

# **TOWNSHIP OF MELANCTHON**

## **REPORT TO COUNCIL**

**TO: MAYOR HILL AND MEMBERS OF COUNCIL**

**FROM: JERRY JORDEN, G. W. JORDEN PLANNING CONSULTANTS LIMITED**

**DATE: AUGUST 11, 2014**

**SUBJECT: PROPOSED NEW OFFICIAL PLAN**

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### **RECOMMENDATION**

It is recommended that:

1. the August draft of the proposed new Official Plan be adopted by by-law and that the CAO/Clerk be instructed to submit it to the Ministry of Municipal Affairs and Housing;
2. the Plan as adopted be placed on the Township's website reference by the public; and
3. a copy of this report be provided to the agencies reference in the report and to those making submissions on the Plan during the statutory public participation process.

### **PURPOSE**

The principal purpose of this report is to

1. provide a summary of the input received from the public, ministries of the Province and other agencies on the March, 2014 draft Official Plan;
2. respond to the comments received;
3. review the changes made to the proposed Plan primarily as a result of the input received; and,
4. discuss a course of action.

### **BACKGROUND**

Primarily as a result of extensive comments from the Province on a previous draft of the proposed plan, in March of this year a revised draft was reviewed by Council and provided to the Ministry of Municipal Affairs and Housing (MMAH) for their consideration. In July after going

through a circulation process on the new draft the Ministry provided comments directly onto a digital edition of the revised draft Plan. A copy of the July 18<sup>th</sup> transmittal email is the first attachment to this report. The Grand River Conservation Authority, the Nottawasaga Valley Conservation Authority, the Niagara Escarpment Commission and Grey County all provided the Township with copies of their comments to the Ministry on that Plan. These are attached to this report.

On July 21<sup>st</sup> the undersigned and Deputy Clerk Atkinson met with representatives of MMAH and the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) to discuss the comments received and to consider proposed changes to the Agricultural and Rural land use designations and the related policies. There were further discussions with OMAFRA in a subsequent telephone call.

The Township has also fulfilled the public participation requirements of the Planning Act relating to Official Plans. The required public open house was held on June 11<sup>th</sup> and the public meeting followed on June 19<sup>th</sup>.

The information and comments received through all of these processes has been reviewed and changes have been made to the draft Plan primarily as a result of the study of this input from the public, the Ministries and the agencies. The following sections provide a summary of this input and the revisions made to the proposed Official Plan as a result of these submissions and a further review of other aspects of the Plan.

A revised draft of the proposed Official Plan has now been prepared incorporating the revisions discussed herein and other generally minor clarification related changes. Reference should be made to that document and the attachments to this report in reviewing the following material.

## **COMMENTS FROM THE PROVINCE**

### **Overview**

The attached July 18<sup>th</sup> email from Mr. Doersam provides an outline of principal areas of interest or concern arising from the review of the draft Plan by the various ministries and agencies. These include the following.

1. There is general satisfaction with the nature and direction of the changes made to this latest edition of the Plan. It reflects many of their previous recommendations.
2. There are, however, areas of concern primarily in terms of three general areas of interest: policies that may impact on provincial interests, policies that may be inconsistent with the 2014 edition of the Provincial Policy Statement, and policies that may not conform with the Growth Plan for the Greater Golden Horseshoe.
3. There is concern with a number of policies in the Plan that, although revised as a result of the Province's previous comments, still raise concerns about their overall outcome.

4. Notwithstanding the October, 2013, report prepared by the Township for OMAFRA, there is a continuing concern about the delineation of the Agricultural designation on Schedules A-1 to A-5 to the Official Plan.

### **Changes to the Proposed Agricultural Designation**

OMAFRA had previously requested more information on any inconsistencies between the delineation of the proposed Agricultural designation and the mapping of Classes 1, 2 and 3 agricultural soils under the Canada Land Inventory. They have now become more specific in identifying the geographic areas of concern.

In discussions with Ms. Van De Valk, the OMFRA planner for this area of the province, it was possible to refine and finalize those areas of concern. The maps showing those changes are shown in attachment 6. These involve primarily the addition of lands to the Agricultural designation along with two areas that are changed from the Agricultural to the Rural designation.

In addition to the CLI classification, the main factor in the decision to include these areas in the Agricultural designation was the presence of large areas of agriculturally used lands. The schedules to the proposed Plan have been revised to reflect these changes.

### **The Concerns Regarding the Approach to Mineral Aggregate Resources**

As noted in the July 18<sup>th</sup> email from Ms. Daly at the MMAH, the Province continues to have a number of broad concerns about the provisions of the draft Plan relating to mineral aggregates, their protection and use. As with the last edition of the draft Plan, the majority of these originated with the Ministry of Natural Resources (MNR).

The recommendation in the July email is that “further dialogue with the province be undertaken to address these concerns”. As discussed in the section below summarizing the status of the provincial issues, that dialogue can occur subsequent to any Township adoption of the Plan.

Notwithstanding this general approach, there is an area of the mineral aggregate related concerns that is quite specific in terms of the mapping of these resources. One aspect concerns the areas identified in the provincial studies as Selected Bedrock Resource Areas. As a result of information and mapping in a recently released revised edition of the province's Aggregate Resources Inventory of Dufferin County, these areas within the Township have been reduced significantly.

The second mapping issue is a provincial requirement to include in the high quality bedrock areas all lands having Paleozoic bedrock covered by a maximum of 8 metres of glacial drift. As can be seen on the latest revised edition of Schedule H to the proposed Official Plan, the inclusion of these areas adds a significant amount of land to the Primary Aggregate Resource Areas to be protected under the policies of the Plan.

It is very probable that the level of protection applied to such areas will be one of the topics to be addressed in any subsequent discussions with the ministries.

### **Other Areas of Provincial Interest or Concern**

The following provides a summary of some of the other areas of provincial interest, mainly relating to the current PPS, that have resulted in changes to the Plan.

1. Consistent with the latest edition of the PPS, the term “settlement areas” has been used and defined. Also, settlement area boundaries have been added to the Horning’s Mills, Corbetton and Riverview map schedules. Settlement area expansion beyond these boundaries will require a detailed comprehensive review of a number of key elements such as growth projections, servicing and infrastructure.
2. Primarily in the interests of protecting agricultural uses, policies have been revised or added mainly to the section of the Plan addressing the Agricultural designation. For example, in subsection 5.2.2 (c) ii, any expansion to a non-agricultural use in this designation must comply with the Minimum Distance Separation Formulae and in subsection 5.2.2 (g) additional wording has been added in support of larger farm parcel sizes. Also, the former rather restrictive policies concerning sod farming in section 5.2.2 (g) of the March, 2014, edition of the draft Plan have been deleted.
3. The term “fish habitat” has been defined in accordance with the PPS and used somewhat more frequently in the text of the Plan.
4. In section 3.20 and other sections relating to restricting the keeping of certain animals on residential lots, the wording has been changed to reference “lots used or intended to be used principally for residential purposes”.
5. In view of the reference to natural heritage systems in the latest PPS, a new subsection 3.4.1 (g) has been added stating that the Township will update the policies to identify such a system that is consistent with the PPS and that conforms to any upper tier Official Plan that is in effect.
6. Reflecting the intent of the comments from the conservation authorities, MMAH recommended that the boundaries of the floodplains be shown on the map schedules for the three settlement areas or communities. That change has been made.
7. To reflect provincial legislation, the wording of subsection 3.12 (d) referencing the possible requirement for amendments to the Zoning By-law in relation to second dwelling units has been revised to simply reference Zoning By-law provisions for such uses.
8. The provincial comments indicate that the uses permitted in the Rural designation by the policies in section 5.3.1 (g) would not be permitted by the Growth Plan. In accordance with the intent of these comments, wording has been added referencing the

other subsection that contain evaluation criteria and Official Plan amendment requirements.

9. Comments were provided concerning the wording of information subsection 5.5.2 (m) indicating that all woodlands in the Township should be categorized as significant. Such a change is not mandatory under the relevant PPS policies and MNR guidelines and has not been implemented.
10. As previously noted, the definitions for the terms “settlement areas” and “fish habitat” have been added to section 9. Also, there have been some revisions to the definitions of a few other terms such as “agricultural use”, “agriculture-related use” and “significant woodlands”.

### **The Status of the Provincial Concerns.**

The text and map schedules of the proposed Plan have been revised to reflect most of the comments received from the provincial ministries and agencies. The only area of concern that has not been addressed in detail by the provincial government involves the text and policies relating to mineral aggregate resources. Map Schedule H has been revised to reflect the comments provided as to the types of mineral aggregate resources that should be identified for protection but the text remains largely unchanged from the March, 2014, edition.

In the attached letter of July 25<sup>th</sup>, Mr. Christie has indicated a willingness on the part of MMAH to pursue the resolution of the mineral aggregates related issues through the Ministry’s Plan approval process subsequent to the Township’s adoption of the Plan. Any required changes to these and other aspects of the Plan can be implemented as modifications in the Minister’s approval decision on the Plan. This is a reasonable and appropriate approach to the resolution of these aspects of the Plan.

### **AGENCY COMMENTING LETTERS TO THE MINISTRY**

Through the Ministry’s circulation of the Plan, the Township received the attached copies of the comments to the Ministry from the Grand River Conservation Authority (GRCA), the Nottawasaga Valley Conservation Authority (NVCA) and the Niagara Escarpment Commission (NEC). It also received the attached letter directly from Grey County indicating it had no concerns with the proposed Plan. The comments from the three agencies are discussed below.

#### **Comments from the Grand River Conservation Authority**

The principal recommended Plan modification identified in Mr. Garland’s attached May 30<sup>th</sup> letter was to change the hazard land floodplain related areas in the three settlement areas from the Environmental Conservation designation to the Environmental Protection designation. MMAH recommended a different approach that would have the boundaries of the floodplains identified on the map schedules for the settlement areas with a reference to the applicable sections of the Plan’s text. This approach has been added to the revised Plan.

Most of the other more minor recommended changes to the Plan have been made, including adding a reference in support of the designation of the Grand as a Canadian Heritage River.

### **Comments from the Nottawasaga Conservation Authority**

Mr. Hibberd's attached May 30<sup>th</sup> letter endorsed the GRCA's comments relating to floodplain related policies and the related changes to the map schedules. He also provided a number of comments and suggestions relating to minor or clarification matters. The following provides brief responses to some of the key components of the comments or questions submitted.

1. Subsection 5.2.2 (c) iii has not been changed to prohibit the reconstruction of a livestock facility that does not comply with the applicable MDS formula where it has been destroyed by flood. This would not be in compliance with the MDS implementation guidelines.
2. With regard to subsection 4.4.1 (c), and the accuracy of the aquifer vulnerability mapping used on Schedule G to the proposed Plan, it should be noted that this Schedule is based on mapping provided in two 2012 reports prepared for the Township by Harden Environmental. In an August 9<sup>th</sup>, 2012, letter to the Township, on behalf of the Source Protection Committee, Ms. Lynn Dollin provided comments on those reports and the work of her Committee. She noted "that any Highly Vulnerable Aquifer analysis can result in local variations and does not represent one method being more accurate or superior than another". She also advised that the Committee will consider this mapping as an additional source of information during future revisions of their aquifer vulnerability analysis. This Schedule remains unchanged from the March, 2014, draft with the exception of the Well Head Protection Area referenced in point 3 below.
3. With regard to subsection 4.4.2 (a), as a result of further research relating to Mr. Hibbert's comments, on Schedule G the boundary of the Well Head Protection Area extending northwest from Shelburne has been revised and expanded somewhat to more accurately reflect the mapping in the Assessment Report for the proposed Source Protection Plan.
4. Consistent with the approach taken throughout the proposed Official Plan, there have been no other changes made as a result of the other Source Protection Plan related comments provided. Detailed related provisions will be added to the Plan during the five year review and revision process.

### **Comments from the Niagara Escarpment Commission**

The text of the proposed Plan has been revised to reflect the provisions relating to the jurisdiction and authority of the NEC, as identified in Ms. Peters' May 30<sup>th</sup> letter.

No changes have been made to the Horning's Mills Schedule as it relates to the Community designation west of Main Street or the Light Industrial designation south of the built up area, notwithstanding the tone and content of the comments in the letter in opposition to these

designations. These are areas where development can be successfully integrated with the existing community, can be readily accessed and can add to the community's vitality. Both areas are currently designated in the Township's Official Plan and both have been discussed with NEC and MMAH representatives.

The Ministry of Municipal Affairs and Housing has recommended the addition of a policy to section 3.2 (e) stating that "the Light Industrial designation shall be recognized as the Township's employment area for the purposes of the Growth Plan and any proposal to redesignate it to a non-employment use will be subject to policy 2.2.6.5 of the Growth Plan".

Schedule B has been revised to reflect the minor change to the boundary of the Development Control Area identified by the NEC.

## **PUBLIC PARTICIPATION**

### **Process**

As reported in the Background section of this report, both the public open house and public meeting required by the Planning Act were held in June. Display materials at the open house included the draft map schedules for the proposed Official Plan. There were also copies of the draft Plan available for the public's review during the session. Comment sheets were provided for the public's use in submitting their comments or questions on the proposed Plan. The planning consultant, the Mayor and some members of Council, and senior Township staff were in attendance.

Very few people participated in the open house and there were no comment sheets submitted at that time.

The minutes of the public meeting are attached. At the public meeting the planning consultant made a presentation describing the main components of the proposed Plan, including key changes from the previous draft. The public was then given an opportunity to provide comments or ask questions concerning the proposed draft Plan. As with the open house, there were very few people in attendance at the meeting.

The following chart summarizes the principal planning related comments and issues raised by the public in the three comment sheets submitted and in the verbal comments made at the public meeting. It also provides comments and responses to these submissions. In some cases revised wording for the proposed Plan is provided to address the specific issue raised. That wording has been included in the August edition of the proposed Plan.

**Review and Analysis of Public & Agency  
Input Concerning the March, 2014, Draft Official Plan**

**Summary of Comments**

**Analysis and Conclusions**

**I. Comments Provided on  
Submitted Comment Sheets**

**1. Mr. Jon Geist, Orpheus Investment Company Limited, Re: 76.3 ha property in part of Lot 1, Concession 4, O.S. (Parts 1 & 2, Plan 7R-2817)**

Mr. Geist is one of 3 owners of the subject property. He understands that approximately the west ½ of the property is proposed to be designated Rural and the east ½ is to be designated Agricultural. It is his opinion that these designations are no longer appropriate. His planner will provide a more detailed analysis at a future date.

The property consists of mainly Class 1 agricultural capability soils with some Class 3 soils and a small area of Class 5 soils. The Class 5 soils predominate on the east half of the property with areas of wetlands disbursed throughout mainly the west half. This pattern of soils and a previous Ontario Municipal Board decision supporting the agricultural utility of the east half of the property formed the basis for the proposed land use designations.

Subsequent to the public participation process and as a result of further research, the Ministry of Agriculture, Food and Rural Affairs recommended that several areas of the Township be added into the Agricultural designation. The west half of the subject property is one such area. As a result the latest edition of the Plan includes the entire property in either the Agricultural or Environmental Conservation designations.

There has been no detailed planning analysis provided Mr. Geist or a planning consultant.

**2. Jim & Gwen Funston, Re: 2.8 ha property in part of the East ½ Lot 16, Concession 2 O.S.**

After hearing the severances that are allowed on a 100 acre property, their 6.9 acre property in the Rural designation leaves little possibility of 1 or 2 severances. They feel strongly that it should be included in the Horning's Mills residential zoning as it has very limited use for any other purpose due to the shape. They feel their only other option

Provided there is compliance with all applicable policies in the Plan, it should be possible to create 1 or 2 residential lots by land severance within the Rural designation on the subject property. Subsection 5.3.3 (e) in the March edition of the draft Plan permitted residential infilling and the following two proposed revisions would



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Summary of Comments	Analysis and Conclusions
<p>may be commercial but that would still need a severance and zoning approval.</p> <p>We have attached a copy of the notice from the Niagara Escarpment Commission concerning the approval of a residential development permit on the lot severed off their parcel.</p>	<p>provide greater clarity and more accurately reflect the intent of the applicable Rural policies concerning this form of lot creation.</p> <p><b>Proposed Policy Revisions:</b> Subsection 5.3.3 (e) would be reworded as follows:</p> <p>“(e) Severances for residential infilling may be permitted provided there is compliance with the provisions of the definition of that term as contained in section 9. In general, this is the preferred form of residential lot creation by land severance.”</p> <p>Part ii of what will now be subsection 9 (ii) would be reworded as follows:</p> <p>“(ii) New residential lot creation where there is a maximum distance separation of 200 metres between a developed or vacant residential lot having a similar size to the proposed lot(s) and an intersection of two open public road allowances; and”</p>
<p><b>3. Mr. Wayne Hannon, Re: Lot 19, Concessions 7 &amp; 8, N.E.T.S.R</b></p>	
<p>1. There has been no disclosure as to the impacts of the development policies of the proposed Plan on the employment of Deputy Mayor White or Councillor Malek.</p> <p>2. There has been no disclosure if any of Mayor Hill’s investment clients will be impacted by the development proposals in the proposed Plan.</p> <p>3. Prime farmland has been converted to the Rural designation due to the presence of bush or wetlands. This could potentially allow the loss of significant farmland to development and create significant conflicts with the surrounding farmers.</p>	<p>Points 1 and 2 do not relate to land use planning and are not considered further here. The following material is numbered to correspond to the other points raised in the submitted comments.</p> <p>3. The approach taken in the proposed Plan applies the policies of the Agricultural designation to agricultural uses in the Rural designation. This approach is intended to provide long term protection for agricultural uses in the Rural designation and addresses the concern expressed in this comment.</p> <p>4. The proposed policies, particularly those in section 6.2.6, enable the Township to require applicants for new developments to</p>

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Summary of Comments	Analysis and Conclusions
<p>4. The Township proposes to continue to allow manufacturing plants onto prime farmland. No haul routes have been built to accommodate the associated heavy transport traffic and there are no policies or proposed policies to ensure haul route agreements are in place thus leaving the taxpayers open to significant financial burdens for this type of development.</p> <p>5. Plowed farmland is being shown as significant wetland and deer feeding areas. The significance of this area is unexplained to date. There is no feed value in plant material that has had round up applied to it and plowed under.</p>	<p>provide Traffic Impact Studies, to implement any necessary road improvements and to enter into agreements with the municipality concerning those improvements and road maintenance.</p> <p>5. The mapping of wetlands and deer feeding areas used in the proposed Plan has been provided by either the Ministry of Natural Resources or the conservation authorities and is based on their research. Those agencies should be contacted if more information is required. Existing agricultural uses can continue in such areas.</p>

**II. Comments Provided From Those  
In Attendance at the June 19, 2014, Public Meeting**

<p>It was noted that there are properties with good farmland along the 8<sup>th</sup> Line NETSR that are proposed to be designated Rural. Concern was expressed that this would result in other nonagricultural uses being permitted here. It was also noted that there is a need to specify a minimum time period that land is out of farming before severances may be permitted.</p>	<p>Much of the lands in the referenced area that had been proposed to be designated Rural are now being designated Agricultural as a result of input from the Ministry of Agriculture, Food and Rural Affairs. Notwithstanding this change, the proposed Plan would protect agriculturally used lands in the Rural designation by applying the policies of the Agricultural designation in such areas. However, more details and clearly restrictive policies need to be specified concerning the matter of lands in such areas that are out of agricultural use. The Plan applies the more flexible Rural policies in such areas</p> <p><b>Proposed Policy Revisions:</b> The following new subsections would be added to the policies relating to the Rural designation, firstly, section 5.3.2, Planning and Development Policies, and, secondly, section 5.3.3, Consent Policies for Areas Designated Rural. The effect would be to require lands to</p>
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Summary of Comments	Analysis and Conclusions
	<p>be out of agricultural use for a minimum of ten years prior to a nonagricultural use being permitted.</p> <p>After subsection 5.3.2 (a), the following would be added:</p> <p>“(b) Any application for a land use or development that is not permitted by the policies of subsections 5.2.2 and 5.2.3 for the Agricultural designation shall provide proof that the subject lands have not been used for agriculture for a minimum of ten years immediately prior to the application and that prior to going out of agricultural use they had limited agricultural utility in terms of crop production. The applicant may also be required to provide an analysis of the land’s agricultural capability rating, an agrologist’s report or other related documentation as deemed necessary by Council. Any submitted studies or other support material may be peer reviewed at the applicant’s expense.”</p> <p>After subsection 5.3.3 (b) the following would be added:</p> <p>“(c) Any consent application involving lands that the applicant claims are not being used for agriculture shall comply with the related requirements of subsection 5.3.2 (b). Both the proposed severed and retained lands shall have not been used for agriculture for a minimum of 10 years immediately prior to the application.”</p>
<p>Concerns were expressed about the implications of the Wellhead Protection Areas overlay designation and the related policies of Section 4.4 of the proposed Plan.</p>	<p>As referenced in the Plan, this very serious and potentially restrictive component of planning in the municipality will be primarily addressed in the various Source Protection Plans that will apply in the Township. The currently proposed related policies, primarily</p>

**Review and Analysis of Public & Agency  
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Summary of Comments	Analysis and Conclusions
	<p>in section 4.4.2, are placed primarily in the context of the water related policies of the Provincial Policy Statement and provincial plans generally. No change to the Plan is required at this time but a future amendment will be needed to implement any approved Source Protection Plan.</p>
<p>Although subsection 5.4.1 (a) permits “legally existing uses” in the Environmental Protection designation, there was interest in adding “existing agricultural uses” to the list of permitted uses, as is done in subsection 5.5.1 (a) for the Environmental Conservation designation.</p>	<p>The current wording in the list of permitted uses is sufficient to recognize legally existing agricultural uses. This is reinforced by the clear and strong wording relating to existing agricultural uses in subsection 5.4.2 (d)</p>
<p>There were concerns expressed regarding both the mapping and some of the Environmental Conservation policies for locally significant and unevaluated wetlands. It was noted that with improvements to agricultural uses a lot of these wetlands have disappeared. Wording changes were suggested to help in encouraging farmers to continue to improve the land.</p> <p>It was suggested that the words “or clearly indicated prior agricultural uses” be added to part vii of subsection 5.5.1 (a) identifying permitted uses in the Environmental Conservation overlay designation. It was also suggested that the following be added after the words “existing agricultural operations” in the first sentence of subsection 5.5.1 (b): “or clearly indicated prior agricultural uses”. This would appear to have the effect of permitting the re-establishment of prior agricultural uses in the natural heritage or hazardous features and areas included in this overlay designation.</p>	<p>The permitted uses listed in subsection 5.5.1 (a) and the policies in subsection 5.5.2 (l) permitting the continuation of existing agricultural uses within locally significant and unevaluated wetlands sufficiently address the concerns and suggestions provided at the public meeting.</p> <p>The wording suggested at the public meeting is too generalized to maintain adequate protection for natural heritage features and areas. The proposed Plan contains language that supports agricultural uses. It also has policies referencing the updating of the mapping as new maps become available. This can be used to recognize areas that have been inaccurately mapped in terms of land use patterns.</p>
<p>At the meeting, Mr. Hannon expressed the same concerns about the mapping of</p>	<p>As noted above, the policies in the proposed Plan would permit existing agricultural uses</p>

**Review and Analysis of Public & Agency  
Input Concerning the March, 2014, Draft Official Plan**

Summary of Comments	Analysis and Conclusions
wetland and deer wintering areas on his property in Lot 19, Concessions 7 & 8, N.E.T.S.R. as he did on a comment sheet (see item 3 in the Comment Sheets section above)	to continue in areas mapped as wetlands or deer wintering areas. However, as a result of the discussion at the public meeting, an enlarged copy of the relevant portion of proposed Schedule A-1 has been provided to Mr. Hannan for his use in delineating what he considers to be the current configuration of the subject features on his lands. Any input received will be further considered in finalizing the proposed Plan.
At the meeting, Mr. Funston expressed the same concerns about the severance policies relating to the proposed Rural designation on his property in part of the East ½ of Lot 16, Concession 2, O.S. as he did on a comment sheet (see item 2 in the Comment Sheets section above)	See the comments provided above in response to Mr. and Mrs. Funston's submission in their comment sheet. Limited residential infilling as proposed by these landowners is permitted by the proposed policies but revisions are needed to clarify this aspect of the Plan.

In summary, where necessary and appropriate, the proposed Plan has been revised to address questions and areas of concern raised through the public participation process.

**CONCLUSION**

The public participation requirements of the Planning Act have been followed and the submissions from the public during the course of that process have been reviewed and researched. The proposed Plan has been revised as appropriate in light of the assessment of the comments and suggestions provided by the public.

There has been consultation with key provincial ministries on the provisions of the proposed Plan. A number of revisions have been made in the current draft of the proposed Plan to address the comments and recommendations from the Province. These include such aspects as the mineral aggregates resources mapping used in the Plan and changes to the Agricultural designation including primarily the expansion of the area included in that designation.

The Province has agreed to defer the identification and resolution of issues concerning the Plan's mineral aggregate related policies until the Ministerial approval process following Council adoption of the Plan. Any required revisions arising from that consultation process can be implemented through Plan modifications identified included in the Minister's approval decision. Although there has not been extensive public interest in the Plan during the statutory public participation process, in view of the potential interest in the potential changes to the Plan arising

from the consultations with the Ministry it may be necessary to hold a second public meeting to provide a further opportunity for public input.

In light of these circumstances and considerations, it is now appropriate to pass a by-law adopting the August edition of the proposed Official Plan and submit it to the Ministry for approval.

## **FINANCIAL**

The potential cost implications of adopting the proposed Official Plan are unknown at this time. They will depend almost entirely on the characteristics and timing of the consultation process with the Province and the extent of any public input. If there are appeals of the Minister's decision on the Plan, an estimate of the related costs can be provided when the nature of those appeals have been evaluated.

Respectfully submitted,

G. W. JORDEN PLANNING CONSULTANTS LIMITED



Jerry Jordan, RPP

## **ATTACHMENTS**

1. Andrew Doersam's July 18<sup>th</sup> email
2. Comment letter from the Grand River Conservation Authority
3. Comment letter from the Nottawasaga Valley Conservation Authority
4. Comment letter from the Niagara Escarpment Commission
5. Comment letter from Grey County
6. Final Agriculture Related Map Changes from the Ministry of Agriculture, Food and Rural Affairs
7. Mark Christie's July 25<sup>th</sup> letter

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**Subject:** Melancthon OP - July 21, 2014 Meeting  
**From:** Doersam, Andrew (MAH) (Andrew.Doersam@ontario.ca)  
**To:** jjorden@rogers.com; dholmes@melancthontownship.ca; watkinson@melancthontownship.ca;  
**Cc:** Laura.Daly@ontario.ca; Jackie.VandeValk@ontario.ca;  
**Date:** Friday, July 18, 2014 5:14:10 PM

Good afternoon all,

In anticipation of our meeting on Monday July 21<sup>st</sup> at the Township office, we have attached a draft tracked-change version (in both word and pdf) of the Official Plan (for discussion purposes only) that identifies additional draft modifications and highlights areas of concern. Unfortunately, the formatting of the original document did not convert well into Word with respect to the subsection references (a,b,c), but the policies remained intact. It should prove sufficient for the basis of our discussion on Monday.

You'll note that many of these modifications are more complimentary in nature in that they attempt to enhance the existing policies or improve their consistency with the wording in the new PPS. The new modifications also include revisions based on input from OMAFRA.

We were very pleased to note that a significant restructuring of the Official Plan (March 2014) was undertaken by the Township and that many of the recommended revisions made by the province in previous discussions have been incorporated in the official plan.

However, we note that there are certain areas in the OP where the province still has concerns with the intent or potential outcome of policies where provincial interests may be impacted or the policy may be inconsistent with the PPS, 2014 or not conform with the Growth Plan for the Greater Golden Horseshoe.

While we recognize the Township has modified the policies related to the protection of mineral aggregates and the regulation of mineral aggregate extraction in response to our previous comments (namely Sections 3.17 and 5.6 of the Official Plan), we still have concerns with the overall outcome of such a policy framework. There are other policies in the plan, applicable to mineral aggregate resources, that are also of concern (haul routes, definitions, etc.). No further modifications have been proposed at this time as it is recommended that further dialogue with the province be undertaken to address these concerns.



Another key concern is related to the delineation of the Agricultural designation on Schedules A-1 to A-f of the Official Plan.

For the purposes of our meeting on Monday, we would like to focus the discussion on the delineation of prime agricultural areas and the methodology used to identify these areas within the Township and any new modifications related to agriculture. Following this, we can address any other provincial comments on the Official Plan.

We look forward to our discussion on Monday.

Regards,

Andy

**Andrew Doersam**  
Senior Planner

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**P** Please consider the environment before printing this email note.



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May 30<sup>th</sup>, 2014

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Date: May 29<sup>th</sup>, 2014  
To: Laura Daly ([laura.daly@ontario.ca](mailto:laura.daly@ontario.ca)) and Andrew Doersam ([andrew.doersam@ontario.ca](mailto:andrew.doersam@ontario.ca))  
From: Nathan Garland  
c.c.: Township of Melancthon

Re: Township of Melancthon – Draft Official Plan

MMAH File No.: 22-DP-0002-13001  
Date of Document: March 2014

<b>Nature of Comment:</b>	
Preliminary	<input checked="" type="checkbox"/>
General	<input checked="" type="checkbox"/>
No Concerns	<input type="checkbox"/>
Study(ies) required	<input type="checkbox"/>
Significant Concerns	<input type="checkbox"/>
Other:	
<i>(please check applicable box(es) for LUPIN tracking purpose)</i>	

**Opening remarks and Scope of Review**

The Grand River Conservation Authorities comments are limited to the Natural Hazards policies in the Draft Official Plan and in their relation to Section 3.1 of the PPS as outlined in the MOU between Conservation Ontario, MNR and MMAH.

**Ministry Involvement to date**

The Grand River Conservation Authority has provided base mapping for the applicable Schedules and comments were provided March 2013.

**Substantive/Key Issues/General Comments:** Natural Hazards, Natural Heritage, Conservation Overlay

<b>OP/OPA Policy</b>	<b>Comment/Concern</b>	<b>Provincial policy/guideline/legislation that justifies comment</b>	<b>Recommended Action/Proposed Modification</b>
3.5.1 (d) General and Floodplain Related Policies	Inclusion of Hazards Land in an overlay as opposed to designation.	Section 3.1 of the P.P.S. Development is directed away from Hazard areas. Retention of underlying designation may allow for Development to remain and a long term continued use within a Hazard.	Request the change from the Environmental Conservation (overlay) to Environmental Protection within the Settlement Areas.
5.4 (Environmental Protection)	Currently there are no policies or reference to Hazards (primarily flooding) being included in the Environmental Protection Designation.	See Comment above.	Request Direction to Section 3.5 and reference Policy to Section 3.5 of the Official Plan.
5.4 (Environmental Protection)	Request inclusion of comment relating to Comprehensive Detailed Engineering Hazard Study as designation for Environmental Protection	P.P.S. – Section 3.1 c) and d)	Request policy comment stating that where a comprehensive detailed Hazard analysis supported by appropriate technical studies the Environmental Protection Designation will apply.

**Map/Schedule/Appendix Related Comments:**

<b>Map/ Schedule/A Appendix</b>	<b>Comment/Concern</b>	<b>Provincial policy/guideline that justifies comment, if applicable</b>	<b>Recommended Action/Proposed Modification</b>
Schedule C-1 and C- 2	Conservation Overlay	3.1 of the P.P.S	Change Conservation Overlay to Environmental Protection in the settlement areas.


**Technical Matters:** None

**Additional/General Comments:**

<b>OP/OPA Policy</b>	<b>Comment/Concern</b>	<b>Provincial policy/guideline/legislation that justifies comment</b>	<b>Recommended Action/Proposed Modification</b>
6.2.8(a) Rail Transportation	“While there are no <del>line</del> rail lines in the Township”	Typo	Replace line with rail.
2.1(b); 3.2(j); <del>3.4.4(b)</del> and <del>4.6(a)</del>	Numbers of River Systems, River, Conservation Authorities varies	Clerical.	Recommend consolidating to 3 major river systems.
3.8	We would request the inclusion of comments supporting the Grand as a Canadian Heritage River	Request	Consideration and support of the Human Heritage features and values, and the excellence of recreational opportunities which contribute to the designation of the Grand as a Canadian Heritage River.

**Closing Comments/Next Steps:**

Should you have any questions comments or require further involvement from our office please feel free to contact Nathan Garland at 519-621-2763 ext. 2236.

A handwritten signature in black ink, appearing to read 'Nathan Garland', is written over a solid horizontal line.

Signature

Nathan Garland  
GRCA Resource Planner



May 30, 2014

Laura Daly, MCIP, RPP, Planner  
Municipal Services Office - Central Ontario  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 2nd Floor, Toronto, ON M5G 2E5

Dear Ms. Daly:

**Re: Draft Official Plan Update  
Township of Melancthon, MMAH File: 22DP-0002-13001**

**Member  
Municipalities**

- Adjala-Tosorontio
- Amaranth
- Barrie
- The Blue Mountains
- Bradford-West Gwillimbury
- Clearview
- Collingwood
- Essa
- Grey Highlands
- Innisfil
- Melancthon
- Mono
- Mulmur
- New Tecumseth
- Oro-Medonte
- Shelburne
- Springwater
- Wasaga Beach

**Watershed  
Counties**

- Dufferin
- Grey
- Simcoe

The Nottawasaga Valley Conservation Authority (NVCA) staff has reviewed the above noted proposed amendment (draft Official Plan) dated March 2014 and we offer the following:

**Natural Hazards Comments:**

- Section 3.1 Mobile Homes, Trailers, Mobile Home Parks, Trailer Parks, Campgrounds: NVCA staff suggests adding no new campground or trailer parks will be permitted within a floodplain as per NVCA policy.
- Section 3.12 Second Dwelling Units: We suggest that second dwellings should not be permitted within areas subject to natural hazards (floodplain, erosion) due to the risk to public health and safety.
- Section 5.2.2(c) (iii): Please delete the term "flood" as NVCA's policies do not allow for reconstruction of structure damaged or destroyed by flooding.
- Sections 3.5.1 (d) (General Floodplain Related Policies) and 5.4 (Environmental Protection), Schedule C-1 and C-2: NVCA staff supports Grand River Conservation Authority's comments on these matters.

**Natural Heritage and Water Resources:**

- Section 4.4(d): In general NVCA staff support the development of a municipal 'groundwater management plan' and we are interested to find out more details on this policy direction.
- Section 4.4.1(b); Should the reference in this section be Schedule G instead of the listed "Schedule E"?
- 4.4.1(c): We encourage the Township to consider using the high vulnerability aquifer (HVA) mapping in the provincially approved Assessment Reports for both the Nottawasaga Valley and the Grand River Sourcewater Protection Authorities.

Member of



[www.nvca.on.ca](http://www.nvca.on.ca)

**May 30, 2014**

**Re: Draft Official Plan Update**

**Town of Melancthon, MMAH File: 22DP-0002-13001**

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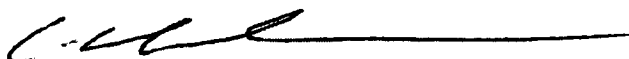
- Section 4.4.2(a): Regarding the mapping outlined in Schedule G it appears that the well head protection area (WHPA) from the Shelburne wells is cut at the NVCA boundary (WHPA-D) and should be extended into the GRCA boundary. It is noted that the NVCA has provided the township with the vulnerability mapping generated through the Source Water Plan exercise for WHPA, HVA, and Significant Groundwater Water Recharge Areas (SGRA).
- Section 4.4.2 (b) We would suggest examining the opportunity to reword this section to improve clarity.
- Section 4.4.2 (f): The draft OP policies need to reference/recognize that there are two different source protection plans that will impact Melancthon. Consideration may be given to tie this policy to the 21 prescribed drinking water threats and where they would be prohibited (future activities) or managed (for existing land use activities) and maybe subject to Risk Management Officer approval. The Town of Innisfil has recently went through an Official Plan update which may be used as a model for this update.

In addition to the above, NVCA staff would encourage the Township to consider including a schedule for significant groundwater recharge area and associated policies. The attached document can provide some framework for policies to be considered.

- Section 4.5: Please clarify why this section lists 'non-governmental land uses' as any water abstraction over 50,000 l/day requires a permit to take water as mandated by the Ontario Water Resources Act through the Ministry of Environment.
- Section 4.8 Setbacks from Watercourse: Notwithstanding the identified adjacent lands, NVCA staff would encourage the Township to also apply a minimum 30 m setback for development from all protected wetlands.

Thank you for the opportunity to provide comments. If you require additional information, please contact the undersigned at extension 229.

Regards,



Chris Hibberd, MCIP, RPP  
Director of Planning

Copy: Township of Melancthon, Ms. Denise Holmes  
GRCA, Mr. Nathan Garland  
SGBLS Source Water Protection Committee, Ms. Lynne Dollin  
File

4

**Niagara Escarpment Commission**

232 Guelph St.  
Georgetown, ON L7G 4B1  
Tel: 905-877-5191  
Fax: 905-873-7452  
www.escarpment.org

**Commission de l'escarpement du Niagara**

232, rue Guelph  
Georgetown ON L7G 4B1  
No de tel. 905-877-5191  
Télécopieur 905-873-7452  
www.escarpment.org



May 30, 2014

Laura Daly, MCIP, RPP  
Planner  
Municipal Services Office - Central Ontario  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 13th Floor  
Toronto, ON  
M5G 2E5

**RE: Township of Melancthon Draft Official Plan (March 2014)**

---

Staff of the Niagara Escarpment Commission (NEC) has reviewed the March 2014 Draft Official Plan from the Township of Melancthon, and offers the following comments:

**Section 3.4.3 *Niagara Escarpment Planning and Development Act (NEPDA)***

Staff acknowledges the addition of this section. However, the term “development” is italicized so as to reference the definition included in the Draft Official Plan. It is important to note that “development” is defined differently in the NEPDA. The NEPDA definition of “development” as set out in the legislation should be applied in areas under NEC Development Control. As a solution, staff requests that the italics be removed, and a reference to the definition in the NEPDA be included. The affected sentence would then read as:

It is also an objective of the Act to ensure that only such development (as defined in the NEPDA) occurs as is compatible with that natural environment.

This change will also need to be made on pages 30 and 51.

**Section 5.1 Introduction (to Land Use Policies)**

This section notes that, “In addition to all other policies of this Official Plan, the provisions of the Niagara Escarpment Planning and Development Act and the related policies of this Official Plan apply in areas identified on Schedules A, B, and C to this Plan as ‘Niagara Escarpment Development Control Area.’”

.../2



This section should specify that in the case of a conflict between the Official Plan and the NEPDA, the provisions of the NEPDA will prevail. Staff therefore requests that the affected sentence be reworded as follows:

In addition to all other policies of this Official Plan, the regulations under the Niagara Escarpment Planning and Development Act apply in areas identified on Schedules A, B, and C to this Plan as “Niagara Escarpment Development Control Area.” In the case of a conflict between this Official Plan and the Niagara Escarpment Planning and Development Act, the provisions of the Niagara Escarpment Planning and Development Act prevail.

### **Schedule B – Land Use and Roads Plan**

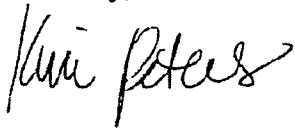
Staff acknowledges the removal of several areas from the “Community” designation and recognizes this improvement. However, staff contends that the prime agricultural lands west of Main Street do not belong in the Community designation in the absence of growth forecasts that justify the development of prime agricultural lands. Staff also questions whether the designation of these lands as “Community” meets the intent of Policy 1.1.3.8 in the Provincial Policy Statement (2014).

With regard to the area designated as “Light Industrial,” comments that staff made in previous correspondence (February 14, 2013) and during the June 12<sup>th</sup>, 2013 conference call still stand. The rationale for designating these lands Light Industrial is unclear, and it should not be assumed that the NEC would support the establishment or expansion of Light Industrial uses in this area should a Niagara Escarpment Development Permit Application be submitted for the use.

There is also a small mapping error in the northwest portion of the Horning's Mill Development Control Area as shown on Schedule B. Staff has attached a map illustrating the correct Development Control boundary. GIS data for these boundaries can be obtained by contacting Dan Ventresca ([dan.ventresca@ontario.ca](mailto:dan.ventresca@ontario.ca)) at the NEC.

Staff appreciates the opportunity to comment on the Draft Official Plan, and is available to provide clarifications if necessary.

Sincerely,



Kim Peters  
Senior Strategic Advisor

Encl.

- c. Andrew Doersam, Ministry of Municipal Affairs and Housing  
Denise Holmes, Township of Melancthon  
Ken Whitbread, NEC



**Niagara Escarpment Plan**

**Melancthon Township  
Areas of Niagara Escarpment  
Development Control  
(Detail)**

Area of Development Control

NOTE: The Niagara Escarpment Plan Designation boundaries shown on the map are approximate and subject to confirmation through site inspection and the application of the "Interpretation of Boundary" section of the Niagara Escarpment Plan.

**Map Features Legend**

Scale 1:2,500  
0 10 20 30 40  
Metres

Printed on Jul 08, 2009

**THIS IS NOT A PLAN OF SURVEY**

This map is illustrative only. Do not rely on it as being a precise indicator of roads, location of features, nor as a guide to navigation. Some derived from various sources. Map compiled and published by the Geographic Information Systems Unit of the Niagara Escarpment Commission, (2007) Department of Natural Resources, Ministry of Natural Resources.



 **Grey  
County Planning and Development**

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-376-2205 / 1-800-567-GREY / Fax: 519-376-7970

June 9, 2014

Ms. Denise Holmes, Clerk  
Township of Melancthon  
157101 Highway 10  
Melancthon, Ontario L9V 2E6

**Re: Proposed New Township Official Plan**

Dear Ms. Holmes:

This correspondence is in response to the above noted new Official Plan. We have had an opportunity to review the new Official Plan in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

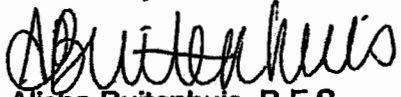
The Township is reviewing and updating its Official Plan. The purpose is to address current and foreseeable conditions and planning policy requirements in the Township. A related purpose is to revise the Plan under the provisions of section 26 of the Planning Act as necessary to ensure that it confirms with, or doesn't conflict with provincial plans, that it is consistent with provincial policy statements and that it has regard to matters of provincial interest through a process that complies with the five year review requirements of that section of the Planning Act. The proposed Plan contains policies on such matters as the natural environment, land uses and development, aggregate resources, transportation and services. The effect of the proposed Plan would be to apply new planning policies throughout the Township by repealing and replacing the current Official Plan.

County planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Page 2  
June 9, 2014  
Yours truly,

A handwritten signature in black ink, appearing to read 'Alisha Buitenhuis', written in a cursive style.

Alisha Buitenhuis, B.E.S.

Planner

(519) 372-0219 ext. 1233

[alisha.buitenhuis@grey.ca](mailto:alisha.buitenhuis@grey.ca)

[www.grey.ca](http://www.grey.ca)

**Subject:** Proposed Adjustments to the Melancthon Agricultural Designation  
**From:** Van de Valk, Jackie (OMAFRA) (Jackie.VandeValk@ontario.ca)  
**To:** jjorden@rogers.com;  
**Cc:** Andrew.Doersam@ontario.ca; Laura.Daly@ontario.ca;  
**Date:** Monday, July 28, 2014 3:09:21 PM

⑥

Jerry,

Thank you for discussing suggested changes to the Agricultural designations in Melancthon's Draft OP with me on July 25. As agreed, I have consolidated all suggested changes to Schedules A-1 to A-5 in the attached set of maps. This map set represents final suggested provincial changes to the Agricultural designation.

Please let me know if you have any concerns.

Thanks,

Jackie

**Jackie Van de Valk, P.Ag., Rural Planner - Environmental & Land Use Policy**  
Ontario Ministry of Agriculture, Food and Rural Affairs  
Unit 10 – 6484 Wellington Road 7, Elora, ON N0B 1S0 • Tel: 519.846.3415













Municipality of Grey Highlands



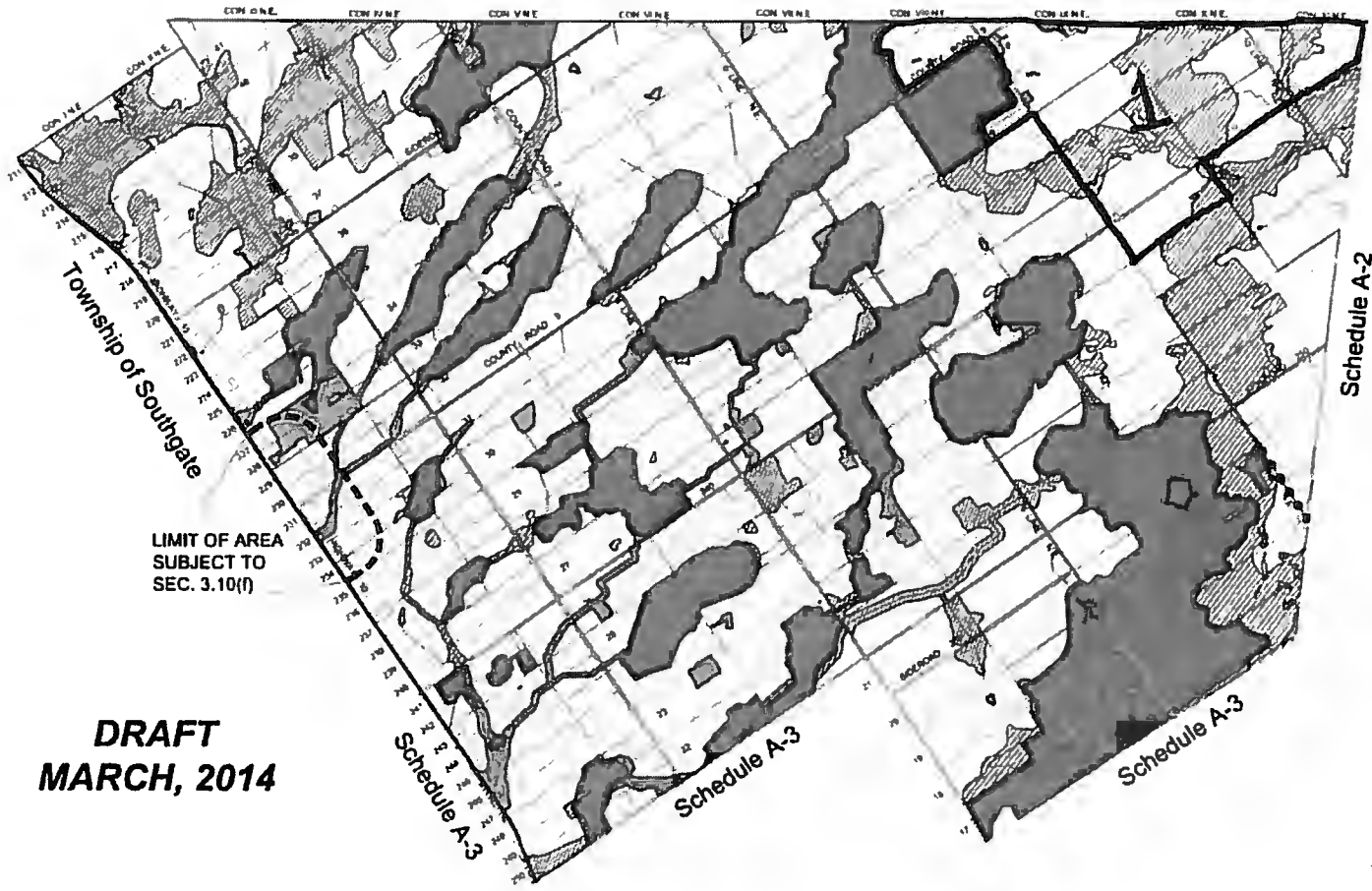
**SCHEDULE A-1  
LAND USE & ROADS PLAN**

**OFFICIAL PLAN  
FOR  
TOWNSHIP OF  
MELANCTHON**



-  AGRICULTURAL
-  RURAL
-  ENVIRONMENTAL PROTECTION
-  ENVIRONMENTAL CONSERVATION  
(Also see Section 5.5.3 (f))
-  EXTRACTIVE INDUSTRIAL
-  LIGHT INDUSTRIAL
-  NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA
-  PROVINCIAL HIGHWAY
-  ARTERIAL ROAD
-  LOCAL ROAD
-  EXISTING MINERAL AGGREGATE HAUL ROUTE
-  RAIL LINE RIGHT-OF-WAY

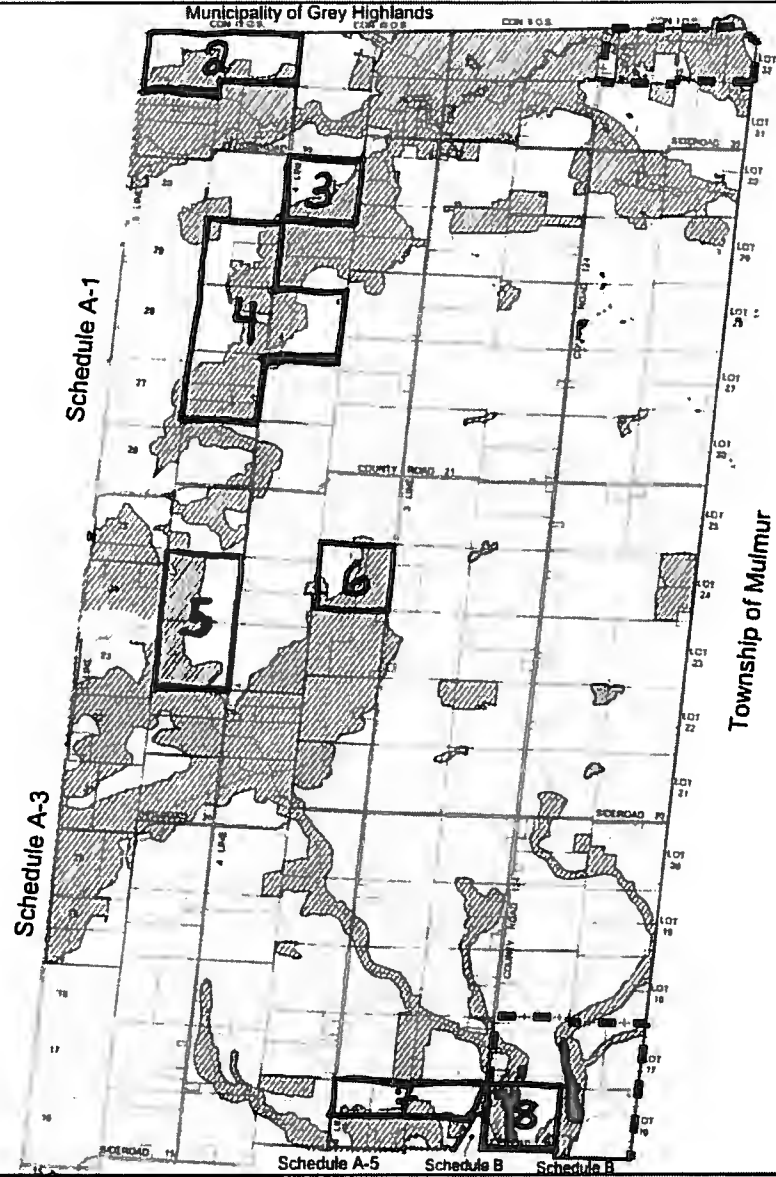
This schedule must be read in conjunction with the Official Plan's policies and Schedules D to H.



LIMIT OF AREA  
SUBJECT TO  
SEC. 3.10(f)

**DRAFT  
MARCH, 2014**













**DRAFT  
MARCH, 2014**



**SCHEDULE A-2  
LAND USE & ROADS PLAN**

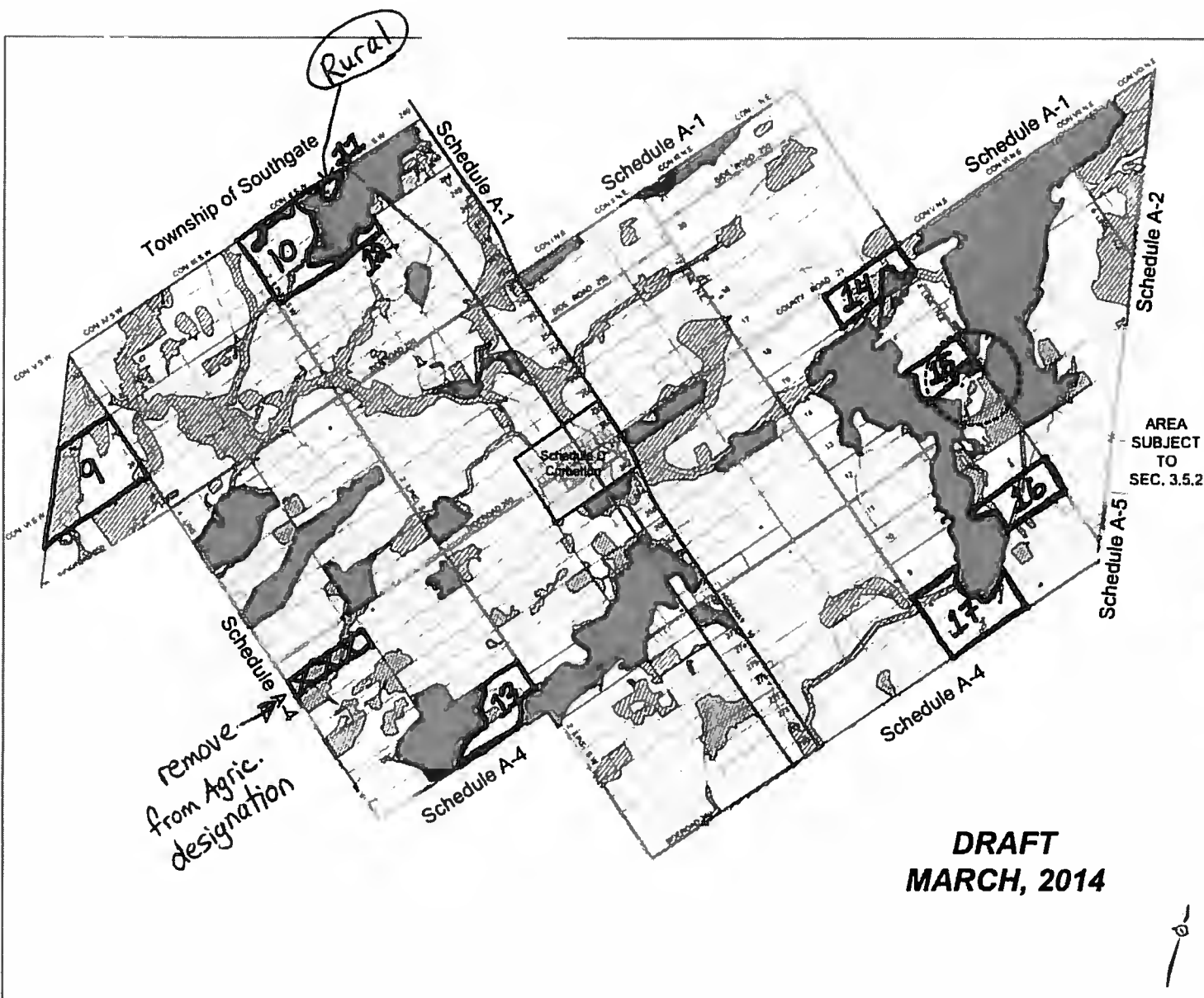
**OFFICIAL PLAN  
FOR  
TOWNSHIP OF  
MELANCTHON**



-  AGRICULTURAL
-  RURAL
-  ENVIRONMENTAL PROTECTION
-  ENVIRONMENTAL CONSERVATION (Also see Section 5.5.3 (f))
-  EXTRACTIVE INDUSTRIAL
-  LIGHT INDUSTRIAL
-  NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA
-  PROVINCIAL HIGHWAY
-  ARTERIAL ROAD
-  LOCAL ROAD
-  EXISTING MINERAL AGGREGATE HAUL ROUTE
-  RAIL LINE RIGHT-OF-WAY

This schedule must be read in conjunction with the Official Plan's policies and Schedules D to H.





**SCHEDULE A-3  
LAND USE & ROADS PLAN**

**OFFICIAL PLAN  
FOR  
TOWNSHIP OF  
MELANCTHON**



- AREA SUBJECT TO SEC. 3.5.2**
- AGRICULTURAL
  - RURAL
  - ENVIRONMENTAL PROTECTION
  - ENVIRONMENTAL CONSERVATION  
(Also see Section 5.5.3 (f))
  - EXTRACTIVE INDUSTRIAL
  - LIGHT INDUSTRIAL
  - NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA
  - PROVINCIAL HIGHWAY
  - ARTERIAL ROAD
  - LOCAL ROAD
  - EXISTING MINERAL AGGREGATE HAUL ROUTE
  - RAIL LINE RIGHT-OF-WAY

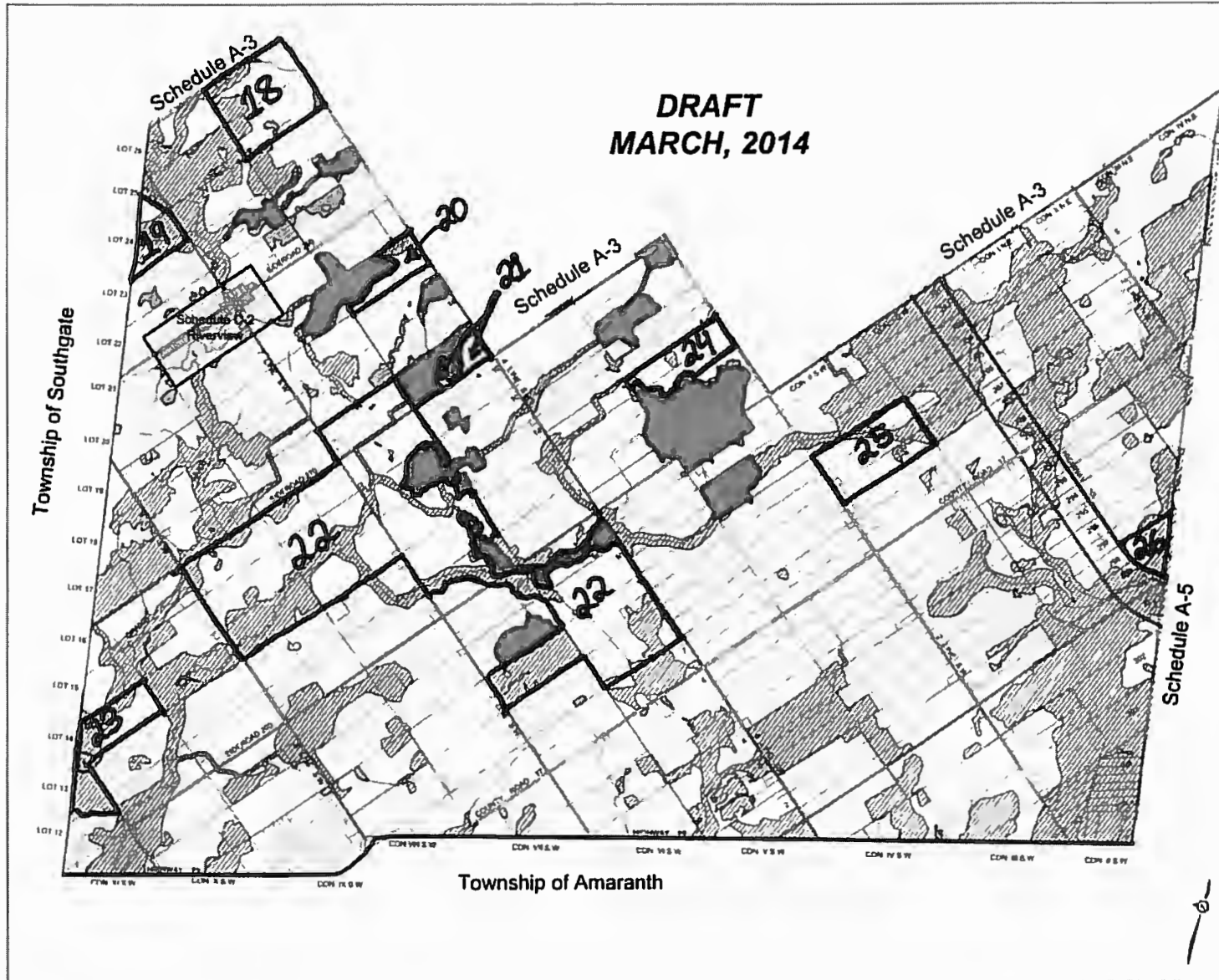
This schedule must be read in conjunction with the Official Plan's policies and Schedules D to H.



**DRAFT  
MARCH, 2014**



**DRAFT  
MARCH, 2014**



**SCHEDULE A-4  
LAND USE & ROADS PLAN**

**OFFICIAL PLAN  
FOR  
TOWNSHIP OF  
MELANCTHON**

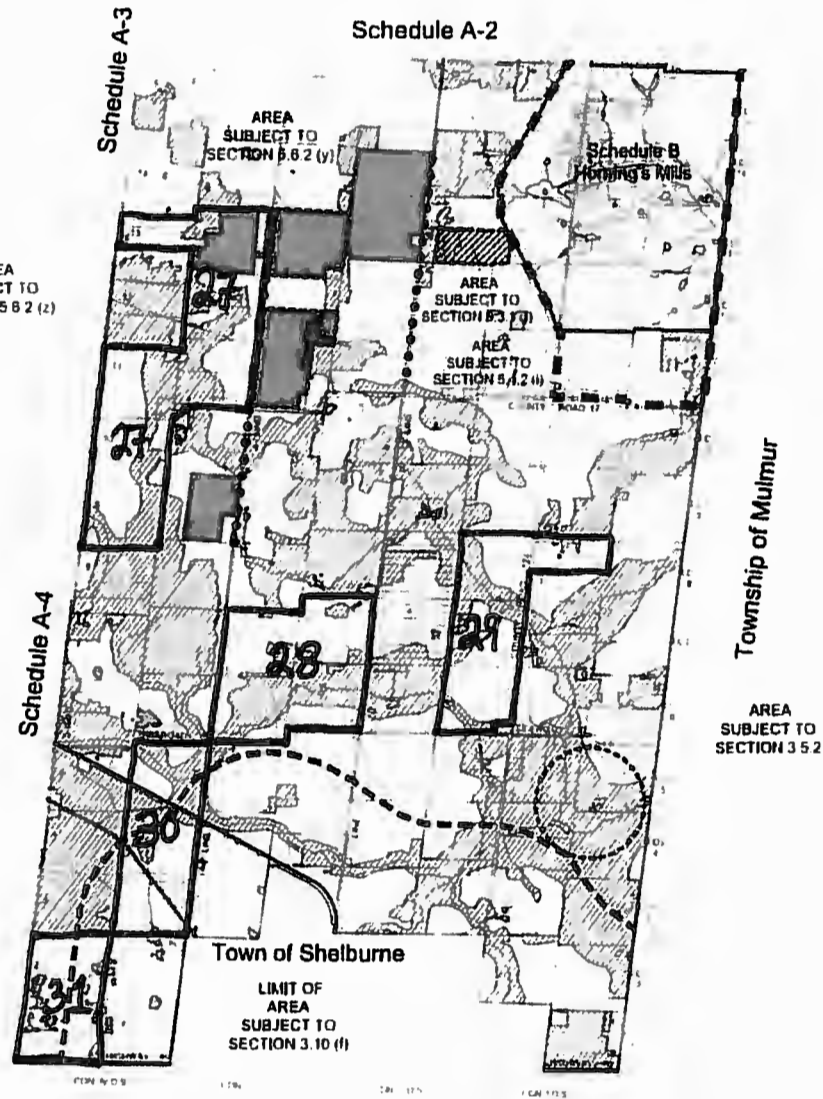


- AGRICULTURAL
- RURAL
- ENVIRONMENTAL PROTECTION
- ENVIRONMENTAL CONSERVATION  
(Also see Section 5.5.3 (f))
- EXTRACTIVE INDUSTRIAL
- LIGHT INDUSTRIAL
- NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA
- PROVINCIAL HIGHWAY
- ARTERIAL ROAD
- LOCAL ROAD
- EXISTING MINERAL AGGREGATE HAUL ROUTE
- RAIL LINE RIGHT-OF-WAY

This schedule must be read in conjunction with the Official Plan's policies and Schedules D to H.



**DRAFT  
MARCH, 2014**



**SCHEDULE A-5  
LAND USE & ROADS PLAN**

**OFFICIAL PLAN  
FOR  
TOWNSHIP OF  
MELANCTHON**



- AGRICULTURAL
- RURAL
- ENVIRONMENTAL PROTECTION
- ENVIRONMENTAL CONSERVATION  
(Also see Section 5.5.3 (f))
- EXTRACTIVE INDUSTRIAL
- LIGHT INDUSTRIAL
- NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA
- PROVINCIAL HIGHWAY
- ARTERIAL ROAD
- LOCAL ROAD
- EXISTING MINERAL AGGREGATE HAUL ROUTE
- RAIL LINE RIGHT-OF-WAY

This schedule must be read in conjunction with the Official Plan's policies and Schedules D to H



7

**Ministry of  
Municipal Affairs  
and Housing**

Municipal Services Office  
Central Ontario  
777 Bay Street, 13<sup>th</sup> Floor  
Toronto ON M5G 2E5  
Phone: 416-585-6226  
Fax: 416-585-6882  
Toll-Free: 1-800-668-0230

**Ministère des  
Affaires municipales  
et du Logement**

Bureau des services aux municipalités  
Centre de l'Ontario  
777, rue Bay, 2<sup>nd</sup> étage  
Toronto ON M5G 2E5  
Téléphone: 416-585-6226  
Télécopieur: 416-585-6882  
Sans frais: 1-800-668-0230



July 25, 2014

Denise Holmes, CAO Clerk/Treasurer  
Township of Melancthon  
157101 Highway 10  
RR#6  
Shelburne, ON L9W 2Y8

Dear Ms. Holmes:

**Subject: Township of Melancthon – Draft Official Plan (Revised March 2014)  
MMAH File #: 22-DP-0002-13001**

---

As you are aware, staff from the Township and Province recently met on July 21<sup>st</sup> to discuss the updated Draft Official Plan for the Township of Melancthon (March 2014 version).

The purpose of the meeting was to share and discuss additional comments and modifications from the province on the Draft Official Plan that resulted from the recent changes to the Provincial Policy Statement (PPS), 2014 and to address further comments from the Ministry of Agriculture, Food and Rural Affairs with respect to the identification and protection of prime agricultural areas. While a number of mapping revisions have been recommended to refine the Agricultural designation, many of the other proposed policy modifications are minor in nature and are intended to enhance the existing policies or to improve consistency with the new PPS.

Based on the discussions between staff, it appears that the many of our comments and concerns will be addressed in the final draft of the Official Plan with the exception of policies related to mineral aggregate resources. Despite a number of changes to the Plan by the Township to address this matter, provincial staff are still concerned with the collective policy framework and believe that it may impact mineral aggregate operations and impede access to the significant bedrock resources that exist within the Township of Melancthon.

While the Ministry would prefer to have further dialogue with the Township on the proposed policy framework prior to the Plans adoption, it recognizes that further modifications can be implemented through the Minister's Decision, as the approval authority. In fact, additional modifications will likely be incorporated into the adopted Official Plan in any event, in order to reflect the new County of Dufferin Official Plan (anticipated to be adopted on August 28<sup>th</sup>).

Moving forward, provincial staff are committed to engaging the Township and continuing dialogue on any future modifications that may be proposed to the Township's Official Plan.

If you have any questions or require any additional information, please contact me at (416) 585-6063. Andrew Doersam at (416) 585-6451, or Laura Daly at (416) 585-7578.

Yours truly,



Mark Christie, MCIP, RPP  
Manager, Community Planning and Development

c: Jackie Van de Valk, OMAFRA  
Megan Eplett, MNR