



**TOWNSHIP OF MELANCTHON - ELECTRONIC MEETING
COMMITTEE OF ADJUSTMENT - THURSDAY, DECEMBER 10, 2020 - 11:00 A.M.**

(For information on how to join the meeting, please go to the Council Meetings page on the Township Website to find the link, meeting code and password)

1. APPROVAL OF MINUTES - November 19, 2020

Motion - that the minutes of the Committee of Adjustment Meeting held on November 19, 2020 be approved as circulated.

2. BUSINESS ARISING FROM MINUTES

3. APPLICATION FOR CONSENT

1. B7/20 - Wayne Nicholson - Application for Consent - East Part Lot 18, Concession 3 O.S.

4. APPLICATION FOR MINOR VARIANCE

5. APPLICATION FOR VALIDATION OF TITLE

6. APPLICATIONS ON FILE

1. B1/19 & B2/19 - Angelo Carnevale - Applications for Consent - Part of the East Part Lot 13, Concession 2 O.S. & East Part Lot 13, Concession 2 O.S.

7. DELEGATES

8. CORRESPONDENCE

9. ADJOURNMENT

Motion - That we adjourn Committee of Adjustment at _____ a.m. to meet again on Thursday, January 14, 2021 at 11 a.m. or at the call of the Chair

Ph: (519) 925-5525
Fax: (519) 925-1110

TOWNSHIP OF MELANCTHON
Committee of Adjustment

157101 Highway 10
Melancthon, Ontario
L9V 2E6

NOTICE OF PUBLIC MEETING
Application for Consent

File No. B7/20

Date of Meeting: **Thursday, December 10, 2020**

Time: **11:00 a.m.**

Name of Owner/Applicant: **Applicant: Wayne Nicholson Owner: Bonnefield Canadian Farmland LP III**

Location of Public Meeting: **157101 Highway 10, Melancthon Office (Virtual Meeting - see below)**

NOTE: If you wish to attend the virtual meeting, please call or e-mail the Township office prior to the day of the public meeting so you can be provided with a link to the meeting. If you do not have the capability to attend a virtual meeting, please provide written comments and a phone number where you can be reached to the Township Clerk prior to the meeting.

PROPOSED SEVERANCE: East Part Lot 18, Concession 3 O.S.

Existing Use: **Agriculture**

Proposed Use: **Residential**

Road Frontage: **160 metres (approx.)**

Depth: **124 metres (approx.)**

Area: **19840 metres² (4.9 acres)**

RETAINED PORTION: Part of Lots 17, 18, Concession 3 O.S. RP 7R5973, Parts 3,4,5

Existing Use: **Agriculture**

Proposed Use: **Agriculture**

Road Frontage: **196 metres (approx.)**

Depth: **668 metres (approx.)**

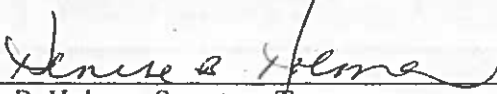
Area: **119.5 acres (47.8 hectares approx.)**

The land is not the subject of an application under the Act for an Official Plan Amendment, Zoning By-law Amendment, or Minor Variance application.

If you require additional information on this application, it may be obtained by contacting the Secretary-Treasurer at the above address during regular office hours.

If a person or public body that files an appeal of a decision of the Melancthon Township Committee of Adjustment in respect of the proposed consent does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment, Township of Melancthon, 157101 Highway 10, Melancthon, Ontario, L9V 2E6.

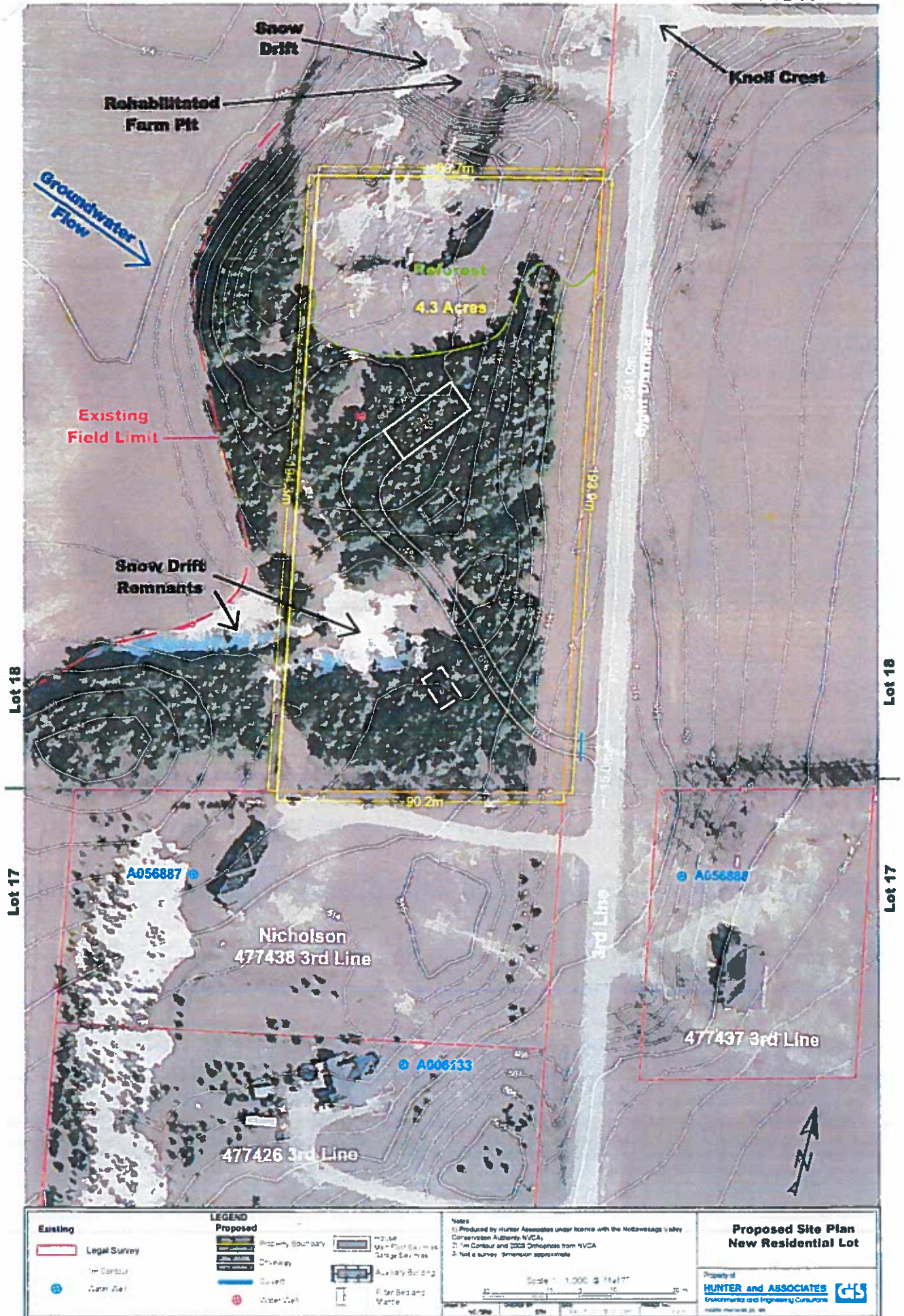

Denise B. Holmes, Secretary-Treasurer

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Melancthon

CON 3 OS

CON 2 OS



Lot 18

Lot 17

Lot 18

Lot 17

LEGEND

Existing	Proposed	Notes
 Legal Survey	 Property Boundary	1. Produced by Hunter Associates under license with the Nova Scotia Conservation Authority (NSCA)
— 1m Contour	 Driveway	2. 1m Contour and 2003 Orthophoto from NSCA
● Water Well	 Sewer	3. Not a survey - dimension approximate
	 House	
	 Main Floor Elevation	
	 Garage Elevation	
	 Auxiliary Building	
	 Filter Bed and Waste	

Proposed Site Plan
New Residential Lot

Property of
HUNTER and ASSOCIATES
Environmental and Engineering Consultants

H&A

MEMORANDUM

To: Chairman White and Members of Committee
Copy: Ms. Denise Holmes, CAO
From: Chris Jones MCIP, RPP
Date: December 4, 2020
Re: Consent Application B7/20 – Part Lot 18, Concession 3 O.S.

BACKGROUND

The Township is in receipt of an application for consent from Mr. Wayne Nicholson who has been authorized by Bonnefield Canadian Farmland to apply for a consent to sever a new lot for residential purposes.

The lands proposed to be severed are located in Part of Lot 18, Concession 3 O.S and have a total lot area of 40 hectares (100 acres). The new lot to be severed would have a lot area of approximately 1.74 hectares (4.3 acres), with a road frontage along the 3rd Line of approximately 193 metres (633 feet).

This application is virtually the same application that was submitted by the applicant in 2016 and was refused by Committee.

INFORMATION SUBMITTED WITH THE APPLICATION

The application was accompanied with a technical memo prepared by Hunter and Associates dated May 18, 2017. This memo was originally prepared in support of an application for an Official Plan Amendment to redesignate the subject lands from Agricultural to Rural. This application was also refused by Council.

This submission included the following enclosures and figures:

- Letters of Support
- Proposed Site Plan and Overview
- Water Well Records
- County Official Plan Extracts
- Township Official Plan Extracts

PLANNING ACT

Section 3(5) of the Planning Act states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision....;

(b) shall conform with the provincial plan that are in effect on that date, or shall not conflict with them, as the case may be.

GROWTH PLAN FOR THE GREATER GOLDEN HORSEHOE (GPGGH)

The Township is subject to the policies of the GPGGH.

Section 4.2.6.1 of the Growth Plan indicates that the Province will identify an Agricultural System for the Greater Golden Horseshoe. An "Agricultural System" is defined as:

The system mapped and issued by the Province in accordance with this Plan, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components: 1. An agricultural land base comprised of prime agricultural area, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; 2. An agri-food network which includes infrastructure, services and assets important to the viability of the agri-food sector.

PROVINCIAL POLICY STATEMENT (PPS 2020)

Given that the subject lands are located in a prime agricultural area, Section 2.3.4 of the PPS is applicable to this application as new lot creation in prime agricultural areas is restricted.

2.3.4 Lot Creation and Lot Adjustments

2.3.4.1 Lot creation in *prime agricultural areas* is discouraged and may only be permitted for:

- a) *agricultural uses*, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- c) *a residence surplus to a farming operation* as a result of farm consolidation, provided that:
 - 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 - 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective;

2.3.4.2 Lot adjustments in *prime agricultural areas* may be permitted for legal or technical reasons.

• Municipal Planning Services Ltd. •

Barrie, Ontario
(705) 725-8133

2.3.4.3 The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c).

PPS 2020 defines "residence surplus to a farming operation" in the following manner:

Means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

MELANCTHON OFFICIAL PLAN

The subject lands are located in the Agricultural designation in the Township's Official Plan.

Section 2.2.4 (e) is an objective of the Official Plan, which states:

To limit residential lot creation in prime agricultural areas to lots for a residence surplus to a farm operation.

Section 5.2 of the Agricultural policies states:

The principle planning objective of the Agricultural designation is to protect prime agricultural areas for long term use for agriculture.

Section 5.2.5 establishes the following policies with respect to the creation of new lots in the Agricultural designation:

- a) *The planning objectives of the consent and lot creation policies for the Agricultural designation are to preserve prime agricultural land for agricultural uses, minimize the fragmentation of such land, protect agricultural operations and minimize the intrusion of incompatible uses into prime agricultural areas.*
- b) *In addition to the general consent policies of Section 7.2 and all other applicable policies of this Plan, the following consent related policies apply specifically to lands in the Agricultural designation. In such areas lot creation is discouraged and only the types of lot creation or lot line adjustments identified in the following policies may be permitted through the granting of consents:*
 - i. *Lots may be created for agricultural uses, provided such lots are of a size appropriate for the type agricultural uses that are common in this area and sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations....*
 - ii. *Lots may be created for agricultural related uses provided any such lot is limited to the minimum size needed to accommodate the use and appropriate on-site sewage and water services, and the lot is sited to avoid agricultural lands wherever possible.*
 - iii. *The only type of new residential lot permitted is a lot which accommodates*

a residence surplus to a farm operation as a result of farm consolidation...

ANALYSIS

Growth Plan

The Growth Plan has created an Agricultural System map, which will be implemented at the time of the County Official Plan Update. This map identifies most of North-West Dufferin County as being in the Agricultural System. The implementation policies allow for refinements of this mapping but these refinements do not extend to small, marginal land areas within areas predominated by prime agricultural land.

The primary objective of the Growth Plan when it comes to protection of agricultural land is to identify a regional land area where agriculture is the predominant land use. This has been an ongoing policy approach of the Provincial government, which represents a departure from earlier ag-land protection strategies which focused solely on protecting active or good farmland.

The inherent direction and policies of the Growth Plan in no way support new lot creation for residential uses. On this basis, the application is not consistent with the Growth Plan for the Greater Golden Horsehoe.

Provincial Policy Statement (PPS)

The PPS restricts new lot creation in prime agricultural areas to:

1. the creation of farm parcels;
2. agricultural-related uses; or
3. the creation of a lot that is occupied by a residence that is surplus to a farm operation.

The subject application is not captured by any of the above and is therefore not consistent with the PPS.

Melancthon Official Plan

The primary policies guiding lot creation in the Agricultural designation are found in Section 5.2.5 (b). These policies are derived from Section 2.3.4.1 of the Provincial Policy Statement as well as the County of Dufferin Official Plan.

It is noted that the lands proposed to be severed appear to be tree covered and may not be utilized for agricultural purposes, however, the Provincial definition of "prime agricultural areas" does not distinguish between prime agricultural land and minor marginal land area as shown below:

Prime agricultural area means areas where prime agricultural lands predominate.

This includes areas of prime agricultural land and associated CL1 Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture...

In my opinion, the Township's Official Plan has identified the subject lands as being part of a "prime agricultural area". On this basis the proposed severance is not consistent with Section 5.2.5 (b) of the Township's Official Plan.

CONCLUSION

The justification provided by the applicant appears to suggest that the any lot creation proposal in a prime agricultural area which demonstrates that the lands are non-productive or have low agricultural capability, are located within an existing cluster of non-farm residential lots, would be compliant with MDS, is located on a good road, and is absent flood hazards, wellhead protection areas or aggregate resources and receives neighbourhood support is sufficient justification to create a new lot in a prime agricultural area.

This approach is somewhat simplistic as it could be used to justify lot creation throughout prime agricultural areas in Ontario, which is obviously counter to the intent of Provincial policy which is to protect prime agricultural areas and restrict the introduction of new land uses or lot creation which has no relationship to agri-business.

The proposed consent is not consistent with the Growth Plan, the Provincial Policy Statement and does not confirm with the County or the Township's Official Plan.

RECOMMENDATION

The following recommendation is provided for Council's consideration:

- a) That this report be received; and,
- b) That Application B7/20 be refused on the basis that it is inconsistent with the Growth Plan for the Greater Golden Horsehoe and the Provincial Policy Statement and does not conform with the County or the Township Official Plan.



Chris Jones MCIP, RPP

February 17, 2020

Mayor and Council:

Re: Notice of Public Meeting Dufferin County Official Plan Review

Thank you for allowing me to submit a request to Council regarding the Public Meeting being held on March 12, 2020. The process of creating, maintaining and amending the Official Plan is a monumental task and I am thankful the public is asked for involvement. I'm hoping the townships that represent our County will also voice their concerns regarding limitations the existing Official Plan present. Council(s) must be faced with issues that frustrate their constituents regarding land use and mapping within their townships. I'm requesting Township Councils address these concerns at this Public Meeting as their input as corporations will have greater impact then the individuals they represent.

When I look through Melancthon's Strategic Plan, I see that "respondents stressed the need to identify appropriate lands for growth and development so as to ensure that prime farmland is protected but that the Township of Melancthon continues to attract growth and development". Many residents have issues with the mapping of the Official Plan as it is was done on a large scale. Areas that could have adjustments made to correct these issues are not dealt with under Committee of Adjustment or Official Plan Amendments as they are usually restricted be the Agriculture designation. Many of the County residence value the protection of Prime Ag land and don't want to reduce it. This statement can be made with the understanding that there are parcels of land that haven't or won't be of Agricultural value because of different

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characteristics. These lands are of little to no value with regards to Agricultural production so I'm proposing we take steps to allow them to be productive by adding them to Rural Residential designation. Mapping changes/amendments could allow this to happen. The lands will start producing financial benefits including adding much needed tax base funds and help relieve the ever-present housing shortage we feel in our township, county and province. There are also Agriculture designations that have the ability to have a dwelling built on the parcel as they have had one previously. With the ability to open areas within the Townships/County the land may be able to be returned to Ag production. With the current shortage of building lots, farm land won't be given up as the value outweighs the owner's social conscience. It would be an achievement of our local governing bodies to balance the land use with effective changes to the Official Plan. The landowners, given options may finally be able to return land to production without facing financial loss.

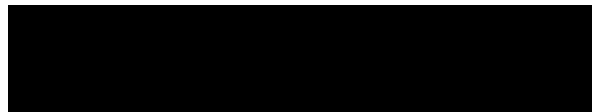
Looking at the Official Plan Maps, I understand how complex the task must be. By allowing an (Official Plan Mapping) Application process to help identify lands that are subject to a review, it would serve everyone equally. This would help Officials identify areas that might be missed by the magnitude of the process while allowing individuals the opportunity to have their request addressed. The Application would be subject to an appropriate fee schedule and would need to meet minimum standards before being eligible for submission. Standards ranging from existing Township/County infrastructure, Minimum Distance Separation Formulas, support from neighbouring residence, etc. would need to be met. This process would have time

constraints and would need to have an application period consistent with timing of the next Official Plan update.

I am submitting this request to ensure that anyone having concerns with a current Official Plan Map will have an avenue for actions to be taken. The application will identify the land/area for review and make it easier for officials to eliminate reviewing the entire County acre by acre.

Thank you for any support council can give whether in whole or in part, it is appreciated.

Wayne Nicholson



Denise Holmes

From: Garry Hunter <ghunter@hunter-gis.com>
Sent: Tuesday, October 6, 2020 10:20 AM
To: Denise Holmes
Cc: Wayne Nicholson
Subject: Wayne Nicholson - Two Lot Site Plan Proposal Hunter May 18, 2017 Report to Township of Melancthon
Attachments: Letter to D_Holmes-May18_2017 - includes figures - reduced.pdf

Hi Denise,

In May 2017, we prepared a rural estate two lot (2.5 acres each) site plan proposal on behalf of Wayne Nicholson on 'rough lands not used for agricultural' immediately to the north of his existing residence at [REDACTED]

A copy of this report is enclosed for the Township reference in support of Planning Applications which have or may be made by Mr Nicholson for approval of these two lots.

Please advise if any updates may be required.

Thank you. I trust you and family are well.

Yours truly,

Garry T. Hunter M.A.Sc. P.Eng.
President

Hunter and Associates / Hunter GIS
2285 Dunwin Drive, Unit 18
Mississauga, ON L5L 3S3

Tel (905) 607-4120
Fax (905) 607-1132
Email ghunter@hunter-gis.com
Website <http://www.hunter-gis.com>

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May 18, 2017

Our File No.: 16-406

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

HAND DELIVERED

Re: Official Plan Amendments to Redesignate a 5 Acre Site from Agricultural to Rural Land Use
at the Southeast Corner E½ Lot 18, Con 3, Old Survey
Township of Melancthon (north of 477438 Third Line)

Dear Ms. Holmes:

A. INTRODUCTION

This technical report has been prepared in support initially of an Amendment of the Township of Melancthon Official Plan to redesignate a 5 acre Reforested Agricultural Capability Class 6 site from Agricultural to Rural Land Use and subsequently an Amendment to redesignate the same 5 acre site from Agricultural to Rural Land Use in the County Official Plan.

It is my understanding from meetings with the Township Planner Mr. Chris Jones and the County Planner Mr. Randall Roth that the County is the approval authority for the Amendments to the Township Official Plan and the Province for Amendments to the County Official Plan. However, from a practical point of view the County would seek endorsement from the Township, and the Province endorsement from the County prior to considering issuing of approvals for a proposed land use redesignation. Therefore, Mr. Nicholson (the Applicant) is requesting Council's endorsement of this application prior to initiating the formal County Official Plan Amendment Process.

The '5 acre' site is part of a larger 46.1 acre (18.67 ha) rough land area which contains an existing residential community fronting on the Third Line. This larger area would also be more appropriately designated Rural at the time of future Official Plan updates (see enclosed Item 2.2).

The Applicant's ultimate objective is to obtain a Township Zoning By-law Amendment to permit development of two estate residential lots each 2.5 acres in extent on the redesignated lands (see enclosed Item 2.1). No additional County or Township infrastructure is required to support this lot creation.

The proposed Amendment Site is located in the southeast corner of E½ Lot 18, Con 3, Old Survey (OS) Melancthon Township and immediately to the north of a tier of residential lots on the front of

the E½ Lot 17, Con 3 OS including No. 477438 Third Line (Item 2.1, 2.2 and 2.3). The current owner of the proposed redesignation site is Bonnefield Farmland Ontario III Inc. Mr. Wayne Nicholson, the Applicant, has executed an Offer to Purchase with Bonnefield. Bonnefield describes itself as a company that is "*dedicated to preserving Farmland for Farming across Canada*". The proposed redesignation lands do not meet Bonnefield's commercial criteria for preserving farmland. The Nicholsons wish to build a new smaller retirement home on one of the proposed two new lots and sell their existing larger home at 477438 Third Line.

The creation of two new residential lots will increase the local tax base, contribute development charges and offset in part the community loss of residential populations on the consolidating farm holdings. This project is self sufficient and does not require any additional financial support from the Township, County or the Province.

This letter replaces an earlier March 16, 2017 letter prepared prior to meeting with the Township and County Planners. This letter includes a number of figures, correspondence, airphotos and ground photo enclosures as described in the following Item index.

A.1 Farmstead Conversion to Prime Agriculture Lands

There are no residential homes or lots on the E½ of Lot 18 and only one residence remaining on Township Lots 18, 19 and 20 of Con 3 (OS).

The enclosed 1938 historical airphotos show that within 2 km to the north and west of this site on Prime Agricultural Lands, 13 farmsteads including residences and traditional livestock barns have been removed (see enclosed Item 2.7). Ten of these farmsteads have been totally rehabilitated back to Prime Agricultural Lands. The remaining three farmsteads (no residences) now support high value potato rotational crop growing, potato packing, potato storage and/or grain storage facilities. There are no livestock operations at these sites.

A.2 Site Specific Official Plan Amendment

A site specific Official Plan Amendment is proposed to redesignate the proposed site from Agricultural to Rural Land Use in both the County and Township Plans. The proposed new lots and the Third Line residential lots to the immediate south on the front of Township Lot 17 are rough topography and Class 6 capability agricultural lands as confirmed in the Dufferin County Soil Survey and in accordance with the 2014 Provincial Policy Statement s1.1.5, would be more appropriately included in a Rural Designation on Schedule 'A-2'



(Item 5.1) of the Township Official Plan and Schedule 'C' of the County Official Plan (Item 4.1.1).

Historically as shown on the August 1938 airphotos the proposed redesignation area was used as grazing lands and near to the barn small field holding areas for livestock (Item 2.6). By the 1979 airphotos there was no agricultural activity at all (Item 2.5).

A.3 Informal Rural Settlement

There are a total of 8 existing rural residences in the immediate area to the south of these proposed rural lots. This grouping of residences has the characteristics of an informal rural settlement area. The five existing lots to the south of the proposed new residential lot also fronting on the Third Line vary in size from 1.87 to 2.94 acres compared to the proposed two new lots at 2.5 acres each (Item 2.3).

This settlement is located on an existing hard surface road (Third Line). Heavy truck haul is restricted on the Third Line south of the Downey Packing Plant (Item 2.8). This undesignated rural settlement area has similar topographic characteristics to Hornings Mills and contiguous rural lands in Con 2 OS along the 15th Sideroad. The community also shares with the wider Hornings Mills community high speed DSL Internet Services.

This area presumably was not included on the Official Plan Schedule 'C' and Schedule 'A-2' perhaps due to the small mapping scales utilized. However these Land Use Schedules do include elsewhere Rural and Rural Settlement Area designations with area less than this 46.1 acre (18.67 ha) Third Line community.

A.4 Community Safety Zone

Road signage recognizes this Third Line Community Safety Area (Item 2.8).

A.5 Neighbour Support

The new lot similar to the existing lots to the south will have no effect on existing agricultural operations including the Downey Potato Storages and Packing Plant to the north. The immediate neighbours including Downey's (477476 Third Line), residents at 477437 and 477426 Third Line and Bonnefield support this new Lot creation on these non-agricultural lands (see Items 1.1, 1.2 and 1.3 enclosed).



B. SITE PLAN CONCEPT (NEW RESIDENTIAL LOTS)

The current proposed Site Plan Concept on the lands to be redesignated includes two residential lots each 2.5 acres in extent to be severed from the adjacent Bonnefield lands (Item 2.1). The Site Plan provides a suggested house, separate workshop, private well, septic tile field site and driveway location from the Third Line for each lot. The proposed lots are contiguous with the residential lots to the south. The proposed new house sites are located more than 50 m from the agricultural field limit to the west and about 60 m south of the proposed northerly new lot limit and about 200 m south of the Downey Packing Plant and Storages. Item 2.9 contains local site photos.

B.1 Reforestation

The northern part of proposed Lot 2 where trees have been removed will be reforested to complete the surrounding westerly and northerly forested buffer and as compensation for tree removals required to construct the proposed facilities. The west central portion of proposed Lot 1 will be improved as a shelterbelt.

B.2 Entrance and Driveway Grade

The County of Dufferin standard drawing DC-01 dated September 1999 has been utilized for preliminary entrance and driveway design. The driveway grade has been limited to 6 to 8%, considerably below the maximum 10% permitted by the County (Item 2.1).

The Lot 1 driveway centre line has been located 15.0 m north of the south lot boundary. The sight distance to the north is about 290 m and much greater to the south. The northerly sight distance from Driveway 2 is about 230 m. For design speeds of 90 km/hr (posted 80 km/hr) the typical Minimum Stopping Sight Distance required is 160 m. Further adjustment of Driveway 2 may be required at detail design stage to meet the southern stopping sight distance.

B.3 Drainage

The site is well to excessively well drained with a very deep water table varying from about 17 to 27 m depth. There is little to no runoff from the site, internal drainage will dominate. The west Third Line ditch has been graded to convey surface runoff to the south but is normally dry. Nevertheless, a culvert will be required under each driveway.



B.4 On Site Waste Disposal

Based on County approved soil percolation rates for 477438 Third Line and similar household sanitary flows, the required minimum length of distribution pipe was determined to be 320 ft. Eight (8) rows of tiles each 50 ft long were installed in a 42 x 50 ft area (2,100 sq ft or 195 m²). A similar 10 x 20 m area has been designated on each of the proposed Site Plan Lots. Additional area is readily available if required (Item 2.1).

B.5 Septic Field - Nitrate Loading

Incremental recharge is estimated at 300 mm/year over each of the 2.5 acre lots. Therefore the recharge volume is estimated at about 3,000 m³ per year for each lot. Septic effluent volume to be recharged on each Lot will be about 1 m³/day or 365 m³/year. The Nitrate (as Nitrogen) is estimated at 40 mg/L in the effluent. The Nitrate strength will be diluted to about 4.9 mg/L in the average recharge to groundwater on each Lot. This is well below the Ontario Drinking Water Quality Standard (2006) for Nitrate (as Nitrogen) at 10 mg/L. The calculation does not include the further dilution effects by the significant flow-through of groundwater under this site (Item 3.1).

B.6 Water Wells

Neighbouring water wells as described below indicate that more than sufficient on-site water supplies are available for private residences provided with 60 m+ deep drilled wells (Items 3.1, 3.2, 3.3 and 3.4).

B.6.1 Water Well (Tag A056 887) - 477438 Third Line

A 15.24 cm diameter 60.4 m deep water well (MOECC Tag No. A056887) was completed June 7, 2007 at the neighbouring property at 477438 Third Line. A Pump Test was conducted at 9 L/min resulted in a minimal water level drop from 20.3 m to 22.7 m. With the recommended pump intake setting at 45 m, the well has more than sufficient capacity for anticipated household needs.

This well is cased into the top of bedrock to 19.5 m depth. The well extends as an 'open hole' an additional 40.85 m into the bedrock for a total depth below ground of 60.35 m.



Based on an estimated ground surface elevation of 517 m asl (meters above sea level), the bedrock surface is at 498 m asl and the base of the well at 457 m asl. The static water level was reported at 496.7 m asl just below the top of bedrock. This water well record reports sand with gravel and boulders to 501 m asl and sand with gravel to the top of bedrock at 498 m asl consistent with the glacial esker origin of the site.

B.6.2 Water Well (Tag A056888) - 477437 Third Line

This well record was completed May 8, 2007. The driller reported sand and gravels to 7.9 m depth; fragmented layered brown sand and limestone to 25.3 m depth and brown limestone to 65.2 m depth. Static water level was at 20.2 m depth with a recommended pump setting at 45 m depth and pumping rate of 13 L/min.

B.6.3 Water Well 17-06050 (Tag A006133) - 477426

This well was completed June 6, 2003. The driller reported black topsoil to 1 ft depth, brown clay, stone and grave from 1 to 50 ft; and brown limestone from 50 to 110 ft (33.5 m). Water found was reported from 85 to 110 ft depth. Static water level was at 40 ft (12 m). Recommended pumping rate was at 10 gpm, more than adequate for a private residence.

B.7 Overburden Depth at Proposed Lot

Based on a more or less level top of bedrock at 498 m asl under the proposed two new lots and ground surface contours at 514 to 524 m asl, the overburden depth to bedrock varies from about 16 m to 26 m.

B.8 Winter Snow Drifting and Shelter Belt

The high topography and shelter belt to the west protects the Third Line from winter easterly drifting snow through-out the Township Lot 17 frontage and in the southern part of Township Lot 18 frontage. The 2008 orthophoto series used as background for the Site Plan illustrates melting snow drift accumulations both on the proposed new lot and on the rear lot of 477438 Third Line (Item 2.1).



These snow drift accumulation areas have been avoided for residential siting. Furthermore, the western shelter belt edges will need to be further protected by the respective owners to avoid drifting snow. These new lots will contribute additional reforestation and protection for the Third Line from blowing snow and whiteouts.

B.9 Livestock Minimum Distance Separation

There are no existing Livestock Minimum Distance Separation Issues with this new Lot. There are no livestock barns north or west of the site.

The closest remaining livestock barn is about 400 m to the southeast of proposed Lot 1 on E½ Lot 17, Con 2. This barn supported a modest 11 head of cattle in the spring of 2017 (Item 2.3).

C. LANDSCAPE OVERVIEW

The proposed new lot is located on the top of an eskerine topographic ridge feature which provides primary landscape views to the southeast with secondary views to the northeast from the proposed house locations (Item 2.1). Views from the house to the west will be to a forest shelterbelt edge separated from the adjacent open prairie like fields. Views to the north will be existing forest shelterbelt from Lot 1 and to new reforestation shelterbelt from Lot 2.

C.1 Reforestation

Due to steep slopes, sandy, gravelly stony and droughty soils, the proposed new lot site has no recent farming history despite proximity to high value intensive potato rotational crop lands (Items 2.1, 2.2, 2.3 and 2.5). Although the site may have historically been used for grazing lands (Item 2.6), it is now mainly a pine conifer plantation. Shrubs are dominant in some areas where snow drift accumulation has prevented 'free to grow' conditions for the previously planted conifers. The northern part of the site has been cleared of trees to provide for prior farm owner unlicensed extraction of the subsurface granular materials (Item 2.1 and 2.5). The pit area has been rehabilitated.

C.2 Agricultural Soils

The Soil Map of Dufferin County (Ontario Soil Survey Report No. 38 by D.W. Hoffman, B.C. Mathews and R.E. Wickland, 1964) maps the eskerine ridge which includes the proposed new lot as Donnybrook sandy loam on esker and kame parent materials. The mapped Donnybrook soils are an inlier in the extensive Honeywood silt loam soils developed on loess or alluvium over silt loam till (Item 2.4).

The Donnybrook soils have been assigned an agricultural capability class of 6t in the Dufferin County Soil Survey (pg 53). Limits for cultivation include steep slopes, stoniness and droughtiness. In contrast, the Honeywood silt loam soils to the west have been assigned a Class I Agricultural Capability.

Therefore the proposed new lot has an Agriculture Capability of Class 6 with little capability for agriculture. This is reflected by the conifer cultural plantation on this esker site and the field limit of potato specialty crop rotations on the highly productive Honeywood silt loam soils to the west (Items 2.1, 2.2, 2.3, 2.5 and 2.9).

The Township and County Official Plans due to the small mapping scales utilized have not identified these low agricultural capability anomalous Donnybrook soils on Schedule A-2.

C.3 Historical Airphoto Review

1979 This airphoto illustrates the development of long potato fields and intense potato rotational agriculture. The curvilinear potato field headland to the northwest of the proposed new lot is following the westerly edge of the esker topographic feature which limits development of intensive agriculture due to stony, sloping, droughty ground (Item 2.5). There is no direct agricultural activity on the rough 'esker' lands or the intervening slopes adjacent to the Third Line.

Farm borrow pit extraction is evident on the esker ridge in E½ Lot 18 (Item 2.5).

1938 This airphoto illustrates the rough esker topography through the front of E½ Lot 17 and 18. This rough topography and stony soils now includes the Downey Potato Packing Plant and Storages and rural estate development fronting on the Third Line. Small pastured fields and seasonal livestock holding areas near farmsteads were characteristic of this rough landscape in 1938 (Item 2.6).



D. COUNTY OFFICIAL PLAN

The County Official Plan was completed and issued in March 2015.

D.1 County Official Plan

The following Schedules are relevant to the Application for Land Use Redesignation and creation of two residential lots.

D.2 Schedule C: Agricultural Area and Rural Lands

Despite the presence of a rural community, Schedule C did not designate the rough non-agricultural lands on the E½ Lot 17 and Lot 18, Con 3 OS Melancthon as Rural Lands. The missing designation may be the result of the small Schedule C Mapping Scale. However, Schedule C does contain other similar size Rural Land designations (Item 4.1 and 4.1.1).

D.3 Schedule D: Mineral Aggregate Resource Areas

The proposed redesignation area is located within the Sand and Gravel Resource Area and Bedrock Resource Area designations on Schedule D (Item 4.2).

This Schedule contains the map Boundary of the Primary Bedrock Resource mainly east of County Road 124 in Melancthon and Mulmur but there is no descriptive designation on the Schedule or in the Legend (see the similar Township OP Schedule 'H' for further discussions in Section E.6 of this letter).

D.4 Schedule E: Natural Heritage Features

There are no designated Natural Heritage Features in the proposed redesignation area (Item 4.3).

D.5 Schedule E1: Natural Heritage System

There are no designated Natural Heritage Systems in the proposed redesignation area (Item 4.4).



D.6 Schedule H: Active Transportation

The Third Line presently hard surfaced is designated for a widened shoulder as part of the County Active Transportation Route (Bike Lane). The proposed redesignation area is favourably located with respect to this route (Item 4.5).

D.7 Appendix 2: Source Water Protection

The redesignation area is not within a designated Municipal Wellhead Protection Area. The lot sites are within a significant recharge area for the Pine River watershed (Item 3.1). In contradiction to the corresponding Township Official Plan Schedule, County Plan Appendix 2 Schedule shows the site to be in a Low Aquifer Vulnerability Area (Item 4.6).

E. TOWNSHIP OFFICIAL PLAN

The Township Official Plan is dated August 2014 prior to the release of the County Official Plan in March 2015. The following Schedules are relevant to this proposed Land Use redesignation.

E.1 Land Use & Road Plans (OP Schedule A-2)

There are no Environmental Protection / Environmental Conservation designations on Official Plan Schedule A-2 in the vicinity of the proposed redesignation area (Item 5.1). The site is outside the Niagara Escarpment Development Control Area.

E.2 Natural Heritage 1 Wetlands (OP Schedule D)

There are no Provincially Significant Wetlands or Locally Significant and Unevaluated Wetlands designated on Official Plan Schedule D in the vicinity of the proposed redesignation area (Item 5.2).

E.3 Natural Heritage 2 Woodlands, Wildlife Habitat and ANSI (OP Schedule E)

There are no Significant Woodlands, Significant Wildlife Habitat or Areas of Natural Significance designated on Official Plan Schedule E in the vicinity of the proposed redesignation area (Item 5.3).



E.4 Natural and Human-Made Hazards (OP Schedule F)

There are no Floodplains, Active or Closed Waste Disposal Sites designated on Official Plan Schedule F in the vicinity of the proposed redesignation area (Item 5.4).

E.5 Aquifer Vulnerability and Wellhead Protection Areas (OP Schedule G)

The County Official Plan Aquifer Vulnerability designation in the site area contradicts the Township Official Plan.

The proposed redesignation area is located adjacent to a High Vulnerability Aquifer Area as designated on Schedule G to the Township Official Plan. Section B.2 of this letter address Nitrate Loading for this individual residential lot and confirms that Aquifer Vulnerability criteria are satisfied.

There are no nearby Wellhead Protection Area designations (Item 5.5).

E.6 Primary Aggregate Resource Areas (OP Schedule H)

E.6.1 Bedrock (Quarry)

The Aggregate Resources Inventory Paper 163, Revision 2 of Dufferin County by Ontario Geological Survey (OGS), 2014 describes the proposed redesignation area as Paleozoic Bedrock with drift (overburden) 1 to 8 m in depth (Item 5.6). As described above from local water well records, overburden thickness is actually 16 to 26 m, much greater than in the OGS mapping.

Furthermore, OGS maps the bedrock as the Guelph Formation. This Formation is not the industry sought after source for manufacture of high quality concrete aggregate. The desired high quality aggregate resource typically is found within the 'Unsubdivided Goat Island and Gasport Formation' at shallow depths in Con I Old Survey Melancthon Township north of 15th Sideroad and in adjacent Mulmur Township (see Selected Bedrock Area (1) in OGS Map 2) as well as elsewhere along the top of the Niagara Escarpment. This Goat Island / Gasport Formation is the designated Primary Bedrock Resource Area in Schedule H of the Melancthon Official Plan (Item 5.6). The Bedrock Resource Area (within 8 m of the surface) as designated in the Township Official Plan is not a 'Primary Resource Area' as implied by the Schedule 'H' cross hatched area along the Third Line.



In any event, this bedrock at 16 to 26 m depth is too deep to be readily accessible for quarrying.

E.6.2 Sand and Gravel (Pit)

The 2014 ARIP Mapping (OGS Map No. 1) clearly designates the proposed redesignation area as 'Selected Sand and Gravel Resource Area of Primary Significance'. This Primary Significance is reflected in Schedule H of the Township Official Plan (Item 5.6). The designation is supported by the water well records at 477438 and 477437 Third Line and the now rehabilitated former farm borrow pit partially within the proposed redesignation area. The maximum depth of the sand and gravel deposit in the new lot area varies from 16 to 26 m. The introduction of standard 30 m setbacks from the Third Line and from 47738 Third Line and consideration of side slopes however reduces the actual reserve. The West limit of the deposit is at the easterly limit of the potato rotation field. There is no information on aggregate resource quality.

After deduction of standard 30 m setbacks and internal side slopes the remaining aggregate resource is about 1.6 ha. Based on an average thickness of 22 m the maximum granular reserve volume is estimated at about 250,000 m³.

This limited granular aggregate reserve volume would not justify the expense of obtaining a commercial aggregate licence adjacent to rural residences. Furthermore, extraction of this esker ridge would expose this currently locally protected area of the Third Line to severe winter winds.

E.6.3 Dual Sand and Gravel / Bedrock Designation

The Official Plan designated *Area of Both Primary Sand & Gravel and Primary Bedrock* in the legend terminology is in error on the Third Line (Item 5.6). This should read 'Area of Both Primary Sand & Gravel and Bedrock Resources' for this local area.

F. PROVINCIAL POLICY STATEMENT 2014

I am not aware that the Provincial Policy Statement precludes redesignation of Agricultural to Rural Land Use where provincial interests are upheld.



Part III - How to Read the Provincial Policy Statement (pg 4) states:

The Provincial Policy Statement recognizes the diversity of Ontario and that local context is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

While the Provincial Policy Statement is to be read as a whole, not all policies will be applicable to every site, feature or area. The Provincial Policy Statement applies at a range of geographical scales.

Although the Third Line E½ Lot 17 and 18 rough terrain frontages have been lumped within an Agricultural (Prime Land) designation on Schedule A-2 Land Use and Roads Plan in the Township Official Plan, these Agricultural Capability Class 6 Lands, more appropriately, would be included within a Rural rather than an Agricultural designation.

Therefore the PPS (2014) s1.1.4 Rural Areas in Municipalities would apply. On Rural Lands permitted uses (s1.1.5.2a) include limited residential development. These Rural Lands in the proposed redesignation area have been demonstrated to be suitable without adverse long term impact for individual on-site sewage services and individual on-site water services (s1.6.6.4).

In terms of the specific local site context these Rural Lands provide winter shelterbelt functions to prevent drifting snow and whiteout conditions on the adjacent Third Line. The Third Line is a winter travel alternative when CR 124 is closed due to frequent drifting snow and blizzard conditions.

In the local planning context, residential development on these undesignated Rural Lands offsets in part the loss of traditional farmstead residences and rural populations in the Class I Prime Agriculture Lands of the Township due to original township lot farm consolidations (Item 2.7). These Third Line E½ Lot 17 and 18 Rural Lands are a more appropriate location for this rural residential land use and is an efficient local use of a low agricultural capability land resources. No new public infrastructure is required to support this land use. These developments are self-sufficient.

Although these Rural Lands are designated as Primary Sand and Gravel Aggregate Lands and Bedrock in the County and Township Official Plan, this resource for the most part is already sterilized by residential and other development. In the past there have been unlicensed pits on these rural lands. However, these pits apparently because of quality and/or anticipated cost of obtaining an appropriate Aggregate Licence did not become established.

The bedrock is not a Primary Resource due to deep overburden cover and furthermore is not of the desired quality for the commercially desired high specification concrete aggregate.



G. CONCLUSIONS AND RECOMMENDATION

There are no apparent physical planning and environmental reasons for the Township of Melancthon, the County of Dufferin and the Province not to approve Official Plan Amendments to redesignate the proposed lands from 'Agricultural' to 'Rural'. The Site Specific Official Plan Amendment would include re-designation of these lands and possibly at a later date, an additional 40 acres to the south on E½ Lot 17, Con 3 OS on the Third Line frontage.

There will be no impact on existing nearby agricultural operations. The neighbours on all contiguous lands are in support of Applications for Official Plan and Zoning By-Law Amendments to permit establishing new residential development. The redesignation of these specific lands from Agricultural to Rural to permit creation of two residential lots is consistent with the provincial interest to expand the Provincial housing stock without diminishing the provincial Prime Agricultural Land Area.

The creation of additional lots will assist the County and Township in meeting Provincial Growth Plan objectives and building stronger local communities.

Yours truly,



Garry T. Hunter, M.A.Sc., P.Eng.
President
Hunter and Associates

cc: Sonya Pritchard, CAO, Dufferin County
Wayne Nicholson (Applicant)

Enclosures: see following list



**Official Plan Amendments
to Redesignate a 5 Acre Site from Agricultural Land Use to Rural
Southeast Corner E½ Lot 18, Con 3, Old Survey
Township of Melancthon north of 477438 Third Line**

ENCLOSURES

1. Letters of Support

- Item 1.1 477476 3rd Line (Downey)
- Item 1.2 477437 3rd Line (Walsh)
- Item 1.3 477426 3rd Line (Beaudet)

2. Proposed Site Plan and Overview

- Item 2.1 Two New Residential Lots on 2008 Orthophoto
- Item 2.2 2015 Orthophoto with Rough Rural Land not used for Agriculture
- Item 2.3 2015 Orthophoto with Parcel Fabric and Two Proposed Lots
- Item 2.4 Soil Map
- Item 2.5 1979 Airphoto
- Item 2.6 1938 Airphoto
- Item 2.7 Nearby Farmsteads Converted to Agriculture, 1938 to 2017
- Item 2.8 Third Line Looking South (Photo)
- Item 2.9 On-Site Photos with Captions

3. Water Well Records

- Item 3.1 Water Table Elevation Contours
- Item 3.2 A056887 - 477438 Third Line
- Item 3.3 A056888 - 477437 Third Line
- Item 3.4 A006133 - 477426 Third Line (17-06050?)

4. County Official Plan Extracts

- Item 4.1 Schedule C: Agricultural Area and Rural Lands
 - Item 4.1.1 Schedule C: Agricultural Area and Rural Lands
- Item 4.2 Schedule D: Mineral Aggregate Resource Areas
- Item 4.3 Schedule E: Natural Heritage Features
- Item 4.4 Schedule E1: Natural Heritage System
- Item 4.5 Schedule H: Active Transportation
- Item 4.6 Appendix 2: Source Water Protection

5. Township Official Plan Extracts

- Item 5.1 Schedule A-2: Land Use & Road Plan
- Item 5.2 Schedule D: Natural Heritage 1 Wetlands
- Item 5.3 Schedule E: Natural Heritage 2 Woodlands, Wildlife Habitat and ANSI
- Item 5.4 Schedule F: Natural and Human-Made Hazards
- Item 5.5 Schedule G: Aquifer Vulnerability and Wellhead Protection Areas
- Item 5.6 Schedule H: Primary Aggregate Resource Areas



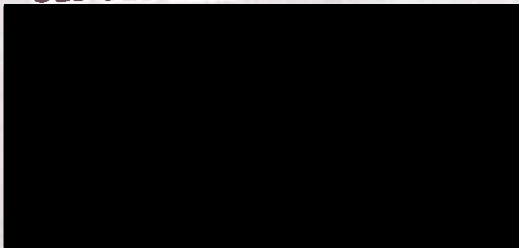
March 1, 2017

Attention: Wayne & Kally Nicholson
477438 3rd Line Melancthon
ON L9V 1T6

Please accept this letter as confirmation of our support in regards to your pursuit of purchasing the property to the north of your existing property.

If you have any questions, please contact us at:

Trevor Downey
Downey's Potato Storage
477476 3rd Line Melancthon ON
L9V 1T6
519-925-3209



March 6, 2017
Date

March 1, 2017

Attention: Wayne & Kally Nicholson
477438 3rd Line Melancthon
ON L9V 1T6

Please accept this letter as confirmation of our support in regards to your pursuit of purchasing the property to the north of your existing property.

If you have any questions, please contact us at:

Mandy and Connor Walsh



February 28th/2017

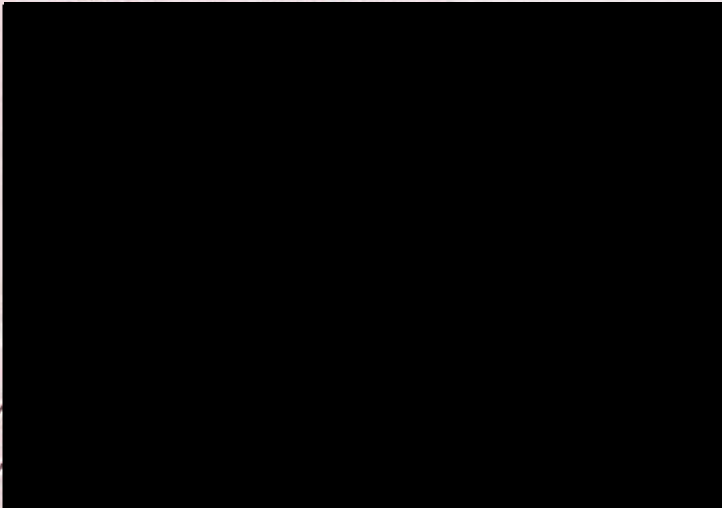
March 1, 2017

Attention: Wayne & Kally Nicholson
477438 3rd Line Melancthon
ON L9V 1T6

Please accept this letter as confirmation of our support in regards to your pursuit of purchasing the property to the north of your existing property.

If you have any questions, please contact us at:

Eric and Jen Beaudet

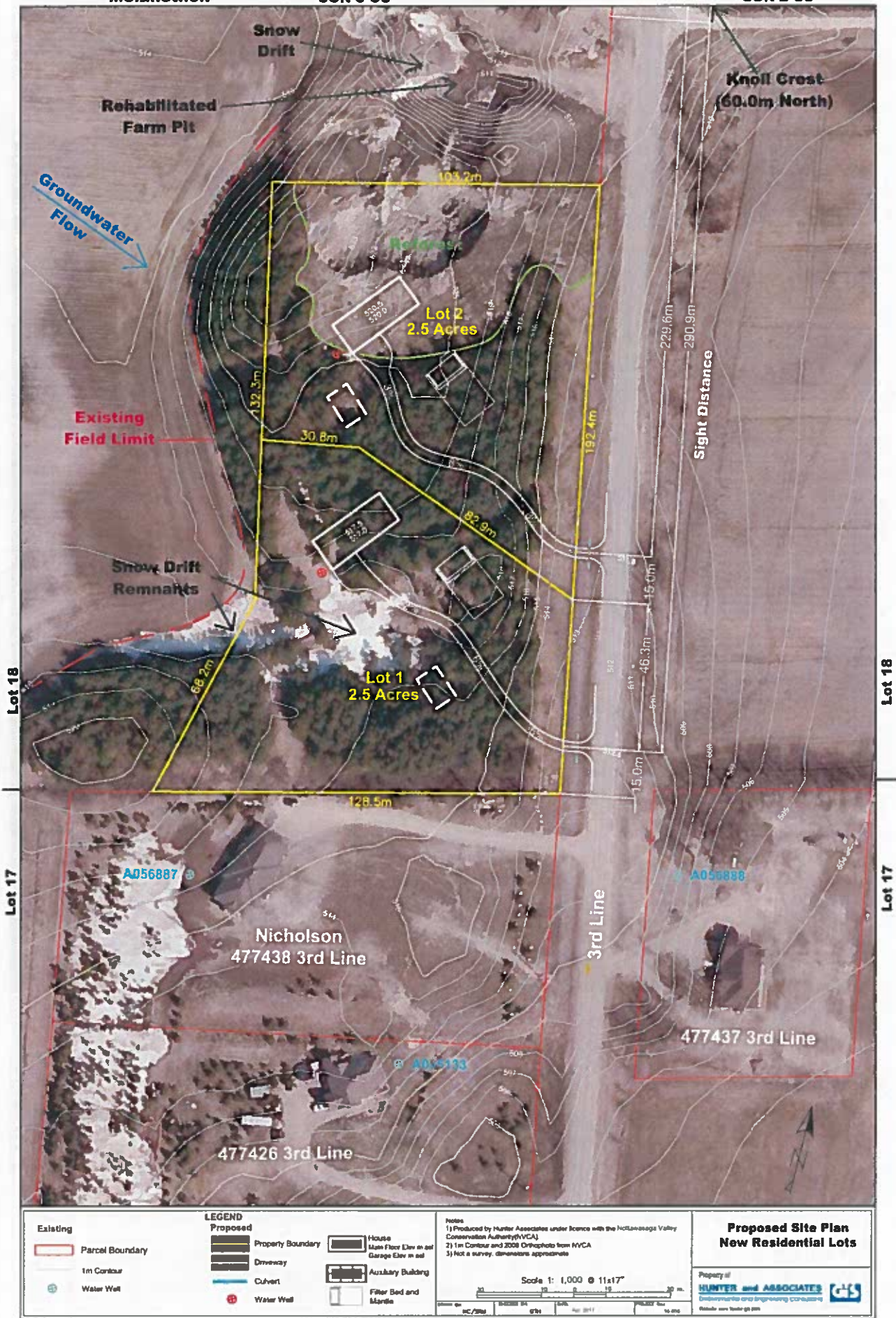


March 2/2017
Date

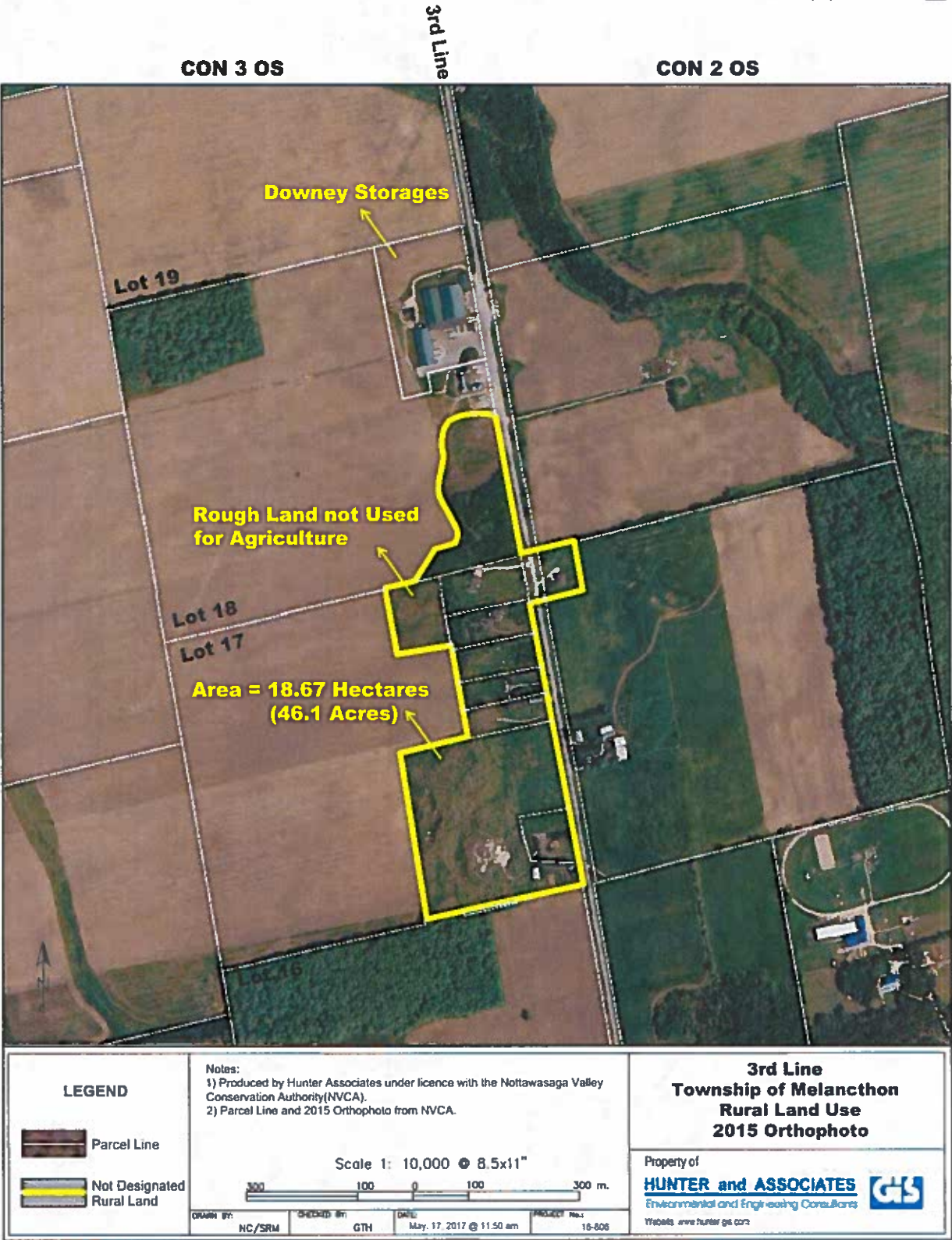
Melancthon

CON 3 OS

CON 2 OS



Item 2.2



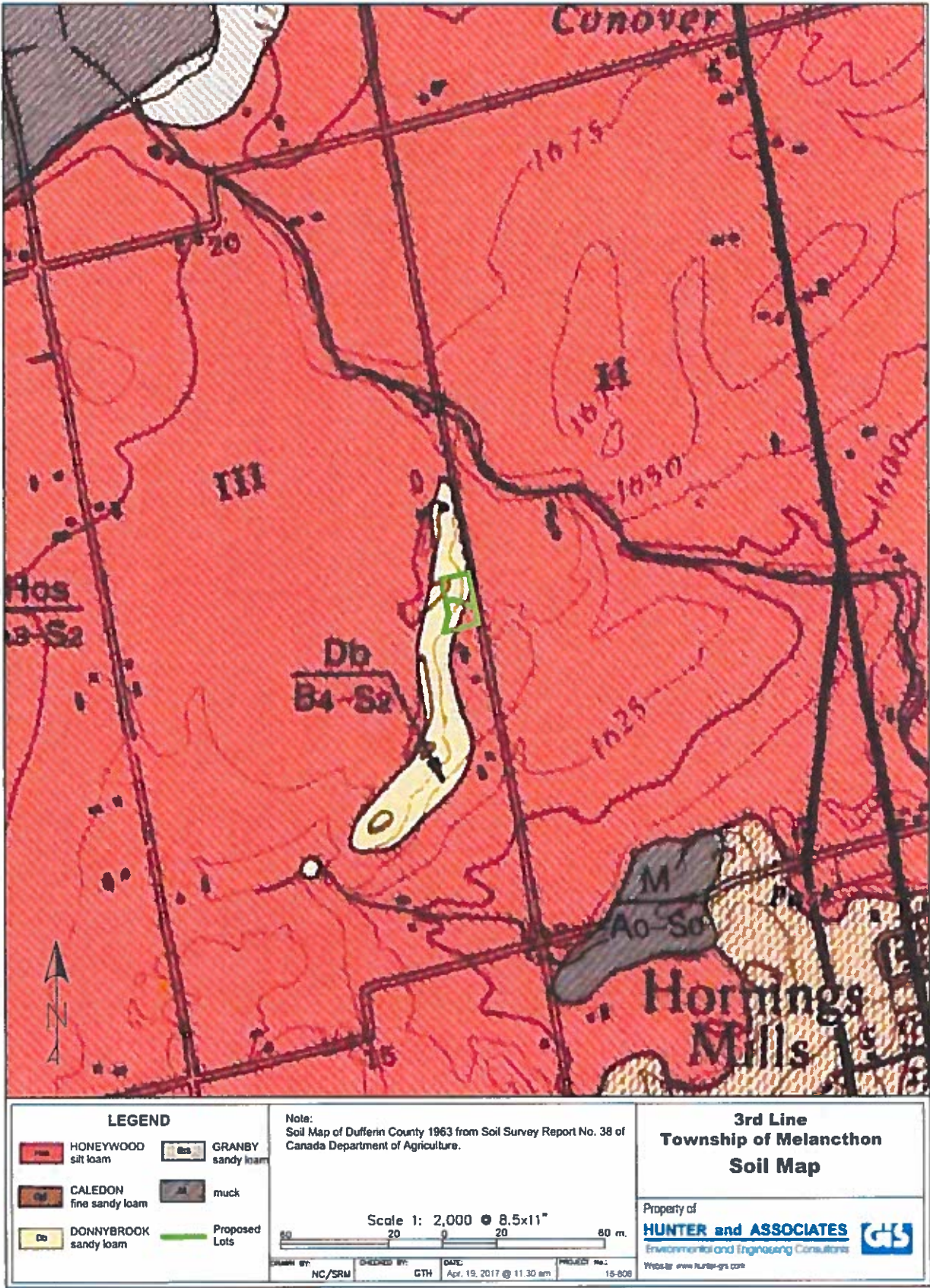
Item 2.3



Item 2.4

3rd Line

20th SR



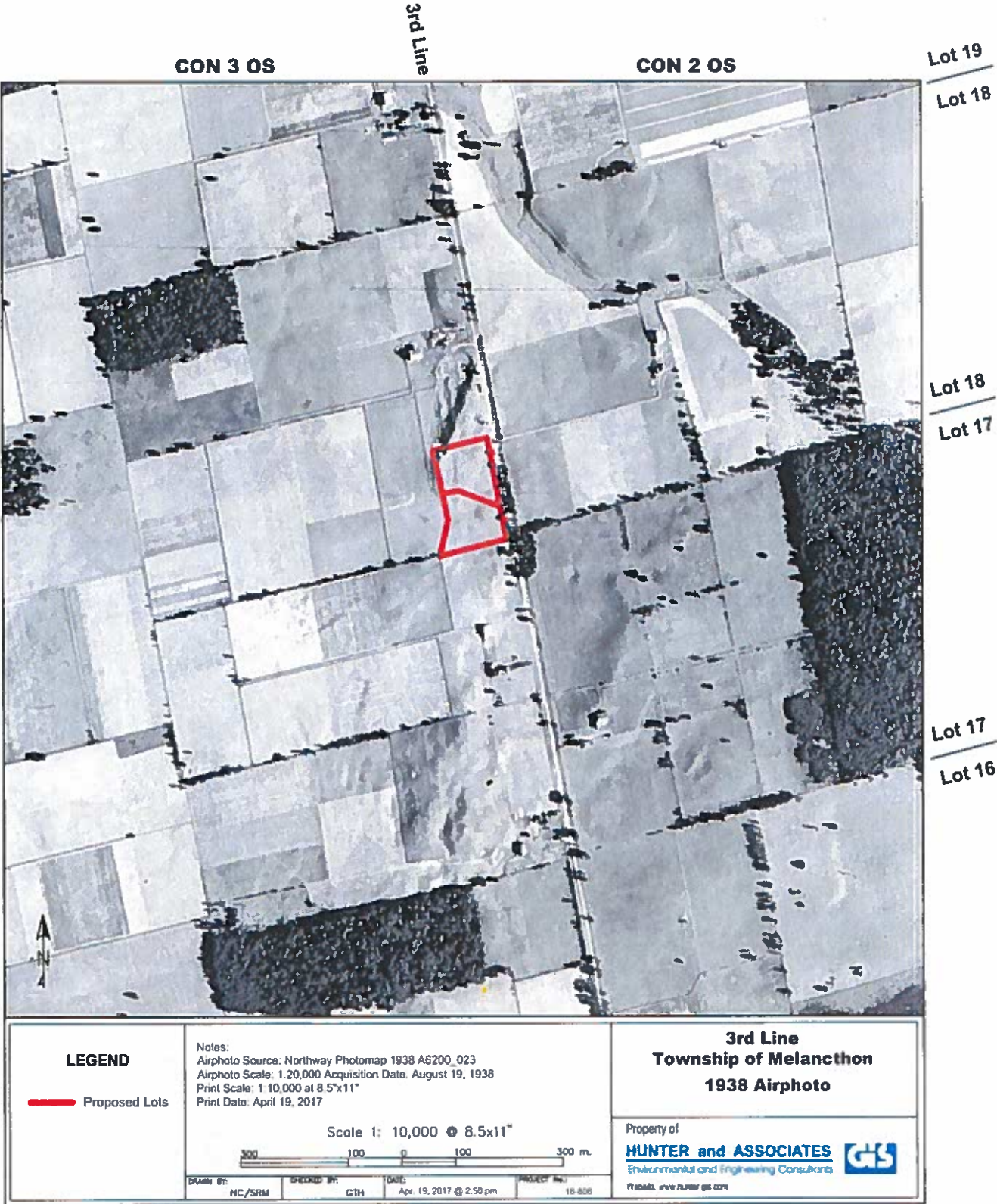
15th SR

Item 2.5

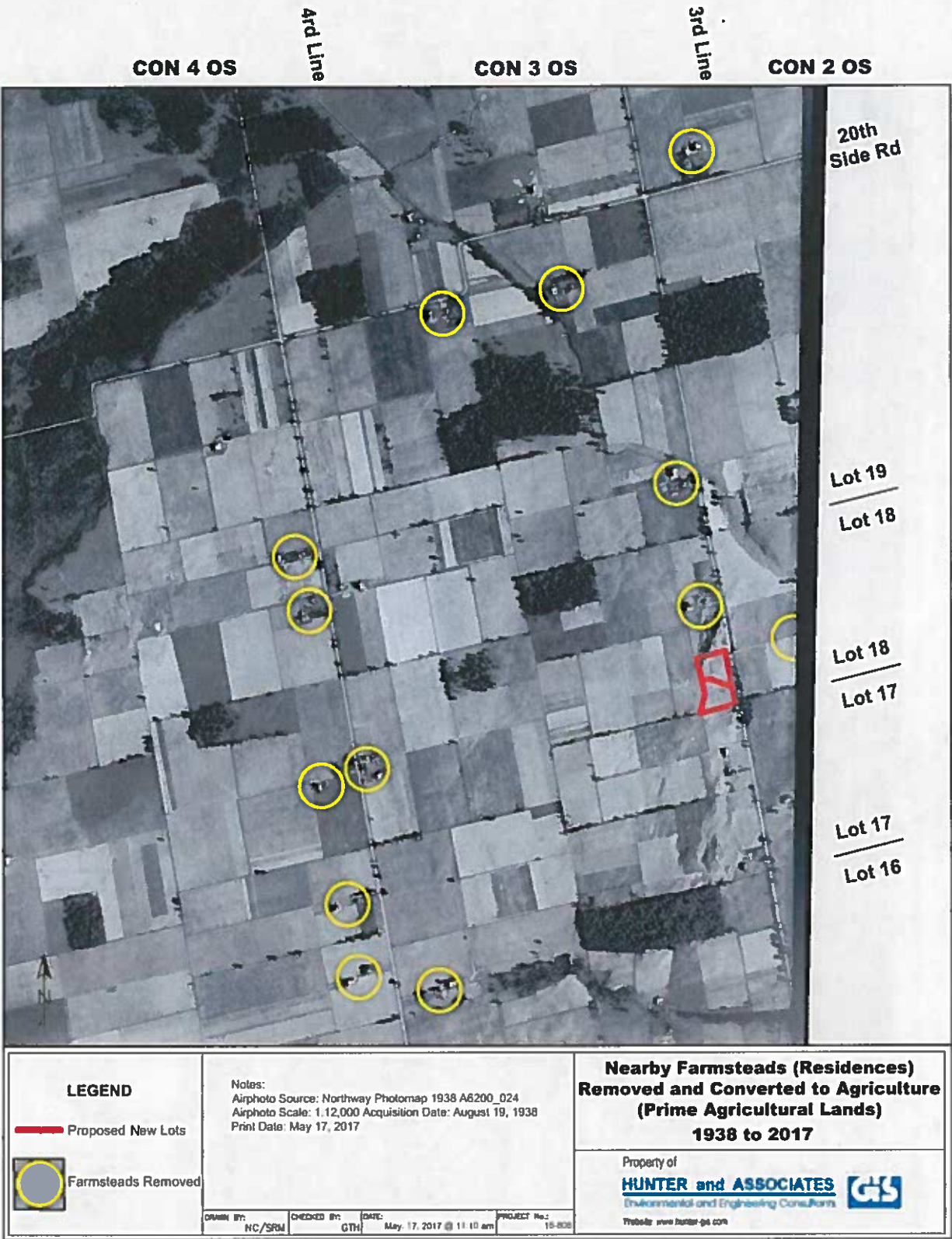


LEGEND — Proposed Lots	Notes: Airphoto Source: Northway Photomap 1979_79051_4420_87 Airphoto Scale: 1:8000 Acquisition Date: May 17, 1979 Print Scale: 1:6250 at 8.5"x11" Print Date: April 19, 2017	3rd Line Township of Melancthon 1979 Airphoto	
	Scale 1: 6250 @ 8.5x11" 187.5 62.5 0 62.5 187.5 m.	Property of HUNTER and ASSOCIATES Environmental and Engineering Consultants Website: www.hunter-ge.com	
DRAWN BY: NC/SRM	CHECKED BY: GTH	DATE: Apr. 19, 2017 @ 11:40 am	PROJECT No.: 16-006

Item 2.6



Item 2.7





On-Site Photos



Hunter IMG 8413 5-November-2016



Hunter IMG 8414 5-November-2016



Hunter IMG 8417 5-November-2016



Hunter IMG 8420 5-November-2016

Property of
HUNTER and ASSOCIATES
Environmental and Engineering Consultants
Website: www.hunter-gis.com



**Official Plan Amendments
to Redesignate a 5 Acre Site from Agricultural Land Use to Rural
Southeast Corner E½ Lot 18, Con 3, Old Survey
Township of Melancthon north of 477438 Third Line**

Item 2.9 Photo Captions

IMG 8413	Stable developed potato rotational field edge on west limit of proposed redesignation area from Agricultural to Rural. Looking north.
IMG 8414	Farmer stone pile dumped beyond the field limit. Indicative of local stoney ground conditions.
IMG 8417	Rehabilitated farm borrow pit foreground and Grain Silos, Downey Potato Packing Plant and Storages (background). Looking north.
IMG 8420	Reforestation edge in winter snow drift accumulation area.
IMG 8472	Third Line southern view from 477438 Driveway (Good sight distance).
IMG 8473	Third Line northerly view from north of 477438 Driveway (Good sight distance).
IMG 8474	Rehabilitated farm borrow pit and north limit of proposed site for redesignation from Agricultural to Rural.
IMG 8476	Reforestation characteristic of proposed site redesignation area from Agriculture to Rural.

On-Site Photos



Hunter IMG 8472 5-November-2016



Hunter IMG 8473 5-November-2016



Hunter IMG 8474 5-November-2016



Hunter IMG 8476 5-November-2016

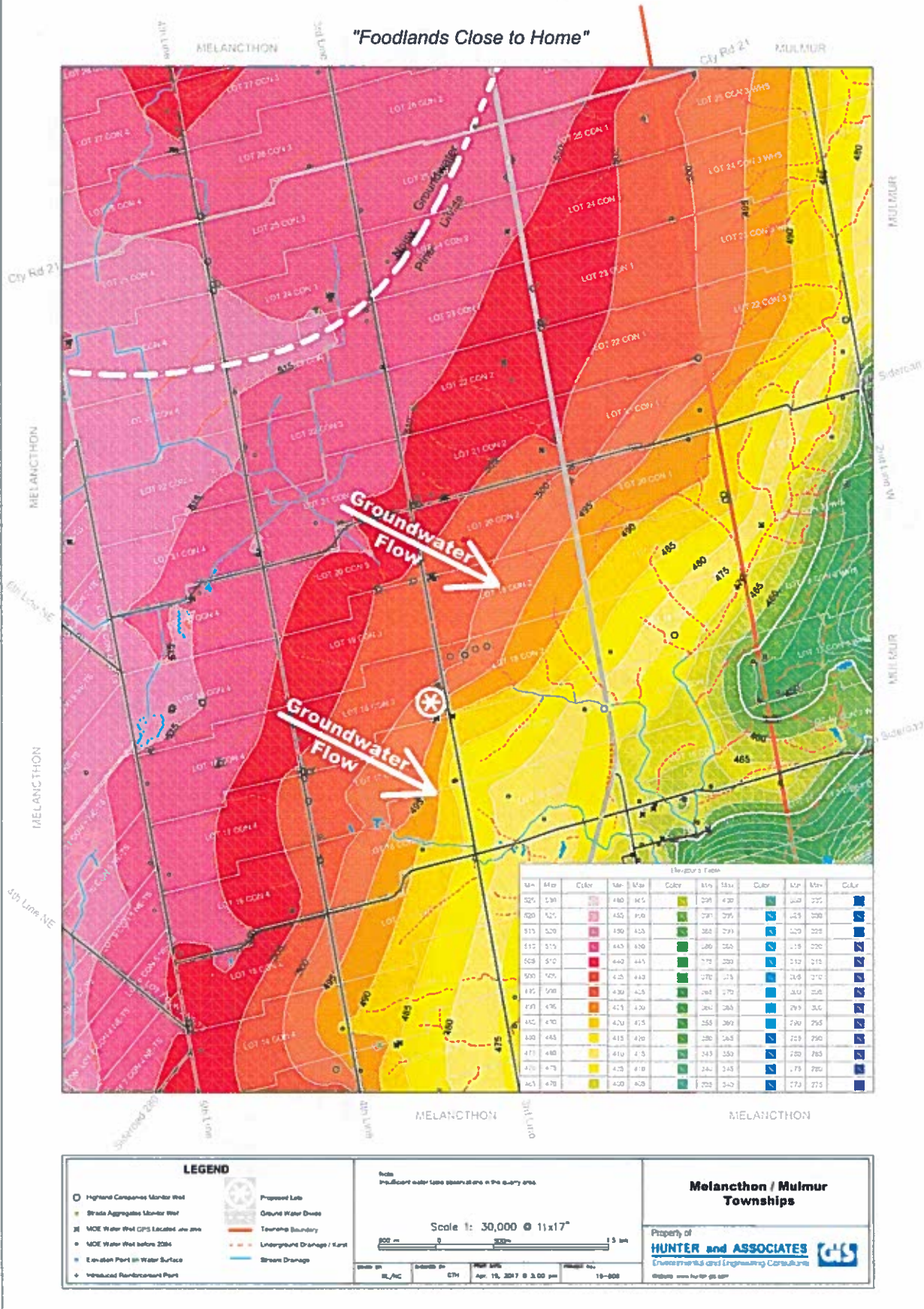


"Honeywood is a beautiful soil"

Sam Squire, Longtime Potato and Seed Specialist (pers. comm Jan. 2009)

Ground Water Elevations (Water Table)

"Foodlands Close to Home"



Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Help Desk (Toll Free) at 1-888-396-9355.
- All metre measurements shall be reported to 1/10th of a metre.
- Please print clearly in blue or black ink only.

Well Owner's Information and Location of Well Information

Ministry Use Only																	
MUN								CON						LOT			

RR#1/Street Number/Name	Melancthon	City/Town/Village	Site/Compartment/Block/Tract etc.
-------------------------	------------	-------------------	-----------------------------------

GPS Reading	NAD	Zone	Easting	Northing	Unit Make/Model	Mode of Operation
813	17	660994	4868368	magellan		<input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
Brown	Sand	Gravel/Boulders		0	15.84
Brown	Sand	Gravel		15.84	18.89
Brown	Limestone			18.89	60.35

Hole Diameter			Construction Record				Test of Well Yield			
Depth From	Metres To	Diameter Centimetres	Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To	Pumping test method	Draw Down	Recovery
									Time min	Water Level Metres
0	6.4	25.4								
6.4	60.35	15.24								
Water Record Water found at: _____ Metres Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other: _____ <input type="checkbox"/> m <input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other: _____ After test of well yield, water was: <input checked="" type="checkbox"/> Clear and sediment free <input type="checkbox"/> Other, specify: _____ Chlorinated <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Casing <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized 15.24 <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized 0.556 +0.48 19.50 Screen Outside diam <input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized No Casing or Screen <input checked="" type="checkbox"/> Open hole 19.50 60.35				Test of Well Yield Pumping test method: pump Pump intake set at: (metres) 0.45 Static Level: 20.30 Pumping rate: (litres/min) 9.9 1 20.84 1 22.24 Duration of pumping: 1 hrs 0 min 2 21.06 2 21.83 Final water level end of pump: 22.68 3 21.23 3 21.52 Recommended pump type: <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep 4 21.38 4 21.22 Recommended pump depth: 5 21.50 5 20.99 Recommended pump rate: (litres/min) 10 21.94 10 20.31 If flowing give rate: (litres/min) 15 22.24 15 If pumping discontinued, give reason: 20 22.35 20 25 22.41 25 30 22.42 30 40 22.60 40 50 22.64 50 60 22.68 60			

Plugging and Sealing Record		
Depth set at: Metres	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
0	Bentonite XXXX	0.014

Method of Construction			
<input type="checkbox"/> Cable Tool	<input checked="" type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input type="checkbox"/> Other
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving	
Water Use			
<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used	
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input type="checkbox"/> Cooling & air conditioning	
Final Status of Well			
<input checked="" type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Abandoned, (Other)
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Dewatering	
<input type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well	

Well Contractor/Technician Information Div. of	
Name of Well Contractor	Well Contractor's Licence No.
Gerrits Drilling & Eng. Ltd.	3406
Business Address (street name, number, city etc.)	
RR#1 Grand Valley	
Name of Well Technician (last name, first name)	Well Technician's Licence No.
Gerrits, Steve	T-2964
Signature of Technician/Contractor	Date Submitted
X <i>[Signature]</i>	2007/06/07

0506E (08/2006)

Ministry's Copy

Location of Well	
In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.	
Audit No.	Date Well Completed
Z 65435	2007/06/07
Was the well owner's information package delivered?	Date Delivered
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2007/06/07

Ministry Use Only	
Date Source	Contractor
Date of Inspection	Date of Inspection
Remarks	Well Record Number

Cette formule est disponible en français



Well Tag Number

AO56888

A056888

Item 3.3 Well Record

Regulation 903 Ontario Water Resources Act

page 1 of 1

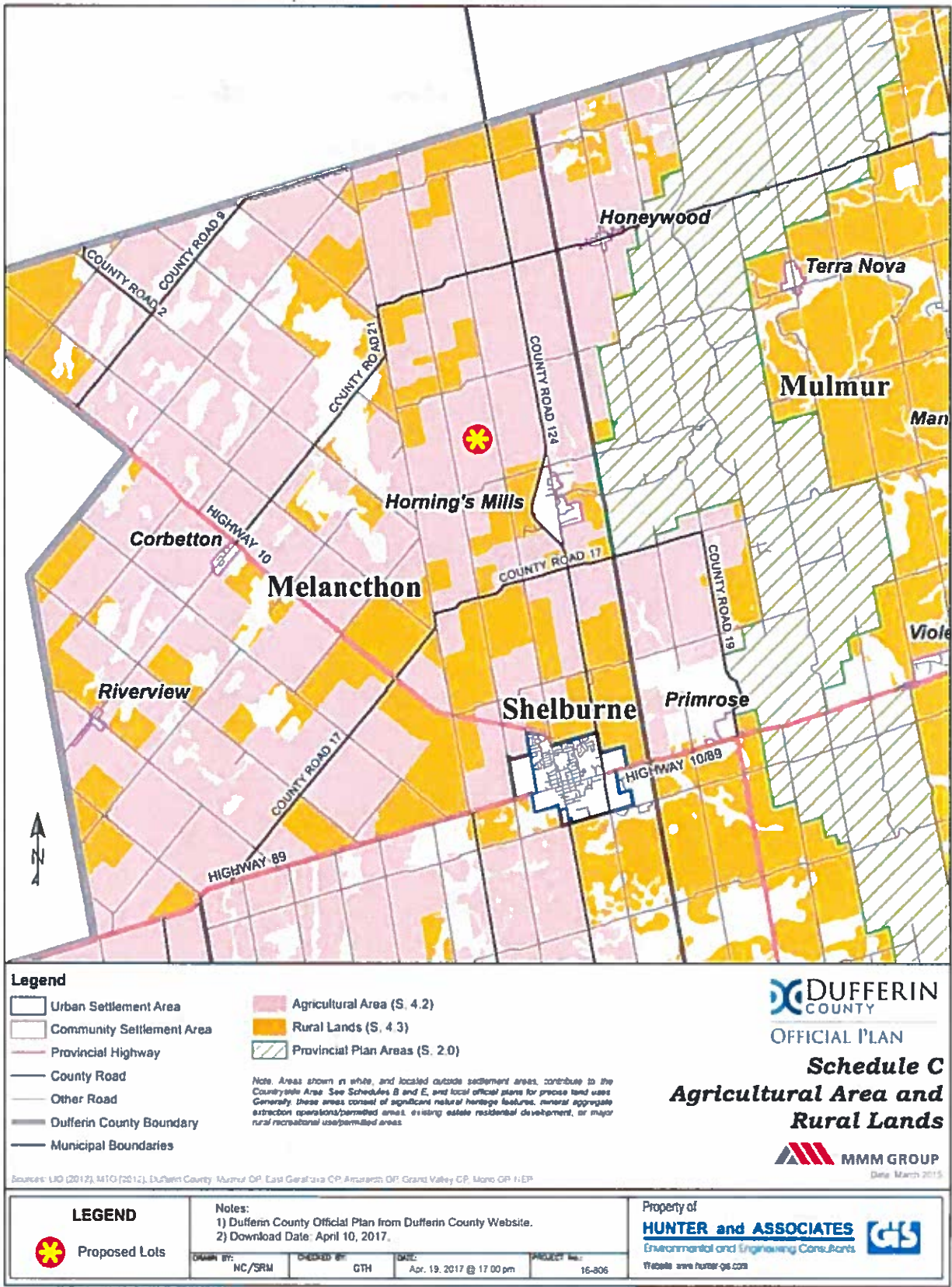
• For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
 • All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
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 • All metre measurements shall be reported to 1/10th of a metre.
 • Please print clearly in blue or black ink only.

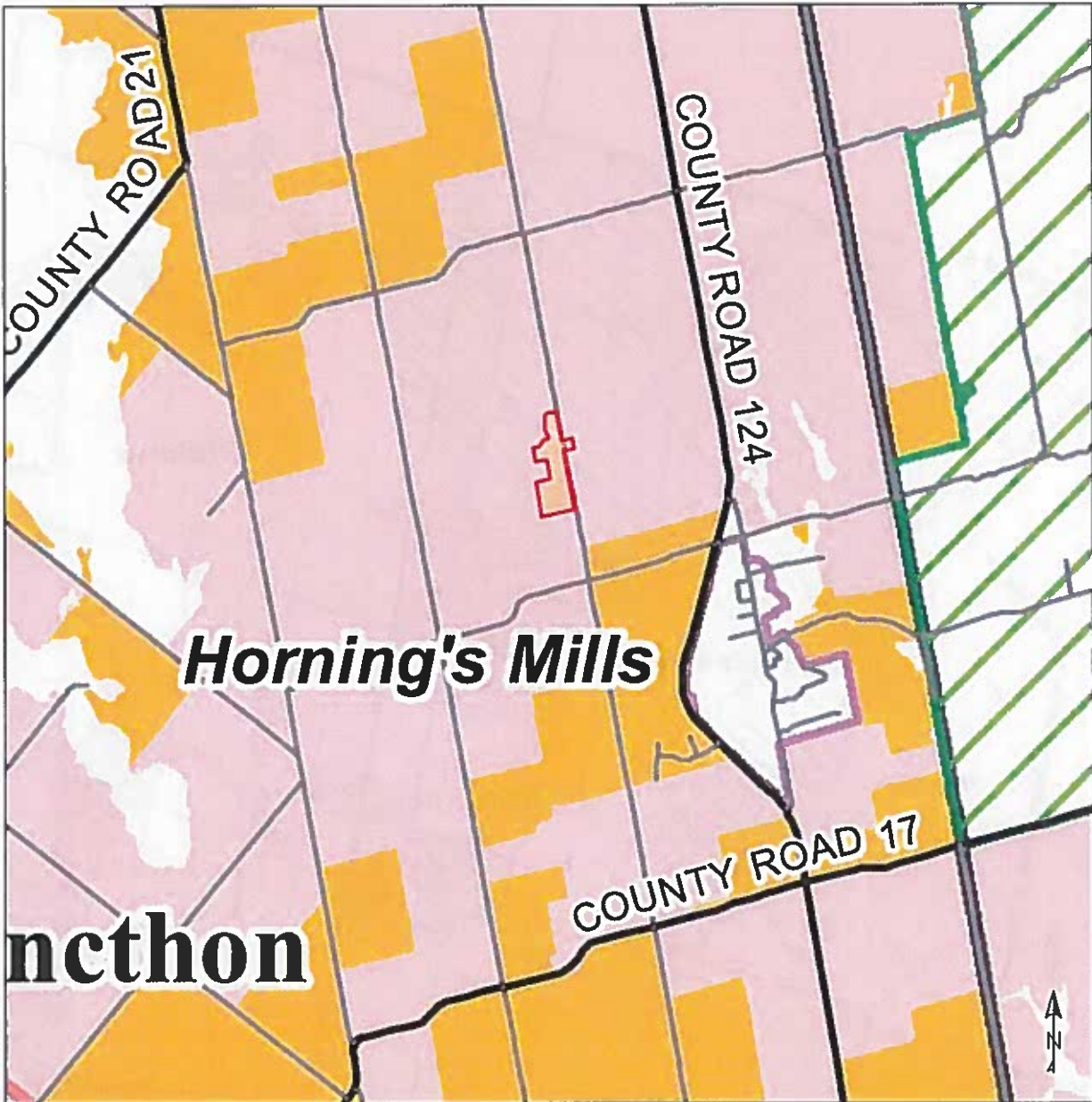
Log of Overburden and Bedrock Materials (see instructions)					
General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
Brown	Sand	Gravel		0	7.92
Brown	Sand	Limestone	Fragmented Layered	7.92	25.29
Brown	Limestone			25.29	65.22

Hole Diameter			Construction Record					Test of Well Yield				
Depth	Metres	Diameter	Inside diam centimetres	Material	Wall thickness centimetres	Depth		Pumping test method pump	Draw Down		Recovery	
From	To	Centimetres				From	To		Time min	Water Level Metres	Time min	Water Level Metres
0	6.4	25.4						Pump intake set at - (metres) 25.3	Static level	20.20		
6.4	65.2	15.24						Pumping rate - (litres/min) 9	1	20.98	1	26.32
Water Record			Casing					Duration of pumping 1 hrs - 0 min				
Water found at Metres	Kind of Water		15.2	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	0.477	+0.45	26.21	Final water level end of pump 26.9 metres				
30 m	<input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other:	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized		Recommended pump type								
1 m	<input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other:	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized		Recommended pump depth 45 metres								
1 m	<input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other:			Recommended pump rate (litres/min)								
1 m	<input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Gas <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Other:			If flowing give rate - (litres/min)								
After test of well yield, water was Clear and sediment free <input type="checkbox"/> Other, specify			Screen					If pumping discontinued, give reason				
			Outside diam	<input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	Slot No.			No Casing or Screen				
Chlorinated <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Open hole		26.21	65.22						
								20.27				

Plugging and Sealing Record		<input checked="" type="checkbox"/> Annular space	<input type="checkbox"/> Abandonment
Depth of set of Material	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)	
From To			
0 6.4	Bentonite	0.13	
Method of Construction			
<input type="checkbox"/> Cable Tool	<input checked="" type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Digging
<input checked="" type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Air percussion	<input type="checkbox"/> Jolting	<input type="checkbox"/> Other
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving	
Water Use			
<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used	
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input type="checkbox"/> Cooling & air conditioning	
Final Status of Well			
<input type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Abandoned, (Other)
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Dewatering	
<input type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well	
Lunney Well Contractor/Technician Information		Div. of	
Name of Well Contractor Gerrits Drilling & Eng. Ltd.		Well Contractor's Licence No. 3406	
Business Address (street name, number, city etc.)			
RR#1 Grand Valley		Grand Valley	
Name of Well Technician (last name, first name) Steve Gerrits, Steve			
Signature of Technician		Well Technician's Licence No. T-2964	
Date Submitted		Date Submitted	

Location of Well			
<p>In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.</p> <div style="text-align: center; margin: 10px 0;"> </div>			
Audit No <div style="font-size: 24px; font-weight: bold; margin-top: 10px;">Z 65427</div>		Date Well Completed <div style="font-size: 24px; font-weight: bold; margin-top: 10px;">2007</div>	
Was the well owner's information package delivered? <input type="checkbox"/> Yes <input type="checkbox"/> No		Date Delivered <div style="font-size: 24px; font-weight: bold; margin-top: 10px;">2007</div>	
<div style="font-size: 24px; font-weight: bold; margin-top: 10px;">10/1/08</div>		<div style="font-size: 24px; font-weight: bold; margin-top: 10px;">10/1/08</div>	
Ministry Use Only			
Date Sown <div style="font-size: 24px; font-weight: bold; margin-top: 10px;">JAN 09 2008</div>		Contractor 	
Date Received <div style="font-size: 24px; font-weight: bold; margin-top: 10px;">JAN 09 2008</div>		Date of Inspection 	
Remarks 		Well Record Number 	





Legend

- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Dufferin County Boundary
- Municipal Boundaries

- Agricultural Area (S. 4.2)
- Rural Lands (S. 4.3)
- Provincial Plan Areas (S. 2.0)

Note: Areas shown in white, and located outside settlement areas, contribute to the Countryside Area. See Schedules B and E, and local official plans for precise land uses. Generally, these areas consist of significant natural heritage features, mineral aggregate extraction operations/permitted areas, existing satellite residential development, or other rural recreational uses/permitted areas.

DUFFERIN COUNTY

OFFICIAL PLAN

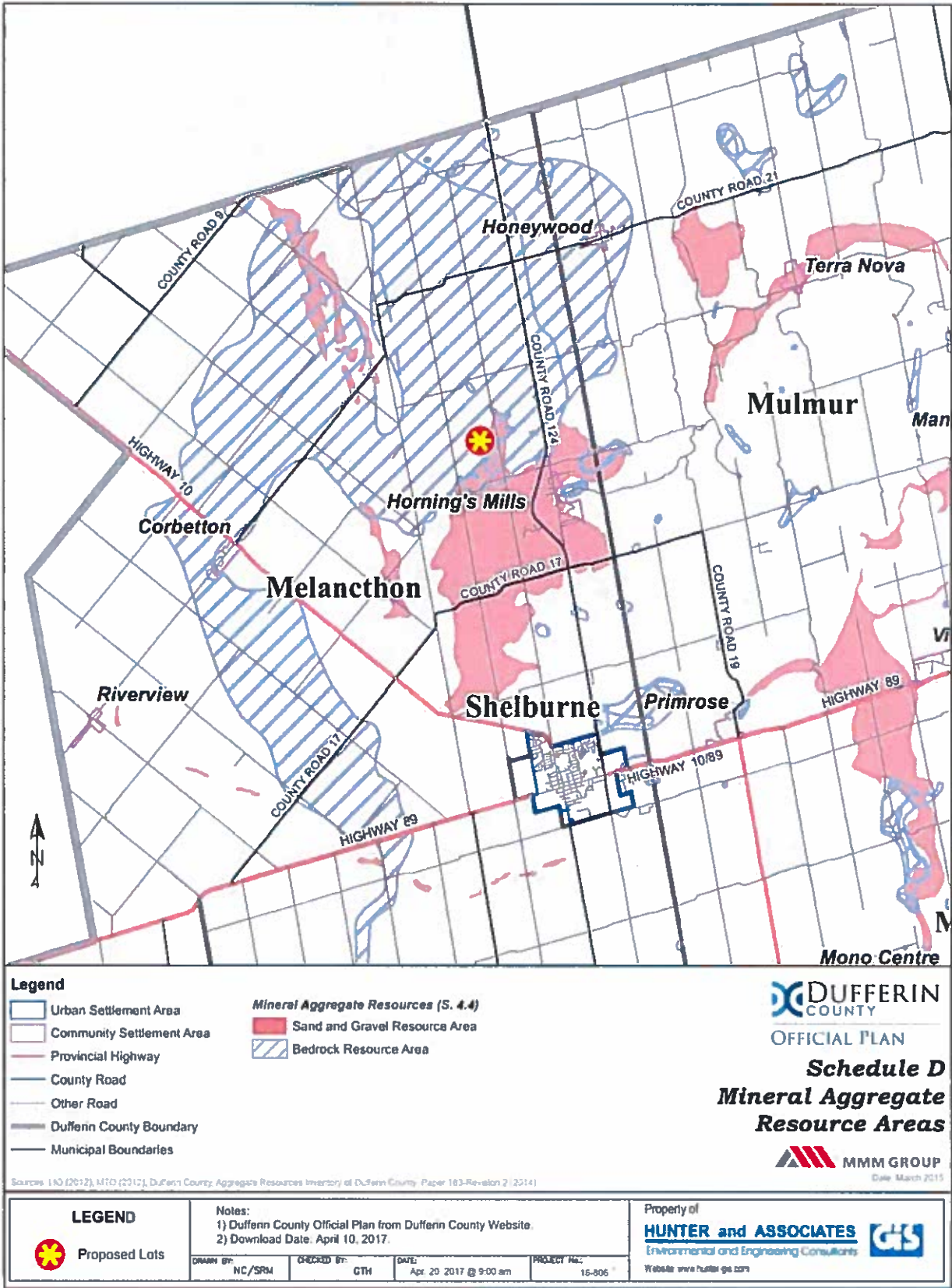
Schedule C

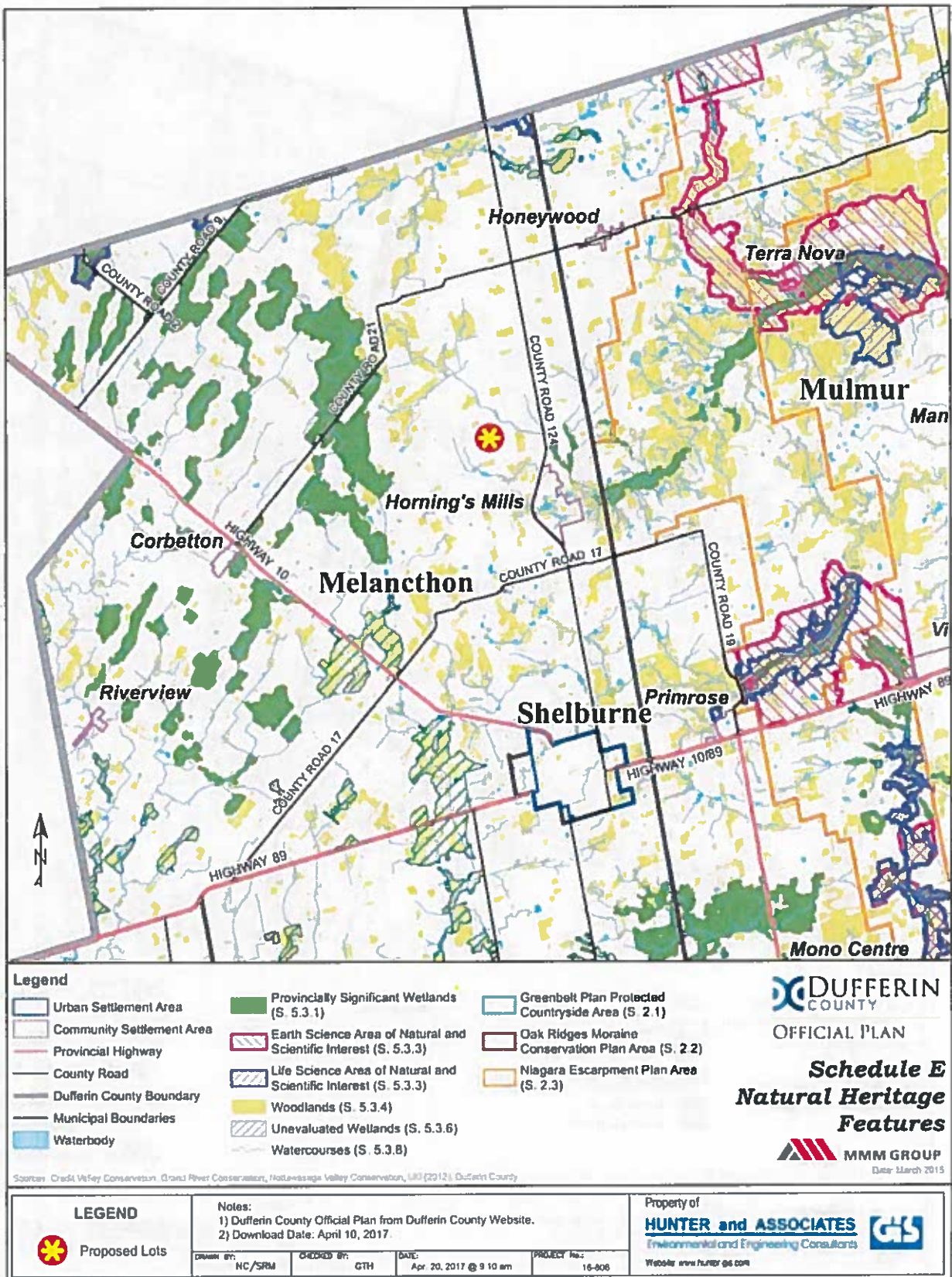
Agricultural Area and Rural Lands

MMM GROUP

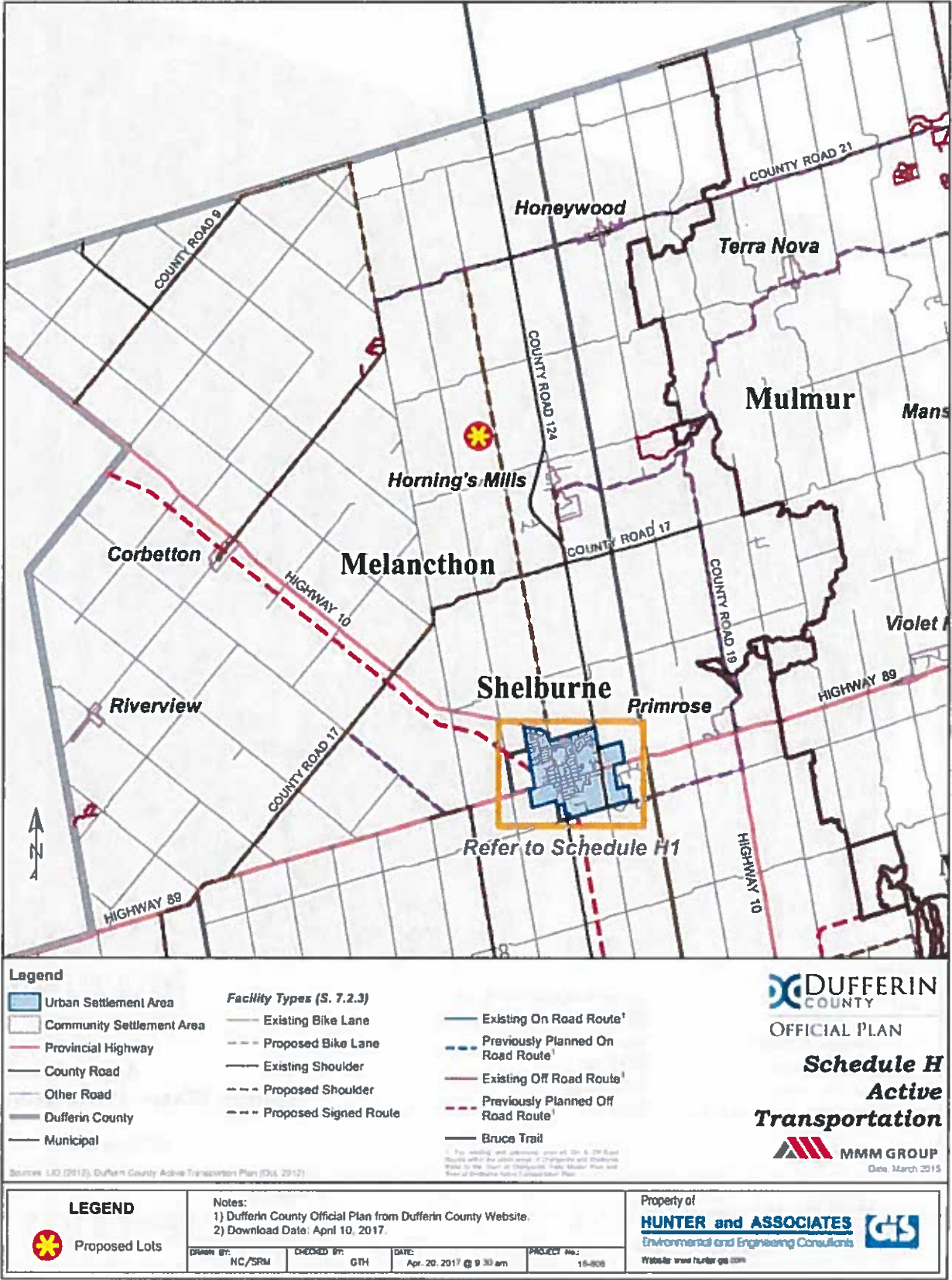
Date: March 2015

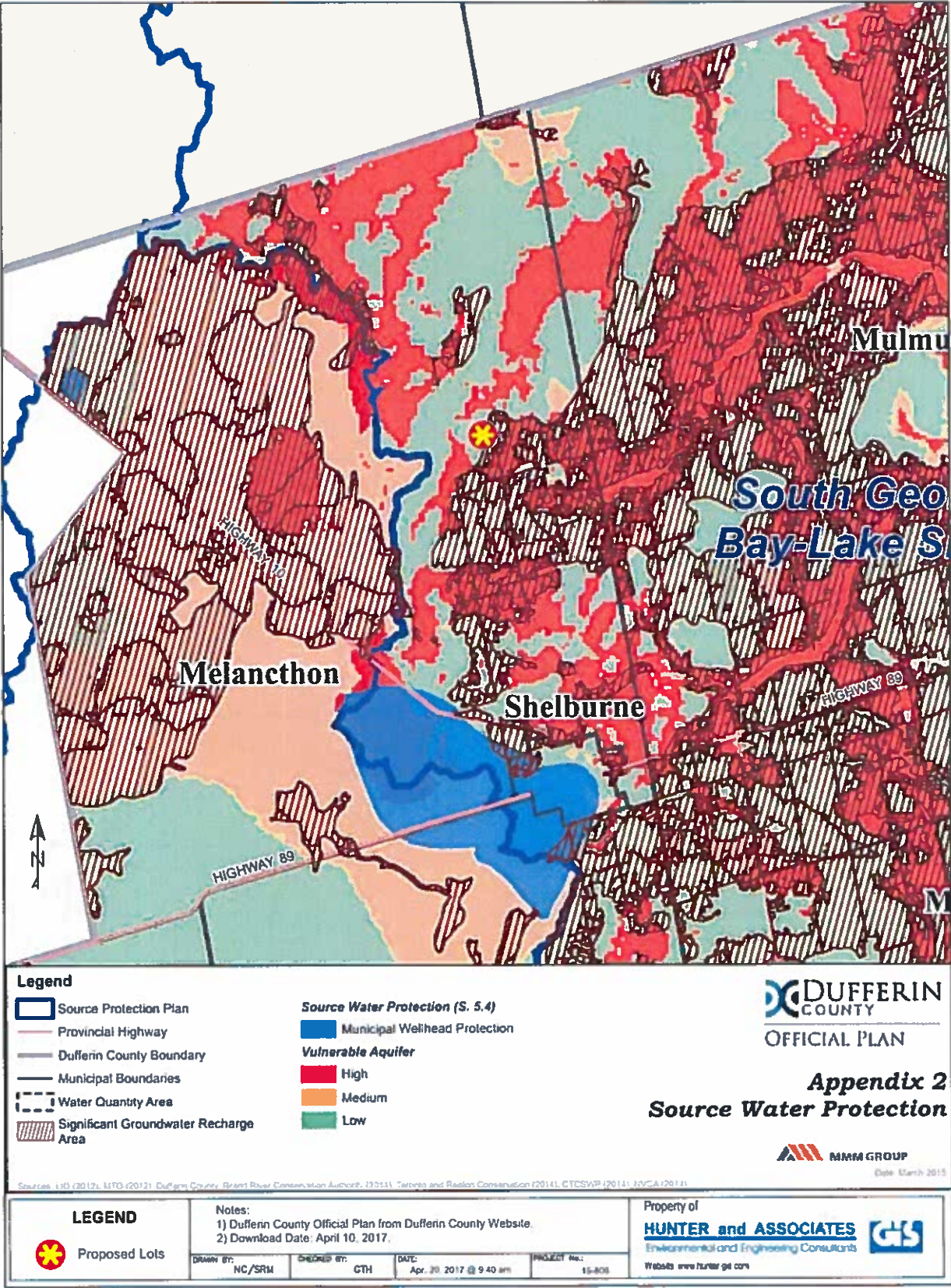
LEGEND Not Designated Rural Land		Notes: 1) Dufferin County Official Plan from Dufferin County Website. 2) Download Date: April 10, 2017.		Property of HUNTER and ASSOCIATES Environmental and Engineering Consultants <small>Website: www.hunter-ge.com</small>	
<small>DRAWN BY:</small> NC/SRM	<small>CHECKED BY:</small> GTH	<small>DATE:</small> Apr. 20, 2017 @ 10:00 am	<small>PROJECT No.:</small> 15-806		

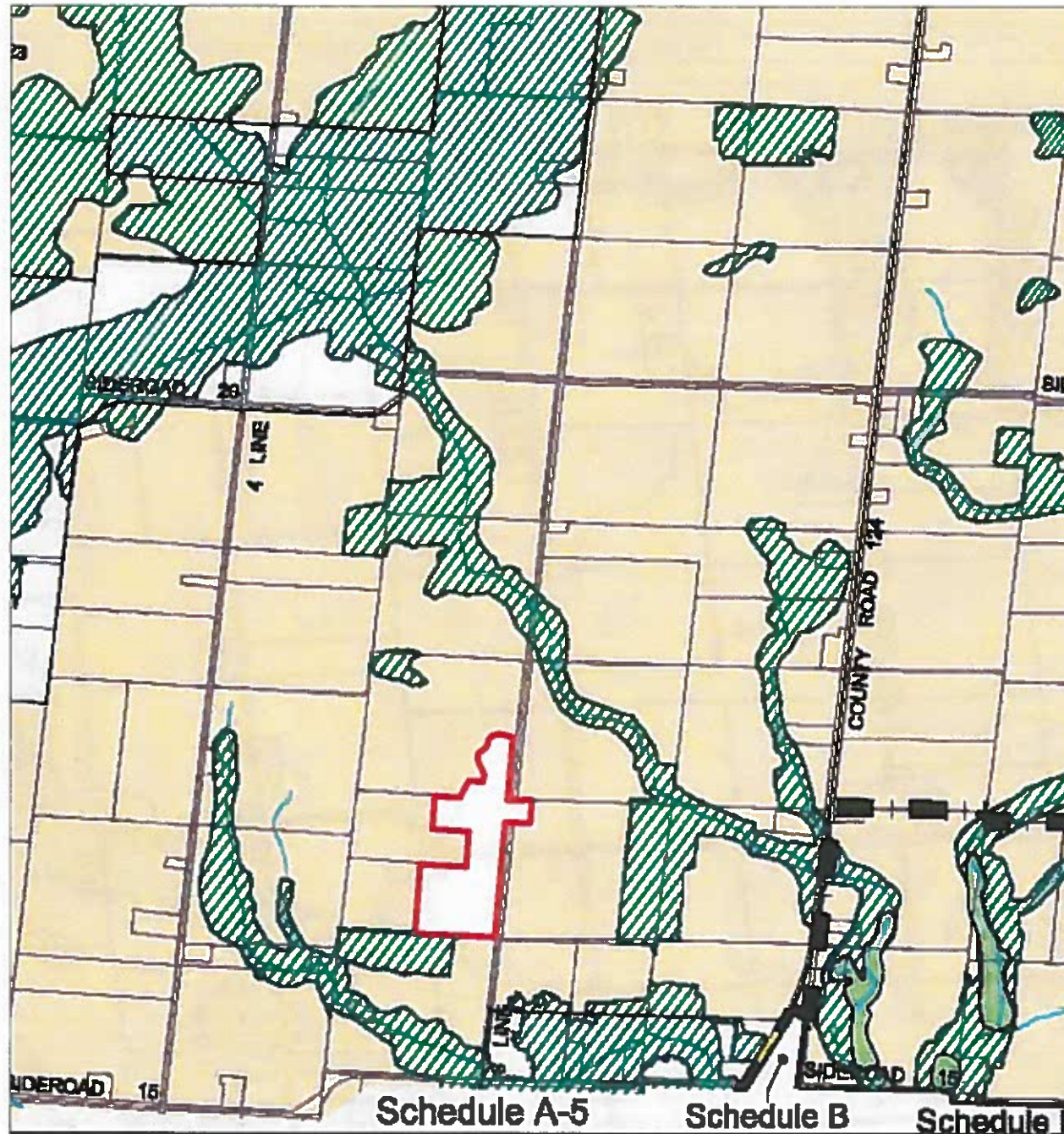












SCHEDULE A-2 LAND USE & ROADS PLAN

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.



AUGUST, 2014

LEGEND

NOT DESIGNATED RURAL LAND

Notes:
1) Official Plan for Township of Melancthon from Melancthon Website.
2) Download Date: March 29, 2017.

DRAWN BY:
NC

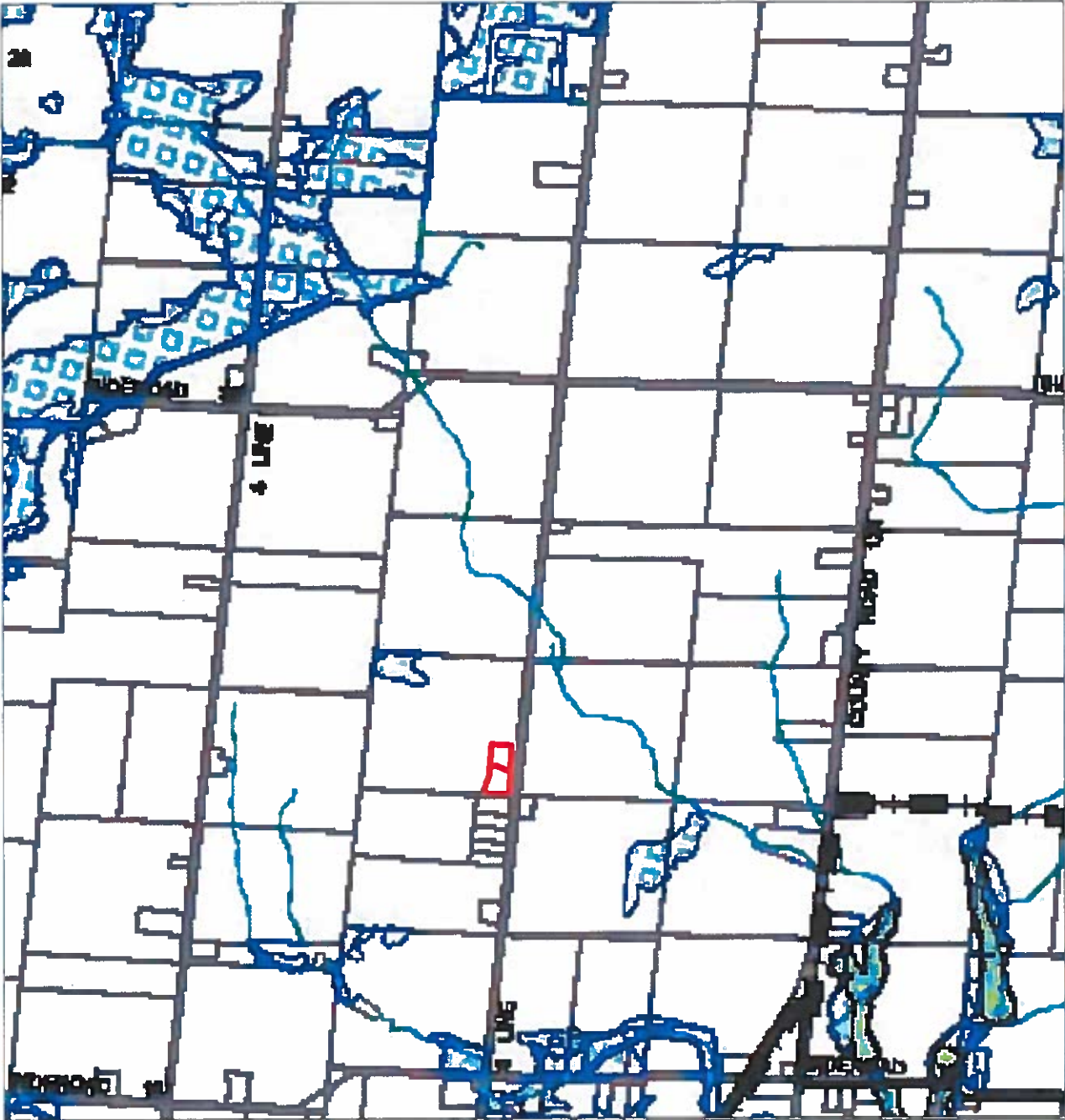
CHECKED BY:
GTH

DATE:
Apr. 20, 2017 @ 2:00 pm

PROJECT No.:
16-806

Property of
HUNTER and ASSOCIATES
Environmental and Engineering Consultants
Website: www.hunter-ga.com





**SCHEDULE D
NATURAL HERITAGE 1
WETLANDS**

**OFFICIAL PLAN
FOR
TOWNSHIP OF
MELANCTHON**

-  PROVINCIAL SIGNIFICANT WETLANDS
-  LOCALLY SIGNIFICANT AND UNEVALUATED WETLANDS

 NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA



10/11/14

LEGEND

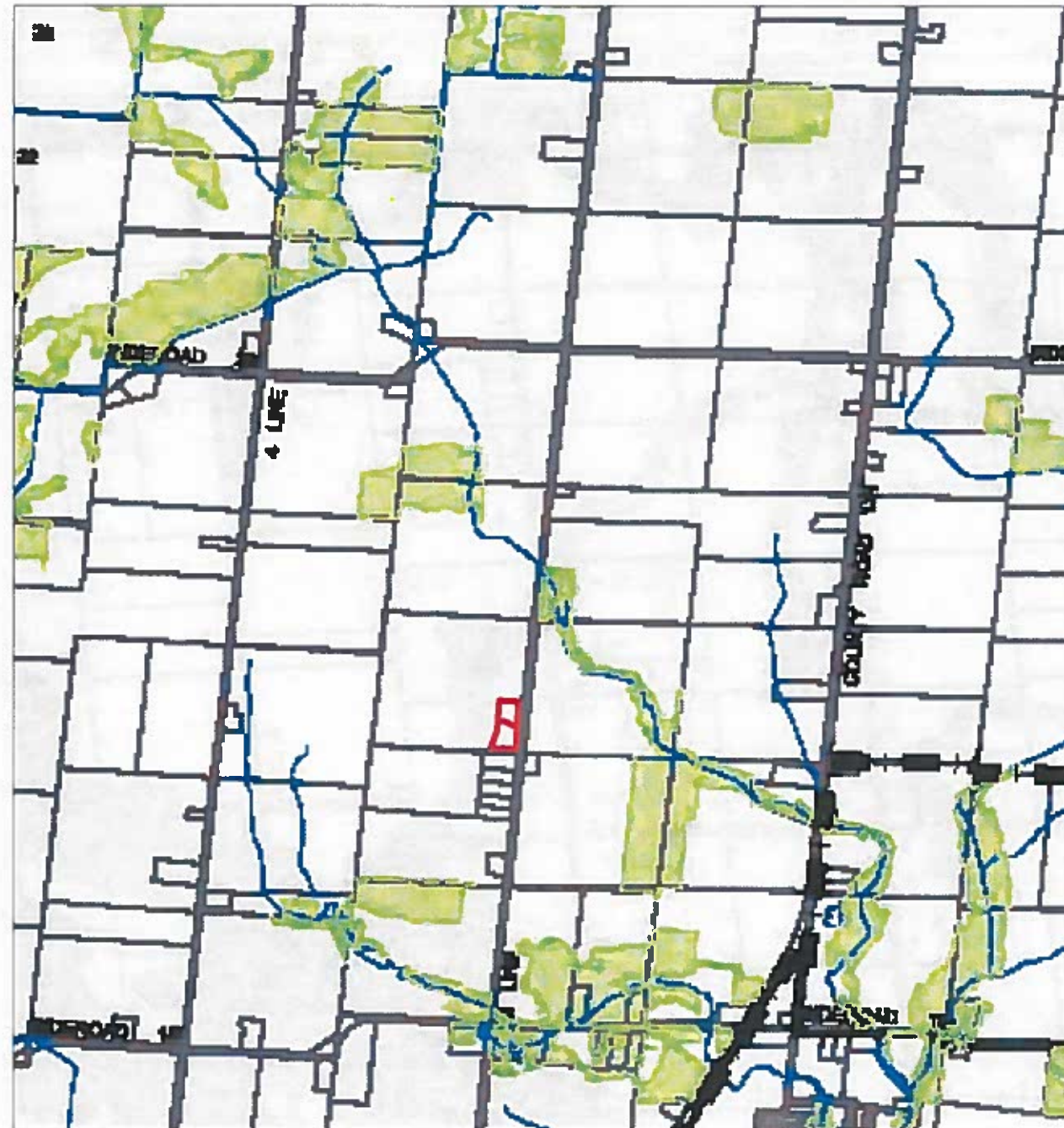
 NICHOLSON PROPOSED LOTS

Notes:
1) Official Plan for Township of Melancthon from Melancthon Website.
2) Download Date: March 29, 2017.

DRAWN BY:	NC	CHECKED BY:	GTH	DATE:	Apr.20, 2017 @ 1:00 pm	PROJECT No.:	16-806
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Website: www.hunter-gs.com





SCHEDULE E NATURAL HERITAGE 2 WOODLANDS, WILDLIFE HABITAT AND ANSI

**OFFICIAL PLAN
FOR
TOWNSHIP OF
MELANCTHON**

-  **SIGNIFICANT WOODLANDS**
- PRIMARILY 20+ HECTARES
-  **SIGNIFICANT WILDLIFE HABITAT**
- DEER WINTERING AREAS
-  **SIGNIFICANT WILDLIFE HABITAT**
- DEER WINTERING YARDS
-  **SIGNIFICANT ANSI**
-  **NIAGARA ESCARPMENT
DEVELOPMENT CONTROL AREA**



1237, 2014

LEGEND



NICHOLSON PROPOSED LOTS

Notes:
1) Official Plan for Township of Melancthon from Melancthon Website.
2) Download Date, March 29, 2017.

DRAWN BY: NC

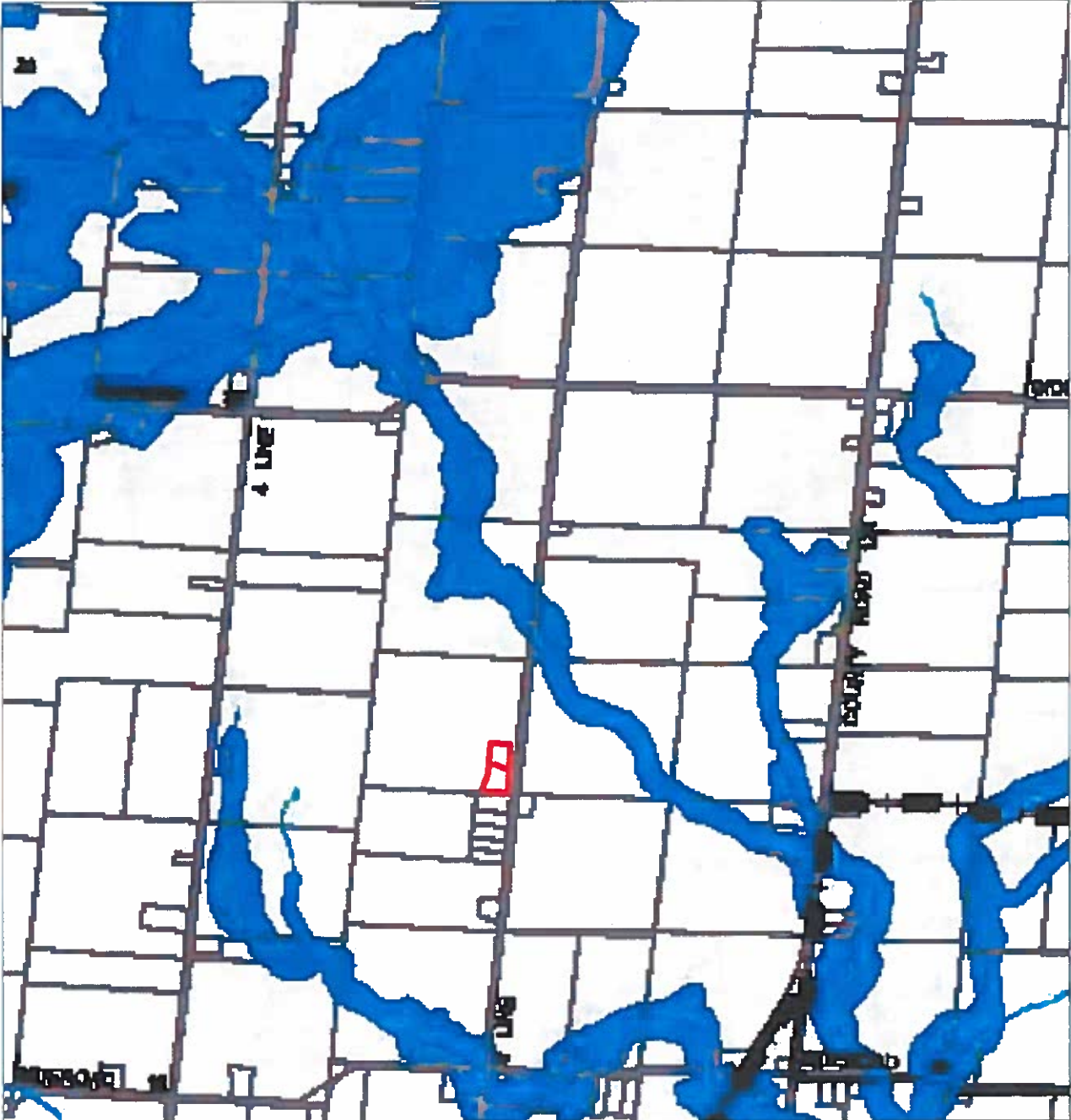
CHECKED BY: GTH

DATE: Apr. 20, 2017 @ 1:10 pm

PROJECT No.: 16-806





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Website: www.hunter-gs.com





**SCHEDULE F
NATURAL AND
HUMAN-MADE HAZARDS**

**OFFICIAL PLAN
FOR
TOWNSHIP OF
MELANCTHON**

-  **FLOODPLAIN**
(Also see Section 5.5.3 (f))
-  **ACTIVE WASTE
DISPOSAL SITE**
-  **CLOSED WASTE
DISPOSAL SITE**
-  **NIAGARA ESCARPMENT
DEVELOPMENT CONTROL AREA**



DUST, 2014

LEGEND

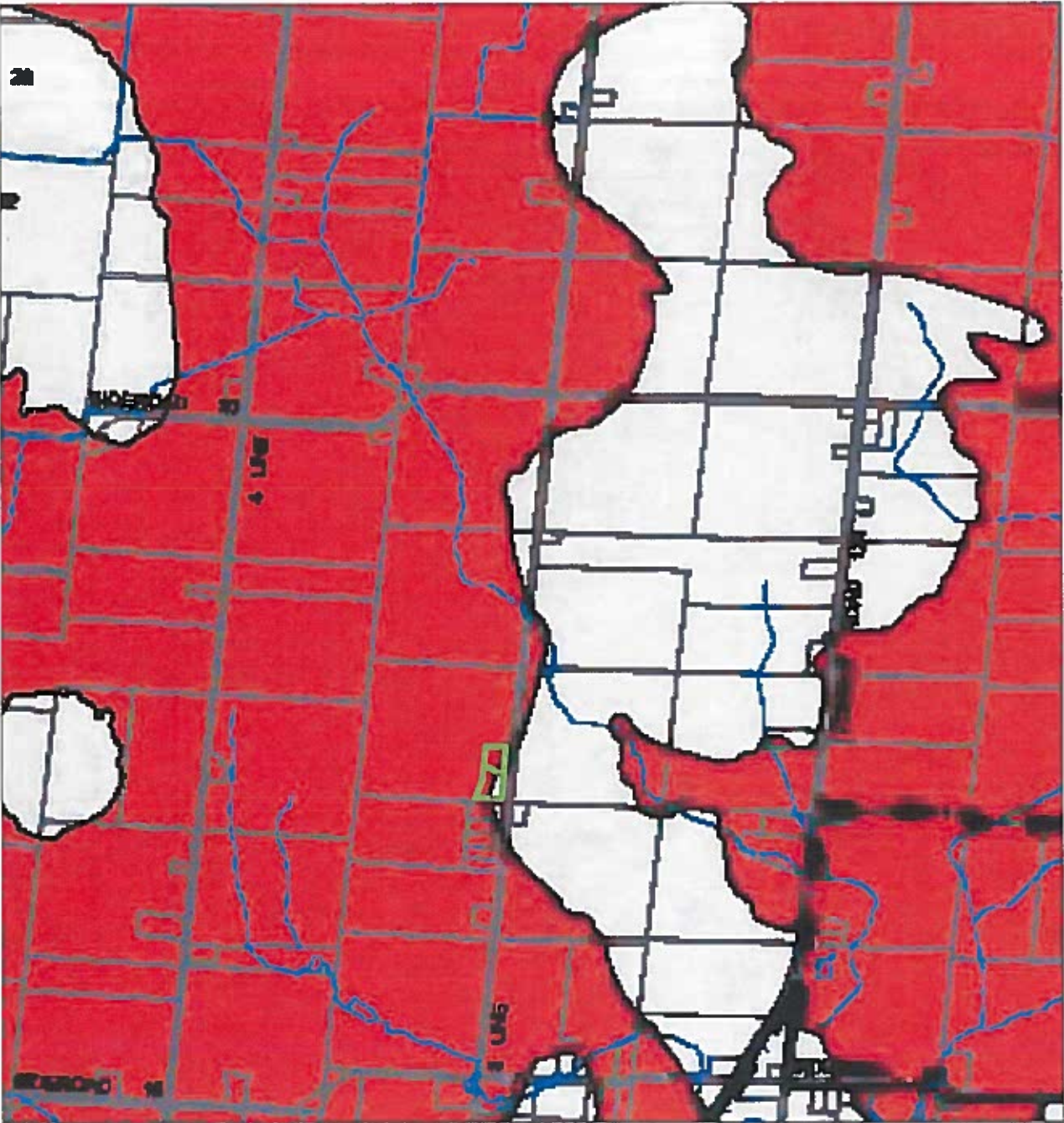
 **NICHOLSON PROPOSED LOTS**

Notes:
1) Official Plan for Township of Melancthon from Melancthon Website.
2) Download Date: March 29, 2017.

DRAWN BY: NC	CHECKED BY: GTH	DATE: Apr. 20, 2017 @ 1:20 pm	PROJECT No.: 16-806
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**SCHEDULE G
AQUIFER VULNERABILITY
AND WELLHEAD
PROTECTION AREAS**

**OFFICIAL PLAN
FOR
TOWNSHIP OF
MELANCTHON**

- LOW VULNERABILITY
- MEDIUM VULNERABILITY
- HIGH VULNERABILITY

WELLHEAD PROTECTION AREAS

- WHPA - A
- WHPA - B
- WHPA - C
- WHPA - D

See Section 4.4.2.

- NIAGARA ESCARPMENT
DEVELOPMENT CONTROL AREA



AUGUST, 2014



LEGEND

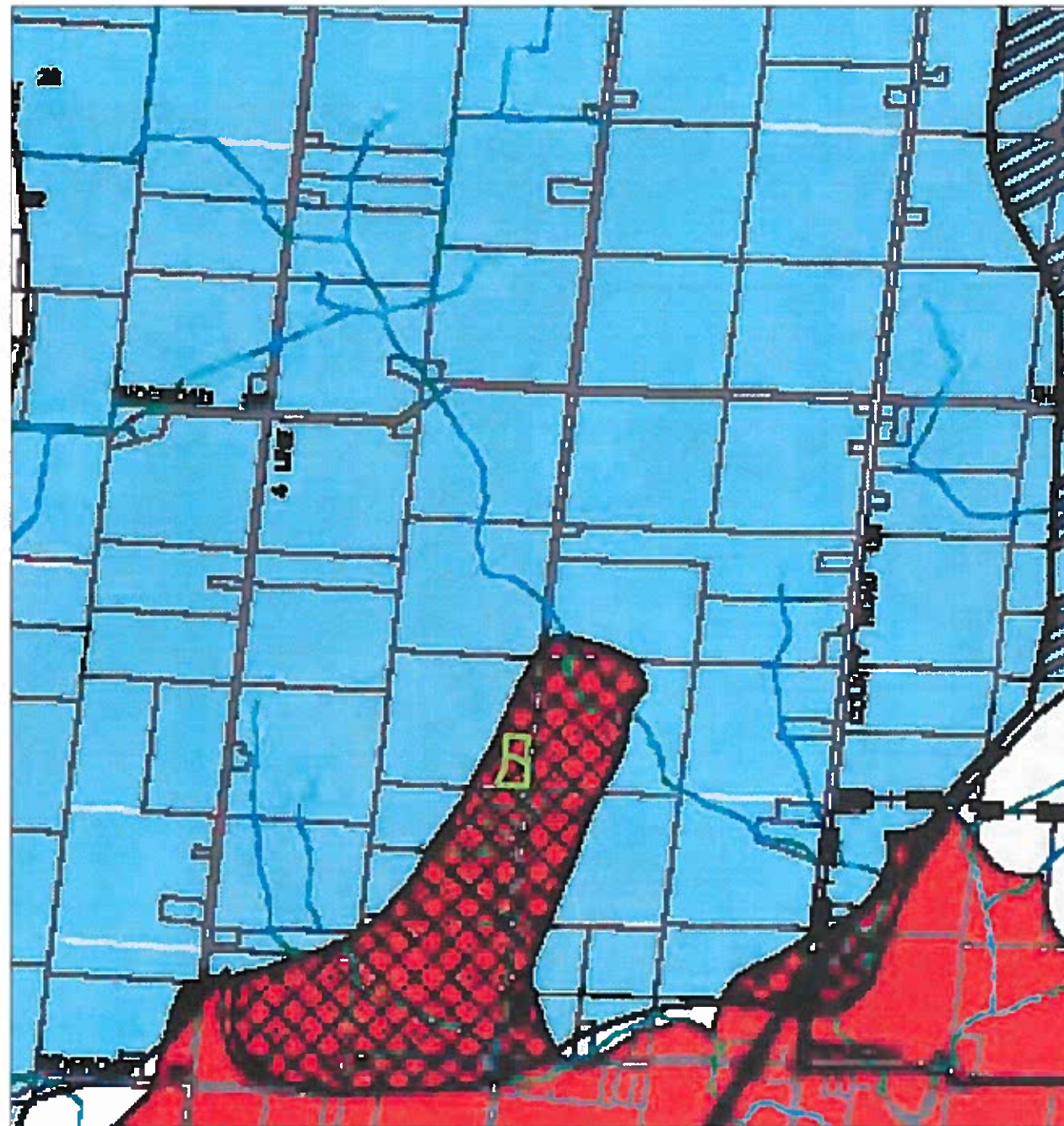
- NICHOLSON PROPOSED LOTS

Notes:
1) Official Plan for Township of Melancthon from Melancthon Website.
2) Download Date: March 29, 2017.

DRAWN BY: NC CHECKED BY: GTH DATE: Apr. 20, 2017 @ 1:30 pm PROJECT No.: 16-806


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Environmental and Engineering Consultants
Website: www.hunter-gs.com





SCHEDULE H PRIMARY AGGREGATE RESOURCE AREAS

**OFFICIAL PLAN
FOR
TOWNSHIP OF
MELANCTHON**

-  **SAND & GRAVEL RESOURCE AREA - PRIMARY**
-  **BEDROCK RESOURCE AREA - PRIMARY**
-  **BEDROCK RESOURCE AREA - WITHIN 8m OF SURFACE**
-  **AREA OF BOTH PRIMARY SAND & GRAVEL AND PRIMARY BEDROCK**

See Section 3.17.

 **NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA**



GUST, 2014

LEGEND

 **NICHOLSON PROPOSED LOTS**

Notes:
1) Official Plan for Township of Melancthon from Melancthon Website.
2) Download Date: March 29, 2017.

DRAWN BY: NC

CHECKED BY: GTH

DATE: Apr.20, 2017 @ 1:50 pm

PROJECT No.: 16-806

Property of
HUNTER and ASSOCIATES
Environmental and Engineering Consultants
Website: www.hunter-gis.com



To: Mayor White and Members of Council

From: ~~Heather Lyon~~

Date: October 28, 2020

Re: Consent Application - Parthot 18, Con 305
Wayne Nicholson

By hand
Nov 13/20

RECEIVED

NOV 13 2020

I recommend that the subject severance application be approved.
At the outset let me summarize the basis on which I am making this recommendation.

- 1) Although mapped as agricultural the steep slope of the proposed severed lot precludes any agricultural activity irrespective of soil type, which is marginally poor at best. The proposed severed lot is not Agricultural land.
2. The Municipality has the authority under the Township's official Plan to make minor adjustments to the mapping and implement these changes through zoning by-law amendments.
3. No official Plan amendment is required.
4. The proposed severed lot will have no impact on any Agricultural land nor activities thereon.

Further discussion supporting the above is set out below.

DEC 10 2020

The subject lands have been identified as Class 6 agricultural land and mapped within the Agricultural designation in the Township's Official Plan. This classification is based on a 1964 study and one can question the validity of these results in 2020 for lands adjacent to the 3rd line. Major roadwork has been carried out during the intervening years with the gravel being sourced from the fore slope of the eskerine ridge that runs along the west side of the road from just north of 15 side road to lot 19. Consequently a good portion of the foreslope area has been modified as a result of this work. This includes the proposed severed lot. Here the foreslope originally would have extended over the current road bed but has clearly been cut back to achieve a more moderate rise in the road.

However what is far more critical than the soil classification is the rather steep slope of the proposed severed lot — a fall of some 30 feet from the west side to the edge of the road. Successive owners of lot 18 over the last 40 years have clearly demonstrated that the subject lands have no agricultural value and have avoided attempting to crop them. I refer to the two attachments showing the cultivation pattern for 1979 and 2015. The owners fully recognized that any attempt to crop the lands with modern equipment would probably result in an expensive wreck on the third line or down the rather steep slope on the eastern side of the road.

No the propose lot is not Agricultural land.

When dealing with areas where the complex features of a morainic system occur mapping without boots on the ground can be a real challenge. There will be uncertainties. As long as we are dealing with a limited area these uncertainties can be managed. All we are dealing with here is a minor adjustment of some 5 acres. This does not warrant any kind of remapping exercise. I am confident that the OMAFRA mapping that we will be using in the future will contain similar uncertainties.

I interpret the eskerine ridge, and the rough lands associated with the fore slope of the ridge, running along the west side of the 3rd line in this area, effectively separates two agricultural areas. One, generally at a lower elevation, rises steadily from the swampy area north of 15 side road. The other, at a significantly higher elevation, runs along the western side of the ridge. The two areas merge north of the Downey facilities to form what agronomists recognize as the Dundalk plain. The rough lands along the fore slope of the ridge provide an effective separation between the two agricultural areas. Managed development of these lands will have no impact on the viability of future agricultural activity in either area.

Section 8.1(a) "It is intended that the boundaries of the land use designations shown on the schedules to this Plan be considered as approximate..." And Section 8.1(b) "In light of subsection (a) above, amendments to this Plan will not be required to make minor adjustments to the boundaries of the land use designations... The determination of what constitutes a minor adjustment shall be the sole discretion of the municipality..." At approximately 5 acres the size and scope of the adjustment required is certainly limited. Also as the severed lot will have no impact on agricultural lands the adjustment required is consistent with the definition of minor.

Section 8.1 remained totally intact - no redlines, while almost every other section of the plan was heavily edited / rewritten / deleted by the various government ministries. Clearly they recognize the uncertainties that are inherent in the large scale mapping that is necessary and included in these plans - especially in areas where varied land forms and varied topography exists. I read this section as a clear admonition to the municipality to recognize the uncertainties, to manage the uncertainties, and don't bother them with an OF amendment.

The County OP similarly recognizes the mapping shortcomings. Section 8.8.1(E) "The boundaries of the land use designations on Schedule B and Schedule C will be considered approximate...". It is hoped that the County might be guided by the provisions of Section 8.1 of the Township plan as providing a reasonable and responsible manner of dealing with the approximations inherent in the mapping.

Section 5.3.3(E) "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 ten years immediately prior to the application."

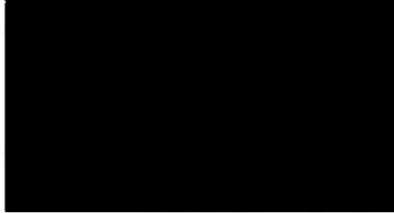
Section 5.3.2(b) referred to above requires that the severance lands shall have not been used for agriculture for a minimum of 10 years prior to the application and had limited potential in terms of crop production.

Successive owners of lot 18 Con 305 have clearly indicated as far back as 1979 that the proposed lot had no agricultural potential and consequently were not farmed. Refer to the two attachments.

the second requirement of Section 5.3.3(c) (last sentence) is problematic. It is recognized that, in most cases, compliance with this requirement is appropriate. However for those lots having both Agricultural and Rural lands compliance essentially sterilizes the nonagricultural portion. Is this good land management? The principal planning objective here is to protect agricultural land for the long term use for agriculture. As the proposed lot is located on the eastern slope of the ridge it is physically separated from the agricultural operations carried out above and to the west of the top of the ridge and as a consequence have no adverse impacts. This assessment is supported by the track record of several residences, similarly located with respect to the ridge, immediately to the south of the proposed lot. — no adverse impacts noted over a period of many years. On this basis I submit that the second requirement of Section 5.3.3(c) be considered nugatory and not weigh against the application.

For the reasons set out above I recommend approval of the severance application. It is an excellent use of some pretty rough land.

Respectfully





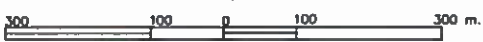

Acknowledgment: The two attachments were previously submitted as attachments to the submission of Hunter and Associates dated March 14, 2017 respecting the subject matter.

cc. Ms Sonya Pritchard - County of Dufferin.



LEGEND — Proposed Lot	Notes Airphoto Source: Northway Photomap 1979_79051_4420_87 Airphoto Scale: 1:8000 Acquisition Date: May 17, 1979 Print Scale: 1:6250 at 8.5"x11" Print Date: March 10, 2017		3rd Line Township of Melancthon 1979 Airphoto	
	Scale 1: 6250 @ 8.5x11" 167.5 82.5 0 82.5 167.5 m.		Property of HUNTER and ASSOCIATES Environmental and Engineering Consultants Website: www.hunter-ga.com	
DRAWN BY: NC/SRM	CHECKED BY: GTH	DATE: Mar 14, 2017 @ 17:00 pm	PROJECT No.: 16-906	



<p>LEGEND</p> <p> Parcel Line</p> <p> Proposed Lot</p>	<p>Notes:</p> <p>1) Produced by Hunter Associates under licence with the Nottawasaga Valley Conservation Authority(NVCA).</p> <p>2) Parcel Line and 2015 Orthophoto from NVCA.</p> <p>Scale 1: 10,000 @ 8.5x11"</p> <p></p> <table border="1"> <tr> <td>Drawn by:</td> <td>Checked by:</td> <td>DATE:</td> <td>PROJECT No.:</td> </tr> <tr> <td>NC/SRM</td> <td>GTH</td> <td>Mar 14, 2017 @ 17:00 am</td> <td>16-805</td> </tr> </table>	Drawn by:	Checked by:	DATE:	PROJECT No.:	NC/SRM	GTH	Mar 14, 2017 @ 17:00 am	16-805	<p>3rd Line</p> <p>Township of Melancthon</p> <p>Rural Settlement</p> <p>2015 Orthophoto</p> <hr/> <p>Property of</p> <p>HUNTER and ASSOCIATES </p> <p>Environmental and Engineering Consultants</p> <p>Website: www.hunter-ga.com</p>
Drawn by:	Checked by:	DATE:	PROJECT No.:							
NC/SRM	GTH	Mar 14, 2017 @ 17:00 am	16-805							