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June 20, 2017

Denise Holmes, CAO/Clerk  
Township of Melancthon  
157101 Highway 10  
Melancthon, Ontario, L9V 2E6

Dear Ms. Holmes:

**RE: Strada Aggregates Melancthon Pit Extension – Official Plan and Zoning By-law Amendment Applications – Part of West Half of Lots 12 and 14, Concession 3 O.S., Township of Melancthon, County of Dufferin  
OUR FILE Y349G**

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Strada Aggregates (Strada) is applying for an Official Plan Amendment and Zoning By-law Amendment under the Planning Act to permit an above water pit on lands located on 4<sup>th</sup> Line in the Township of Melancthon.

The two parcels have an area of approximately 60 hectares (150 acres). The larger parcel, which is the northern parcel and legally described as Lot 14, Concession 3 ("Prince property"), is 40 hectares (100 acres) in size and the smaller parcel located to the south and legally described as Lot 12, Concession 3 ("Bonfield property"), is approximately 20 hectares (50 acres) in size. One larger parcel of land separates the two parcels and currently accommodates the existing Strada Aggregates operation known as Melancthon Pit #1 (Licence #129167). Melancthon Pit #2 (Licence #625155) is located immediately to the south of the Bonfield property.

The total area proposed to be licenced is approximately 60.7 hectares (150 acres), with approximately 48.4 hectares (120 acres) proposed for extraction. The pit is proposed to operate above the water table. The existing maximum annual tonnage of 1.25 million is proposed to be shared between the 3 licences.

Pre-consultation was held with the Ministry of Natural Resources and Forestry (MNR) in June 2016. A pre-consultation meeting was also held with representatives from the Township of Melancthon and Nottawasaga Valley Conservation Authority (NVCA) in September 2016. Terms of Reference for the Natural Environment and Hydrogeological Study were prepared and provided to the MNR, Township and NVCA in advance of the meetings.

The licence application under the Aggregate Resources Act was submitted to the Ministry of Natural Resources and Forestry on May 29, 2017. The application has been prepared in accordance with the Provincial Standards (Version 1.0) and is for a Class A Licence (Category 3 – Pit Above Water). MNR deemed the application complete on June 6, 2017.

Enclosed, please find two (2) hard copies of the Submission Package and one (1) CD containing digital files which contains the following documents:

**Tab 1** Planning Report & Aggregate Resources Act Summary Statement, MHBC, May 2017

**Tab 2** ARA Site Plans, MHBC, June 2017

**Tab 3** Level 1 and 2 Natural Environment Report, Natural Resources Solutions Inc., May 2017

**Tab 4** Level 1 and 2 Hydrogeological Assessment, Whitewater Hydrogeology Ltd., May 2017

**Tab 5** Noise Impact Study, Aercoustics, May 2017

**Tab 6** Stages 1-2 Archaeological Assessment - Bonnefield Property, ASI, May 2017

**Tab 7** Stages 1-2 Archaeological Assessment - Prince Property, May 2017

**Tab 8** Cultural Heritage Impact Assessment, MHBC Planning, May 2017

**Tab 9** Agricultural Impact Assessment, MHBC Planning, May 2017

A Traffic Impact Assessment is underway and will be submitted to the Township upon completion.

Also enclosed are the signed application forms, authorization letter from Strada Aggregates, and two cheques in the amount of \$4,000.00 and \$1,500.00 made payable to the Township of Melancthon representing the Official Plan Amendment and Zoning By-law Amendment application fees respectively.

We look forward to working with you on this application. Following your review, please let us know whether the application is deemed complete.

If you have any questions regarding this application, please let us know.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'DRB' followed by a stylized flourish.

David R. Barrett, BES, MCIP, RPP

Encl.

cc. *Mario Pietrolungo & Grant Horan (Strada)*  
*Chris Jones (Municipal Planning Services) (1 copy of Submission Package)*  
*James Parkin (MHBC)*



30 Floral Parkway  
Concord, Ontario  
L4K 4R1

PHONE (905) 738 2200

May 18, 2017

**Re: Strada Aggregates Approval re MHBC Melancthon Applications**

We (Strada Financial Inc. c/o Strada Aggregates Inc.) approve MHBC Planning, located at 540 Bingemans Centre Drive, Suite 200 Kitchener, Ontario N2B 3X9 to act on our behalf as the applicant for the official Plan Amendment and Zoning By-law Amendment applications.

Please feel free to contact me @ 905 738 2200.

Best regards,

A handwritten signature in blue ink, appearing to read "G. C. Horan", with a long horizontal stroke extending to the right.

Grant C. Horan  
Controller/Executive Officer