



The Corporation of  
**THE TOWNSHIP OF MELANCTHON**  
157101 Highway 10, Melancthon, Ontario, L9V 2E6

**MEMORANDUM**

**Date:** January 15, 2026

**To:** Mayor White and Members of Council

**From:** Liam Morgan, Acting Planning Manager

**Report:** P2026-01

**Re:** Duivenvoorden Haulage Ltd. – 437138 and 437202 4<sup>th</sup> Line – Applications to Amend the Township Official Plan and Zoning By-law

**Recommendation(s)**

Be it resolved that Township of Melancthon Council receive Report P2026-01 as information;

And be it resolved that Township of Melancthon Council **defer** a decision on the jointly submitted Official Plan and Zoning By-law amendment applications for the properties municipally known as 437138 and 437202 4<sup>th</sup> Line, Melancthon and legally described as Part of the East Half of Lots 13 and 14, Concession 4 OS.

**Background**

On August 4<sup>th</sup>, 2021, Innovative Planning Solutions ('Applicant') submitted Official Plan and Zoning By-law Amendment applications on behalf of Duivenvoorden Haulage Limited ('Owner') for the lands municipally known as 437138 and 437202 4<sup>th</sup> Line in the Township of Melancthon. The purpose of these applications is to permit the expansion of an existing aggregate pit that currently operates on the adjacent parcel municipally known as 437138 4<sup>th</sup> Line as a Class 'A' Pit (Licence No. 3726) under the *Aggregate Resources Act*. In total, the proposed expansion would result in an additional 45 hectares (111 acres) of land to be licensed as an aggregate pit, with 34.5 hectares (85.2 acres) of that being utilized as the extraction area.

The joint application was initially presented to Council by the Township's previous planning consultant, Chris Jones of Municipal Planning Services Limited, on January 22<sup>nd</sup>, 2022. Through this report Council was provided with a preliminary synopsis of the technical materials submitted by the applicant and a general directive for how to proceed forward with the application. It was not the intent of that initial report to provide Council with a recommendation on whether the joint application should be approved or denied. Instead, Council was to decide whether the application could be deemed complete and, if so, provide directive to staff to begin the process of peer reviewing the technical materials.

Since the initial submission in August of 2021, the joint application and associated technical materials have been resubmitted by the applicant to the Township three (3) separate times. Each resubmission has been a result of additional comments and concerns brought forth by the Township, external agencies, and retained peer reviewers, which needed to be addressed by the applicant and their team. Further to that, the applicant also undertook a Public Open House on September 4<sup>th</sup>, 2024, as a means to provide the public the opportunity to gain a greater understanding on the proposal and voice any questions and/or concerns.

At this time, planning staff believe that all appropriate steps in the planning process have been taken by staff and the applicant and, as such, a recommendation report is to be presented to Council.

Intent of Current Report

The purpose of the following report is to provide Council with a recommendation on whether the jointly proposed Official Plan and Zoning By-law Amendments should be approved, denied, or deferred. It is the aim of this report to provide Council with a detailed historical overview of the application, an



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extensive policy analysis, and whether planning staff can recommend supporting the application as it is being presented currently. Using this report Council will be required to conclude whether a decision on the application can be made.

**Description of Subject Lands**

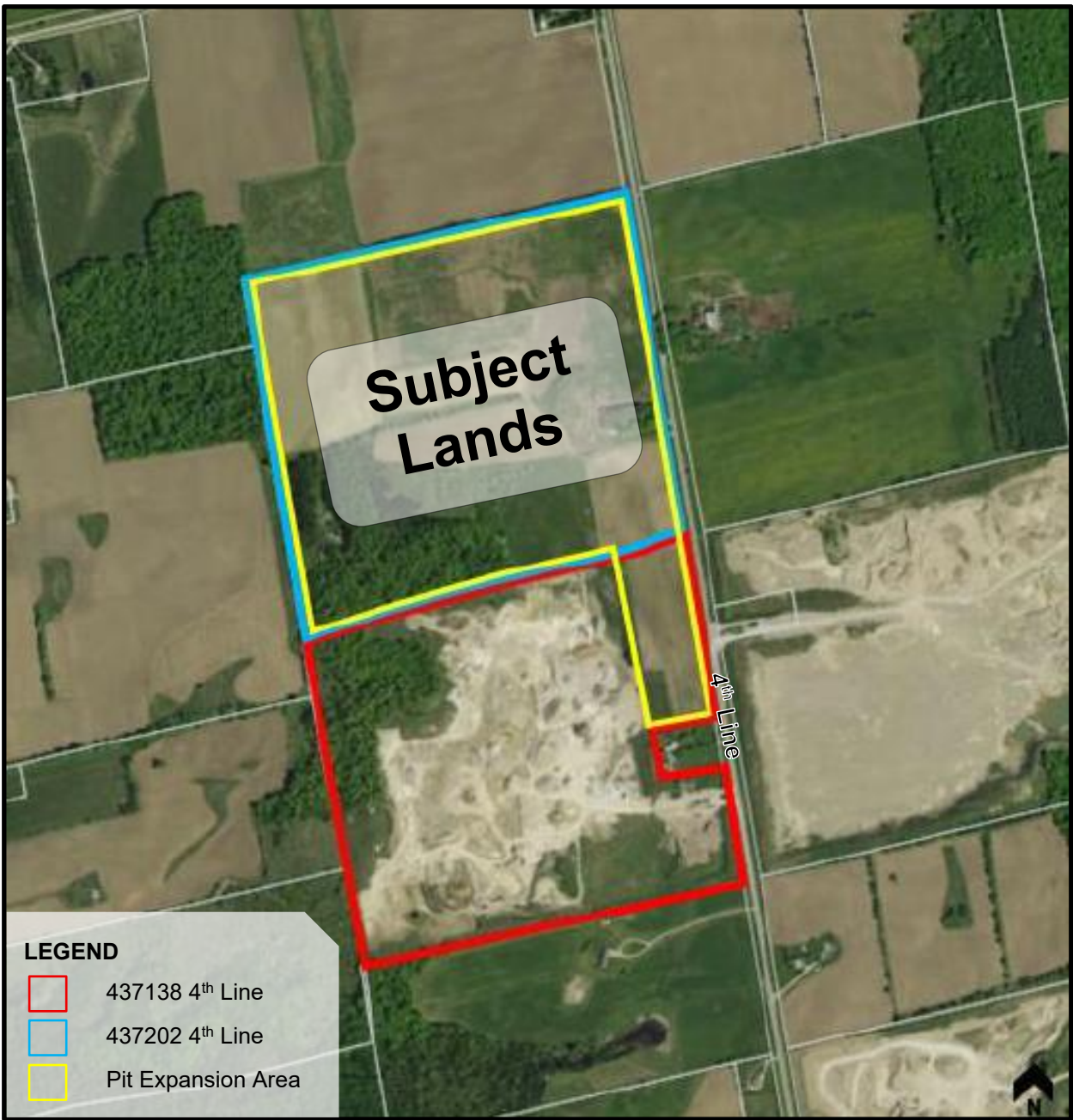
The lands subject to the planning applications are municipally known as 437138 and 437202 4<sup>th</sup> Line and legally described as East Part of Lot 13, Concession 4 O.S. and East Part of Lot 14, Concession 4 O.S., respectively.

The subject lands are approximately 45 hectares (111 acres) in total size, with a lot frontage of around 920 m (3,000 ft) onto 4<sup>th</sup> Line. Of that total size, it is proposed that the extraction area would be approximately 34.5 hectares (85.2 acres). The application does not currently propose any new road access points to the subject lands.

Surrounding land uses include existing mineral aggregate operations, prime agricultural lands, rural residential properties, and mature vegetative areas.

An aerial of the subject lands has been provided for reference below in *Figure 1*.

**Figure 1: Aerial of Subject Lands**





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### **Application Details**

The owner currently operates an aggregate pit on the lands municipally known as 437138 4<sup>th</sup> Line. This operation has an authorized extractive area of 28.35 hectares (70 acres) and a maximum annual tonnage of 199,550. At this time, the applicant has indicated that approximately 500,000 tones of material remains or around 3-5 years of operations for the existing licenced site.

Given that the extractive potential of the existing aggregate site is likely close to being maximized, the owner seeks to expand aggregate operations into other areas of land. Those areas of land include a 4.45-hectare (11 acre) parcel at the front of the lands subject to the existing operations and 40.1-hectare (99 acre) parcel that is directly adjacent to the existing operations (437202 4<sup>th</sup> Line). It is understood that the entire 45 hectares (111 acres) will be licenced as an aggregate pit, with an annual extractive tonnage of 500,000 being established for both the existing and proposed operations.

To facilitate the proposed expansion, the owner was required to proceed forward with applications under two (2) distinct Acts – the *Planning Act* and *Aggregate Resources Act*. Details of the applications submitted under those two Acts are provided below.

#### *Aggregate Resources Act Application(s)*

The application under the *Aggregate Resources Act* allows the owner to receive a Class ‘A’ Licence for a Category 3 Pit (above the water table pit). Through email correspondence with the applicant on December 4<sup>th</sup>, 2025, it was indicated that the applicant still needs to satisfy several items prior to the application moving forward with the Ministry of Natural Resources.

#### *Planning Act Application(s)*

There are two (2) applications being submitted under the *Planning Act* – Official Plan Amendment and Zoning By-law Amendment. Details on those applications are outlined below.

*Official Plan Amendment* – Redesignate the subject lands from *Agricultural* and *Environmental Conservation* to *Extractive Industrial*.

*Zoning By-law Amendment* – Rezone the subject lands from *General Agricultural (A1)* to *Extractive Industrial – Exception (M2-XX)* and *Open Space Conservation (OS2)*.

### **Policy Overview**

In reviewing the application’s conformity with land use policy at the provincial, upper-tier, and lower-tier levels, it is important to take note of when the application was deemed complete. For context, once an application is deemed complete, the land use policies in-effect at the time of the complete application being issued are to be used throughout the entirety of the application review process. That said, any new or updated land use policies that come into effect after the application has been deemed complete are not applicable to the application. Given that the current application was declared complete in January of 2022, the land use policies in-effect at that time have been utilized in planning staff’s review of the proposed development.

#### *Provincial Policy Statement, 2020*

The *Provincial Policy Statement, 2020* (‘PPS, 2020’) was the Province’s guiding land use policy prior to the implementation of the new *Provincial Planning Statement, 2024* (‘PPS, 2024’), which replaced both the PPS, 2020 and the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019* (‘Growth Plan’). The PPS, 2020 gave general directive on how land use and development should occur in Ontario both in the short-and-long-term. Provided below are policies of the PPS, 2020 that are applicable to the current application, and were relied upon by planning staff in their review of the proposed development and associated Official Plan and Zoning By-law amendments.



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### Rural Areas in Municipalities

Section 1.1.4.1 (i) – Healthy, integrated and viable rural areas should be supported by providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.

### Natural Heritage

Section 2.1.1 – Natural heritage features and areas shall be protected for the long term.

Section 2.1.5 (b) – Development and site alteration shall not be permitted in *significant woodlands* unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Section 2.1.7 – Development and site alteration shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with provincial and federal requirements.

### Agriculture

Section 2.3.1 – Prime agricultural areas shall be protected for long-term use for agriculture.

Section 2.3.6.1 (a) – Planning authorities may only permit non-agricultural uses in prime agricultural areas for extraction of minerals, petroleum resources, and mineral aggregate resources.

Section 2.3.6.2 – Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

### Mineral Aggregates Resources

Section 2.5.2.2 – Extraction shall be undertaken in a manner which minimizes social, economic, and environmental impacts.

Section 2.5.3.1 - Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

Section 2.5.4.1 - In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition.

### Cultural Heritage and Archaeology

Section 2.6.1 – Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Section 2.6.2 - Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

### *County of Dufferin Official Plan, 2015*

The *Dufferin County Official Plan, 2015* ('DCOP, 2015') previously offered overarching policy direction for land use and development matters for the entirety of Dufferin County. Since DCOP, 2015 was adopted, the County of Dufferin undertook a Municipal Comprehensive Review (MCR) process that was finalized in August of 2025, and, in turn, meant the replacement of DCOP, 2015. Similar to that of the PPS, 2020, however, the current application was submitted during the time when the DCOP, 2015





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was in-effect and, as a result, the policies of the DCOP, 2015 are to be utilized. Notable policies of relevance to the current application are provided below.

Cultural Heritage

Section 3.10.1 (a) – Significant built heritage resources and significant cultural heritage landscapes will be conserved.

Section 3.10.2 (b) – Development and site alteration will not be permitted on lands containing archaeological resources or areas or archaeological potential unless significant archaeological resources have been conserved.

Section 3.10.2 (c) – Archeological assessments carried out by consultant archaeologists licensed under the Ontario Heritage Act, will be required as a condition of any development proposal affecting areas containing a known archaeological site or considered an area of archaeological potential.

Section 3.10.3 (d) - Archaeological assessment reports prepared by licensed consultant archaeologists are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Ministry of Tourism, Culture and Sport, as well as the terms and conditions of an archaeological licence under the Ontario Heritage Act.

Agricultural Areas

Section 4.2.1 (f) – The objectives of the Agricultural Area designation are to preserve and promote the agricultural and rural character of the County.

Section 4.2.3.1 – ...Non-agricultural uses may only be permitted in agricultural areas for the extraction of minerals, petroleum resources, and mineral aggregate resources. Limited non-residential, including new or expanding recreational uses, may only be permitted in agricultural areas subject to the submission of appropriate studies, including an Agricultural Impact Assessment, provided that all of the following are demonstrated:

- i. there is a need within the planning horizon of this Plan for the proposed use;
- ii. the lands do not comprise a specialty crop area;
- iii. alternative locations have been evaluated and,
  - a. there are clearly no other reasonable alternatives that are outside of prime agricultural areas; and
  - b. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands;
- iv. the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby urban areas;
- v. the proposed use complies with the required MDS I setback distances; and,
- vi. impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands will be minimized to the extent feasible.

The extraction of minerals, petroleum resources, and mineral aggregate resources in prime agricultural areas, are permitted in accordance with the policies of Section 4.4.



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Section 4.4.2 – The extraction of mineral aggregate resources will be undertaken in a manner which minimizes social, economic, and environmental impacts and the appropriate use and management of mineral aggregate resources.

Section 4.4.2 (a) – ...Mineral aggregate resources will be protected for long-term use. Significant mineral aggregate resources are identified on Schedule D, which include significant sand and gravel resources and bedrock mineral aggregate resource areas.

Section 4.4.2.1 (a) – New mineral aggregate resource operations or any expansion to an existing mineral aggregate resource operation that extends beyond the lands identified in the local municipal official plan will require an amendment to the local municipal official plan, and will conform to the policies of this Plan and the local municipal official plan. An amendment to this Plan will not be required for new or expanding mineral resource operations.

Section 4.4.2.1 (d) – In considering new mineral aggregate resource operations or any expansion to an existing mineral aggregate resource operation, the County and local municipality will be satisfied that prior to approval of a local municipal official plan amendment that impacts are minimized with respect to the following:

- i. Surrounding land uses and siting of extraction operations, including demonstrating compatibility with the rural character and landscape, including visual impacts;
- ii. Surrounding sensitive uses through adequate buffering, screening, and other mitigation measures;
- iii. Transportation *infrastructure*, particularly as it relates to County Roads and Provincial Highways;
- iv. Surface water and groundwater quality and quantity, provincially significant natural features, natural heritage features and areas, and the environment;
- v. Social and community considerations;
- vi. Cultural heritage and archaeological resources;
- vii. Noise, dust and vibration, in accordance with Provincial Standards;
- viii. The removal and placement of fill, topsoil or overburden;
- ix. Demonstration that the final rehabilitation plan is consistent with the policies of this Plan and the local municipal official plan;
- x. Other matters identified by the Province, County, or local municipality, or identified in the local municipal official plan; and
- xi. Requirements under the *Aggregate Resources Act*.

Section 4.4.2.2 (c) - In prime agricultural areas, on prime agricultural land the extraction of mineral aggregate resources is permitted as an interim use provided the site will be rehabilitated back to an agricultural condition. Complete rehabilitation back to an agricultural condition is not required if:

- i. There is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;



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- ii. Other mineral aggregate resource extraction alternatives have been considered by the proponent and found unsuitable. The consideration of other mineral aggregate resource extraction alternatives will include mineral aggregate resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as settlement areas, and, resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands will be protected in this order of priority: Canada Land Inventory Class 1, 2 and 3 lands; and
- iii. Agricultural rehabilitation in remaining areas is maximized.

Natural Heritage Features and Functions

Section 5.3 – The County encourages the protection, restoration, or where possible, enhancement of natural heritage features and associated functions.

Section 5.3.2 – Development and site alteration will not be permitted in or adjacent to habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements.

Section 5.3.4 – Development and site alteration will not be permitted within or adjacent to significant woodlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Study (EIS).

Section 5.3.8 – It is the intent of this Plan to protect natural watercourses from incompatible development to minimize the impacts of such development on their function.

Water Resources and Source Water Protection

Section 5.4.1 (d) – The County and local municipalities will encourage the protection and restoration of natural heritage features and areas to improve the quality and quantity of water.

Section 5.4.2 (c) – Prior to the approval of development applications within designated vulnerable areas, the proponents shall demonstrate to the satisfaction of the County, local municipality, Conservation Authority, and Province, where necessary, that the quality and quantity of municipal drinking water sources will not be negatively impacted.

Human-Made Hazards

Section 6.3.5 (c) – Only those new commercial or employment uses that can meet the Ministry of the Environment's sound level criteria will be permitted.

Section 6.3.5 (d) – The development of new employment uses, and sensitive land uses will have regard for the Ministry of the Environment guidelines respecting separation distances between industrial uses and sensitive land uses.

*Township of Melancthon Official Plan*

The Township Official Plan was approved by the Ministry of Municipal Affairs and Housing in March of 2015, and was the in-effect policy during the time when this application was initially submitted. As such, this guiding land use document, and all applicable land use policies, were utilized when reviewing the current application for an aggregate pit expansion.



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Mineral Aggregate Resources Objectives

Section 2.2.5 (a) – To protect as much as is realistically possible of the Township's primary mineral aggregate resources in the context of all applicable planning policies.

Section 2.2.5 (b) - To protect existing mineral aggregate operations from uses that would hinder or preclude their continued use or expansion or would be incompatible with such operations.

Section 2.2.5 (c) - To minimize any negative impacts of new or expanded mineral aggregate operations on the environment, on existing, approved or permitted land uses, and on the area's rural character.

Section 2.2.5 (d) - To encourage mineral aggregate resources conservation, whenever feasible, including through the use of accessory recycling facilities within operations.

Cultural Heritage Resources Objectives

Section 2.2.6 (a) – To conserve significant cultural and built heritage features such as historically or architecturally important buildings or structures.

Section 2.2.6 (d) – To control development in areas having archaeological resources or archaeological potential to ensure that those resources are documented and respected in the development process.

Section 2.2.6 (e) – To ensure that all significant cultural heritage resources in the municipality are managed in a manner which perpetuates their use while maintaining their heritage value, integrity and benefit to the community.

Natural Environment

Section 3.4.1 (c) – In the following natural heritage features and areas development or site alteration within the Environmental Conservation overlay designation may be permitted in compliance with the underlying land use designation provided there is also compliance with the environment related policies of section 5.5:

- i. Locally significant and unevaluated wetlands;
- ii. Significant woodlands
- iii. Significant wildlife habitat
- iv. Areas of natural and scientific interest (ANSI);
- v. Habitat of endangered species and threatened species;
- vi. Fish habitat.

Section 3.4.1 (d) – Where more than one of these natural features and areas are found on a site, the more restrictive policies shall apply.

Section 3.4.2 (f) – Any approval of the proposed development or site alteration shall be subject to the findings and recommendations of the EIS in addition to compliance with any other related policies of this Plan.

Section 3.4.3 (g) – Should the review of an EIS determine that natural heritage features and areas or other important features of the natural environment such as groundwater resources cannot be suitably protected, the development or site alteration will not be approved.





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### Cultural Heritage Resources

Section 3.8 (f) - Development and site alteration on lands containing archeological resources or areas of archaeological potential shall only be permitted if the significant archeological resources have been conserved by removal or documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site will be permitted.

Section 3.8 (j) - Development on lands containing significant archaeological or other cultural heritage resources shall avoid or appropriately address these resources. Where an area is identified as having archaeological potential, an assessment by a qualified professional shall be carried out prior to any development occurring. Any development approval shall reflect the findings and recommendations of the archeological assessment.

### Mineral Aggregate Resources

Section 3.17.1 (i) - In the context of this background and general policy framework, the policy structure found in section 3.17.2 below applies to the development of new or significantly expanded mineral aggregate operations and other land uses in the primary mineral aggregate resource areas. It consists of three principal components:

- i. new or expanded mineral aggregate operations will be permitted only by an amendment to this Plan in compliance with all applicable policies;
- ii. within areas either designated “Agricultural” or used for agriculture in the “Rural” designation, agriculture and the associated uses shall continue to be permitted and shall have the highest priority in such areas, although mineral aggregate operations may be permitted as interim uses on a site specific basis where there is documented compliance with the applicable policies and criteria of this Plan, including the provisions of clause ii above and subsections 5.6.2(k) and (m) in the Extractive Industrial section of this Plan; and,
- iii. within primary mineral aggregate resource areas as shown on Schedule H or on the adjacent lands, except for uses that are permitted in the applicable Agricultural designation and are therefore also permitted in the Rural designation, all proposed uses that could adversely affect the potential for future mineral aggregate operations will have to be fully justified in terms of specific policy criteria.

Section 3.17.2 (b) - New mineral resource operations or any expansion of an existing mineral aggregate operation will be permitted only through an amendment to this Plan and only in compliance with the following policies and all other applicable policies of this Plan.

Section 3.17.2 (c) - Any such amendment to this Plan for a new mineral aggregate operation or any expansion of an existing mineral aggregate operation that extends beyond its designated area shall comply with the policies of section 5.6, Extractive Industrial, all water resource related policies of this Plan and all other applicable policies.

Section 3.17.2 (d) - New mineral aggregate operations, and the associated amendments to this Plan, may be permitted only within those parts of the primary mineral aggregate resource areas that are designated Agricultural or Rural. The following policies shall apply in such areas in addition to the applicable land use policies for those designations and any other related policies of this Plan.

Section 3.17.2 (e) - Agriculture and its associated uses remain the primary land use within those parts of the primary mineral aggregate resource areas designated Agricultural. Agriculture and



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its associated uses remain the highest priority in such areas. If a new or expanded mineral aggregate operation is proposed in such areas, it may be permitted in conformity with the policies of subsections 5.6.2(k) and (m) in the Extractive Industrial section of this Plan, all other policies of section 5.6.2, subsection 5.2.2(b) and the other applicable policies of this Plan.

### Water Resources Planning Objectives

Section 4.2 (a) - The following are the Plan's water resources related planning objectives.

- i. To protect, improve or restore the quality and quantity of ground water and surface water and the function of sensitive ground water recharge/discharge areas, aquifers and headwaters.
- iv. To regulate and limit land uses in the vicinity of natural watercourses to protect their ecological functions.
- xii. To protect surface and groundwater quality through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and, where possible under applicable legislation, activities within wellhead protection areas and in areas overlying vulnerable aquifers.
- xiii. To ensure that development does not alter groundwater levels to the detriment of surrounding users and resources.
- xv. To protect the hydrogeological functions of the groundwater and surface water systems in the Township.

### Groundwater Protection and Management

Section 4.4 (b) - ... Specifically it is the Township's intent that land use development and the development of groundwater resources will not:

- i. Significantly alter groundwater recharge or discharge;
- ii. Impair groundwater or surface water quality, or
- iii. Negatively impact groundwater supplies.

Section 4.4.1 (c) - The following policies are intended to apply an appropriate level of protection for such aquifers and thereby implement this Plan's many related and fundamental planning policies and objectives. These policies shall apply with regard to the aquifer vulnerability mapping as shown on Schedule G.

- i. Within the areas classified as "High Vulnerability" on Schedule G, any development proposal having the potential to adversely affect groundwater resources shall be required to provide an assessment of groundwater impacts in compliance with all related policies of this Plan.
- ii. Approval for such development shall be given only if comprehensive, substantiated documentation confirms that there will be no negative effects on the quantity or quality of groundwater.

### Agricultural

Section 5.2.2 (b) – Agricultural uses shall be given priority over all other uses with the exception of:



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- ii. New or expanded *mineral aggregate operations*, on the basis of a site specific interim use related amendment to this Plan, and wayside pits and quarries where either of these types of uses can be justified in terms of their compliance with the applicable policies of sections 3.17, 3.18, and 5.6 including the policies of subsections 5.6.2(k) and (m) in the Extractive Industrial section of this Plan, and all other policies of this Plan.

Environmental Conservation

Section 5.5 (b) - The Environmental Conservation overlay designation on the Land Use and Road Plan schedules to this Plan, being the A, B and C Schedules, includes or is intended to include the following natural heritage features and areas:

- i. Locally significant and unevaluated wetlands;
- ii. Significant woodlands;
- iii. Significant wildlife habitat;
- iv. Significant areas of natural or scientific interest (ANSIs);
- v. Habitat of endangered species and threatened species; and,
- vi. Fish habitat.

Section 5.5.2 (g) – The width of the adjacent lands associated with the *significant woodland* area included in the Environmental Conservation overlay designation is 120 metres. The following policies shall apply to these adjacent lands.

- i. Development, including the creation of new lots, may be permitted on adjacent lands only if it will not have any negative impacts on the nearby natural heritage features and areas recognized by the application of the Environmental Conservation overlay designation, or their ecological function.
- iv. Development on adjacent lands may be subject to site plan control.

Section 5.5.2 (o) - The policies of section 3.4.2 with regard to assessing environmental impact shall apply to any development or site alteration within significant woodlands. Environmental impact documentation may also be required for any development on adjacent lands to significant woodlands. The construction of a dwelling or accessory buildings to a dwelling on such adjacent lands may not require an assessment of environmental impact.

Section 5.5.2 (p) - Proposed development or site alteration in significant woodlands may be subject to site plan control and have a site plan agreement containing specific management details regarding the protection of existing trees.

Section 5.5.3 (b) - Development, and site alteration, other than that specifically permitted by the policies of this section, section 3.5.1 and section 5.5.1, will be set back from watercourses in order to protect the natural features and functions of the watercourse and related lands, protect fish habitat, provide riparian habitat and minimize the risk to public safety and property.

Section 5.5.3 (e) - In general, development should be set back a minimum of 30 metres from a watercourse regardless of whether or not that watercourse is shown on the schedules to this Plan...



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Extractive Industrial

Section 5.6.1 (a) - The following uses shall be permitted within areas designated Extractive Industrial: mineral aggregate operations, mineral aggregate resource conservation, agriculture, forestry and non-intensive outdoor recreational uses.

Section 5.6.2 (c) - New mineral aggregate operations or the expansion of existing mineral aggregate operations beyond the area designated on the schedules to this Plan will require amendments to both this Plan and the Zoning By-law. Notwithstanding the applicable provisions of the Planning Act, as a minimum requirement, notification concerning such amendments shall be provided to all owners of properties within 400 metres of the subject land and to all owners of properties fronting on that portion of the proposed aggregate haul route that follows local Township roads. In view of the significance of most proposed mineral aggregate operations, newspaper notices also will be used for any quarry proposal and for most sand and/or gravel pit proposals.

Section 5.6.2 (g) - Applications for Official Plan or Zoning By-law amendments to permit new or expanded mineral aggregate operations will be evaluated on a case by case basis to determine the best haul route.

Section 5.6.2 (h) - As referenced in section 6.2, the function of Provincial Highways and County Roads is to carry large volumes of traffic. Since part of that traffic includes trucks transporting mineral aggregate these roads function, in part, as mineral aggregate haul routes. Conversely, this is not a normal function of a local Township road. Where such roads have been used as such haul routes they have, therefore, been so designated on the attached schedules. The designation of additional Township road sections as Mineral Aggregate Haul Routes beyond those referenced in subsection (g) above shall occur only through inclusion in an amendment to this Plan for the associated new or expanded mineral aggregate operation as required under subsection 5.6.2(c) above.

Section 5.6.2 (k) - Where a new or expanded mineral aggregate operation is proposed for a site either within the Agricultural designation, such use may be permitted only if documentation has been provided demonstrating to Council's satisfaction that there is conformity with the following criteria and policies, in addition to all other applicable policies of this Plan.

- i. The use shall be interim in nature;
- ii. The site will be progressively rehabilitated to an agricultural condition;
- iii. Complete rehabilitation to an agricultural condition is not required if:
  - outside of a specialty crop area, there is a substantial quantity of mineral aggregate resources below the water table warranting extraction or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
  - in a specialty crop area, there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;
  - other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as settlement areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other





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alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3 land; and,

- Agricultural rehabilitation in remaining areas is maximized.

- iv. Impacts on surrounding agricultural operations and lands are to be mitigated to the extent possible.

Section 5.6.2 (m) - Council will thoroughly review and evaluate any complete application for an Official Plan amendment to permit a new or expanded mineral aggregate operation. As deemed appropriate by Council, any or all materials provided in support of any such amendment will be peer reviewed, at the applicant's expense, by suitably qualified experts to determine, among other things, their technical validity and compliance with applicable standards and requirements.

Section 5.6.2 (n) – Council will proceed with the required amendment to this Plan only when the applicant has satisfactorily demonstrated that the proposal will not have any negative impacts. The applicant also shall have entered into an agreement with the Township to protect all nearby private wells and, if there is any loss of quantity or quality of water, to be responsible for either restoring those wells to their original working conditions or replacing them.

Section 5.6.2 (p) - In addition to any other policies of this Plan and the requirements of other agencies, the following policies shall apply with regard to designated Mineral Aggregate Haul Routes and the traffic impacts resulting from mineral aggregate operations.

- i. All extractive industrial related traffic shall utilize Provincial Highways, Arterial Roads and, where necessary, the designated Mineral Aggregate Haul Routes on Township roads as shown on the schedules to this Plan. New Mineral Aggregate Haul Routes may be designated through the policies of subsection 5.6.2(h) above.
- ii. Whenever possible, the use of internal traffic connections between abutting or adjacent mineral aggregate operations will be encouraged to minimize the number of accesses and the length of travel on the identified haul routes.
- iii. Any new or expanded mineral aggregate operation proposed on a designated or proposed Mineral Aggregate Haul Route shall provide a Traffic Impact Study, prepared in accordance with the applicable policies of sections 6.2.5 and 6.2.6 of this Plan, documenting the potential impacts on the designated or proposed haul routes and identifying the road improvements, if any, required to accommodate the additional projected traffic.
- iv. An applicant for an extractive industrial Official Plan amendment shall enter into an agreement with the municipality, in accordance with the policies of section 6.2.6 of this Plan, addressing such aspects as:
  - Routes to be used by trucks carrying aggregate;
  - Cost sharing agreements regarding capital improvements to, and maintenance of roads and other facilities as required by reason of the proposed extractive industrial development;
  - Phasing of such improvements, if appropriate;
  - A requirement to amend the agreement, if necessary, when there is a



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change in the mineral aggregate operation's licence that increases the tonnage limit; and,

- The provision of any required securities.
- v. Any expansion of an existing pit or quarry will require the execution of a new agreement with the municipality under the policies of this subsection and section 6.2.6.

Section 5.6.2 (q) - In order to preserve the area's rural and scenic character, mineral aggregate operations shall mitigate any visual impact with measures such as berms and vegetation that reflect the character of the Township's natural landscape. The following policies shall apply in this regard.

- i. A visual impact study may be required to assess sensitive views, determine what landscape changes may result from the proposed extractive operation and identify required mitigation measures such as berms and landscaping.
- ii. The Township will ask the Ministry of Natural Resources to include provisions or features such as the following in the site, operational and rehabilitation plans for new pit licenses:
  - The use of small operational phases and progressive rehabilitation to limit the extent of the disturbed area;
  - Orienting the direction of extraction to minimize adverse impacts on views from *adjacent lands* and roads and from more distant view points;
  - The *development* of variable berms and mature vegetative screens prior to the commencement of the extractive operation in order to replicate the area's natural topography and soften or eliminate views of the excavation;
  - Utilization of offset entrances to screen the extractive operation from the abutting public road; and,
  - At the completion of the extractive industrial operation, full rehabilitation of the site to return it to a condition which complements its rural setting.<sup>3</sup>
- iii. The Township may require the applicant to enter into an agreement concerning the implementation of any Township required visual impact mitigation measures or site rehabilitation and monitoring requirements. Such agreements may include provisions requiring the applicant to provide financial securities to be used to rectify any failures with regard to these requirements.

Section 5.6.2 (r) - The Township may require an applicant for a mineral aggregate resources operation related planning amendment or may request the owner of an existing mineral aggregate resources operation to enter into or amend an agreement relating to such matters as are required to meet the policies of this Plan. Such an agreement may address items such as haul routes and the related improvements and maintenance, groundwater or other environmental monitoring, the rectification of any significant adverse impacts such as loss of quality or quantity of water in local wells, and the provision of financial securities to be used to address any failures in mitigation measures such as road improvements and maintenance, well replacement or site rehabilitation.

Section 5.6.2 (t) – Where an application is made to the Ministry of Natural Resources to amend



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the conditions of an existing license or site plan under the Aggregate Resources Act and the Minister has served notice of same on the Township:

- i. The applicant must demonstrate to the Township's satisfaction that the applicable requirements and policies of this Plan have been met; and,
- ii. The Township will, except for minor amendments to the license or site plan, hold a public information meeting before providing comments to the Ministry.

Section 5.6.2 (v) - Notwithstanding the provisions of subsection (u), any site consisting of prime agricultural land prior to the commencement of a mineral aggregate operation and originally within the Agricultural designation shall be restored to agricultural use in compliance with the policy of subsection 5.6.2(k)iii. The use of rehabilitated extractive industrial lands for any purpose other than those permitted by subsection (v) and this subsection will require amendments to this Plan and the zoning by-law.

Mineral Aggregate Haul Routes

Section 6.2.5 (b) – Consistent with the policies of subsection 5.6.2(q), all traffic associated with existing or future mineral aggregate operations will be generally directed to Arterial Roads, Provincial highways, and those Township road sections designated as Mineral Aggregate Haul Routes on the schedules to this Plan. The policies of this section of the Plan apply primarily to those portions of local Township roads that are so designated.

Section 6.2.5 (c) – Provincial highways and Arterial Roads are the most appropriate roads to accommodate potentially large volumes of truck traffic. Where a haul route utilizes a Provincial highway or Arterial Road, the requirements of the agency having jurisdiction over the road shall be met prior to Township approval of any related amendments to this Plan or the zoning by-law.

Section 6.2.5 (e) – As permitted by the policies of section 5.6.2 and notwithstanding the intent to utilize the system of haul routes designated by this Plan, the use of internal traffic connections between abutting or adjacent extractive industrial operations will be encouraged to minimize the number of accesses to, and the length of travel on the local Township road sections that are designated as Mineral Aggregate Haul Routes.

*Township of Melancthon Zoning By-law*

The subject lands are currently zoned as *General Agricultural (A1)*. Permitted uses in the *A1* zone include a farm, kennel, riding stable, nursery or commercial greenhouse, animal hospital, forestry or conservation uses, wayside pit, and a home occupation.

Given that the proposed development does not align with any of the permitted uses under the *A1* zone, the applicant is proposing to rezone the lands to *Extractive Industrial – Exception (M2-XX)* and *Open Space Conservation (OS2)*.

The permitted uses under the over-arching *M2* zone include a sand, gravel, or rock quarry extraction operation, a sand, gravel or rock processing, washing, sorting, screening or crushing operation, and uses accessory to the aforementioned permitted uses. The proposed use would align with those permitted uses. Specific zoning regulations of the *M2* zone include the following:

- a) No sand or gravel excavation shall proceed closer than 120 metres to any Residential, Commercial, Institutional, or Industrial M1 or M3 Zone, nor closer than 15 metres to a property line, nor closer than 30 metres to a public road allowance.
- b) No quarry excavation or processing, crushing or blasting of sand, gravel, or stone shall proceed closer than 200 metres to any Residential, Commercial, Institutional, or



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Industrial M1 or M3 Zone, nor closer than 15 metres to a property line, nor closer than 30 metres to a public road allowance.

- c) A strip of land not less than 15 metres in width shall be reserved for landscaping purposes between any M2 zone and any adjacent Commercial or Industrial M1 or M3 zone, along any adjacent public road allowance, or adjoining property line. Where an M2 zone abuts a Residential zone, or a roadway is the only separation between two such areas, then no industrial use shall be made of any kind within 30 metres of the abutting lot line and no parking use shall be made of any land within 7.5 metres of the abutting lot line. The intervening land shall be kept in an open space condition with grass, trees, and shrubs.
- d) No building or structure shall be permitted within 300 metres of any Residential, Commercial, or Industrial M1 or M3 zone boundary, nor closer than 150 metres to any existing dwelling, nor closer than 90 metres to a property line, nor closer than 90 metres to a public road allowance.
- e) Notwithstanding (d) above, a weigh scale, an accessory recording office or a guardhouse shall be permitted no closer than 50 metres to a public road allowance.

As part of the zoning by-law amendment application, the applicant is seeking an exception to regulation (a), specifically relating to the 15 metre setback required for property lines. The applicant is seeking to reduce that setback requirement to 0 metres.

### Summary of Reports Received

Across four (4) submissions, the Township of Melancthon received numerous technical reports and information from the applicant in support of the joint Official Plan and Zoning By-law amendments. Those technical reports and information are provided below and are organized by submission.

#### Submission #1

- Agricultural Impact Assessment, prepared by *Orion Environmental Solutions*
- Combined Level 1 and Level 2 Hydrological Assessment, prepared by *Azimuth Environmental Consulting Inc.*
- Cross Sections Drawing, prepared by *Innovative Planning Solutions*
- Existing Features Drawing, prepared by *Innovative Planning Solutions*
- Letter regarding Entry of Stage 1 and 2 Archaeological Assessment in Ontario Public Register of Archaeological Reports, prepared by *Ministry of Heritage, Sport, Tourism, and Culture Industries*
- Letter regarding Entry of Stage 3 Archaeological Assessment in Ontario Public Register of Archaeological Reports, prepared by *Ministry of Heritage, Sport, Tourism, and Culture Industries*
- Natural Environment Level 1 Technical Report, prepared by *Birks Natural Heritage Consultants*
- Natural Environment Level 2 Technical Report, prepared by *Birks Natural Heritage Consultants*
- Noise Impact Study, prepared by *Trinity Consultants*
- Operational Plan Drawing, prepared by *Innovative Planning Solutions*
- Planning Justification Report, prepared by *Innovative Planning Solutions*





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- Rehabilitation Plan Drawing, prepared by *Innovative Planning Solutions*
- Stage 1 and 2 Archaeological Assessment, prepared by *ASI Heritage*
- Stage 3 Archaeological Assessment, prepared by *ASI Heritage*
- Stormwater Management Brief, prepared by *WMI & Associates Ltd.*
- Traffic Review, prepared by *Tatham Engineering*

Submission #2

- Comment Matrix (1<sup>st</sup> submission), prepared by *Innovative Planning Solutions*
- Cost Sharing Agreement between Strada Aggregates and DHL for Road Haul Improvements
- Erosion and Sediment Control Plan, prepared by prepared by *WMI & Associates Ltd.*
- Excess Soil Importation Approval Letter, prepared by *Ministry of Northern Development, Mines, Natural Resources, and Forestry*
- Existing Aggregate Licence, prepared by *Ministry of Natural Resources*
- Fuel Handling and Management Plan, prepared by *Duivenvoorden Haulage Ltd.*
- Legal Survey, prepared by *Rodney Geyer*
- Letter regarding Entry of Stage 4 Archaeological Excavation Report in Ontario Public Register of Archaeological Reports, prepared by *Ministry of Citizenship and Multiculturalism*
- Response Letter to Nottawasaga Valley Conservation Authority (NVCA) regarding Natural Environment Reports, prepared by *Birks Natural Heritage Consultants*
- Stage 4 Archaeological Excavation Report, prepared by *Irvin Heritage Inc.*
- Updated Combined Level 1 and Level 2 Hydrogeological Assessment, prepared by *Azimuth Environmental Consulting Inc.*
- Updated Noise Impact Study, prepared by *Trinity Consultants*
- Updated Stormwater Management Brief, prepared by *WMI & Associates Ltd.*

Submission #3

- Comment Matrix (2<sup>nd</sup> submission), prepared by *Innovative Planning Solutions*
- Drainage Plan, prepared by *WMI & Associates Ltd.*
- Response Letter regarding Noise Impact Study, prepared by *Valcoustics Canada Ltd.*
- Updated Cross Sections Drawing, prepared by *Innovative Planning Solutions*
- Updated Erosion and Sediment Control Plan, prepared by *WMI & Associates Ltd.*
- Updated Existing Features Drawing, prepared by *Innovative Planning Solutions*
- Updated Operational Plan Drawing, prepared by *Innovative Planning Solutions*
- Updated Rehabilitation Plan Drawing, prepared by *Innovative Planning Solutions*
- Updated Stormwater Management Brief, prepared by *WMI & Associates Ltd.*

Submission #4

- Addendum to Noise Impact Study, prepared by *Valcoustics Canada Ltd.*
- Comment Matrix (3<sup>rd</sup> submission), prepared by *Innovative Planning Solutions*



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- Report regarding Review of Overburden Ground Water Levels, prepared by *Azimuth Environmental Consulting Inc.*
- Updated Civil Drawing Set (i.e., Erosion and Sediment Control Plan, Drainage Plan), prepared by *WMI & Associates Ltd.*
- Updated Cross Sections Drawing, prepared by *Innovative Planning Solutions*
- Updated Existing Features Drawing, prepared by *Innovative Planning Solutions*
- Updated Operational Plan Drawing, prepared by *Innovative Planning Solutions*
- Updated Rehabilitation Plan Drawing, prepared by *Innovative Planning Solutions*
- Updated Stormwater Management Brief, prepared by *WMI & Associates Ltd.*

### **Summary of Comments Received**

To date, comments have been provided by eight (8) agencies and internal consultants. A high-level overview of all comments received has been provided below.

#### *Bluewater Geoscience (Groundwater Peer Review Consultant)*

Comments were received from Bluewater Geoscience on August 14<sup>th</sup>, 2025. In their comments they note that as part of their analysis they reviewed the several documents including the 3<sup>rd</sup> submission comment matrix and letter from Azimuth Environmental Consulting regarding groundwater levels. Further to that, they also reviewed the revised Operational Plan (OP), Existing Features (EF), and Rehabilitation Plan (RP) drawings. Based on their review they assert that the monitoring network and proposed groundwater monitoring and sampling program is adequate to provide tracking of groundwater quality and the potential for any groundwater impairment or off-site migration. Additionally, they find that previously incorrect pit floor elevations in the OP, EF, and RP drawings have since been corrected. They do further note that should on-going monitoring determine that higher water levels are present, particularly if they are sustained, revisiting of pit floor elevations may be required.

#### *County of Dufferin*

Dufferin County provided comments to the Township on August 13<sup>th</sup>, 2025. The comment package received included comments from the internal divisions of Building Services Division, Public Works – Engineering Division, and Planning Division. There were no concerns indicated by any of the three (3) divisions.

#### *Dufferin-Peel Catholic District School Board (DPCDSB)*

Comments were received from DPCDSB on July 31<sup>st</sup>, 2025. The comments provided indicated no concerns with the proposed development.

#### *Enbridge Gas*

Enbridge Gas issued comments on December 15<sup>th</sup>, 2025. This agency did not object to the proposed development; however, it did indicate that they reserve the right to amend or remove development conditions.

#### *Mississaugas of the Credit First Nation (MCFN)*

Comments were received from this agency on December 11<sup>th</sup>, 2025. MCFN indicated that they are not a rights holder of the land on which the project is situated and, as such, is not required for further consultation on the project.



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*Nottawasaga Valley Conservation Authority (NVCA)*

The NVCA provided comments to the Township on August 13<sup>th</sup>, 2025. Through their comments it was highlighted that the NVCA has no outstanding comments and that all previous concerns were addressed as part of the 3<sup>rd</sup> submission.

*Shelburne & District Fire Department (SDFD)*

SDFD comments were issued to the Township on August 8<sup>th</sup>, 2025. No concerns were identified as part of their comment package.

*Township Engineering Consultant (R.J. Burnside)*

Comments were received from R.J. Burnside on August 14<sup>th</sup>, 2025. The Township Engineering consultant indicated that they had no further concerns with the application.

### Comprehensive Analysis of All Findings

Township planning staff's review of the jointly submitted applications was multifaceted in nature. At a fundamental level, Township planning staff first needed to determine whether the proposed use was permitted across all overarching planning policies and, if not, would the proposed official plan and zoning by-law amendments address any conformity issues. Across all four (4) critical land use policies – PPS, 2020, DCOP, 2015, Township Official Plan, and Township Zoning By-law – the subject lands are largely designated as *agricultural*. Under the PPS, 2020 and DCOP, 2015, the policies relating to permitted uses in *agricultural* lands are more general in nature. In essence, for both land use policies the use of *agricultural* lands for mineral aggregate resource extraction is permitted, subject to the lands being rehabilitated back to an agricultural condition. The Township Official Plan, on the other hand, offers more comprehensive and descriptive policies for lands designated as *agricultural*. Though new or expanded *mineral aggregate operations* are permitted in lands designated as *agricultural*, those uses are further subject to land use policies k) and m) of the *extractive industrial* designation, as well as all other policies in the plan pertaining to mineral aggregate operations. In reviewing land use policies k) and m), Township planning staff have determined that those items have been satisfied by the applicant through their application materials. However, in reviewing additional land use policies related to mineral aggregate operations, Township planning staff have identified some areas that still lack clarity, specifically those related to necessary agreements with the Township. Section 5.6.2.p (iv.), for instance, requires that the applicant enter into an agreement with the municipality to address all items related to roads and infrastructure. Similar to that, section 5.6.2 (r) provides the Township the opportunity to enter into an agreement with the applicant to address items relating to haul routes, groundwater or other environmental monitoring, rectification of adverse impacts to local wells, and financial securities. To our knowledge, the Township has not entered into any such agreement(s) with the applicant, even though it is our belief that these agreements would be of significant importance to the Township and the upholding of environmental, social, and infrastructure standards in the area. Though the proposed use itself is not of significant concern to Township planning staff, there are still certain policies in the Township Official Plan, which specifically relate to mineral aggregate resources, that must be addressed prior to a recommendation of approval being brought forth by staff.

Of other notable review for Township planning staff was the cultural heritage features previously present on the subject lands. Through the Stage 1 and 2 Archaeological Assessment, which was prepared by ASI Heritage as part of the first submission, a 19<sup>th</sup> century historical occupation referred to as the 'James Taggart Site' was found to be present on the subject lands. In the PPS, 2020, DCOP, 2015, and Township Official Plan, cultural heritage land use policies exist that centre around the protection of significant archaeological and cultural heritage resources. Specifically, the policies in those three (3) overarching land use documents assert that no development and/or site alteration shall occur until any archaeological resources have been properly conserved. To ensure conformity with all overarching cultural heritage policies undertook two (2) additional archaeological reports, with the final Stage Four (4) Archaeological Mitigation via Excavation report being submitted as part of the 2<sup>nd</sup>



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submission materials. In this final report it was concluded that the ‘James Taggart Site’ has been appropriately excavated in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists and contains no further cultural heritage value or interest. Through a letter provided on April 16<sup>th</sup>, 2024, the Ministry of Citizenship and Multiculturalism was satisfied that the fieldwork and reporting was in conformity with the 2011 Standards and Guidelines. In addition, the Saugeen Ojibway Nation indicated through email on November 1<sup>st</sup>, 2023, that no concerns remain. Through our review, Township planning staff are satisfied that all archaeological and cultural heritage features have been conserved in accordance with the policies outlined in the PPS, 2020, DCOP, 2015, and Township Official Plan.

Township planning staff also undertook an extensive review of overarching natural heritage policies due to the presence of existing natural heritage features on the subject lands. Those features present included *woodlands, watercourses, and habitats of endangered species and threatened species*. The most restrictive feature present is that of the *habitats of endangered species and threatened species*, with the specific species being identified in the Natural Environment Level 2 Technical Report as the Eastern Meadowlark, Bobolink, Barn Swallow, and certain Bat Species. Both the PPS, 2020 and DCOP, 2015 state that “*development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements*”. While Township Planning staff can appreciate the proposed mitigative measures outlined in the Level 2 Technical Report, it is our belief that proceeding forward prior to receiving feedback from the respective Ministries’ would be inappropriate. This feedback, for example, would be highly beneficial for the mitigation plan section whereby the best management practices defined by the Ministry of Natural Resources are mentioned and utilized. In our opinion, this feedback would likely be received through the *Aggregate Resources Act* application approval process, which, as indicated by the applicant, has yet to be completed and is still ongoing.

Though also provided in the DCOP, 2015, the more extensive policies on the protection of groundwater and surface water is provided in the Township Official Plan. In Township planning staff’s review of all overarching policies pertaining to the protection of groundwater and surface water resources, in combination with the comments provided by the Township Engineering consultant and Groundwater consultant, it is our belief that the proposed development does not impact any groundwater or surface water features.

**Conclusion**

Township planning staff appreciate the applicant’s desire to progress the jointly submitted official plan and zoning by-law amendment applications. In our review, however, Township planning staff have identified several areas of concern, specifically relating to the absence of agreements, Ministerial feedback on critical natural heritage features, and the currently ongoing *Aggregate Resources Act* application. It is our belief that addressing those three (3) items is pertinent prior to proceeding forward with a recommendation of approval or denial on the application, especially that item related to the completion of the *Aggregate Resources Act* application. Given that, Township planning staff will be recommending that this application be deferred until such time that those three (3) items have been addressed by the applicant and/or been concluded by the appropriate Ministries.

Prepared by:

  
**Liam Morgan**, MCIP, RPP  
Acting Planning Manager

**List of Appendices:**

- Appendix #1 – Draft Official Plan Amendment
- Appendix #2 – Draft Zoning By-law Amendment





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**Appendix #1 – Draft Official Plan Amendment**

## **AMENDMENT NUMBER FIVE (5)**

### **TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF MELANCTHON**

#### **INDEX**

#### **PART A – THE PREAMBLE**

- 1.0 LOCATION
- 2.0 PURPOSE OF THE AMENDMENT
- 3.0 BASIS OF THE AMENDMENT

#### **PART B – THE AMENDMENT**

- 4.0 INTRODUCTION TO THE AMENDMENT
- 5.0 DETAILS OF THE AMENDMENT
- 6.0 IMPLEMENTATION
- 7.0 INTERPRETATION

#### **PART C – THE APPENDICIES**

- 8.0 APPENDICIES

## **THE CONSTITUTIONAL STATEMENT**

**PART A – THE PREAMBLE:** The Preamble provides an explanation of Amendment No. 5 to the Official Plan for the Township of Melancthon, including purpose, location and background information, but does not form part of this amendment.

**PART B – THE AMENDMENT:** The Amendment, consisting of text, designates the proposed changes to the Official Plan for the Township of Melancthon and constitutes Amendment No. 5.

**PART C – THE APPENDICIES:** The appendices, if included herein, provide related information to the amendment but do not constitute part of this amendment.

## **AMENDMENT NUMBER FIVE (5)**

### **TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF MELANCTHON**

#### **PART A – THE PREAMBLE**

##### **1.0 LOCATION**

This Amendment applies to a portion of the lands municipally known as 437138 and 437202 4<sup>th</sup> Line, in the Township of Melancthon. The lands are legally known as Part of the East Half of Lots 13 and 14, Concession 4 OS. The land is located on the west side of 4<sup>th</sup> Line and north of Dufferin County Road 17.

##### **2.0 PURPOSE OF THE AMENDMENT**

The purpose of this Amendment is to redesignate the lands municipally known as 437138 and 437202 4<sup>th</sup> Line to allow for the expansion of an existing aggregate pit to permit the extraction of mineral aggregate resources.

##### **3.0 BASIS OF THE AMENDMENT**

The basis for the application is that although the current *Agricultural* designation of the subject lands permits the expansion of mineral aggregate operations as an interim use, the establishment of this interim use must be completed through an amendment to the Official Plan. The amendment will seek to redesignate the lands from *Agricultural* and *Environmental Conservation* to *Extractive Industrial* to permit the expansion of an existing mineral aggregate operation that is currently present on the adjacent lot.



## **AMENDMENT NUMBER FIVE (5)**

### **TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF MELANCTHON**

#### **PART B – THE AMENDMENT**

##### **4.0 INTRODUCTION TO THE AMENDMENT**

The Amendment is to permit the expansion of an existing mineral aggregate operation on lands currently designated as *Agricultural* and *Environmental Conservation*. The lands will be redesignated to *Extractive Industrial* to allow for the mineral aggregate operation.

##### **5.0 DETAILS OF THE AMENDMENT**

The Official Plan for the Township of Melancthon is hereby amended as follows:

1. Schedules 'A-1' and 'A-5' to the Official Plan of the Township of Melancthon are amended to redesignate the lands municipally known as 437138 and 437202 4<sup>th</sup> Line and legally known as Part of the East Half of Lots 13 and 14, Concession 4 OS, from *Agricultural* and *Environment Conservation* to *Extractive Industrial*, as shown in Part C – The Appendices.

##### **6.0 IMPLEMENTATION**

Section 7.0 "Implementation" of the Official Plan shall apply to the implementation of this Amendment.

##### **7.0 INTERPRETATION**

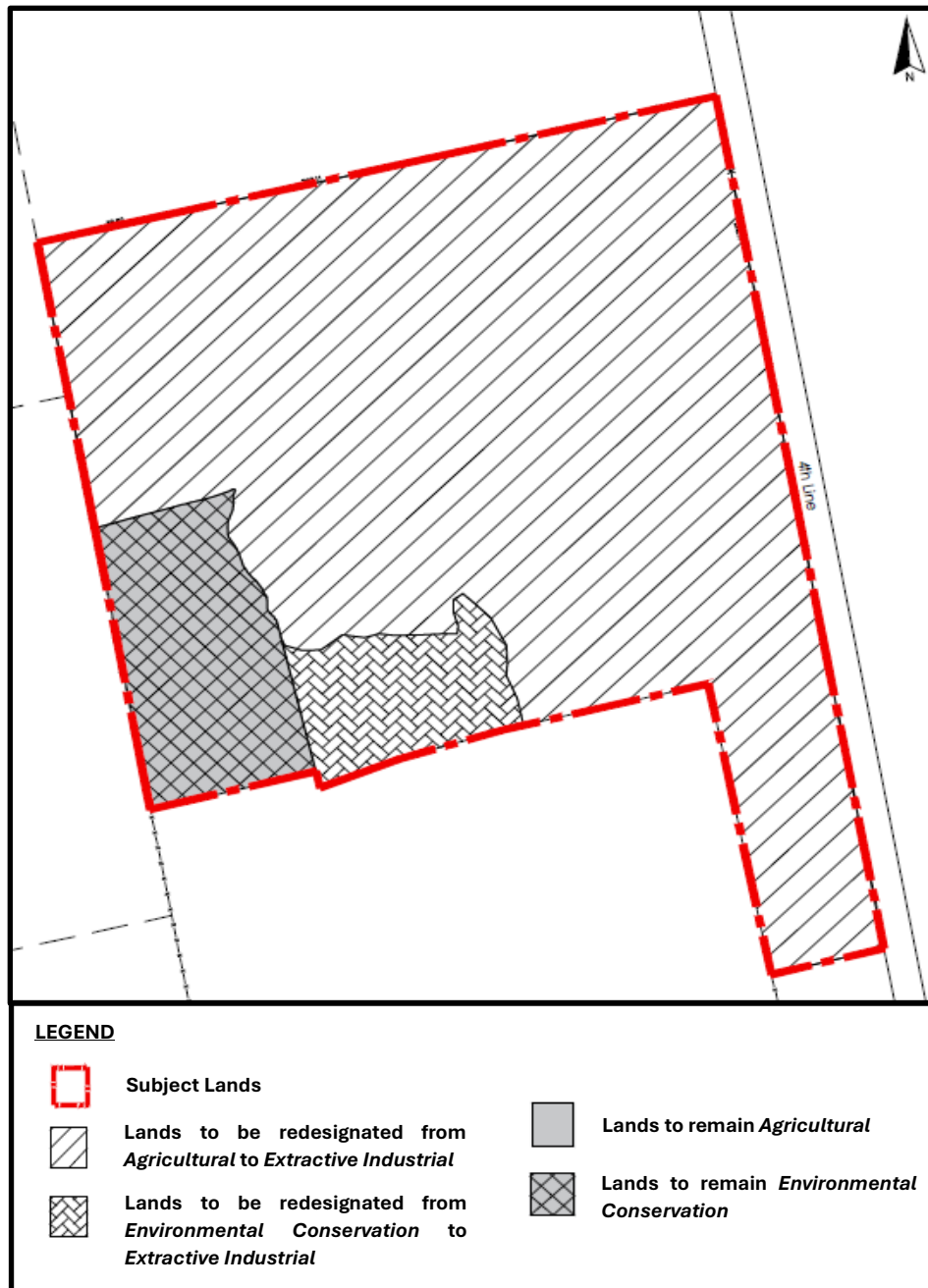
The provisions of the Official Plan, as amended from time to time, regarding the interpretation of the Official Plan, shall apply with respect to this Amendment.

## AMENDMENT NUMBER FIVE (5)

### TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF MELANCTHON

#### PART C – THE APPENDICIES

#### 8.0 APPENDICIES





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**Appendix #2 – Draft Zoning By-law Amendment**

**THE CORPORATION OF THE TOWNSHIP OF MELANCTHON**  
**BY-LAW NO. \_\_\_\_\_**

Being a By-law to amend By-law No. 12-79, as amended, the Zoning By-law for the Township of Melancthon as it affects property municipally known as 4371238 and 437202 4<sup>th</sup> Line and legally described as Part of the East Half of Lots 13 and 14, Concession 4 OS, as shown on attached Schedule “A”.

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

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

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

- 1. Schedule ‘A’ to Zoning By-law No. 12-79, as amended, is further amended by zoning lands in Part of the East Half of Lots 13 and 14, Concession 4 OS, from the *General Agriculture (A1)* zone to the *Extractive Industrial – Exception (M2-5)* zone and the *Open Space Conservation (OS2)* zone, as shown on Schedule ‘B’ attached hereto.
  
- 2. Furthermore, Zoning By-law No. 12-79 is further amended by adding the following exception as permitted by the *M2-5* zone:
  - i. Notwithstanding the zoning regulations of subsection 13.3 (a) of By-law No. 12-79, a 0.0 metre setback shall be permitted only for the property line shared with the existing extractive industrial parcel to the south known as 437138 4<sup>th</sup> Line.
  
  - ii. Notwithstanding the zoning regulations of subsection 13.3 (c) of By-law No. 12-79, a 15-metre strip of land to be used for landscaping purposes will not be required for the property line shared with the existing extractive industrial parcel to the south known as 437138 4<sup>th</sup> Line.
  
- 3. In all other respects, the provision of By-law 12-79, as amended, shall apply.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the *Planning Act, 1990*, as amended.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2026.

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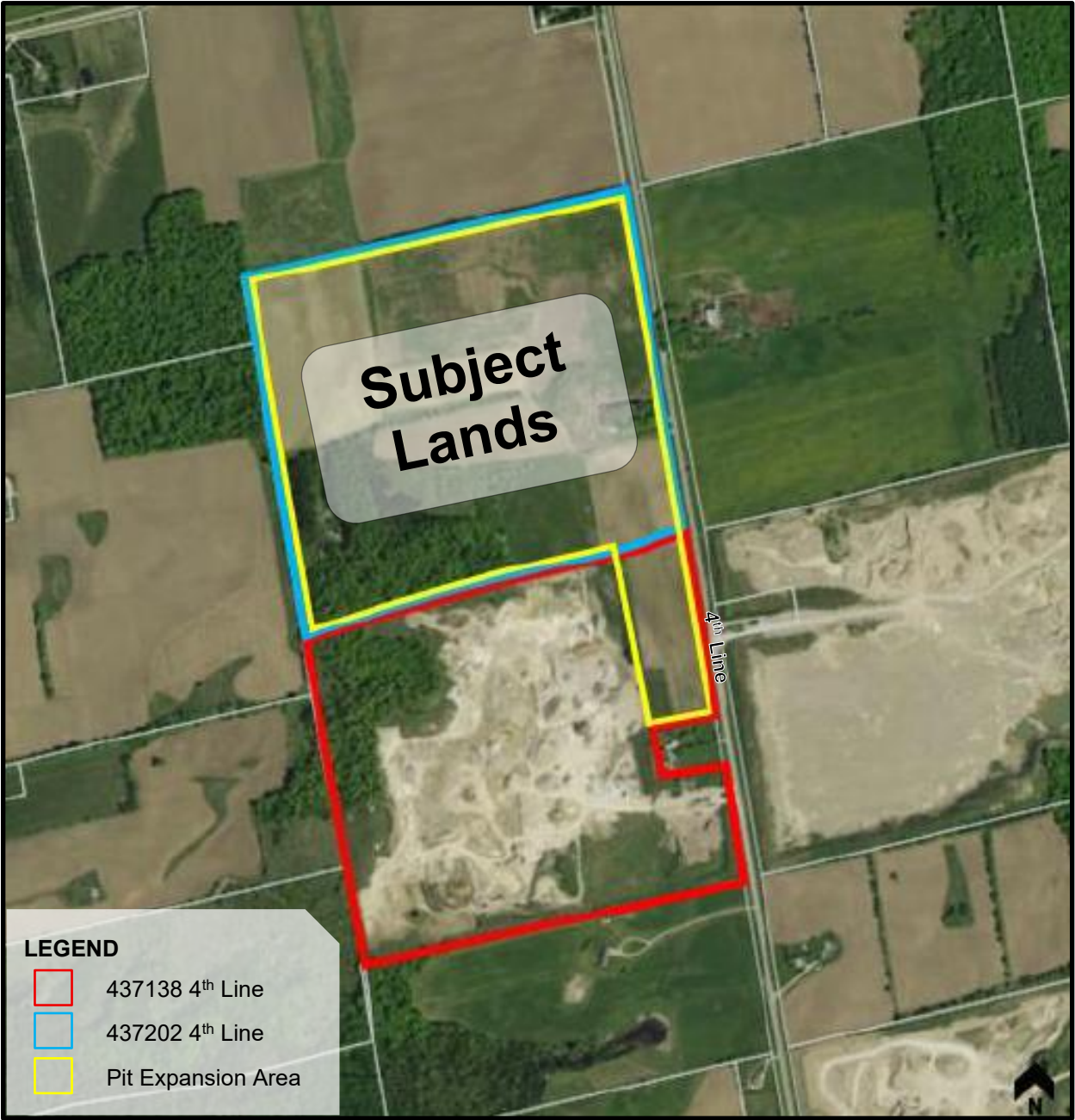
MAYOR

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CLERK

SCHEDULE A – LANDS AFFECTED



# **BLUEWATER GEOSCIENCE CONSULTANTS INC.**

42 Shadyridge Place  
Kitchener, Ontario  
N2N 3J1

Tel: (519) 502-8947

E-mail: [blemieux@rogers.com](mailto:blemieux@rogers.com)

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August 14, 2025

The Township of Melancthon  
157101 Highway 10,  
Melancthon, Ontario  
L9V 2E6

**Attn.: Ms. Denise B. Holmes, A.M.C.T., CAO/Clerk**

**Re: Duivenvoorden Pit Expansion, Review of Fourth Submission Documents, July 2025,  
Melancthon Township, ON.**

Denise:

Bluewater Geoscience Consultants Inc. (Bluewater) is pleased to provide this review of the above-captioned documents. Pertinent documents reviewed included the 3<sup>rd</sup> Submission Comment Tracking Matrix dated June 25, 2025 and a July 2, 2025 letter from Azimuth Environmental Consulting Inc. (Azimuth) regarding earlier questions pertaining to groundwater levels at MW-6 and its adequacy as a sentry well for detecting potential groundwater impairment. Bluewater also reviewed the revised Operational Plan (OP), Existing Features (EF) and Rehabilitation Plan (RP) drawings dated July 4, 2025.

The Tracking Matrix document provides bullet point reference to various issues raised during previous reviews as well as the comments and updates provided to address these. More detail on these items was provided in the other reports reviewed here. The July 2, 2025 letter from Azimuth Provides their rationale for the adequacy of MW-6 as well as the general monitoring well network to allow functional groundwater monitoring and sampling to ensure that groundwater impacts related to pit operations are not occurring. One of the main goals of the monitoring network, other than detecting potential groundwater impact, is to ensure any impact is not migrating from the site. Based on the past reporting and the updated comments from the July 2, 2025 letter, it is Bluewater's opinion that the monitoring network and proposed groundwater monitoring and sampling program is adequate to provide tracking of groundwater quality and the potential for any groundwater impairment or off-site migration.

Our review of the revised OP, EF and RP drawings confirm that earlier errors in pit floor elevations on the OP drawings have been corrected and are now correct. Pit floor elevations are based on the highest shallow groundwater levels determined during the monitoring completed and the site, which were determined during the 2018 monitoring event. Should on-going monitoring determine that higher water levels are determined, particularly if they are sustained, revisiting of pit floor elevations may be required.

# **BLUEWATER GEOSCIENCE**



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We trust you will find this review satisfactory for your present requirements. Should you have any questions, or require further information, please feel free to contact the undersigned.

Sincerely,  
**BLUEWATER GEOSCIENCE CONSULTANTS INC.**

A handwritten signature in dark ink, appearing to read "B. Lemieux". The signature is fluid and cursive, with a large initial "B" and a long, sweeping tail.

Breton J. Lemieux, M.Sc., P.Geo., QP  
President, Senior Geoscientist

Date: August 14, 2025



**Date:** August 13, 2025

**To:** Township of Melancthon

**Re:** OPA and ZBA - Duivenvoorden Haulage Ltd.- 437202 & 437138 4th Line (4<sup>th</sup> Sub)

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Dufferin County is in receipt of the Request for Comments for the above noted application, dated 2025-07-30. The request for comments was circulated to the following department(s):

1. [Building Services](#)
2. [Public Works – Engineering Division](#)
3. [Planning Division](#)

The department(s) have reviewed the documents submitted with the request for comments against the applicable policies. The comments are on the following pages.

Please keep Dufferin County informed with respect to the status of the attached comments and the decision of the Council related to the subject application.

Should you have any questions pertaining to this letter, please do not hesitate to contact the undersigned

*AS*

**Aneil Sihota**, RPP Candidate, MPI.  
Junior Planner, County of Dufferin  
Phone +1 (519) 939-3453  
[asihota@dufferincounty.ca](mailto:asihota@dufferincounty.ca)



**Date:** August 8, 2025

**From:** Building Services

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Building Services has no comments with respect to this application, as the proposed work does not fall under the scope of the Ontario Building Code Act and the Ontario Building Code. Any future revisions to the plans or scope of work may require further review.

Regards,

A handwritten signature in black ink, appearing to read 'Km', is positioned above the typed name.

Kristina Millar, Plans Examiner, CBCO,  
Development and Tourism, County of Dufferin

Phone: 519.941.2816 x 2710  
kmillar@dufferincounty.ca



**Date:** August 13, 2025

**From:** Public Works - Engineering Division

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The County engineering division has reviewed the forth submission and has no further comments and defers the review of the stormwater management and ESC plan to the municipality.

Thanks,

A handwritten signature in black ink, appearing to read 'Shopan Daniel', written in a cursive style.

Shopan Daniel, C.E.T., GDPA  
Engineering Review Lead | Public Works Department  
[sdaniel@dufferincounty.ca](mailto:sdaniel@dufferincounty.ca)



**Date:** August 1, 2025

**From:** Planning Division

---

The County Planning division has reviewed the 4<sup>th</sup> submission materials for the joint OPA and ZBLA applications and has no comments.

Kind regards,

*Rajbir Sian*

**From:** [Pathak, Jahnvi](#)  
**To:** [Kaitlin Dinnick](#); [Liam Morgan](#)  
**Subject:** DPCDSB Comments: Fourth Submission-Official Plan Amendment and Zoning By-law Amendment-Duivenvoorden Haulage Ltd.  
**Date:** Thursday, July 31, 2025 11:53:37 AM

---

Hi Kaitlin/Liam,

The Dufferin-Peel Catholic District School Board (DPCDSB) has reviewed the above-noted application and since the proposed development is for an aggregate pit expansion, no students are anticipated from this development.

DPCDSB has no comments or objection to the further processing of this application.

Thanks,

---

### **Jahnvi Pathak**

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24161 | Email: [jahnvi.pathak@dpcdsb.org](mailto:jahnvi.pathak@dpcdsb.org)

Website: [www.dpcdsb.org](http://www.dpcdsb.org) | X: [@DPCDSBSchools](#) | Instagram: [@DPCDSB.Schools](#)

Facebook: [@DPCDSBSchools](#) | YouTube: [DPCDSBVideos](#)

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**From:** Kaitlin Dinnick <[kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca)>

**Sent:** Wednesday, July 30, 2025 1:30 PM

**To:** Howard, Dellarue (MMAH) <[delarue.howard@ontario.ca](mailto:delarue.howard@ontario.ca)>; Planner <[planner@dufferincounty.ca](mailto:planner@dufferincounty.ca)>; [lpuconsents@mpac.ca](mailto:lpuconsents@mpac.ca); Planning Dept <[planning@nvca.on.ca](mailto:planning@nvca.on.ca)>; Six Nations of the Grand River <[lonnybomberry@sixnations.ca](mailto:lonnybomberry@sixnations.ca)>; Tayler Hill <[tayler.hill@sixnations.ca](mailto:tayler.hill@sixnations.ca)>; LANDUSEPLANNING <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; planninganddevelopment <[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; Consultations <[consultations@metisnation.org](mailto:consultations@metisnation.org)>; contactus <[contactus@metisnation.org](mailto:contactus@metisnation.org)>; Chief Sherri-Lyn Hill <[sngr.chief@sixnations.ca](mailto:sngr.chief@sixnations.ca)>; Haudenosaunee <[info@hdi.land](mailto:info@hdi.land)>; Amber Debassige <[execassist.ri@saugeenojibwaynation.ca](mailto:execassist.ri@saugeenojibwaynation.ca)>; [sfn@saugeen.org](mailto:sfn@saugeen.org); [manager.ri@saugeenojibwaynation.ca](mailto:manager.ri@saugeenojibwaynation.ca); DOCA <[doca@mncfn.ca](mailto:doca@mncfn.ca)>; Abby LaForme <[abby.laforme@mncfn.ca](mailto:abby.laforme@mncfn.ca)>; Dave Pratt <[dpratt@sdfd.ca](mailto:dpratt@sdfd.ca)>; Community Planning <[community.planning@wdgpublichealth.ca](mailto:community.planning@wdgpublichealth.ca)>; Ontario Power Generation <[executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com)>; municipal circulations



<[municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca)>; Rogers, Joanne <[joanne.rogers@dpcdsb.org](mailto:joanne.rogers@dpcdsb.org)>; Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Dhawan, Megha <[megha.dhawan@dpcdsb.org](mailto:megha.dhawan@dpcdsb.org)>; [planification@cscmonavenir.ca](mailto:planification@cscmonavenir.ca); [planification@csviamonde.ca](mailto:planification@csviamonde.ca); Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Gord Feniak <[gord.feniak@rjburnside.com](mailto:gord.feniak@rjburnside.com)>; [carley.dixon@rjburnside.com](mailto:carley.dixon@rjburnside.com); Lisa Hern <[lisa.hern@ofa.on.ca](mailto:lisa.hern@ofa.on.ca)>; [sherri.dfa@hotmail.com](mailto:sherri.dfa@hotmail.com); BRET LEMIEUX <[blemieux@rogers.com](mailto:blemieux@rogers.com)>

**Cc:** Liam Morgan <[lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca)>; Denise Holmes <[dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca)>

**Subject:** Request for Comments- Fourth Submission-Official Plan Amendment and Zoning By-law Amendment-Duivenvoorden Haulage Ltd.

Good Afternoon,

The Township of Melancthon has received the Fourth Submission for the Official Plan Amendment and Zoning By-law Amendment application to permit an aggregate expansion to the Duivenvoorden Haulage Ltd. (DHL) Melancthon Pit. The lands subject to the applications are located at 437202 and 437138 4th Line in Part of the East Half of Lots 13 and 14, Concession 4.

The submission package can be viewed through the zip file attached. If you have trouble accessing the submission materials, please do not hesitate to contact me.

**Please provide your comments by Thursday, August 21<sup>st</sup>, 2025.** Please copy both myself and [lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca) on your email.

Should you not have the capacity to review and provide comments on this circulation within the timeframe please advise ASAP.

Thank you.

Kaitlin Dinnick



**Kaitlin Dinnick | Deputy Clerk/Planning Coordinator | Township of Melancthon | [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) | PH: 519-925-5525 ext 103 | FX: 519-925-1110 | [www.melancthontownship.ca](http://www.melancthontownship.ca) |**

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**From:** [Kaitlin Dinnick](#)  
**To:** [Denise Holmes](#); [Liam Morgan](#)  
**Subject:** FW: Notice of Public Meeting - OPA & ZBA Applications - 437202 & 437138 4th Line OS  
**Date:** Friday, December 12, 2025 2:40:48 PM  
**Attachments:** [image003.png](#)

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FYI



**Kaitlin Dinnick | Deputy Clerk/Planning Coordinator | Township of Melancthon | [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) | PH: 519-925-5525 ext 103 | FX: 519-925-1110 | [www.melancthontownship.ca](http://www.melancthontownship.ca) |**

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**Holiday Closure Notice – The Township Office will be closed for the holiday season from December 24<sup>th</sup> until January 5<sup>th</sup>. Wishing you a safe and happy holiday season.**

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**From:** Payton Mitchell <Payton.Mitchell@mncfn.ca>  
**Sent:** Thursday, December 11, 2025 5:27 PM  
**To:** Kaitlin Dinnick <kdinnick@melancthontownship.ca>  
**Subject:** RE: Notice of Public Meeting - OPA & ZBA Applications - 437202 & 437138 4th Line OS

Good afternoon,

Thank you for your email. Our review has concluded that MCFN is not a rights holder of the land on which this project is situated.

MCFN-DOCA requires no further consultation on this project.

Kind regards,

**Payton Mitchell (she/her)**  
**A/Consultation Coordinator**  
**Department of Consultation and Accommodation**



## Mississaugas of the Credit First Nation

Mailing: 2789 Mississauga Road, Hagersville, ON, N0A1H0

Physical: 4065 Hwy. #6, Hagersville, ON, N0A1H0

Web: [www.mncfn.ca](http://www.mncfn.ca)

Facebook: Mississaugas of the Credit First Nation

Ph: 905-768-4260 Ext: 1602

### **MCFN offices will be closed starting December 19, 2025, and will reopen on January 5, 2026**

***I choose to work flexibly and am sending this message now because it works for me. Feel free to read, act on or respond at a time that works for you.***

#### Disclaimer

The Mississaugas of the Credit First Nation (MCFN) asserts the right to maintain stewardship on our ancestral homelands which includes the right to protect the lands and waters that sustain and support the life and health of all. Historically, and without our consent, MCFN homelands have been industrialized to the point where cumulative effects have already surpassed the point of a questionable future for coming generations. In this era of reconciliation, building a renewed relationship with First Nation peoples based on recognition of rights, respect and partnership, MCFN fully expect legal obligations with the body of the politic to adhere to National interests and engage MCFN in all future development taking place within our ancestral lands.

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**From:** Kaitlin Dinnick <[kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca)>

**Sent:** Thursday, December 4, 2025 4:05 PM

**To:** Howard, Dellarue (MMAH) <[delarue.howard@ontario.ca](mailto:delarue.howard@ontario.ca)>; Planner <[planner@dufferincounty.ca](mailto:planner@dufferincounty.ca)>; [lpuconsents@mpac.ca](mailto:lpuconsents@mpac.ca); Planning Dept <[planning@nvca.on.ca](mailto:planning@nvca.on.ca)>; Six Nations of the Grand River <[lonnybomberry@sixnations.ca](mailto:lonnybomberry@sixnations.ca)>; Tayler Hill <[tayler.hill@sixnations.ca](mailto:tayler.hill@sixnations.ca)>; LANDUSEPLANNING <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; planninganddevelopment <[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; Consultations <[consultations@metisnation.org](mailto:consultations@metisnation.org)>; contactus <[contactus@metisnation.org](mailto:contactus@metisnation.org)>; Chief Sherri-Lyn Hill <[sngr.chief@sixnations.ca](mailto:sngr.chief@sixnations.ca)>; Haudenosaunee <[info@hdi.land](mailto:info@hdi.land)>; Public Works <[publicworks@dufferincounty.ca](mailto:publicworks@dufferincounty.ca)>; Amber Debassige <[execassist.ri@saugeenojibwaynation.ca](mailto:execassist.ri@saugeenojibwaynation.ca)>; [sfn@saugeen.org](mailto:sfn@saugeen.org); [manager.ri@saugeenojibwaynation.ca](mailto:manager.ri@saugeenojibwaynation.ca); DOCA <[DOCA@mncfn.ca](mailto:DOCA@mncfn.ca)>; Abby Lee <[Abby.LaForme@mncfn.ca](mailto:Abby.LaForme@mncfn.ca)>; [dpratt@shelburne.ca](mailto:dpratt@shelburne.ca); Community Planning <[community.planning@wdgpublichealth.ca](mailto:community.planning@wdgpublichealth.ca)>; Ontario Power Generation <[executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com)>; municipal circulations <[municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca)>; [planning@dpcdsb.org](mailto:planning@dpcdsb.org); [planification@cscmonavenir.ca](mailto:planification@cscmonavenir.ca); [planification@csviamonde.ca](mailto:planification@csviamonde.ca); Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Gord Feniak <[gord.feniak@rjburnside.com](mailto:gord.feniak@rjburnside.com)>; [carley.dixon@rjburnside.com](mailto:carley.dixon@rjburnside.com); Chris Knechtel

<[chris.knechtel@rjburnside.com](mailto:chris.knechtel@rjburnside.com)>; - OFA <[lisa.hern@ofa.on.ca](mailto:lisa.hern@ofa.on.ca)>; Sherri Gray  
<[sherri.dfa@hotmail.com](mailto:sherri.dfa@hotmail.com)>

**Cc:** Denise Holmes <[dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca)>; Liam Morgan  
<[lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca)>

**Subject:** Notice of Public Meeting - OPA & ZBA Applications - 437202 & 437138 4th Line OS

Good Afternoon,

Please see attached the Notice of Public Meeting for an OPA & ZBA Application for 237202 & 437138 4<sup>th</sup> Line OS, Melancthon.

Please provide comments to [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) & [lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca) by **Monday January 5<sup>th</sup>, 2026**.

Thank you.

Kaitlin Dinnick



**Kaitlin Dinnick | Deputy Clerk/Planning Coordinator | Township of Melancthon | [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) | PH: 519-925-5525 ext 103 | FX: 519-925-1110 | [www.melancthontownship.ca](http://www.melancthontownship.ca) |**

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**From:** [Kaitlin Dinnick](#)  
**To:** [Liam Morgan](#); [Denise Holmes](#)  
**Subject:** FW: Request for Comments- Fourth Submission-Official Plan Amendment and Zoning By-law Amendment-Duivenvoorden Haulage Ltd.  
**Date:** Monday, August 11, 2025 9:26:06 AM  
**Attachments:** [Outlook-sy4jokxj.png](#)

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FYI



**Kaitlin Dinnick | Deputy Clerk/Planning Coordinator | Township of Melancthon | [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) | PH: 519-925-5525 ext 103 | FX: 519-925-1110 | [www.melancthontownship.ca](http://www.melancthontownship.ca) |**  
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**From:** Dave Pratt <[dpratt@sdfd.ca](mailto:dpratt@sdfd.ca)>  
**Sent:** Friday, August 8, 2025 4:41 PM  
**To:** Kaitlin Dinnick <[kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca)>  
**Subject:** Re: Request for Comments- Fourth Submission-Official Plan Amendment and Zoning By-law Amendment-Duivenvoorden Haulage Ltd.

Good Afternoon Kaitlin

SDFD has no comments or concerns re the Official Plan Amendment and Zoning By-law Amendment-Duivenvoorden Haulage Ltd.

Thanks

Dave

Dave Pratt, Fire Chief

Phone: (519) 925-5111 Mobile: 519-938-1609

[dpratt@sdfd.ca](mailto:dpratt@sdfd.ca)

Shelburne & District Fire Department

114 O'Flynn St., Shelburne ON, L9V 2W9





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**From:** Kaitlin Dinnick <[kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca)>

**Sent:** Wednesday, July 30, 2025 1:30 PM

**To:** Howard, Dellarue (MMAH) <[dellarue.howard@ontario.ca](mailto:dellarue.howard@ontario.ca)>; Planner <[planner@dufferincounty.ca](mailto:planner@dufferincounty.ca)>; [lpuconsents@mpac.ca](mailto:lpuconsents@mpac.ca) <[lpuconsents@mpac.ca](mailto:lpuconsents@mpac.ca)>; Planning Dept <[planning@nvca.on.ca](mailto:planning@nvca.on.ca)>; Six Nations of the Grand River <[lonnybomberry@sixnations.ca](mailto:lonnybomberry@sixnations.ca)>; Tayler Hill <[tayler.hill@sixnations.ca](mailto:tayler.hill@sixnations.ca)>; LANDUSEPLANNING <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; planninganddevelopment <[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; Consultations <[consultations@metisnation.org](mailto:consultations@metisnation.org)>; contactus <[contactus@metisnation.org](mailto:contactus@metisnation.org)>; Chief Sherri-Lyn Hill <[sngr.chief@sixnations.ca](mailto:sngr.chief@sixnations.ca)>; Haudenosaunee <[info@hdi.land](mailto:info@hdi.land)>; Amber Debassige <[execassist.ri@saugeenojibwaynation.ca](mailto:execassist.ri@saugeenojibwaynation.ca)>; [sfn@saugeen.org](mailto:sfn@saugeen.org) <[sfn@saugeen.org](mailto:sfn@saugeen.org)>; [manager.ri@saugeenojibwaynation.ca](mailto:manager.ri@saugeenojibwaynation.ca) <[manager.ri@saugeenojibwaynation.ca](mailto:manager.ri@saugeenojibwaynation.ca)>; DOCA <[doca@mncfn.ca](mailto:doca@mncfn.ca)>; Abby LaForme <[abby.laforme@mncfn.ca](mailto:abby.laforme@mncfn.ca)>; Dave Pratt <[dpratt@sdfd.ca](mailto:dpratt@sdfd.ca)>; Community Planning <[community.planning@wdgpublichealth.ca](mailto:community.planning@wdgpublichealth.ca)>; Ontario Power Generation <[executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com)>; municipal circulations <[municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca)>; Rogers, Joanne <[joanne.rogers@dpcdsb.org](mailto:joanne.rogers@dpcdsb.org)>; Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Dhawan, Megha <[megha.dhawan@dpcdsb.org](mailto:megha.dhawan@dpcdsb.org)>; [planification@cscmonavenir.ca](mailto:planification@cscmonavenir.ca) <[planification@cscmonavenir.ca](mailto:planification@cscmonavenir.ca)>; [planification@csviamonde.ca](mailto:planification@csviamonde.ca) <[planification@csviamonde.ca](mailto:planification@csviamonde.ca)>; Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Gord Feniak <[gord.feniak@rjburnside.com](mailto:gord.feniak@rjburnside.com)>; [carley.dixon@rjburnside.com](mailto:carley.dixon@rjburnside.com) <[carley.dixon@rjburnside.com](mailto:carley.dixon@rjburnside.com)>; Lisa Hern <[lisa.hern@ofa.on.ca](mailto:lisa.hern@ofa.on.ca)>; [sherri.dfa@hotmail.com](mailto:sherri.dfa@hotmail.com) <[sherri.dfa@hotmail.com](mailto:sherri.dfa@hotmail.com)>; BRET LEMIEUX <[blemieux@rogers.com](mailto:blemieux@rogers.com)>

**Cc:** Liam Morgan <[lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca)>; Denise Holmes <[dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca)>

**Subject:** Request for Comments- Fourth Submission-Official Plan Amendment and Zoning By-law Amendment-Duivenvoorden Haulage Ltd.

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The submission package can be viewed through the zip file attached. If you have trouble

accessing the submission materials, please do not hesitate to contact me.

**Please provide your comments by Thursday, August 21<sup>st</sup>, 2025.** Please copy both myself and [lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca) on your email.

Should you not have the capacity to review and provide comments on this circulation within the timeframe please advise ASAP.

Thank you.

Kaitlin Dinnick



**Kaitlin Dinnick | Deputy Clerk/Planning Coordinator | Township of Melancthon | [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) | PH: 519-925-5525 ext 103 | FX: 519-925-1110 | [www.melancthontownship.ca](http://www.melancthontownship.ca) |**

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**From:** [Kaitlin Dinnick](#)  
**To:** [Liam Morgan](#); [Denise Holmes](#)  
**Subject:** FW: Request for Comments- Fourth Submission-Official Plan Amendment and Zoning By-law Amendment- Duivenvoorden Haulage Ltd.  
**Date:** Tuesday, September 16, 2025 3:09:08 PM

---

FYI



**Kaitlin Dinnick | Deputy Clerk/Planning Coordinator | Township of Melancthon | [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) | PH: 519-925-5525 ext 103 | FX: 519-925-1110 | [www.melancthontownship.ca](http://www.melancthontownship.ca) |**

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**From:** Gord Feniak <[Gord.Feniak@rjburnside.com](mailto:Gord.Feniak@rjburnside.com)>  
**Sent:** Thursday, August 14, 2025 2:26 PM  
**To:** Kaitlin Dinnick <[kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca)>  
**Subject:** RE: Request for Comments- Fourth Submission-Official Plan Amendment and Zoning By-law Amendment-Duivenvoorden Haulage Ltd.

Hi Kaitlin- We have no further concerns with this application.....gf

**Gord Feniak**  
Executive Vice President, Public  
Sector

R.J. Burnside & Associates  
Limited | [www.rjburnside.com](http://www.rjburnside.com)  
Office: +1 800-265-9662 Direct: +1 519-938-3076

---

**From:** Kaitlin Dinnick <[kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca)>  
**Sent:** Wednesday, July 30, 2025 1:30 PM  
**To:** Howard, Dellarue (MMAH) <[dellarue.howard@ontario.ca](mailto:dellarue.howard@ontario.ca)>; Planner <[planner@dufferincounty.ca](mailto:planner@dufferincounty.ca)>; [lpuconsents@mpac.ca](mailto:lpuconsents@mpac.ca); Planning Dept <[planning@nvca.on.ca](mailto:planning@nvca.on.ca)>; Six Nations of the Grand River <[lonnybomberry@sixnations.ca](mailto:lonnybomberry@sixnations.ca)>; Tayler Hill <[tayler.hill@sixnations.ca](mailto:tayler.hill@sixnations.ca)>; LANDUSEPLANNING <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; planninganddevelopment <[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; Consultations <[consultations@metisnation.org](mailto:consultations@metisnation.org)>; contactus <[contactus@metisnation.org](mailto:contactus@metisnation.org)>; Chief Sherri-Lyn Hill <[sngr.chief@sixnations.ca](mailto:sngr.chief@sixnations.ca)>; Haudenosaunee <[info@hdi.land](mailto:info@hdi.land)>; Amber Debassige <[execassist.ri@saugeenonijibwaynation.ca](mailto:execassist.ri@saugeenonijibwaynation.ca)>; [sfn@saugeen.org](mailto:sfn@saugeen.org); [manager.ri@saugeenonijibwaynation.ca](mailto:manager.ri@saugeenonijibwaynation.ca); DOCA <[doca@mncfn.ca](mailto:doca@mncfn.ca)>; Abby LaForme <[abby.laforme@mncfn.ca](mailto:abby.laforme@mncfn.ca)>; Dave Pratt <[dpratt@sdfd.ca](mailto:dpratt@sdfd.ca)>; Community Planning <[community.planning@wdgpublichealth.ca](mailto:community.planning@wdgpublichealth.ca)>; Ontario Power Generation <[executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com)>; municipal circulations <[municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca)>; Rogers, Joanne <[joanne.rogers@dpcdsb.org](mailto:joanne.rogers@dpcdsb.org)>; Cox,

Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Dhawan, Megha <[megha.dhawan@dpcdsb.org](mailto:megha.dhawan@dpcdsb.org)>; [planification@cscmonavenir.ca](mailto:planification@cscmonavenir.ca); [planification@csviamonde.ca](mailto:planification@csviamonde.ca); Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Gord Feniak <[Gord.Feniak@rjburnside.com](mailto:Gord.Feniak@rjburnside.com)>; Carley Dixon <[Carley.Dixon@rjburnside.com](mailto:Carley.Dixon@rjburnside.com)>; Lisa Hern <[lisa.hern@ofa.on.ca](mailto:lisa.hern@ofa.on.ca)>; [sherri.dfa@hotmail.com](mailto:sherri.dfa@hotmail.com); BRET LEMIEUX <[blemieux@rogers.com](mailto:blemieux@rogers.com)>

**Cc:** Liam Morgan <[lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca)>; Denise Holmes <[dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca)>

**Subject:** Request for Comments- Fourth Submission-Official Plan Amendment and Zoning By-law Amendment-Duivenvoorden Haulage Ltd.

Good Afternoon,

The Township of Melancthon has received the Fourth Submission for the Official Plan Amendment and Zoning By-law Amendment application to permit an aggregate expansion to the Duivenvoorden Haulage Ltd. (DHL) Melancthon Pit. The lands subject to the applications are located at 437202 and 437138 4th Line in Part of the East Half of Lots 13 and 14, Concession 4.

The submission package can be viewed through the zip file attached. If you have trouble accessing the submission materials, please do not hesitate to contact me.

**Please provide your comments by Thursday, August 21<sup>st</sup>, 2025.** Please copy both myself and [lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca) on your email.

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Kaitlin Dinnick



**Kaitlin Dinnick | Deputy Clerk/Planning Coordinator | Township of Melancthon | [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) | PH: 519-925-5525 ext 103 | FX: 519-925-1110 | [www.melancthontownship.ca](http://www.melancthontownship.ca) |**

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**From:** [Municipal Planning](#)  
**To:** [Kaitlin Dinnick](#); [Liam Morgan](#)  
**Subject:** RE: Notice of Public Meeting - OPA & ZBA Applications - 437202 & 437138 4th Line OS  
**Date:** Monday, December 15, 2025 10:33:40 AM

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET (he/him)

Sr Analyst, Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

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**From:** Kaitlin Dinnick <[kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca)>  
**Sent:** Thursday, December 4, 2025 4:05 PM  
**To:** Howard, Dellarue (MMAH) <[ddellarue.howard@ontario.ca](mailto:ddellarue.howard@ontario.ca)>; Planner <[planner@dufferincounty.ca](mailto:planner@dufferincounty.ca)>; lpuconsents@mpac.ca; Planning Dept <[planning@nvca.on.ca](mailto:planning@nvca.on.ca)>; Six Nations of the Grand River <[lonnybomberry@sixnations.ca](mailto:lonnybomberry@sixnations.ca)>; Tayler Hill <[tayler.hill@sixnations.ca](mailto:tayler.hill@sixnations.ca)>; LANDUSEPLANNING <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; planninganddevelopment <[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; Consultations <[consultations@metisnation.org](mailto:consultations@metisnation.org)>; contactus <[contactus@metisnation.org](mailto:contactus@metisnation.org)>; Chief Sherri-Lyn Hill <[sngr.chief@sixnations.ca](mailto:sngr.chief@sixnations.ca)>; Haudenosaunee <[info@hdi.land](mailto:info@hdi.land)>; Public Works <[publicworks@dufferincounty.ca](mailto:publicworks@dufferincounty.ca)>; Amber Debassige <[execassist.ri@saugeenogibwaynation.ca](mailto:execassist.ri@saugeenogibwaynation.ca)>; sfn@saugeen.org; manager.ri@saugeenogibwaynation.ca; DOCA <[doca@mncfn.ca](mailto:doca@mncfn.ca)>; Abby LaForme <[abby.laforme@mncfn.ca](mailto:abby.laforme@mncfn.ca)>; dpratt@shelburne.ca; Community Planning <[community.planning@wdgpublichealth.ca](mailto:community.planning@wdgpublichealth.ca)>; Ontario Power Generation <[executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com)>; municipal circulations <[municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca)>; planning@dpcdsb.org; planification@cscmonavenir.ca; planification@csviamonde.ca; Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; Gord Feniak <[gord.feniak@rjburnside.com](mailto:gord.feniak@rjburnside.com)>; carley.dixon@rjburnside.com; Chris Knechtel <[chris.knechtel@rjburnside.com](mailto:chris.knechtel@rjburnside.com)>; - OFA <[lisa.hern@ofa.on.ca](mailto:lisa.hern@ofa.on.ca)>; Sherri Gray



<sherri.dfa@hotmail.com>

**Cc:** Denise Holmes <dholmes@melancthontownship.ca>; Liam Morgan

<lmorgan@melancthontownship.ca>

**Subject:** [External] Notice of Public Meeting - OPA & ZBA Applications - 437202 & 437138 4th Line OS

**CAUTION! EXTERNAL SENDER**

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate? DO NOT click links or open attachments unless you are 100% sure that the email is safe. This email was sent from [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca).

Good Afternoon,

Please see attached the Notice of Public Meeting for an OPA & ZBA Application for 237202 & 437138 4<sup>th</sup> Line OS, Melancthon.

Please provide comments to [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) & [lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca) by **Monday January 5<sup>th</sup>, 2026**.

Thank you.

Kaitlin Dinnick



**Kaitlin Dinnick | Deputy Clerk/Planning Coordinator | Township of Melancthon | [kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca) | PH: 519-925-5525 ext 103 | FX: 519-925-1110 | [www.melancthontownship.ca](http://www.melancthontownship.ca) |**

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**From:** [Tyler Mulhall](#)  
**To:** [Kaitlin Dinnick](#)  
**Cc:** [Liam Morgan](#)  
**Subject:** RE: Request for Comments- Fourth Submission-Official Plan Amendment and Zoning By-law Amendment-Duivenvoorden Haulage Ltd.  
**Date:** Wednesday, August 13, 2025 11:07:29 AM

---

Good morning,

NVCA has no outstanding comments, NVCA's concerns were satisfied following review of the third submission.

Kindly,

**Tyler Mulhall, C. Tech (he/him/his)**

**Planner | Provincial Offences Officer**

*Supporting Adjala-Tosorontio, Amaranth, Caledon, Melancthon, Mono, Mulmur, Shelburne, Springwater*

**Nottawasaga Valley Conservation Authority**

8195 8th Line, Utopia, ON L0M 1T0

T 705-424-1479 ext. 245

**[tmulhall@nvca.on.ca](mailto:tmulhall@nvca.on.ca) | [nvca.on.ca](http://nvca.on.ca)**

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**From:** Kaitlin Dinnick <[kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca)>

**Sent:** Wednesday, July 30, 2025 1:30 PM

**To:** Howard, Dellarue (MMAH) <[ddellarue.howard@ontario.ca](mailto:ddellarue.howard@ontario.ca)>; Planner <[planner@dufferincounty.ca](mailto:planner@dufferincounty.ca)>; lpuconsents@mpac.ca; Planning Dept <[Planning@nvca.on.ca](mailto:Planning@nvca.on.ca)>; Six Nations of the Grand River <[lonnybomberry@sixnations.ca](mailto:lonnybomberry@sixnations.ca)>; Tayler Hill <[tayler.hill@sixnations.ca](mailto:tayler.hill@sixnations.ca)>; LANDUSEPLANNING <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; planninganddevelopment <[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; Consultations <[consultations@metisnation.org](mailto:consultations@metisnation.org)>; contactus <[contactus@metisnation.org](mailto:contactus@metisnation.org)>; Chief Sherri-Lyn Hill <[sngr.chief@sixnations.ca](mailto:sngr.chief@sixnations.ca)>; Haudenosaunee <[info@hdi.land](mailto:info@hdi.land)>; Amber Debassige <[execassist.ri@saugeenojibwaynation.ca](mailto:execassist.ri@saugeenojibwaynation.ca)>; sfn@saugeen.org; manager.ri@saugeenojibwaynation.ca; DOCA <[doca@mncfn.ca](mailto:doca@mncfn.ca)>; Abby LaForme <[abby.laforme@mncfn.ca](mailto:abby.laforme@mncfn.ca)>; Dave Pratt <[dpratt@sdfd.ca](mailto:dpratt@sdfd.ca)>; Community Planning <[community.planning@wdgpublichealth.ca](mailto:community.planning@wdgpublichealth.ca)>; Ontario Power Generation <[executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com)>; municipal circulations <[municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca)>; Rogers, Joanne <[joanne.rogers@dpcdsb.org](mailto:joanne.rogers@dpcdsb.org)>; Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Dhawan, Megha <[megha.dhawan@dpcdsb.org](mailto:megha.dhawan@dpcdsb.org)>; planification@cscmonavenir.ca; planification@csviamonde.ca; Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Gord Feniak <[gord.feniak@rjburnside.com](mailto:gord.feniak@rjburnside.com)>; carley.dixon@rjburnside.com; Lisa Hern <[lisa.hern@ofa.on.ca](mailto:lisa.hern@ofa.on.ca)>; sherri.dfa@hotmail.com; BRET LEMIEUX <[blemieux@rogers.com](mailto:blemieux@rogers.com)>

**Cc:** Liam Morgan <[lmorgan@melancthontownship.ca](mailto:lmorgan@melancthontownship.ca)>; Denise Holmes <[dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca)>

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