

CORPORATION OF THE TOWNSHIP OF MELANCTHON

The Council of the Corporation of the Township of Melancthon held a hybrid meeting on the 3rd day of September, 2026 at 5:00 p.m. Mayor Darren White, Deputy Mayor James McLean, Councillor Bill Neilson and Councillor Ruth Plowright were present. Denise Holmes, CAO/Clerk, and Kaitlin Dinnick, Deputy Clerk/Planning Coordinator, were also present. Mayor White presided and called the meeting to order.

Mayor White advised that the meeting was being recorded and would be posted to the Township’s website under Council Agendas and Minutes.

Land Acknowledgement Statement

Mayor White shared the Land Acknowledgement Statement.

Announcements

Councillor Neilson advised that the Parks and Recreation Board is hosting a Corbetton Trail Trek which is a walk, run or bike on September 26th, 2026 from 10am to 12pm starting at the Rail Trail in Corbetton.

Councillor Plowright advised that the Horning’s Mills Hall Board is hosting the Harvest Dinner on October 17th, 2026.

Additions

None.

Deletions

None.

Approval of the Agenda

Moved by McLean, Seconded by Neilson, that Council approve the Agenda as circulated. Carried.

Disclosure of Pecuniary Interest and the General Nature Thereof

Mayor White advised that disclosure of pecuniary interest can be declared at this time or anytime throughout the meeting by giving the general nature thereof and that declarations must be submitted to the Clerk in writing.

Minutes

Moved by McLean, Seconded by Neilson, that Council approve the minutes of the July 16th, 2026 Council Meeting as circulated. Carried.

Business Arising from Minutes

None.

Point of Privilege or Personal Privilege

None.

Public Question Period

Report from Denise B. Holmes, CAO/Clerk - Front Counter Suggestion Box

No Members of the Public had a question.

Council discussed the suggestion box submissions.

Staff were directed to add the suggestion about painting lines on the 3rd Line to the next IEM Committee Meeting for further discussion.

Staff were directed to add the suggestion about a Music Festival at Horning's Mills Park to the next Park and Recreation Board meeting for further discussion.

Public Works

Accounts – July and August

Moved by Neilson, Seconded by Plowright, that Council receive the Public Works Accounts for July and August as presented. Carried.

Recommendation from Infrastructure and Emergency Management Committee Meeting Held August 12th, 2026

Moved by Plowright, Seconded by McLean, that Council accept the recommendation from the Infrastructure and Emergency Management Committee and approve the quote from Cox Construction Limited for the Horning's Mills Paved Shoulder for \$80,089.39 inclusive of HST with the Township supplying the bollards. Carried.

Other

Nothing for this matter.

Planning

Applications to Permit

Deputy Mayor McLean asked a question about the building permit spreadsheet regarding the failed permit.

Township of Melancthon – DHL Pit Expansion ARA Commenting Letter License # 626722

Council discussed this item and Council agreed that the ARA Commenting letter spoke to all the issues and outstanding items, so they are unsure why they have appealed for non-decision.

Email from the Ministry of Natural Resources – Duivenvoorden Haulage Limited (DHL) ERO 326-0536

Discussed above.

Notice of Appeal from Duivenvoorden Haulage Ltd. For non-decision of the Official Plan Amendment and Zoning By-law Amendment Application

Discussed above.

Other

Nothing for this matter.

Strategic Plan

Nothing for this matter.

Climate Change Initiatives

Nothing for this matter.

Dufferin OPP Detachment Board – Melancthon, Mono, Mulmur

Community Watch Group – Al Blundell

Al Blundell, Chair of the 3M Police Service Board Meeting provided Council with an update on the 3M Police Service Board’s meeting on August 26th and spoke to the Community Watch Group Program.

OPP Community Watch Program Guidelines

Councillor Plowright suggested that this item could be added to a survey that the Township puts out.

Office of Solicitor General – Update on OPP Municipal Policing Costs for 2027

2027 Municipal Policing Costs were discussed by Council.

County Council Update

Dufferin County Council Highlights – August 13th, 2026 Meeting

Mayor White and Deputy Mayor McLean spoke to the August 13th, 2026 County Council Meeting.

Committee/Board Reports & Recommendations

Nothing for this matter.

Board, Committee & Working Group Minutes

- 1. Shelburne Public Library Board – May 26th, 2026
- 2. Parks and Recreation Committee – June 15th, 2026
- 3. Infrastructure & Emergency Management Committee – June 16th, 2026
- 4. Infrastructure & Emergency Management Committee – May 4th, 2026

Moved by McLean, Seconded by Plowright, that Council receive the Board, Committee & Working Group Minutes Items 1-4 as information. Carried.

Items for Information Purposes

- 1. Town of Grand Valley – Notice of the Passing of a Zoning By-law
- 2. Grand River Conservation Authority – 2027 Grand River Conservation Authority Draft Budget for Consultation
- 3. Grand River Conservation Authority – Notification of Grand River CA By-law 1-2026
- 4. Grand River Conservation Authority – Appointment of the Project Executive for the Conservation Authorities Transition Committee
- 5. Town of Shelburne – Application for Zoning By-law Amendment at 712 Main Street East
- 6. Ministry of Environment, Conservation and Parks – New Regulation to Focus Municipal Environmental Assessment Requirements
- 7. Niagara Escarpment Commission – Request for Comments – Niagara Escarpment Plan Amendment PS 229 25 – Walker Duntroon Quarry
- 8. Town of Orangeville – Resolution regarding Regional Water Resources and Infrastructure
- 9. RJ Burnside and Associates – Drainage Superintendent Services – March 2026 to June 2026

Moved by Neilson, Seconded by Plowright, that correspondence items 1-9, for information purposes, be received as information, except for item 7, pulled for further discussion. Carried.

Councillor Neilson spoke to item 7. Council directed Councillor Neilson to work with Liam Morgan, Township Planner to compile their comments and submit them to the NEC on behalf of the Township.

Items for Council Action

Nottawasaga Valley Conservation Authority – 2027 Budget Timeline Adjustment and Draft Operation Levy Communication

Council discussed the Nottawasaga Valley Conservation Authority 2027 Levy.

Nottawasaga Valley Conservation Authority – 2027 Asset Management Letter and Revised Asset Management Plan

Discussed above.

Notice of Request for Drain Maintenance and/or Repair – Broster “A” Drain by John Lindsay Keating and Amos LM Martin

Moved by Neilson, Seconded by McLean, that Council accept the notification for maintenance and repair of the Broster “A” Drainage Works under Section 74 and 79(1) of the Drainage Act, 1990, signed by John Lindsay Keating and Amos LM Martin. We direct Tom Pridham, P.Eng., Drainage Superintendent to investigate and report back to Council on his findings and recommendations. Carried.

General Business

Accounts – July and August

Moved by Plowright, Seconded by Neilson, that Council receive the General Accounts for July and August as presented. Carried.

Notice of Intent to Pass By-law

By-law to Amend By-law 44-2025, to Appoint Municipal Officials from January 1, 2026 to November 14th, 2026

Moved by Neilson, Seconded by McLean, that leave be given to introduce a By-law to Amend By-law 44-2025 to Appoint Mayor Darren White to the Centre Dufferin Recreation Complex Board of Management and Deputy Mayor James McLean to the Mulmur-Melancthon Fire Department Board of Management until November 14th, 2026 and it be hereby read a first and second time and numbered 33-2026. Carried.

New/Other Business/Additions

Notice of Motion – Delegation regarding data centres and large-load facilities (Deputy Mayor McLean)

Moved by McLean, Seconded by Plowright,

BE IT RESOLVED THAT Melancthon Council receive the delegation regarding data centres and large-load facilities;

AND THAT Melancthon Council request that Dufferin County include data centres and large-load facilities in a 2026 readiness or scoping review;

AND THAT the review include lower-tier zoning, source water and recharge, rural land-use compatibility, prime agriculture, farm operations, roads, fire and emergency response, noise, generators, private servicing, electricity demand, long-term land-use risks, and provincial override risks;

AND THAT Dufferin County conduct a jurisdictional scan of policies, planning frameworks, and regulatory approaches related to data centres and large-load facilities, including jurisdictions across Ontario, Canada, and the United States, to identify best practices and inform the development of a comprehensive planning framework;

AND THAT lower-tier municipalities be actively engaged throughout the review process through a committee or other appropriate collaborative forum.

AND THAT long-term land-use risks include adaptability, reuse, decommissioning, and financial security if a facility must be repurposed or removed; AND THAT this resolution be forwarded to Dufferin County Council. Carried.

Town of Orangeville – Non-Resident Fee Framework – Core Recreation Programs

Deputy Mayor McLean believes that the next Council should undertake a deeper review of this matter. A user fee analysis would help determine the potential impact on Melancthon and identify options for offsetting the costs of these services for residents. Staff are requested to develop a draft Terms of Reference outlining what such a review could include, including:

- The amount of capital invested in these facilities to date;
- The current and projected costs associated with providing these services;
- Potential user fee structures and their impacts on residents; and
- Options for helping to offset the cost of these services for residents.

Staff were directed to bring a report, including a proposed Terms of Reference, forward for consideration before the next term of Council.

Ministry of Natural Resources – Strada ARA Site Inspections Letter

Council discussed the lack of responsibility from the Ministry of Natural Resources and would like to request an in person meeting with the MNR to address our concerns. Councillor Neilson is to work with Staff to put a letter together to request the meeting outlining our concerns.

Melancthon Township – Student Volunteer Award

Denise Holmes, CAO/Clerk spoke to removing the minimum hour requirements from the Student Volunteer Award. All of Council was in agreement and Staff were directed to advertise the award.

Town of Shelburne -Resolution regarding Shelburne Public Library (Councillor Plowright)

Councillor Plowright would like to defer this item until the Shelburne Library Board can meet and discuss.

Unfinished Business

Holmes Agro – Facility 517641 County Road 124 – Request that the Groundwater Monitoring Program be changed to every two years, instead of annually

Council discussed this matter, with consideration given to the input provided by the Township's Hydrogeologist, and determined that it is not in favour of amending the Agreement to change the groundwater sampling frequency from annually to every two years.

Council did indicate, however, that it would be open to revisiting the matter in three to five years, at which time the sampling frequency could be reconsidered based on the groundwater monitoring results and any recommendations provided by the Township's Hydrogeologist.

A question was raised by Deputy Mayor McLean at that meeting, and he was wondering if there is a technically feasible monitoring system that could provide

continuous or frequent measurements of ground water, or a tool that could be inserted down the wells with a trigger system that if the water hits a certain contamination level that an alarm would go off. Staff to inquire with the Townships Hydrogeologist.

Reports/Updates from Members of Council & Administrative Staff

AMO Conference 2026 – Debrief (Deputy Mayor McLean)

Deputy Mayor McLean spoke to the delegations and sessions that he attended at the AMO Conference.

AMO Conference 2026 – Debrief (Mayor White)

Mayor White spoke to the delegations and sessions that he attended at the AMO Conference.

AMO Conference 2026 - Debrief (Councillor Plowright)

Councillor Plowright spoke to the delegations and sessions that she attended at the AMO Conference.

Staff were directed to coordinate with NDP Leader Marit Stiles' Office to set up a visit to Melancthon this fall.

Delegations

5:30 p.m. – Public Meeting for a Zoning By-law Amendment Z26-03 – West Part of Lot 4, Concession 1 OS, 516243 County Road 124

A Public Meeting was called to consider a proposed Zoning By-law Amendment on West Part of Lot 4, Concession 1 OS – 516243 County Road 124.

The purpose of the application is to rezone the lands from General Agricultural Exception (A1-85) to General Agricultural Exception (A1-155) for the lands municipally known as 516243 County Road 124. Barbara Heuman, the Owner and Liam Morgan, Township Planner, were in attendance for the Public Meeting. Barbara Heuman advised that she hoped the application would be approved. Liam Morgan spoke to his Report which recommends the application be approved. There were no concerns from Council or members of the public.

Moved by McLean, Seconded by Neilson, that leave be given to introduce a By-law to amend Zoning By-law No. 12-1979 as amended, as it affects properties known legally as West Part Lot 4, Concession 1 OS, 516243 County Road 124, and it be hereby read a first and second time and numbered 34-2026. Carried.

5:45 p.m. – Shannon McGrady, CEO, Shelburne Public Library – to give an update on the Shelburne Public Library's success in 2025 and goals for 2027

Shannon McGrady, CEO of the Shelburne Public Library attended Council to give an update on the Shelburne Public Library's Success in 2025 and goals for 2027.

6:00 p.m. – Chris Johnston, By-law Enforcement Officer – By-law Complaint Update – (this Delegation will be held in Closed Session under Section 239(2)(b))

This item took place in closed session.

6:30 p.m. – David Germain, Rogers Thomson, Carley Dixon, RJ Burnside and Associates and Liam Morgan, Township Planner regarding Chipwoods Park Servicing Options (this Delegation will be held in Closed Session under Section 239(2)(f))

This item took place in closed session.

7:00 p.m. – David Germain, Rogers Thomson and David Donnelly, Donnelly Law regarding the Strada Aggregates Applications (this Delegation will be held in Closed Session under Section 239(2)(f))

This item took place in closed session.

Closed Session

Moved by Neilson, Seconded by McLean, that Council move into a Closed Session Meeting at 6:25 p.m. pursuant Section 239(2) of the Municipal Act, 2001, as amended for the following reasons; Section 239(2)(b) Personnel matters about an identifiable individual, including municipal or local board employees – By-law Complaint Update, and Section 239(2)(f) – Advice that is subject to Solicitor/Client Privilege – Chipwoods Park Servicing Options and Strada Aggregates Application. Carried.

Rise With or Without Report from Closed Session

Moved by McLean, Seconded by Neilson, that Council rise at 7:45 p.m. without Report. Carried.

Third Reading of By-laws

Moved by Neilson, Seconded by Plowright, that By-law 33-2026 and 34-2026 now be read a third time, signed by the Mayor and Clerk, sealed and engrossed in the By-law Book. Carried.

Notice of Motion

None.

Confirmation By-law

Moved by McLean, Seconded by Plowright, that leave be given to introduce a By-law to confirm the proceedings of the Council of the Corporation of the Township of Melancthon at its Council meeting held September 3rd, 2026 and it be given the required number of readings and numbered 35-2026. Carried.

Adjournment and Date of Next Meeting

Moved by McLean, Seconded by Neilson, that Council adjourn this meeting at 8:17 p.m., to meet again on Thursday, September 17th, 2026 at 5:00 p.m. or at the call of the Mayor. Carried.

MAYOR

CLERK