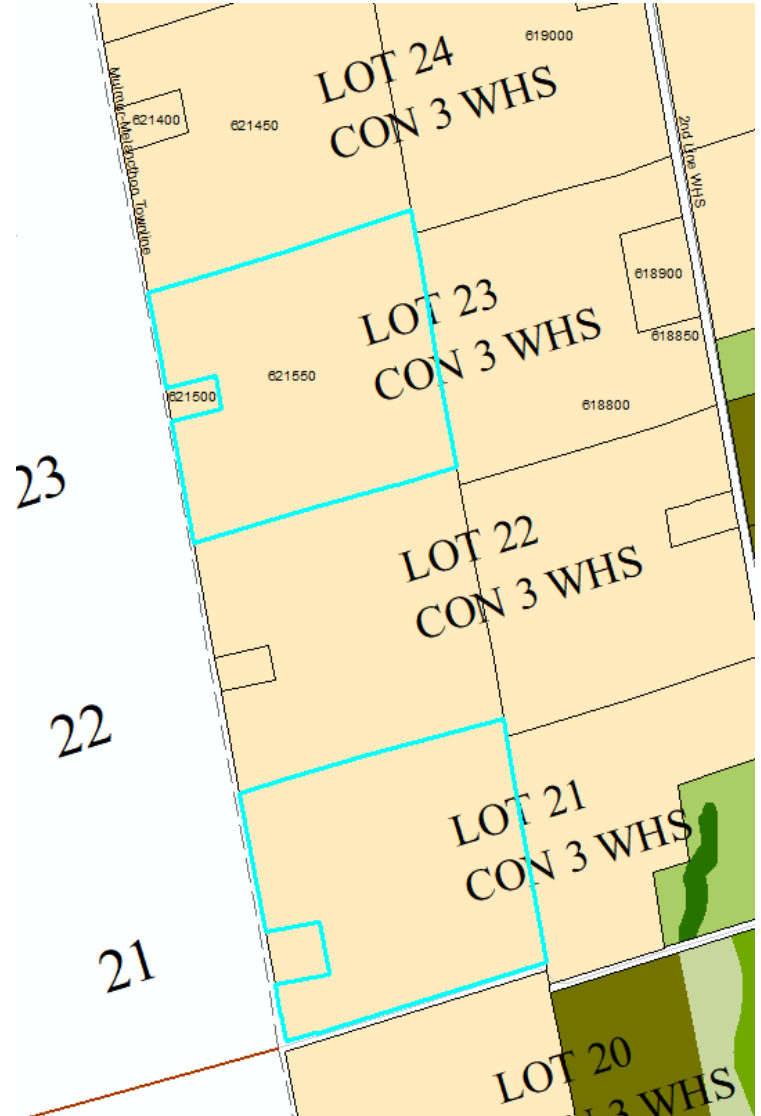
Merging is generally preferred to restrictive zoning where the parcels are abutting. Corporate and large farm operations may experience financial implications merging properties, and as such it is appropriate to consider flexibility with respect to merging versus restrictive zoning, as both are acceptable methods of preserving the farmland.

The proposed severance is consistent with the Township's policies with the use of merging or restrictive zoning.

OFFICIAL PLAN DESIGNATION




Agriculture

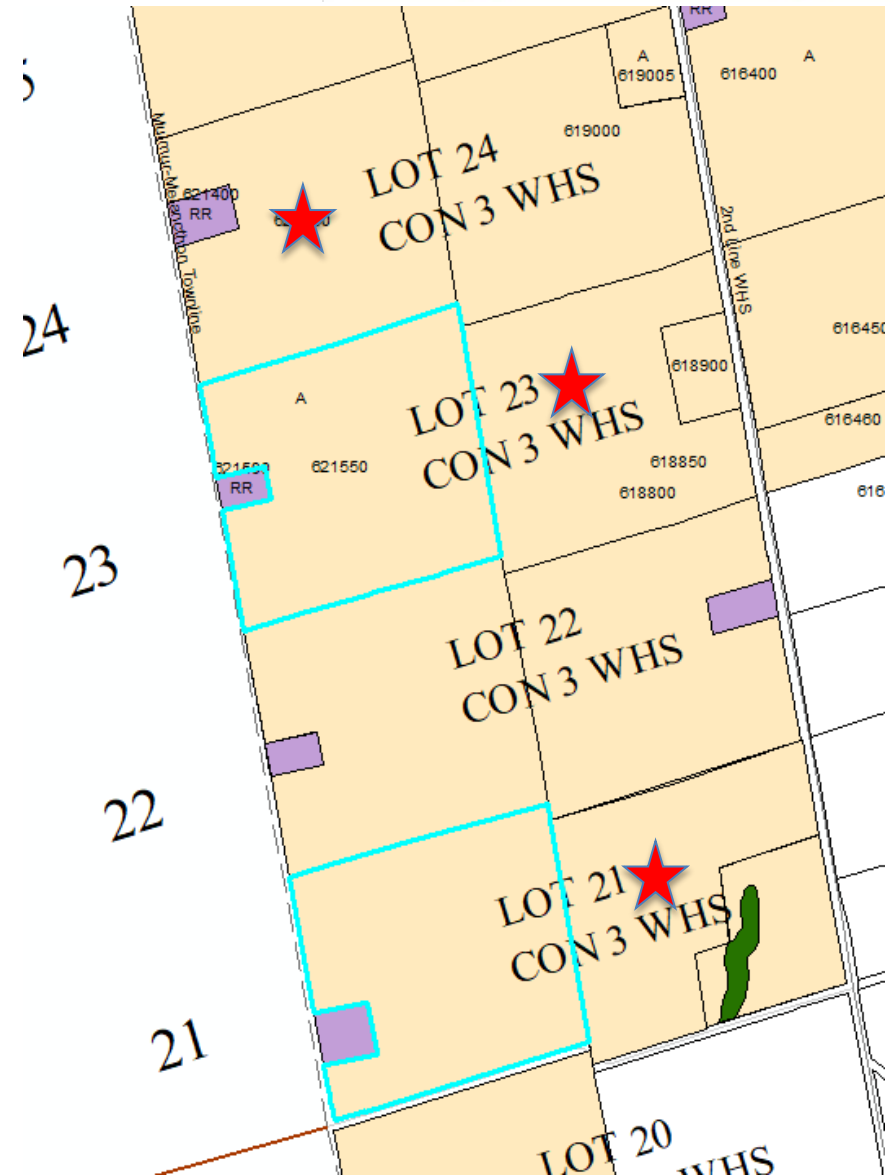


CURRENT ZONING



- Countryside Area (A)

 Lands owned by D&C Rutledge Ltd





COMMENTS RECEIVED

- Public Works Road – no concerns

STAFF RECOMMENDATION:

APPROVAL, subject to public
and agency comments



- 758070 2nd Line E Mulmur, ON L9V0G8
Telephone: 705 466 3341 Toll Free: 1 866 472 0417
(from 519 only) www.mulmur.ca
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DECISION OF COUNCIL WITH REASONS
(The Planning Act, R.S.O. 1990, c. 13, s. 45 (8), 1994 c. 23, s.26.)

FILE NO. B01-2023 Bonnefield RE: Consent Application

The following decision was reached by the Committee of Adjustment for the Township of Mulmur at the meeting on April 5, 2023

That Application No. B01-2023 submitted by BONNEFIELD FARMLAND ONTARIO III Inc. for a lot creation from CON 3 W W PT LOT 23 (R# 6 21550) be approved subject to the following:

- That the lot creation applies to the creation of a lot of approximately 39.18 ha (+/- 5%) rounded to two decimal places.
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2000
- The deed for the subject severance must be presented to the Secretary Treasurer prior to two years after the date of decision; being April 5, 2025 less two weeks for processing for review and approval.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R-plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.
- That the lands be re-zones Countryside (A) to Countryside Agricultural Exception One (A-1)
- An emergency number be installed at the entrance as per County Regulations.
- Road Widening: The applicant shall, at his/her own expense, convey to the Municipality sufficient lands, being 3.05m, along the frontage on the Mulmur-Melancthon Townline, fronting the applicant's property to meet the requirements of the Township for road widening as well as any land between the travelled road and the municipal road allowance. Surveys are to be submitted to the Township, for review and approval, prior to registration. Deeds are to be submitted to the Municipality, for review and approval, accompanied by a solicitor's certificate indicating that the title is free and clear of all encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall be provided to the Municipality for their records. The Municipality shall be consulted prior to commencing a survey to determine the amount of road widening required. All diseased and dead trees and livestock fences shall be relocated to the satisfaction of the Director of Public Works
- Cash in lieu of parkland shall be paid in accordance with the Parkland dedication by-law in effect at the time of the payment.

REASON: "No comments were received from the public" or "The public provided comments on the application, as included in the minutes, and impacted the approval of the application"
Conforms to the Township's Official Plan with the proposed conditions.



DECISION OF COUNCIL WITH REASONS
(The Planning Act, R.S.O. 1990, c. 13, s. 45 (8), 1994 c. 23, s.26.)

FILE NO. B02-2023 Bonnefield RE: Consent Application

The following decision was reached by the Committee of Adjustment for the Township of Mulmur at the meeting on April 5, 2023:

That Application No. B02-2023 submitted for BONNEFIELD FARMLAND ONTARIO III Inc. for a lot creation from CON 3 WHS W PT LOT 21 AND RP 7R3773 PART 1 (R# 6 6 21750) be approved subject to the following:

- That the lot creation applies to the creation of a lot of approximately 38.28 ha (+/- 5%) rounded to two decimal places.
- Taxes and/or penalties must be paid in full up to and including the current fiscal year on all related properties, if the amount is known.
- All costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant. All legal costs, engineering peer reviews, and consultant fees be paid, including a 10% administration fee, as per the Township's Tariff of Fees By-law. Where the costs are unknown at the time of issuance of a Certificate of Official, a deposit shall be required in the amount of \$2000
- The deed for the subject severance must be presented to the Secretary Treasurer prior to two years after the date of decision; being April 5, 2025 less two weeks for processing for review and approval.
- Compliance with all bylaws, including, but not limited to zoning, site plan and property standards.
- Two paper copies of the registered plan of survey and one pdf copy. The copy of the draft R-plan shall be circulated to the Township for review prior to registration.
- One digital autocadd (.dwg) drawing be provided, including documentation (such as email confirmation) from the surveyor certifying that the digital copy was created from the same file that was used to plot the original paper copies of the R-plan.
- That the lands be re-zones Countryside (A) to Countryside Agricultural Exception One (A-1)
- An emergency number be installed at the entrance of a retained lot as per County Regulations.
- Road Widening: The applicant shall, at his/her own expense, convey to the Municipality sufficient lands, being 3.05m, along the frontage on the Mulmur-Melancthon Townline, fronting the applicant's property to meet the requirements of the Township for road widening as well as any land between the travelled road and the municipal road allowance. Surveys are to be submitted to the Township, for review and approval, prior to registration. Deeds are to be submitted to the Municipality, for review and approval, accompanied by a solicitor's certificate indicating that the title is free and clear of all encumbrances and the Municipality has a good and marketable title. A copy of the plan of survey depicting the widening shall be provided to the Municipality for their records. The Municipality shall be consulted prior to commencing a survey to determine the amount of road widening required. All diseased and dead trees and livestock fences shall be relocated to the satisfaction of the Director of Public Works
- Cash in lieu of parkland shall be paid in accordance with the Parkland dedication by-law in effect at the time of the payment.

REASON: "No comments were received from the public" or "The public provided comments on the application, as included in the minutes, and impacted the approval of the application"
Conforms to the Township's Official Plan with the proposed conditions.



Site Visit

(Driveway Location)

Date: April 5, 2023
To: Committee of Adjustment
From: John Willmetts, Director of Public Works

Re: B01 / B02 - 2023

Comments:

These proposed severances have an existing or suitable location for a new driveway. The final location will be determined for a new entrance if one is required when the entrance permit is granted.

Regards,

John Willmetts

John Willmetts
Director of Public Works



Date: April 5, 2023
To: Committee of Adjustment
From: John Willmetts, Director of Public Works
Re: Application for Consent File: NO: B01 / B02 - 2023

ROAD WIDENING SEVERED AND RETAINED

With respect to this application, I request that the Committee impose the following conditions.

1. Acquire a road widening (3.05 metres) from the severed and retained portion along the east side of Mulmur / Melanchthon Townline.

It would be advisable to impose this condition to allow the Township more flexibility to perform necessary road improvements in the future.

Yours truly,

John Willmetts

John Willmetts
Director of Public Works
Township of Mulmur



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

B01 / B02-2023 BONNEFIELD

MEETING DATE: APRIL 5, 2023

Township of Mulmur Committee of Adjustment will hold a public meeting under section 53 (5) of the *Planning Act, R.S.O.1990 c.P.13, as amended*. The meeting may be attended in person or electronically.

MEETING DETAILS

In-Person Meeting Location: Mulmur Township Offices, located at 758070 2nd Line East

Phone Connection: 1 647 374 4685 Canada / 1 647 558 0588 Canada

Video Connection: <https://us02web.zoom.us/j/84829988171>

Meeting ID: 848 2998 8171

The meeting is being held to consider an application for Consent which has been submitted. The following are the particulars:

MEETING DATE AND TIME: April 5, 2023 at 9:00AM

APPLICATION NUMBER: B01 / B02-2023

OWNER/APPLICANT: BONNEFIELD FARMLAND ONTARIO

LOCATION: CON 3 W W PT LOT 23 (R#6-2155) / CON 3 WHS W PT LOT 21 AND RP 7R3773 PART 1 (R#6-2175)

PURPOSE OF B01-2023 (R#6-2155): Severance of approximately 39 ha of agricultural lands for farm consolidation

PURPOSE OF B02-2023 (R#6-2175): Severance of approximately 38 ha of agricultural lands for farm consolidation

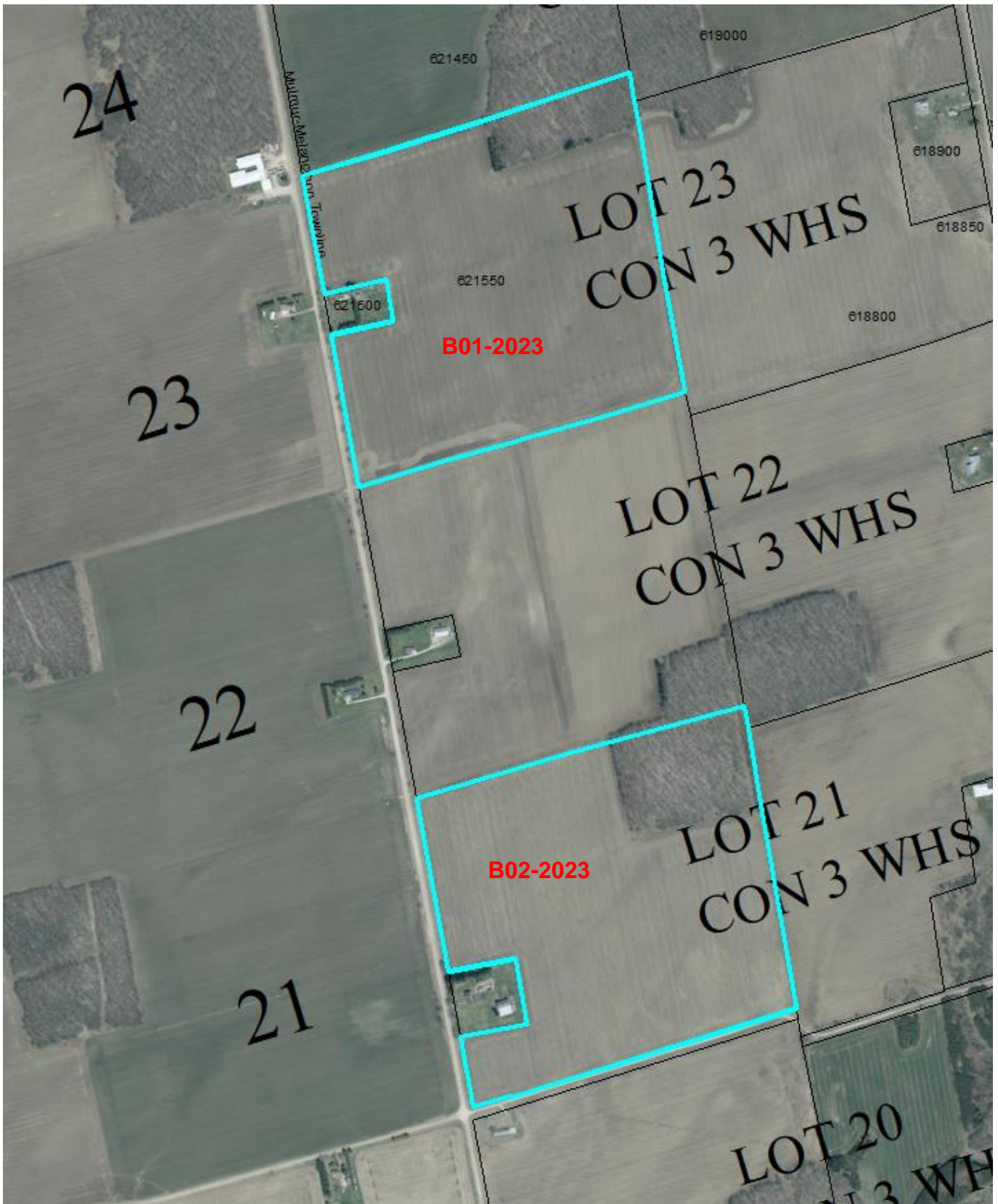
NOTE: If a person or public body that files an appeal of a decision of the Township of Mulmur Committee of Adjustment in respect of the proposed consent does not make written submissions to the Township of Mulmur Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Township of Mulmur Committee of Adjustment in respect of the proposed consent, you must make a written request to the Township of Mulmur Committee of Adjustment.

See map on reverse for illustration purposes only. This is not a plan of survey. A digital version is available by email.

Additional information is available for public inspection by request. Please contact:

Tracey Atkinson, Planner: 705-466-3341x222 | planning@mulmur.ca

Dated February 21, 2023



Additional information is available for public inspection by request. Please contact:
Tracey Atkinson, Planner: 705-466-3341x222 | planning@mulmur.ca
Dated February 21, 2023

801-2023



Application for Consent

Under Section 53 of the Planning Act

DATE RECEIVED _____

Roll Number: 22-16-000-00 6-21550 -0000

SUMMARY OF FEES

LOT CREATION/BOUNDARY ADJUSTMENT: \$2500
EASEMENT/OTHER: \$2000
CHANGE OF CONDITIONS TO A CONSENT DECISION: \$1000
*NVCA FEE IF IN REGULATED OR NHS AREA

Submission of the Application

- One application form for each parcel to be severed.
- Application Fees**
- Pre-consultation with NVCA, NEC or Road Authority (if required)
- Sketch or Survey

Completeness of the Application

The information in this form **must** be provided by the applicant with the appropriate fee. If the information and fee are not provided, the application will be returned or refused for further consideration until the information and fee have been provided.

The application form also sets out other information that will assist the Township and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

1. Applicant and Ownership Information			
Name of Legal Owner(s) BONNEFIELD FARMLAND ONTARIO III INC.		Telephone: [REDACTED]	
Address 141 Adelaide Street West, Suite 510, Toronto, Ontario			Postal Code M5H 3L5
[REDACTED]			
Contact Information, if different than owner (this may be a person/firm acting on behalf of the owner) Purchaser			
Name of Contact DALE RUTLEDGE		Telephone: [REDACTED]	
Address 558280 Mulmur-Melancthon Townline, Melancthon, Ontario			Postal Code L9V 1W9
Email			
Mortgage, Line of Credit, Charges, or other encumbrances in respect of the subject land			
Name None		Address	
DC #	Telephone/Fax	Email	
2. Location and Description of the Subject Land			
Concession Con 3 WHS	Lot W 1/2 LT 23	Registered Plan/Lot(s)/block(s) PIN No: 34120-0055 LT	
Street/Emergency No. Not Assigned	Street/Road	Reference Plan No. None	Part Number(s) None
Width of street/road <u>20</u> m	<input checked="" type="checkbox"/> Municipal year round maintained road	<input type="checkbox"/> MTO / County Road	<input type="checkbox"/> Seasonal / Private Road
Frontage (m) 1097	Entire Property 520	Affected Area (is amendment does not affect entire property) Not Applicable	
Depth (m) irregular	Area (hectares) 39.18hectares (or 96.82acres)		

3. Purpose of this Application										
Proposed transaction (check appropriate box)										
<input checked="" type="checkbox"/> Transfer	<input type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Addition to a lot	<input type="checkbox"/> An easement							
<input type="checkbox"/> A charge	<input type="checkbox"/> A lease	<input type="checkbox"/> A correction of title	<input type="checkbox"/> Other							
Specify Purpose, ie. Building lot, farm severance, lot addition, etc. To Correct an error in the Land Titles Office and to redefine the existing lot lines of Roll #22-16-000-006-21550 that merged due to the error whereby abutting properties were registered in the same name.										
Name of person(s) to whom land or interest in land is to be transferred, leased or charged										
Dale Rutledge/Carol Rutledge/D & C Rutledge Farms Ltd.										
4. Description of Subject Land and Servicing Information										
Frontage (m)		Severed 520m			Retained 1097m					
Depth (m)		663m			irregular					
Area (m)		38.18h (96.82ac)			115.34h (285ac)					
5. Land Use										
Date Property Acquired 2015/03/25										
Existing Use					Proposed Use					
Agricultural - as in Tax Roll #22-16-000-006-21550					Same as Existing Use - Agricultural					
Existing and Proposed buildings and Structures										
Type of Building or Structure		Set Backs (m)				Height (m)	Dimensions (m x m)	Area (m2)	Date of Construction / Proposed Construction	Time use has continued (for existing buildings & structures)
		Front	Rear	Side	Side					
None - Vacant Farmland	<input type="checkbox"/> Existing									
	<input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing									
	<input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing									
	<input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing									
	<input type="checkbox"/> Proposed									
Water None		Sewage Disposal None				Storm Drainage Unknown		Tile Drainage Unknown		
<input type="checkbox"/> Private Well		<input type="checkbox"/> Private Septic				<input type="checkbox"/> Sewer		<input type="checkbox"/> No		
<input type="checkbox"/> Communal Well		<input type="checkbox"/> Communal Septic				<input type="checkbox"/> Ditches		<input type="checkbox"/> Yes, please mark on site plan location of tile runs		
<input type="checkbox"/> Municipal Water		<input type="checkbox"/> Other: _____				<input type="checkbox"/> Swales				
<input type="checkbox"/> Other: _____						<input type="checkbox"/> Other: _____				

6. Zoning and Official Plan Information

Current Zoning Countryside & Rural Residential	Current Official Plan Agricultural
Related Applications under the Planning Act, if any including Official Plan, Official Plan Amendment, Zoning By-law Amendment, Minister's Zoning Order (amendment), Consent or Plan of Subdivision: None	Has subject lands even been subject of an application under the Planning Act? File #: _____ Status: _____ No

Provide an explanation of how the application conforms to the Official Plan

No change of use. Application to revert property back to a separate parcel as noted on Municipal Tax Roll #22-16-000-006-21550-0000

Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 metres of Subject Land, unless otherwise specific (indicate approximate distance)
Agricultural buildings/structure or manure storage facilities	None	None
A Landfill	None	None
A provincially significant wetland (Class 1, 2 or 3 wetland)	None	None
A locally significant wetland	None	None
Flood Plain	None	None
A rehabilitated mine site	None	None
A non-operating mine site within 1 kilometre of the subject land	None	None
An active mine site	None	None
An industrial or commercial use (specify uses)	None	None

Does the proposed development produce greater than 4500 litres of effluent per day? Yes No

If yes, attach a servicing options report and hydro geological report

Are the lands part of a Nutrient Management Plan? Yes No

Please provide plan number _____ and date approved by OMAFRA _____

Are there any livestock facilities within 500 metres of the subject lands? Yes No

If yes, provide a Farm Data Sheet completed by each livestock facility owner for each of the livestock facilities. <http://mulmur.ca/departments/planning>

7. Consistency with Policy Documents

Does this application:
Alter the boundary of a settlement area? Yes No

Create a new settlement area? Yes No

Remove lands from an employment area? Yes No

If yes, provide details of any Official Plan or Official Plan Amendment on a separate submission

Are the subject lands in an area where conditional zoning may apply? Yes No

If yes, provide details of how this application conforms to Official Plan conditional zoning policies on a separate submission

Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act: Yes No

DALE RUTLEDGE (Purchaser)

Name of individual having knowledge of the policy statements. A report may be required to accompany this application and support the above statement of consistency.

Signature



Are the subject lands within the Niagara Escarpment Greenbelt Plan area? Yes No

Are the subject lands within the Greater Golden Horseshoe Growth Plan area? Yes No

Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan: Yes No

DALE RUTLEDGE (Purchaser)

Name of individual having knowledge of the policy statements. A report may be required to accompany this application and support the above statement of consistency.

Signature



8. History of the Subject Land

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? Yes No Unknown

If yes, and if known, provide the file number and the decision made on the application: _____

If this application is a re-submission of a previous consent application, describe how it has been changed from the original application

Has any land been severed from the parcel originally acquired by the owner of the subject land? Yes No

If yes, provide for each parcel severed, the date of transfer, the name of transferee and the land use:

Has any land been severed from the original, 40 hectare (approx..) parcel

Yes

No

If yes, provide details: The property is being farmed by a farming corporation. The original residence was severed from the property previously.

9. Other Information

Please provide any other information that may be useful to the Council or other agencies in reviewing this application, ie. health department, conservation authority, etc.

10. Sketch (please use metric units)

The application shall be accompanied by a sketch showing the following:

- The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
- The distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge
- The location of all land previously severed from the original approximate 40 hectare parcel
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- The existing uses on adjacent lands
- 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 right of way
- The location and nature of any easement affecting the subject land

AUTHORIZATION, DECLARATIONS AND ACKNOWLEDGEMENTS

OWNERS AUTHORIZATION

I, Bonnefield Farmland Ontario III Inc., am the owner of the lands subject to this application hereby agree to the following:

1. Township staff or their representatives are authorized to enter my property for the purposes of evaluating this application.
2. I acknowledge and agree to pay all costs associated with the processing and evaluation of this application, including any peer reviews and consulting fees. These costs may be deducted from the deposit or invoiced directly, at the discretion of the Township. Should this application be appealed to the Local Planning Appeal Tribunal, I am aware that I will be responsible and agree to pay all fees related to the Local Planning Appeal Tribunal process.
3. 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, and further I authorize my agent for this application to provide any of my personal information that will be included in this application or collected during the processing of this application.
4. I authorized Dale Rutledge to make this application of my behalf.

January 10, 2023
Date

DocuSigned by:

 92A34C9EC91241C
 Signature of Owner Jeff McAllister
 Partner
 Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Dale Rutledge of the Township of Melancthon in the County of Dufferin make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the Township of Melancthon in the County of Dufferin this 21 day of December 20 22.


 Commissioner of Oaths


 Applicant Dale Rutledge

Sandra Patricia Shaw, a Commissioner, etc.,
Province of Ontario, for Johnson & Schwass
Professional Corporation, Barristers and Solicitors.
Expires February 9, 2025.

DALE RUTLEDGE (Purchaser)
Applicant



ServiceOntario

PRINTED ON 14 NOV, 2022 AT 09:57:10
FOR SANDRA001



PROPERTY INDEX MAP
DUFFERIN(No. 07)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08250
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



B02-2023



Application for Consent

Under Section 53 of the Planning Act

DATE RECEIVED _____

Roll Number: 22-16-000-00 6-21750 -0000

SUMMARY OF FEES
LOT CREATION/BOUNDARY ADJUSTMENT: \$2500
EASEMENT/OTHER: \$2000
CHANGE OF CONDITIONS TO A CONSENT DECISION: \$1000
*NVCA FEE IF IN REGULATED OR NHS AREA

Submission of the Application

- One application form for each parcel to be severed.
- Application Fees**
- Pre-consultation with NVCA, NEC or Road Authority (if required)
- Sketch or Survey

Completeness of the Application

The information in this form must be provided by the applicant with the appropriate fee. If the information and fee are not provided, the application will be returned or refused for further consideration until the information and fee have been provided.

The application form also sets out other information that will assist the Township and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

1. Applicant and Ownership Information			
Name of Legal Owner(s) BONNEFIELD FARMLAND ONTARIO III INC.		Telephone: [REDACTED]	
Address 141 Adelaide Street West, Suite 510, Toronto, Ontario			Postal Code M5H 3L5
Email [REDACTED]			
Contact Information, if different than owner (this may be a person/firm acting on behalf of the owner) Purchaser			
Name of Contact DALE RUTLEDGE		Telephone: [REDACTED]	
Address 558280 Mulmur-Melancthon Townline, Melancthon, Ontario			Postal Code L9V 1W9
Email			
Mortgage, Line of Credit, Charges, or other encumbrances in respect of the subject land			
Name None		Address	
DC #	Telephone/Fax	Email	
2. Location and Description of the Subject Land			
Concession Con 3 WHS	Lot W PT LT 21	Registered Plan/Lot(s)/block(s) PIN No: 34120-0119 LT	
Street/Emergency No. Not Assigned	Street/Road	Reference Plan No. None	Part Number(s) None
Width of street/road 20 m	<input checked="" type="checkbox"/> Municipal year round maintained road	<input type="checkbox"/> MTO / County Road	<input type="checkbox"/> Seasonal / Private Road
Frontage (m) 482	Entire Property 1135	Affected Area (is amendment does not affect entire property) Not Applicable	
Depth (m) 647	Area (hectares) 38.29		

3. Purpose of this Application										
Proposed transaction (check appropriate box)										
<input checked="" type="checkbox"/> Transfer	<input type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Addition to a lot	<input type="checkbox"/> An easement							
<input type="checkbox"/> A charge	<input type="checkbox"/> A lease	<input type="checkbox"/> A correction of title	<input type="checkbox"/> Other							
Specify Purpose, ie. Building lot, farm severance, lot addition, etc. To Correct an error in the Land Titles Office and to redefine the existing lot lines of Roll #22-16-000-006-21750 that merged due to the error whereby abutting properties were registered in the same name.										
Name of person(s) to whom land or interest in land is to be transferred, leased or charged										
Dale Rutledge/Carol Rutledge/D & C Rutledge Farms Ltd.										
4. Description of Subject Land and Servicing Information										
Frontage (m)		Severed 482m			Retained 1135m					
Depth (m)		647m			irregular					
Area (m)		38.29h (94.61ac)			115.34h (285ac)					
5. Land Use										
Date Property Acquired 2015/03/25										
Existing Use					Proposed Use					
Agricultural - as in Tax Roll #22-16-000-006-21750					Same as Existing Use - Agricultural					
Existing and Proposed buildings and Structures										
Type of Building or Structure		Set Backs (m)				Height (m)	Dimensions (m x m)	Area (m2)	Date of Construction / Proposed Construction	Time use has continued (for existing buildings & structures)
		Front	Rear	Side	Side					
None - Vacant Farmland	<input type="checkbox"/> Existing									
	<input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing									
	<input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing									
	<input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing									
	<input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing									
	<input type="checkbox"/> Proposed									
Water NONE		Sewage Disposal NONE				Storm Drainage UNKNOWN		Tile Drainage UNKNOWN		
<input type="checkbox"/> Private Well		<input type="checkbox"/> Private Septic				<input type="checkbox"/> Sewer		<input type="checkbox"/> No		
<input type="checkbox"/> Communal Well		<input type="checkbox"/> Communal Septic				<input type="checkbox"/> Ditches		<input type="checkbox"/> Yes, please mark on site plan location of tile runs		
<input type="checkbox"/> Municipal Water		<input type="checkbox"/> Other: _____				<input type="checkbox"/> Swales				
<input type="checkbox"/> Other: _____						<input type="checkbox"/> Other: _____				

6. Zoning and Official Plan Information		
Current Zoning	Current Official Plan	
Countryside & Rural Residential	Agricultural	
Related Applications under the Planning Act, if any including Official Plan, Official Plan Amendment, Zoning By-law Amendment, Minister's Zoning Order (amendment), Consent or Plan of Subdivision:	Has subject lands even been subject of an application under the Planning Act?	
None	File #: No	Status:
Provide an explanation of how the application conforms to the Official Plan		
No change of use. Application to revert property back to a separate parcel as noted on Municipal Tax Roll #22-16-000-006-21550-0000		
Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified? Please check the appropriate boxes, if any apply.		
Use or Feature	On the Subject Land	Within 500 metres of Subject Land, unless otherwise specific (indicate approximate distance)
Agricultural buildings/structure or manure storage facilities	None	None
A Landfill	None	None
A provincially significant wetland (Class 1, 2 or 3 wetland)	None	None
A locally significant wetland	None	None
Flood Plain	None	None
A rehabilitated mine site	None	None
A non-operating mine site within 1 kilometre of the subject land	None	None
An active mine site	None	None
An industrial or commercial use (specify uses)	None	None
Does the proposed development produce greater than 4500 litres of effluent per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, attach a servicing options report and hydro geological report		
Are the lands part of a Nutrient Management Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Please provide plan number _____ and date approved by OMAFRA _____		
Are there any livestock facilities within 500 metres of the subject lands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, provide a Farm Data Sheet completed by each livestock facility owner for each of the livestock facilities. http://mulmur.ca/departments/planning		

7. Consistency with Policy Documents

Does this application:
Alter the boundary of a settlement area? Yes No

Create a new settlement area? Yes No

Remove lands from an employment area? Yes No

If yes, provide details of any Official Plan or Official Plan Amendment on a separate submission

Are the subject lands in an area where conditional zoning may apply? Yes No

If yes, provide details of how this application conforms to Official Plan conditional zoning policies on a separate submission

Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act? Yes No

DALE RUTLEDGE (Purchaser)

Name of individual having knowledge of the policy statements. A report may be required to accompany this application and support the above statement of consistency.

Signature



Are the subject lands within the Niagara Escarpment Greenbelt Plan area? Yes No

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4. I authorized Dale Rutledge to make this application of my behalf.

January 10, 2023

Date

DocuSigned by:

Jeff McAllister

Signature of Owner Jeff McAllister
Partner

Signature of Owner

SWORN DECLARATION OF APPLICANT

I, Dale Rutledge of the Township of Melancthon in the County of Dufferin

make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the Township of Melancthon in the County of Dufferin

this 21 day of December 20 22.

Sandra Patricia Shaw
Commissioner of Oaths

Dale Rutledge
Applicant Dale Rutledge

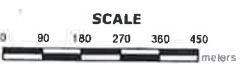
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Expires February 9, 2025.

DALE RUTLEDGE (Purchaser)
Applicant



ServiceOntario

PRINTED ON 14 NOV, 2022 AT 09:57:10
FOR SANDRA001



PROPERTY INDEX MAP
DUFFERIN(No. 07)

- LEGEND**
- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
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