

CHIPWOODS PARK COMMUNITY REVITALIZATION

476420 3RD LINE
PART OF LOT 8, CONCESSION 3,
TOWNSHIP OF MELANCTHON, COUNTY OF DUFFERIN



TOWNSHIP OF MELANCTHON - COUNCIL

MAY 15th, 2025





EXISTING CHIPWOODS PARK — SITE MAP

CHIPWOODS PARK



EXISTING CHIPWOODS PARK — SITE PHOTOS

CHIPWOODS PARK



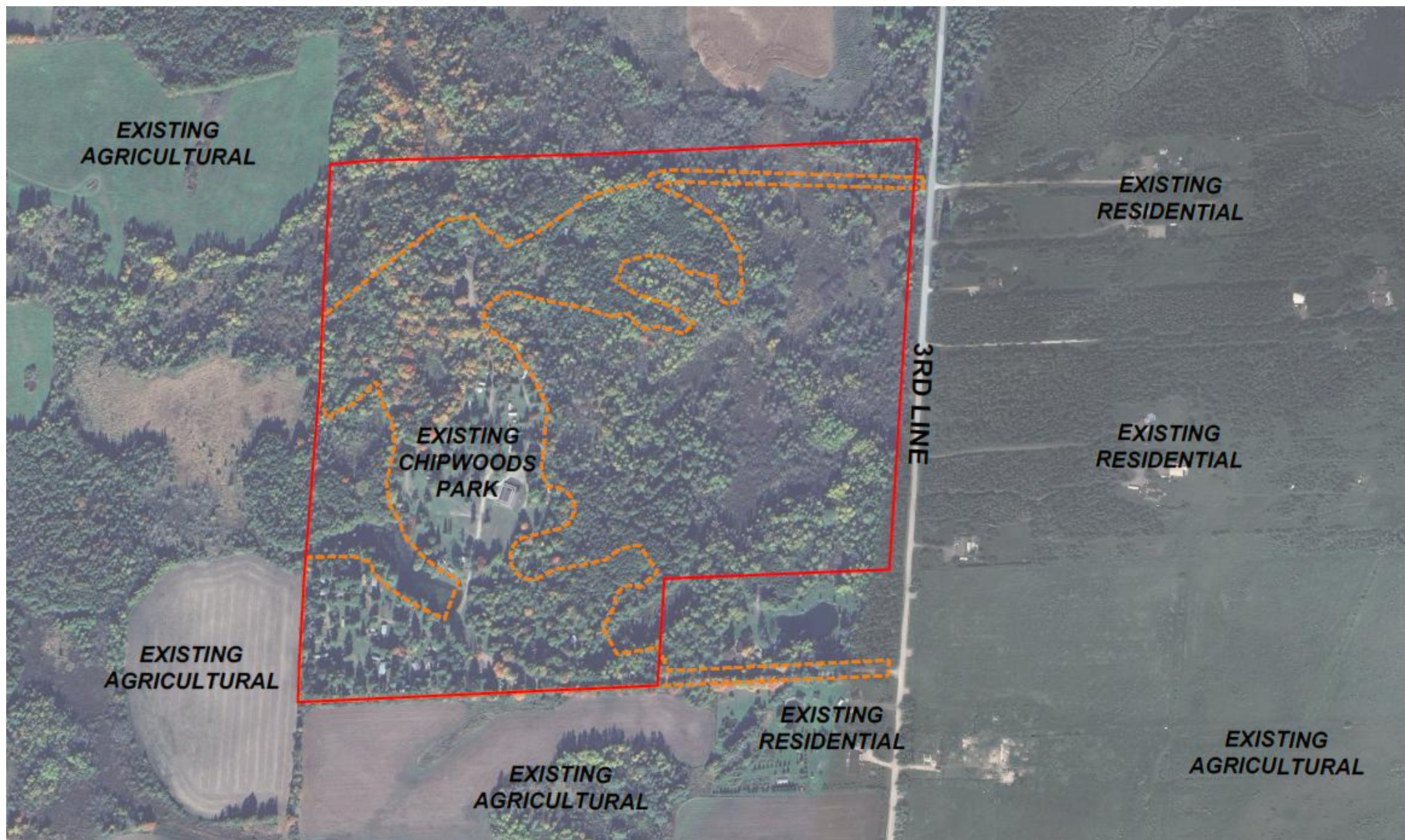
EXISTING CHIPWOODS PARK — SITE PHOTOS

CHIPWOODS PARK



EXISTING CHIPWOODS PARK — SITE PHOTOS


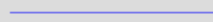
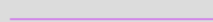
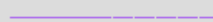
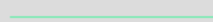
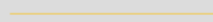

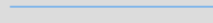
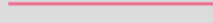
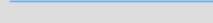
CHIPWOODS PARK



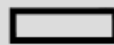
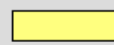


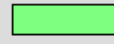



AERIAL CONTEXT PLAN / EXISTING DEVELOPED AREA

CHIPWOODS PARK

LEGEND

-  EXISTING WATERCOURSE
-  EXISTING WATER FEATURE (AZIMUTH)
-  ESTIMATED EX. REGIONAL FLOOD LINE (NVCA)
-  EX. REGIONAL FLOOD LINE BUFFER (6m)
-  WETLAND CONSTRAINT (AZIMUTH AUG)
-  WETLAND CONSTRAINT BUFFER (15m)
-  EXISTING DEVELOPED AREA
-  PERMANENT WATERCOURSE/DIRECT FISH HABITAT
-  WATERCOURSE/DIRECT FISH HABITAT BUFFER
-  DRAINAGE FEATURE/INDIRECT FISH HABITAT

SITE STATISTICS - PROPOSED

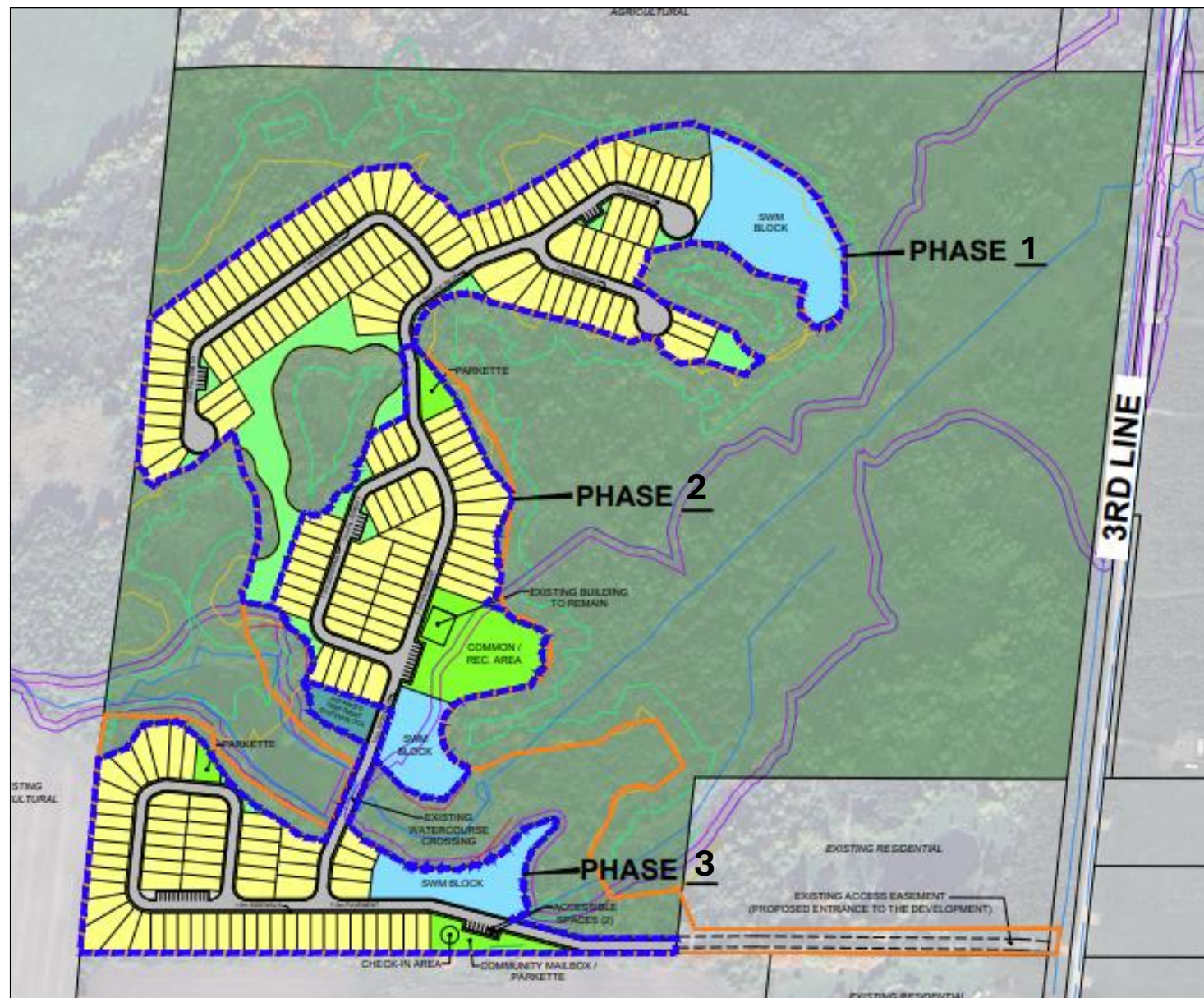
	TOTAL SITE AREA (GROSS):	37.38ha (92.37ac)
	NET SITE AREA*:	11.42ha (28.22ac) (30.5%)
	RESIDENTIAL AREA:	6.31ha (15.59ac)
	ROADS / SIDEWALKS:	2.06ha (5.09ac)
	AMENITY REC. AREAS / PARKETTES:	0.74ha (1.83ac)
	LANDSCAPE OPEN SPACE:	0.82ha (2.03ac)
	ADVANCED TREATMENT SYSTEM BLOCK:	0.11ha (0.27ac)
	SWM BLOCKS:	1.38ha (3.41ac)
	NATURAL HERITAGE SYSTEM:	25.96ha (64.15ac) (69.5%)

*NOTE: NET SITE AREA EXCLUDES NATURAL HERITAGE SYSTEM AREAS



CONCEPTUAL REDEVELOPMENT PLAN

CHIPWOODS PARK



PHASING PLAN

CHIPWOODS PARK

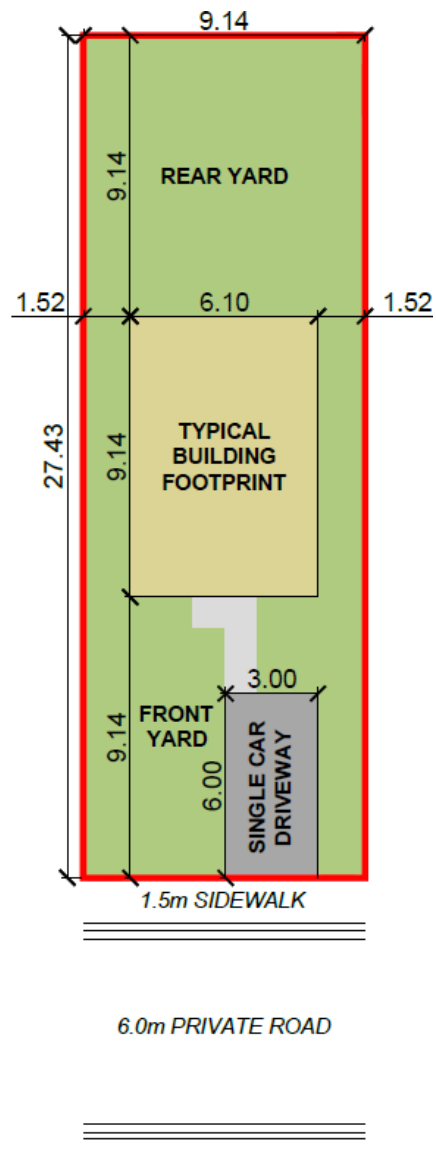


HOMES
CHIPWOODS PARK



HOMES
CHIPWOODS PARK

 **GSAI**
Glen Schnarr & Associates Inc.



LOT AREA:	251m ² (2,702ft ²)
LOT COVERAGE:	22.2%
BLDG. FOOTPRINT:	55.7m ² (600ft ²)
LANDSCAPED AREA:	177m ² (1,905ft ²)
LANDSCAPE %:	70.5%
MAX. HEIGHT:	6-7m
PARKING:	1 SPACE
FRONT YARD SETBACK:	9.14m
REAR YARD SETBACK:	9.14m
INT. YARD SETBACK:	1.5m

TYPICAL HOME SITING

CHIPWOODS PARK

1. Water

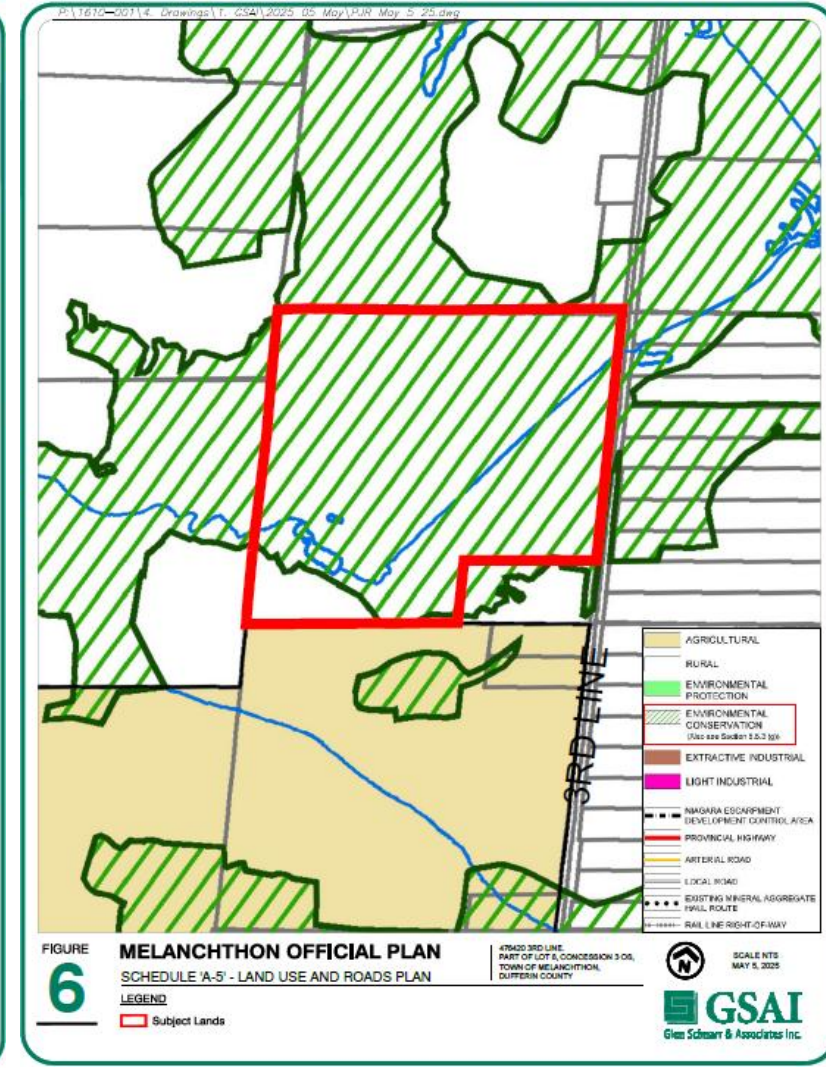
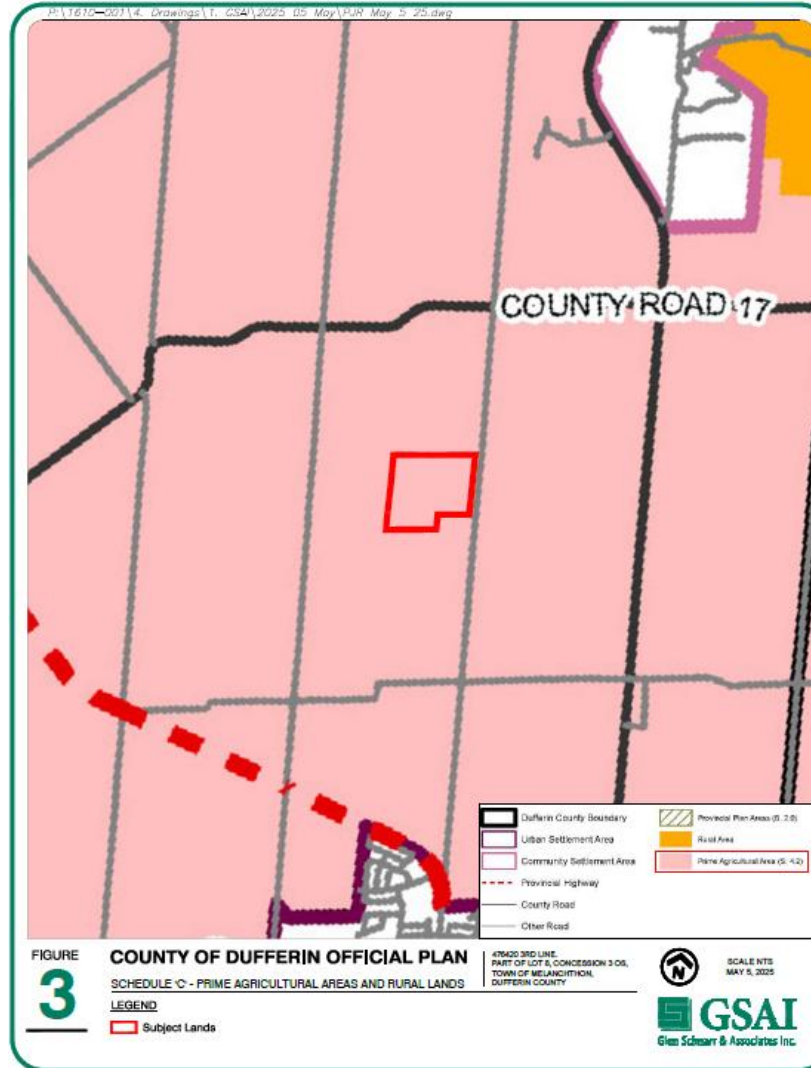
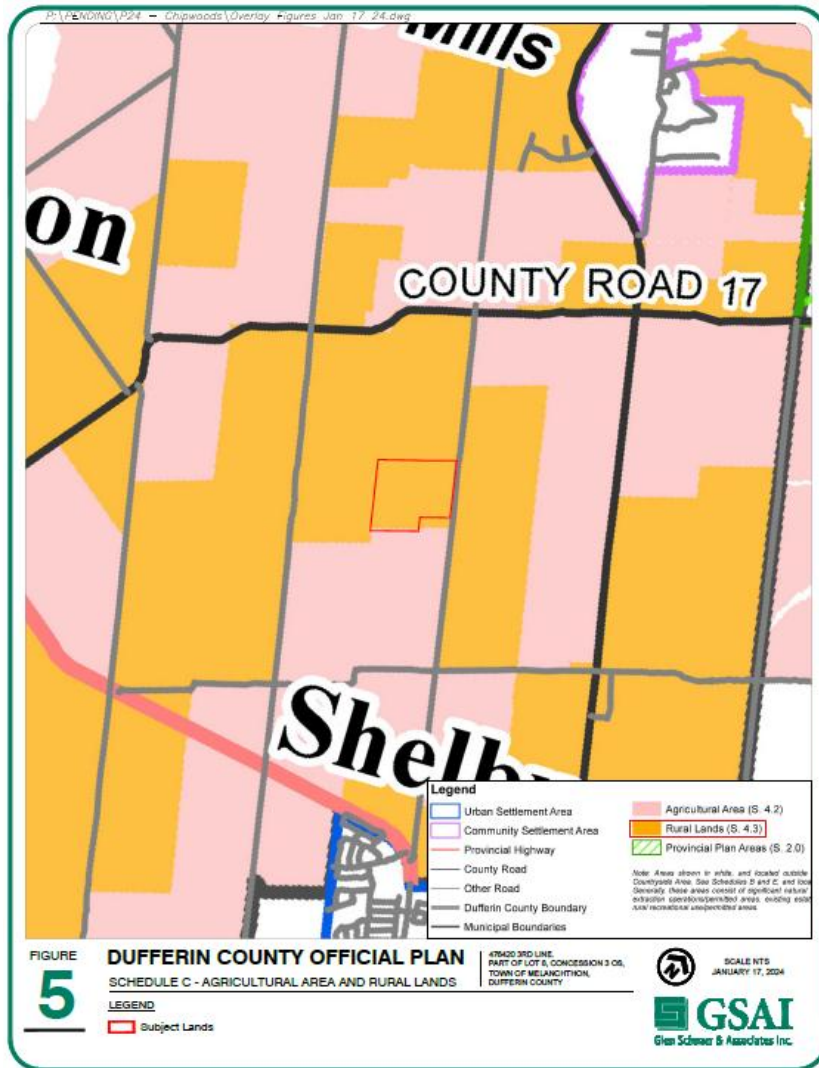
- Watermain distribution network and individual domestic service provided to each home
- Treatment system, well and pump house
- Decommissioning of existing wells

2. Sanitary

- Introduction of an advanced Sewage Treatment System
- Internal pipe network for collection and treatment of sanitary/sewage from each home
- Advanced treatment technologies – Newterra, Aslan Technologies
- Controlled release to existing Boyne River tributary in accordance with applicable Standards
- Remediation and removal of existing septic tanks and beds

3. Stormwater

- Existing stormwater flows uncontrolled to Boyne River tributary
- Impervious stormwater to be collected and quality-controlled in three stormwater ponds (north, middle and south) then discharged to the Boyne River tributaries
- Pre-development drainage maintained



PLANNING POLICIES

CHIPWOODS PARK

Sheldon Creek

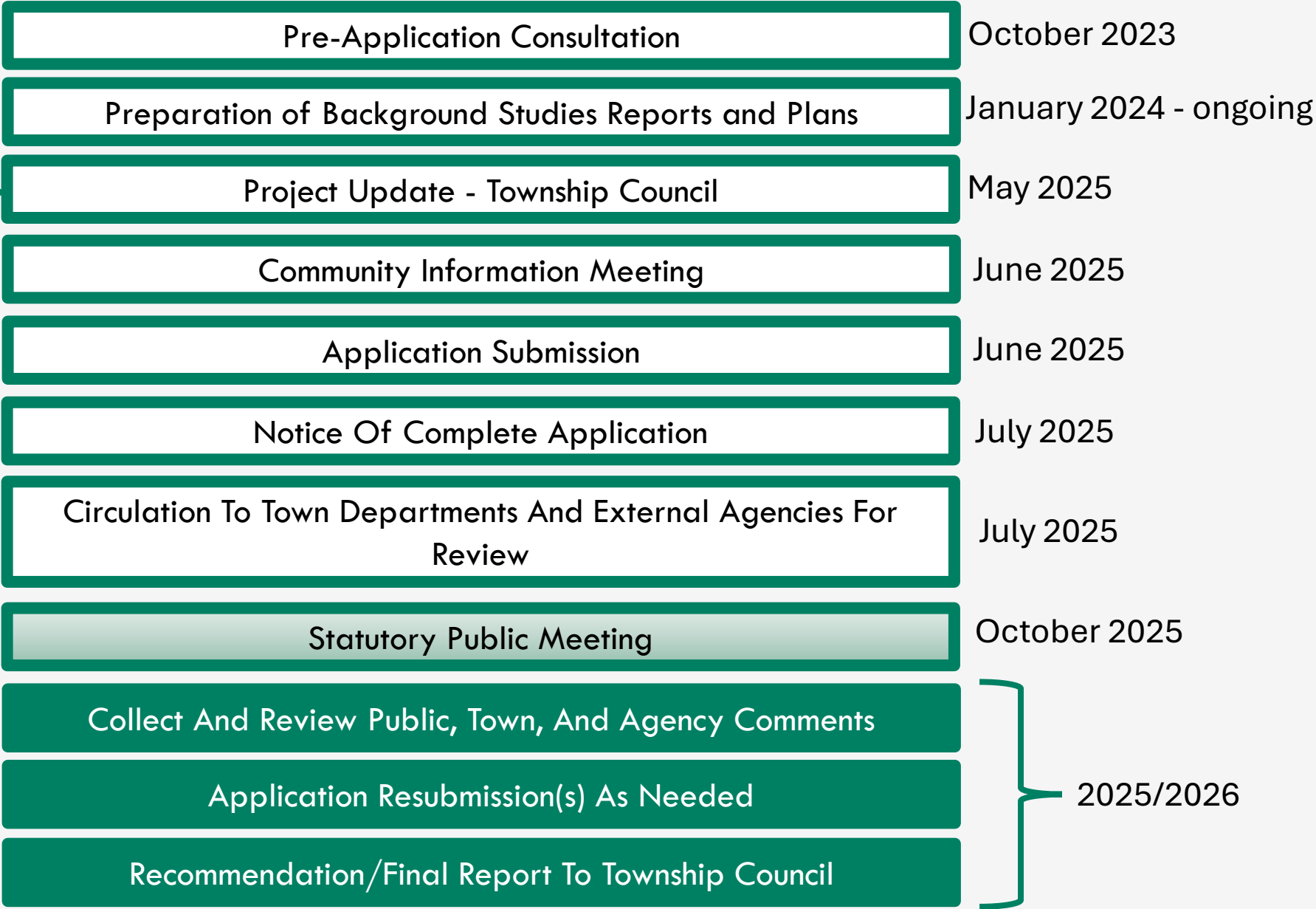
HOMES

A Division of Sheldon Creek Developments Inc.



SHELDON CREEK HOMES

**WE ARE
HERE**



THANK YOU



- **Strategic Plan**
 - Increase affordable and attainable housing options
- **Dufferin County 10 Year Housing and Homelessness Plan**
 - Address housing affordability, availability and equity
 - Better housing outcomes for low-to-moderate income households by helping to address affordability and income disparity
- **Master Housing Strategy**
 - Highlights the need for more diverse housing options
- **Official Plan**
 - Provide for sufficient, diverse and affordable housing opportunities
 - Consider innovate, alternative and appropriate residential development standards that may represent non-traditional housing



Dufferin County is a vibrant, caring, and welcoming community, built on a shared sense of purpose and a collaborative spirit. We also know that there is work ahead to address key social challenges and ensure that our most vulnerable community members have the supports they need when they need them. As a County, we will continue to collaborate with our local community partners and service providers who know our community best and drive the outcomes we seek: a community where everyone can thrive.

OUR GOALS

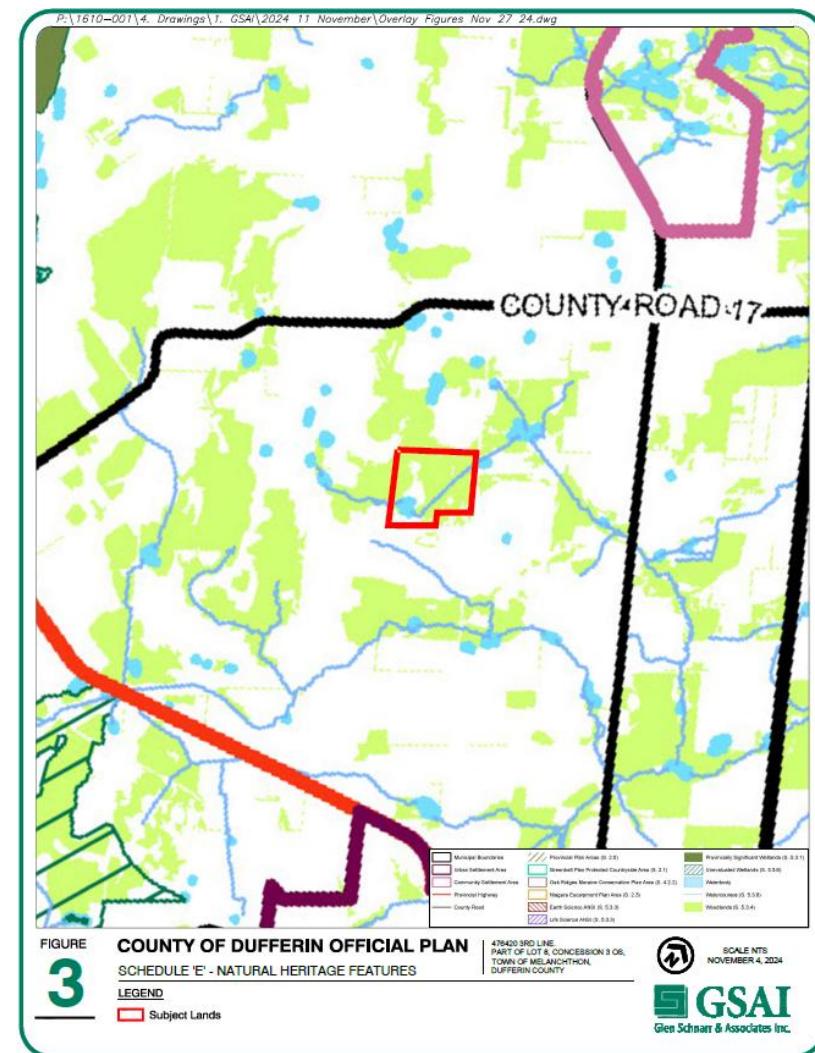
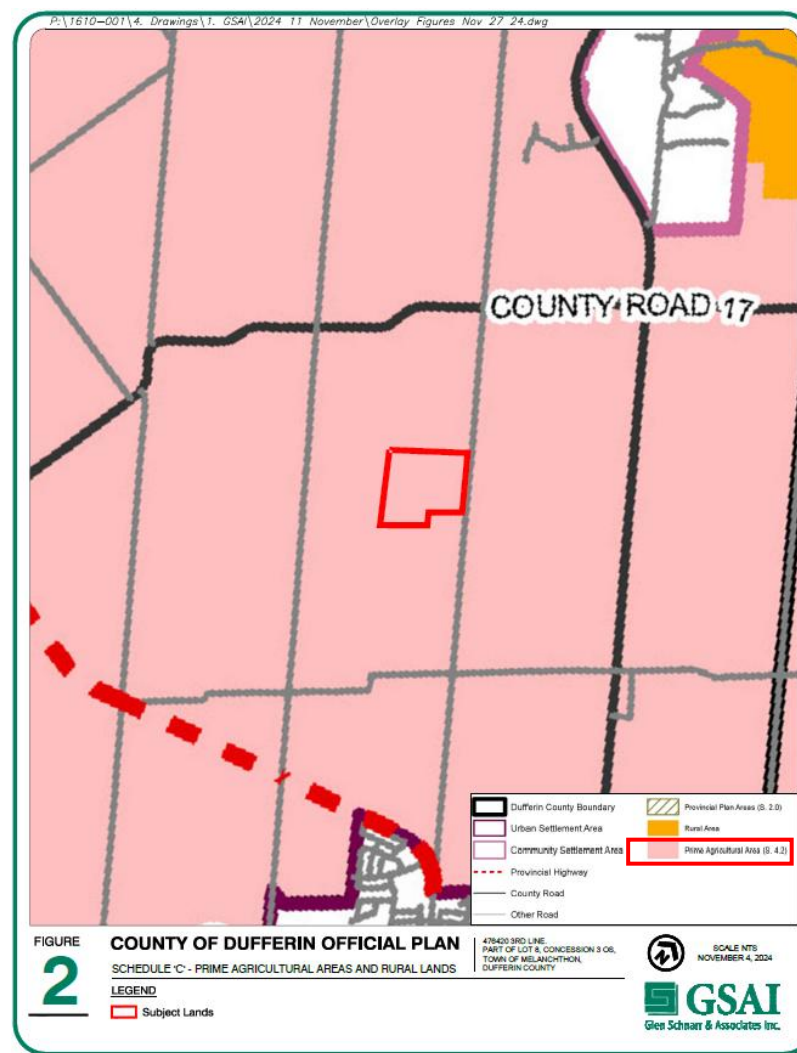
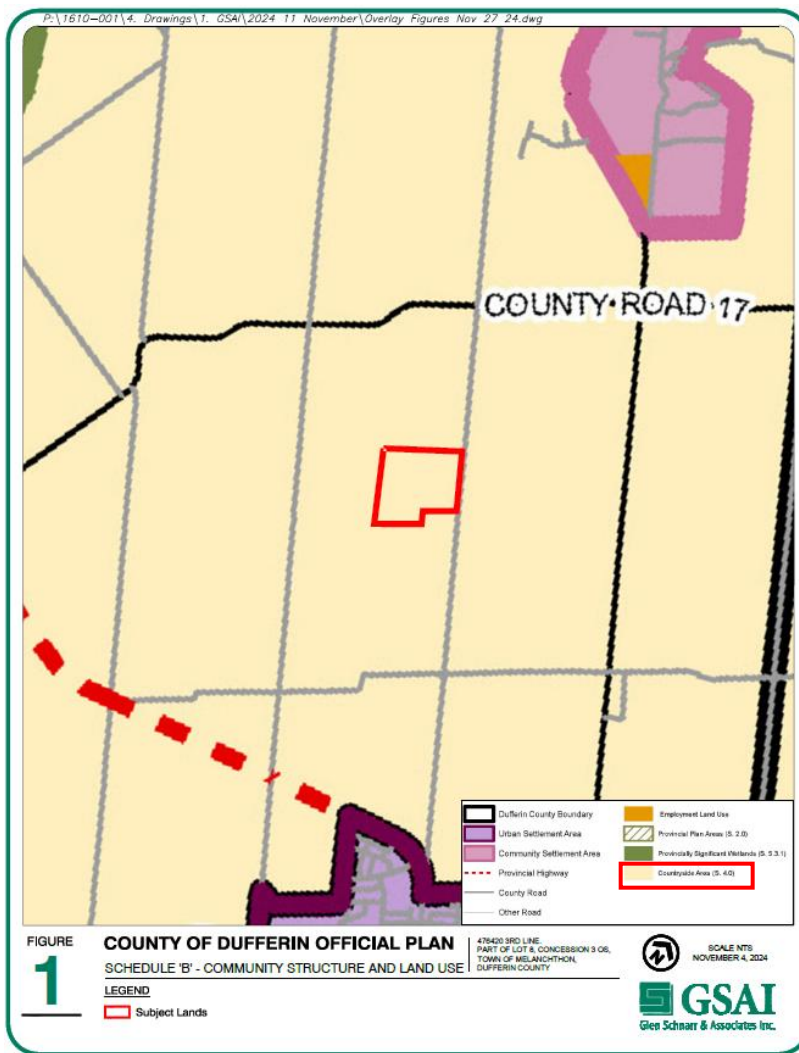
1. Increase affordable and attainable housing options

How can we achieve this goal?

- ∞ Develop County-wide Housing Strategy to address the following:
 - o Streamline planning policy and processes
 - o Increase supply for owners and renters
 - o Improve options to ensure appropriate housing that is adequate, accessible and affordable
 - o Address the need for supports for vulnerable populations

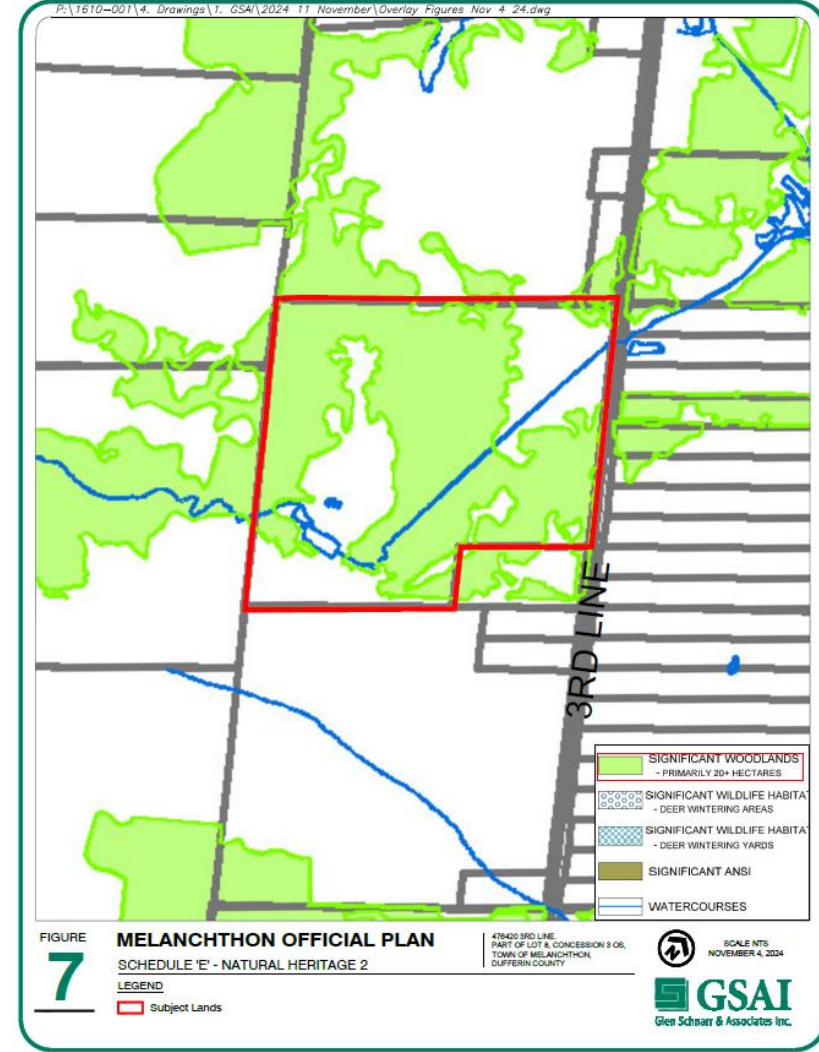
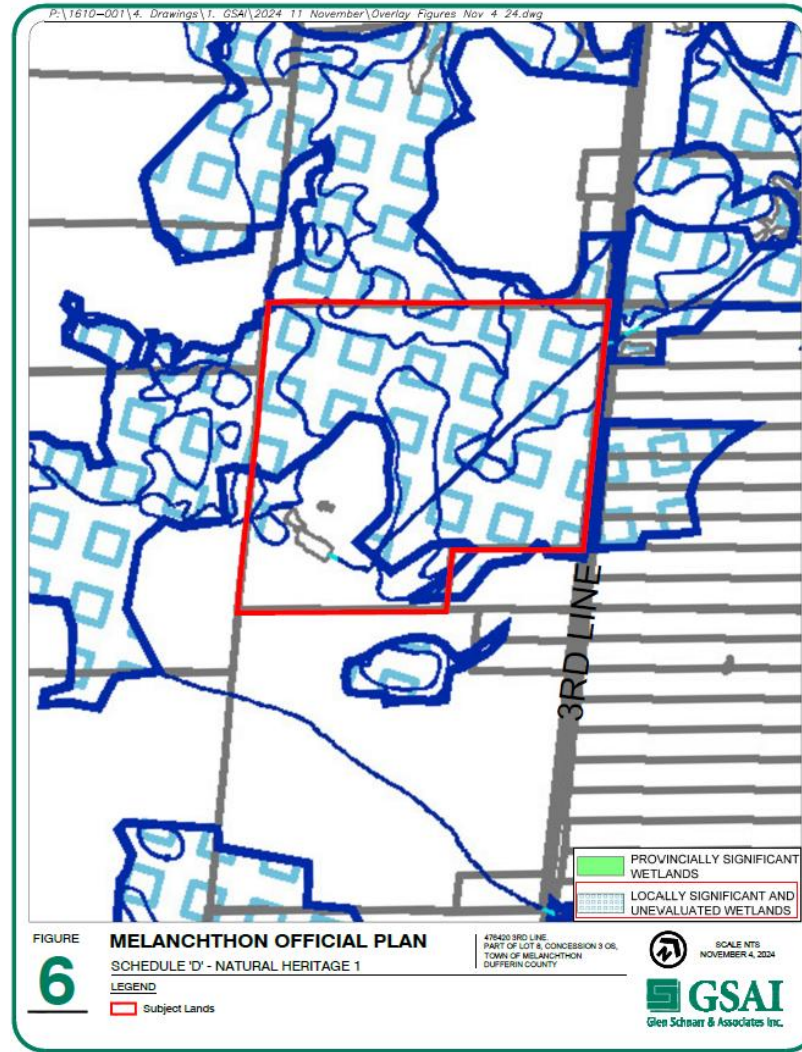
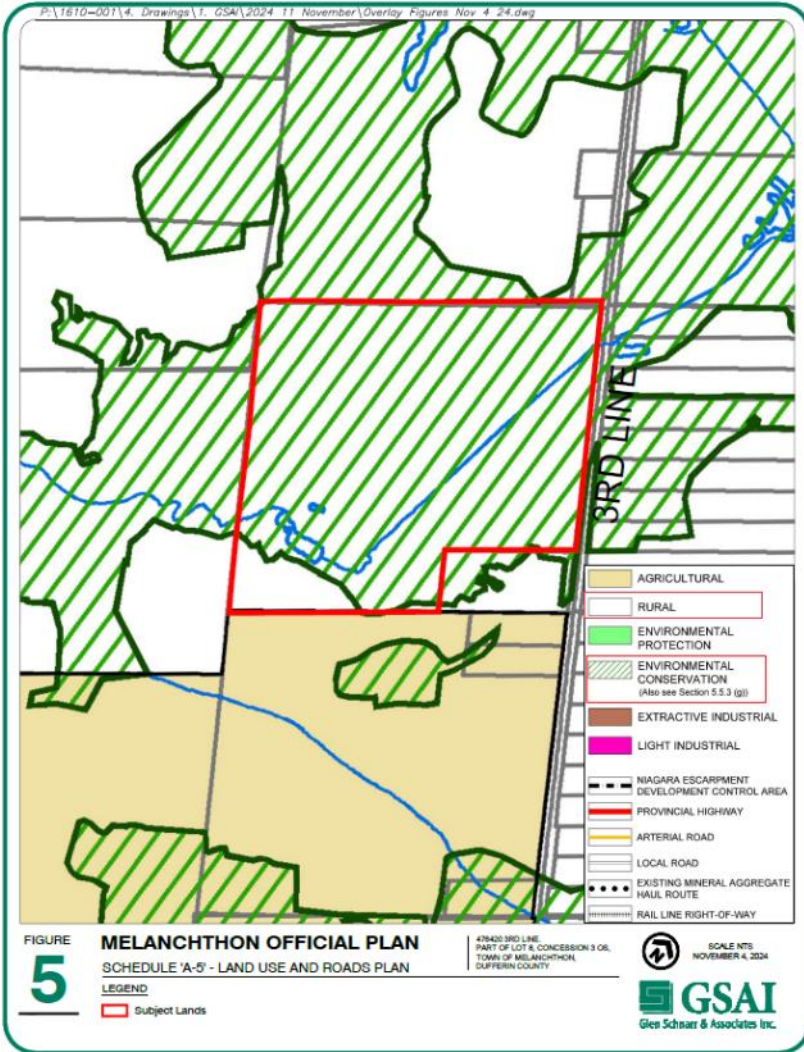
Measured by:

- ∞ Average affordability indicators for ownership and rental housing in the County and by municipality



COUNTY OF DUFFERIN OFFICIAL PLAN

CHIPWOODS PARK



TOWNSHIP OF MELANCHTHON OFFICIAL PLAN

CHIPWOODS PARK