

CORPORATION OF THE TOWNSHIP OF MELANCTHON

ADDENDUM TO AGENDA

THURSDAY, MARCH 19, 2015 - 5:00 P.M.

10. Correspondence

***Township of Melancthon Official Plan**

3. Letter from GW Jorden, Township Planner dated March 18, 2015 regarding the Modifications to the Official Plan as included in the Ministry's Approval

11. General Business

2. Unfinished Business
 8. Hill Machinery Sales - Cleanup of Property - Letter from Jim Hill

March 18, 2015

VIA EMAIL

Ms. Denise B. Holmes, AMCT
CAO/Clerk
Township of Melancthon
157101 Highway 10
Melancthon, Ont.
L9V 2E6

Dear Ms. Holmes: **Modifications to the Official Plan
as included in the Ministry's Approval**

The March 9th approval of the Official Plan by the Ministry of Municipal Affairs and Housing included a number of modifications to the text and schedules to the Plan as adopted by Council. The following initial comments on the more significant of those modifications are based on a brief review of the Ministry's decision. They are provided to assist Council in its assessment of that decision.

Mineral Aggregate Resources and Extractive Industrial Development

1. Schedule H showing the primary mineral aggregate resource areas is modified to eliminate the differentiation between primary bedrock resources and areas having bedrock resources within 8 metres of the ground surface. All such areas will now be designated as "Bedrock Resource Area - Within 8 m of Surface".
2. The above change means that the Mineral Aggregate Resources policies of section 3.17, as modified, will apply throughout the entire area shown in blue on Schedule H, as well as all other designated areas on that map. Those modified policies favour mineral aggregate resource development over other uses in these areas (see point 3 below).
3. The following principal modifications are made to the mineral aggregate resource policies of section 3.17. They primarily repeat the exact wording of the Provincial Policy Statement.
 - a. New mineral aggregate resource operations may be permitted through an amendment anywhere in the areas shown on Schedule H.

- b. Such new mineral aggregate operations may be permitted anywhere within prime agricultural lands with more flexible policies as referenced in point 4 below relating to the Extractive Industrial designation.
 - c. The policies in section 3.17 giving priority to agricultural uses and referencing mineral aggregate operations as interim uses are deleted.
 - d. The policies providing for the possible deletion of areas from the designations on Schedule H have been removed.
4. The following principal modifications are made to the extractive industrial policies of section 5.6. These are the policies relating to pit and quarry operations.
- a. A new permitted use is added that permits the recovery and recycling of manufactured materials from mineral aggregates including such materials as asphalt and slag. This is similar to, but somewhat broader than the wording in the Plan's definition of the term "mineral aggregate operation".
 - b. No preference is given to sites that front on designated haul routes or county roads and highways although there is some relevant wording in the modification to the roads policies in section 6.2.5.
 - c. The policy requiring 90% rehabilitation to agriculture is replaced by the PPS wording referencing restoration in which substantially the same areas and same average soil capability for agriculture are restored.
 - d. The reference to not excavating below the water table is deleted here and also in relation to the new Strata pit site and to wayside pits and quarries.
 - e. The level of restoration referenced in point c immediately above is not required generally where there is resource extraction below the water table, where other sites of lower agricultural capability have been considered and eliminated, or where agricultural rehabilitation in remaining areas is maximized.
 - f. Impacts on surrounding agricultural lands and operations are to be mitigated to the extent feasible.

Agriculture and Rural

1. Revised wording relating to on-farm diversified uses and agriculture-related uses has been provided. These changes reflect the new wording in the PPS and do not significantly alter the related policies.
2. The wording related to on-farm business uses, a form of on-farm diversified uses, has been changed to include commercial uses. Additional wording also requires on-farm business uses to be compatible with surrounding agricultural operations.
3. Where a livestock facility that is not in conformity with the MDS requirements is destroyed by flood, its re-establishment must conform with those requirements.
4. The policies have been changed to eliminate the possible removal of lands from the Agricultural designation for "limited non-residential uses".
5. New agricultural lots must have a minimum size of 40 hectares or the original survey size, whichever is lesser. The approach had been to leave this to be determined at the time of zoning by-law updating.
6. Tourist and other economic development uses in general have been eliminated as permitted uses in the Rural designation, although some of the other policies in the Plan do provide some flexibility in regard to such uses including resource-based tourist accommodation facilities.

Water Resources

1. Schedule G, the Aquifer Vulnerability map schedule, was based on the mapping provided by consultants to the Township and accepted by the Conservation Authorities at the time it was prepared. That schedule is now deleted and replaced with the significant groundwater recharge areas and aquifer vulnerability areas as mapped in the Lake Erie and South Georgian Bay-Lake Simcoe Assessment Reports.
2. The policies permitting the use of the zoning by-law for regulation of land uses involving large water takings or recharging have been deleted.
3. A policy has been added specifically exempting agriculture involving normal farm practices from the requirements of the water resource policies of section 4.5.

Environmentally Significant Features and Functions

1. Fish habitat has been added to the Environmental Conservation designation and watercourses, as shown on Schedule E, are being given a reference in the legend to that map schedule.
2. Fish habitat related policies have been added to the Environmental Conservation section of the Plan. Conformity with provincial and federal requirements will be needed for development in fish habitat.
3. The adjacent lands to fish habitat have been defined as including areas within 120 metres of such habitat. Development in such areas will require an Environmental Impact Study or a site assessment. It would appear this policy will apply to development within 120 metres of most watercourses.
4. A new policy states that where a conservation authority has confirmed the extent of a floodplain, development and site alteration will not be permitted in that floodplain. Other policies retained in the Plan do provide for some exceptions to this in the case of existing lots and developments.
5. The adjacent lands to a Life Sciences ANSI have been increased from 50 metres to 120 metres.

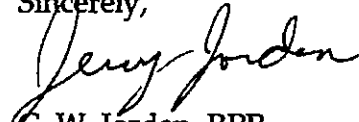
Other Modifications of Interest

1. Heritage or archeological assessments will be required for proposals where there are known or potential cultural or archeological resources of significance.
2. The policy prohibiting the keeping of livestock on residential lots has been deleted from section 2.2.11 but similar policies have been retained elsewhere in the Plan.
3. There is a minor change to delete a provincially significant wetland area on Schedule D in compliance with provincial mapping.
4. The definition of a surplus dwelling to agriculture is changed to require that such dwelling must be habitable.

5. The definition of the term "woodland" is changed to eliminate any flexibility with regard to the specifics of local conditions and features.

I trust this summary is of some assistance. Additional information can be provided, if required.

Sincerely,



G. W. Jordan, RPP



HILL AGRA MACHINERY INC

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March 9th 2015

To: Whom it may concern
Melancthon Township Office
Melancthon, Ontario

Thank you for your letter dated February 23rd 2015.

It appears appropriate at this time to expand on my letter dated February 16th 2015

At that time I outlined the logistical problems involved with untangling the metal and debris left by the fire and estimated that the aftermath left about 200 tonnes of material to deal with.

As soon as we could, we did start the clean up. Bins were brought in and scrap was shipped. At the same time, salvageable items were set aside for future use or sale.

I prefer to recoup what I can, as I plan to rebuild in the future and resume business at that location.

It only makes sense that I have the clean up done , before embarking on the recovery of the business , as a new building will have to go on a clean site.

As previously stated, this devastating fire destroyed everything, including all the plans and drawings for the machinery we manufacture.

Many of these machines, which were built before the fire, are still intact and I need to use them to create new plans and drawings for future resumption of business.

If there was any other way to complete this task , I would be doing it.

Placing a value on these burnt out machines by a lay person would amount to no more than scrap value by the ton, but for me I have a far greater estimate of their value, just for the reasons mentioned above.



As for timing , I fully plan to make this clean up a high priority. I want to work with council to achieve the desired end result. Common sense would indicate to all concerned that we can't get started until the spring thaw takes away the tons of snow and ice that is totally hampering us from working at this, at this time.

As soon as reasonably possible, I want to resume the clean up as it is in my best interest as a business man and for the satisfaction of my neighbours that have to look at the mess.

Tentative date weather permitting May 1st 2015


When we get into the cleanup and as things progress, I don't object to periodic reports to Council. I prefer to keep the lines of communication open and I hope, non confrontational.

For your information, Hill Agra Machinery Inc is still operating best as we can, with what we have left. We still have a viable parts business and other support for the machines already in use, in more than 30 countries.

I intend to keep any and all the machinery and parts that I need to re establish my business.

I have always had storage ability here and at the end of cleanup, those items will still be on site, arranged neatly and non offensive.

Should you require more information please don't hesitate to call.



Jim Hill