

**AMENDMENT NO. 2  
TO THE TOWNSHIP OF MELANCTHON  
OFFICIAL PLAN**

**This Amendment applies to:**

**Lands located in Part of the West Half of Lots 12 and 14, Concession 3 O.S. in the  
Township of Melancthon**

**(Draft for Public Review and Comment - November 24, 2017)**

## **CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan of the Township of Melancthon consists of three parts.

**Part A** - The Preamble, consisting of the purpose, location and basis of the Amendment, does not constitute part of this Amendment.

**Part B** - The Amendment consisting of the noted text constitutes Amendment No. 2 to the Official Plan for the Township of Melancthon.

**Part C** - The Appendices.

## **PART A - THE PREAMBLE**

### **PURPOSE**

The purpose of this Amendment is to redesignate lands located in Part of the West Half of Lots 12 and 14, Concession 3 O.S. in the Township of Melancthon to permit the extraction of mineral aggregate.

### **LOCATION**

The Amendment affects the following specific areas in the Township of Melancthon:

1. Lands located in the North-West Half of Lot 12, Concession 3 O.S; and,
2. Lands located in the West of Lot 14, Concession 3, O.S.

### **BASIS**

The basis and authority for the amendment is fundamentally derived from the following sources:

1. Section 17 and 22 of The *Planning Act*, which authorizes a Municipality to amend its Official Plan;
2. Section 2.5 of the Provincial Policy Statement (2015) which permits mineral aggregate extraction in prime agricultural areas; and,
3. To be completed

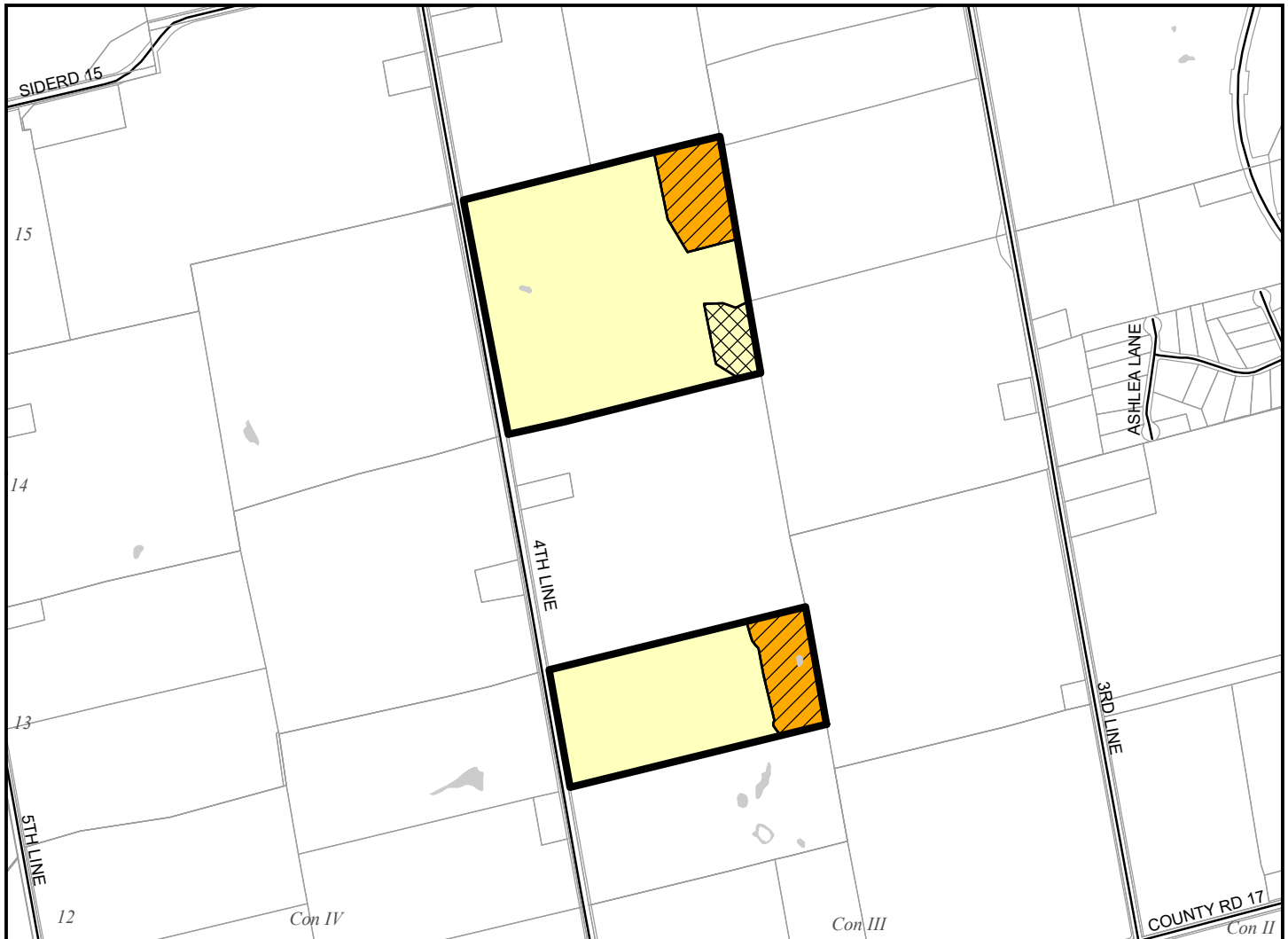
## **PART B – THE AMENDMENT**





Schedule A-5 to the Township of Melancthon Official Plan is hereby amended by redesignating lands located in Part Lot 12, Concession 3 O.S. from the Agricultural designation to the Extractive Industrial designation and to lands located in the West Part of Lot 14, Concession 3 O.S. from the Agricultural designation and Environmental Conservation Overlay designation to the Extractive Industrial designation all of which is shown on Schedule A to this Amendment, attached hereto and forming part of this Amendment.

## **PART C - THE APPENDICES**

1. Natural Environment Level 1 & 2 Technical Reports (*Natural Resource Solutions*)
2. Hydrogeological Assessment Level 1 & 2 (Whitewater Hydrogeology)
3. Noise Impact Analysis (*Aerocoustics*)
4. Stage 1 and 2 Archaeological Assessment (*ASI*)
5. Cultural Heritage Impact Assessment (*MHBC*)
6. Agricultural Impact Assessment (*MHBC*)
7. Planning Report and ARA Summary Statement (*MHBC*)
8. Traffic Review (*HDR*)
9. Planning Report – Complete Application (*MPS Ltd*)
10. Planning Report – Status (*MPS Ltd*)

**Schedule 'A-1'**  
**Official Plan Amendment \_\_\_\_\_**  
**Part of the West Part of Lots 12 & 14, Concession 3 OS**  
**Township of Melancthon**



-  Lands to be redesignated from the Agricultural designation to the Extractive Industrial designation
-  Environmental Conservation Overlay to be Removed
-  Lands to remain in the Environmental Constraint Overlay
-  Lands to remain in the Agricultural designation

**THE CORPORATION OF THE TOWNSHIP OF MELANCTHON**  
**BY-LAW NO. \_\_\_\_\_**  
**(Strada – December 4, 2017)**

Being a By-law to amend By-law No. 12-79, as amended, the Zoning By-law for the Township of Melancthon for lands located in Part of Lots 12 and 14, Concession 3 O.S. in the Township of Melancthon, County of Dufferin.

WHEREAS the Council of the Corporation of the Township of Melancthon is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990;

AND WHEREAS Strada Aggregates Inc. has submitted an application to amend the Township's Zoning By-law to permit mineral aggregate extraction;

AND WHEREAS the Council of the Corporation of the Township of Melancthon deems it advisable to amend By-Law 12-79, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Melancthon enacts as follows:

1. Schedule 'A' to Zoning By-law No. 12-79 as amended, is further amended by zoning lands located in the West Part of Part of Lots 12 and 14, Concession 3, O.S. from the General Agricultural (A1) Zone to the Extractive Industrial (M2) Zone, the Extractive Industrial Exception (M2-x) Zone, the Extractive Industrial (M2)(H) Holding Zone and the Open Space Conservation (OS2) Zone, all of which is shown on Schedule A-1 attached hereto, which forms part of this By-law.
2. Furthermore, Zoning By-law No. 12-79 as amendment, is further amended by adding the following new sub-section after sub-section 13.5.x:

*xx) On lands located in Part Lot 14, Concession 3 O.S. and located in the M2-x Zone, one existing detached dwelling unit shall be permitted as an accessory use to a licensed mineral aggregate operation.*

3. And Furthermore, on lands located in Part Lot 12, Concession 3 O.S. and subject to a Holding (H) provision, such Hold shall be removed upon receipt by Council of a Stage 3, and if necessary Stage 4 clearance letter from the Ministry of Tourism, Culture and Sport.
4. In all other respects, the provisions of By-law 12-79, as amended shall apply.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST AND SECOND TIME on the xxth day of August 2017.





READ A THIRD TIME and finally passed this xxth day of August 2017.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**Schedule 'A-1'**  
**By-law 2017-\_\_\_\_\_**  
**Part of the West Part of Lots 12 & 14, Concession 3 OS**  
**Township of Melancthon**



-  Lands to be rezoned from the General Agriculture (A1) Zone to the Extractive Industrial (M2) Zone
-  Lands to be rezoned from the General Agriculture (A1) Zone to the Extractive Industrial (M2-x) Zone
-  Lands to be rezoned from the General Agriculture (A1) Zone to the Open Space (OS2) Zone
-  Lands subject to Holding Provision

This is Schedule 'A-1' to By-law \_\_\_\_\_

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Clerk**