

Denise Holmes, AMCT

From: Isreal Bowman [ibowman@bellnet.ca]
Sent: Tuesday, November 16, 2010 9:36 AM
To: Denise Holmes, AMCT
Subject: Re: Proposal
Attachments: Isaiah Bauman Letter.wps

To: The Council Of The Township Of Melancthon,

I am writing a letter to briefly explain of a proposed metal work - shop that Isaiah Bauman would like to build on his farm that he has just bought this fall.

The property is situated at Lot 25 Concession 4 in Melancthon Township, it fronts on County Road 21 where it makes a bend, Roll no. 2219000002127000.

Isaiah would like to build a 52 ft. x 147 ft. shop on this farm, where he would do metal fabricating work, he is intending to have a laser cutting machine & possibly a hydraulic press brake to make parts for gravel pit equipment exc.

There is an existing barn, a shed and a house on the farm at this time, it has approximately 40 tillable acres & a wood lot . Isaiah is planning to keep cattle & a couple horses in the existing barn, and farm the land.

Truck traffic bringing product in (Raw metal material) is expected to be approximately 1 or 2 trucks per week, & trucks picking up finished product is expected to be 2 or 3 trucks a day (on average).

I am asking Council to discuss this proposal & contact me with your thoughts on this.

If you are in favor of the proposal than I will submit a Zoning Amendment Application along with the appropriate fees.

Any questions please contact me & I will try & answer them as best I can.

Thank You,

Israel Bowman

2893 Moser-Young Road

RR 1 St Clements, Ont.

N0B 2M0

Office: 519-699-5510

Fax: 519-699-5821

Cell: 519-575-1443



GRCRA Minutes

Grand River Conservation Authority, 400 Clyde Road, Cambridge, Ontario N1R 5W6
Tel: (519) 621-2761 Fax: (519) 621-4844 Internet: <http://www.grandriver.ca>

November 2010 Volume 15 - No. 11

GRCRA General Membership

Chairman - Alan Dale

1st Vice-Chairman - Jane Mitchell

2nd Vice-Chairman - Vic Prendergast

Townships of Amaranth, East Garafraxa, East Luther Grand Valley, Melancthon and Southgate - Tom Nevills

Townships of Mapleton and Wellington North - Pat Salter

Township of Centre Wellington - Shawn Watters

Town of Erin, Townships of Guelph/Eramosa and Puslinch - Brad Whitcombe

City of Guelph - Vicki Beard, Mike Salisbury

Region of Waterloo - Jane Brewer, Kim Denouden, Jean Haalboom, Ross Kelterborn, Claudette Millar, Jane Mitchell, Wayne Roth, Jake Smola, Bill Strauss, Lynne Woolstencroft

Town of North Perth and Township of Perth East - George Wicke

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City of Hamilton - Jeanette Jamieson

County of Oxford - Alan Dale

County of Brant - Robert Chambers, Brian Coleman

City of Brantford - Robert Hillier, Vic Prendergast

Haldimand and Norfolk Counties - Lorne Boyko, Craig Grice

2010 second warmest year in the watershed in 26 years

October's rainfall was slightly below the long-term average across the watershed with a few exceptions.

Monthly average rainfall ranged from a low of 77 per cent at Conestogo Lake to a high of 122 per cent at Guelph Lake. Rainfall has been more regular through October.

So far, 2010 is the second warmest year on record in the past 26 years. The warmest year was 1998, a year when there were fewer thunderstorms than 2010 due to less humidity.

The flows in the Grand River and its major tributaries are close to or above the long-term average for October, reflecting wet conditions this fall. All reservoirs are in their normal operating range with the exception of Shand, Guelph and Luther. These three are above the upper rule curve but the levels are slowly being reduced. Demand for flow augmentation has picked up during the late summer and early fall.

Dissolved oxygen, a key indicator of water quality, is better than usual for this time of year due to lower water temperatures and high river flows.

Easement for pedestrian bridge across the Grand River

The GRCRA is granting an easement to allow the City of Kitchener to complete a pedestrian bridge over the Grand River as part of the Walter Bean Grand River Trail.

The bridge will connect the trail that now ends on GRCRA land near the Pioneer Tower, with the trailhead in the area of the Doon Valley Golf Course in south Kitchener. This trail-

head will serve as a link between the Walter Bean trail and the Trans Canada Trail.

One of the abutments for the bridge is on GRCRA land. Kitchener will cover the construction costs.

First draft of 2011 GRCRA budget

The GRCRA board got a first glimpse into the budget for 2010 and have asked staff to cut a proposed levy increase – the part of revenue that comes from municipalities – from 10 per cent to three per cent.

The preliminary GRCRA budget showed spending of just under \$31 million, compared to a 2010 budget of close to \$33 million.

The levy was set to increase by \$922,000 or 10 per cent. This includes a 7.69 per cent increase (\$622,000) to base operating programs and a 27.3 per cent increase (\$300,000) to capital programs due to spending on water control structures.

The GRCRA board asked staff to suggest alternative scenarios to achieve the three per cent increase. This report will be discussed by the committee Nov. 12.

Changes to the budget will be reviewed by the board over the next few months. The budget is scheduled to be ratified by the board at the annual general meeting in February.

Post-secondary MOUs signed

Agreements between the GRCRA and three post-secondary institutions to advance shared goals in research and education were renewed in October.

The memoranda of agreement recognize common interests in improving research and education. The



renewed agreements were with Wilfrid Laurier University, the University of Guelph and Conestoga College. The agreement with the University of Waterloo was signed last year to coincide with the launch of the opening of the Grand River Collection in the Dana Porter Library.

These agreements promote research and education aimed at improving watershed health, resilience and sustainability; increasing heritage awareness and conservation; improving human and environment relationships within the watershed and assisting the GRCA in planning, implementing, monitoring and evaluating resources management in the Grand River watershed.

Draft Luther management plan

A draft management plan for Luther Marsh Wildlife Management Area 2010-2019 is ready to be released for public consultation.

The plan went to the board for approval in October. The previous plan was created in 1991 and the new one is consistent with it, but places more emphasis on ecosystem approaches, species-at-risk, monitoring and habitat restoration.

The 30-day public consultation will include posting to the GRCA website (check the Newsroom for a link) and the province's environmental registry.

Luther was created in 1952 with the construction of a small dam over Black Creek, which empties into the Grand River. The dam created a reservoir and the wilderness area around it has grown in size and importance over the decades.

Cormorant numbers stable at Luther Marsh

The cormorant population at Luther Marsh Wilderness Area has not increased dramatically in recent years.

Cormorants are black-green water birds that can be destructive in large numbers. The GRCA considered a cormorant cull in 2006, but opted not to take this step and now it looks like it will not be necessary, although culls have been undertaken at other loca-

tions in the Great Lakes region.

The initial concern was that cormorants could overwhelm the heronry at the marsh because they were initially nesting at a rookery constructed for herons. The number of breeding pairs of cormorants has not increased at Luther in recent years, likely because the lake is very shallow and not ideal habitat for these birds.

Cormorants are also breeding at other GRCA reservoirs, such as Belwood Lake and Guelph Lake, where the water is deeper. The cormorants no longer appear to be a threat to the herons, which continue to be seen regularly at Luther and throughout the watershed.

ECO Annual 2010 report highlights conservation issues

A report about Ontario's environmental commissioner, Gord Miller's looked into environmental issues says Ontario's conservation authorities make an important contribution to natural resource conservation.

Miller recommends redefining conservation at provincial, watershed and municipal levels to include the new, broader understanding of the natural world that has developed recently.

This means a fundamental change in the way we live and function and a redefined conservation ethic that is deeply ingrained in our collective psyche, he said.

Topics in the report that are of interest to the GRCA and other conservation authorities include tree planting and biodiversity, wetland drainage, integrated watershed management, storm water management, protection of the Waterloo, Paris, and Galt moraines and retrofitting dams to incorporate fish ladders.

Birding brochure strikes gold with national awards

The Trails Take Flight brochure struck gold again, this time winning a national award.

Trails Take Flight is a marketing initiative to promote the Grand River trails and bird viewing opportunities.

Twenty trails in communities across the watershed were selected for their exceptional bird habitats, and marketed to the public in a unique brochure and interactive website.

The project won a provincial marketing award from the Economic Developers Council of Ontario (EDCO). In early October at a national conference in Quebec City, the project won a 2010 Marketing Canada Award from the Economic Developers Association of Canada (EDAC).

This award was granted in the single publication category, and was chosen from an award program that included 180 submissions in numerous categories, from across Canada. The brochure is now nominated for two other national awards.

2011 meeting schedule

The schedule for GRCA committee of the whole and general membership meetings has been set for 2011.

Committee of the whole meetings will continue to take place on the second Thursday of each month. However in August no committee meeting will be held, as is usually the case.

The general membership meetings will take place on the fourth Friday of each month with the exception of April and July, when they will be held on the fifth Friday.

This issue of "GRCA Minutes" was published in November 2010.

It is a summary of the October 2010 business conducted by the Grand River Conservation Authority board and committees.

The GRCA welcomes the photocopying and distribution of "GRCA Minutes." Reports mentioned in the GRCA Minutes are available online at www.grandriver.ca in the Meetings section.



Denise Holmes, AMCT

From: JOHN LEVER [jlever@sympatico.ca]
Sent: Thursday, November 18, 2010 9:37 AM
To: Denise Holmes, AMCT
Subject: FW: Victorian Government's policy on wind farms is destroying rural communities.

CAO Holmes,
 Please include in correspondence.
 J. Lever

http://www.weeklytimesnow.com.au/article/2010/11/18/261511_opinion-news.html

Powerless: the Victorian Government's policy on wind farms is destroying rural communities.

RURAL farming communities are being sold off for city votes, writes CASSIE FRANZOSE

It is hard to ignore the number of industrial wind-farm facilities approved by the Victorian Government over the past months.

Hundreds of giant (130-150m) turbines have been ticked off, from Ballan to Ararat to Mortlake. The controversy surrounding these approvals is fraught with the raw emotion of communities being routinely ignored by the Government.

Ignored in favour of city dwellers for city votes.

What do these approvals really mean for our rural communities?

They mean community disintegration.

The impacts were well described recently by a prospective wind turbine "host landholder" from Stockyard Hill - and 2007 Rural Woman of the Year - Debbie Bain.

"Whether you are pro-wind or anti-wind, one thing we all agree on is the process is a process that is inequitable, it is without consultation, it is without a true viable economic base, it is purely a political PR process. It causes great anger and angst and sadness amongst the community," she said.

This describes, with appalling accuracy, what is happening in every community targeted for industrial wind facilities.

Why? Because the Government's planning guidelines place, for political gain, the widespread deployment of industrial wind farms over the adverse impacts on people and communities. Basically, it allows wind-energy developers to use a divide-and-conquer approach, leaving our communities divided, depressed and disintegrated.

Another part of the collateral damage caused by the inequitable planning guidelines is the significant health issues for some who reside or work within 10km of such facilities.

The Government repeatedly defends its position to not investigate health complaints, even ignoring the recommendations of their appointed planning panels.

The Stockyard Hill Planning Panel states in its final report that the Government and the wind industry should undertake a "properly designed and professionally conducted investigation" into health complaints.

Yet the Government continues to deny and dismiss the complaints at Waubra, Cape Bridgewater and Toora.

And, in some cases, Government representatives, such as Ripon's Joe Helper, denigrate those who have spoken publicly about their health issues.

The suffering for some residents of Waubra is so acute they have abandoned their homes.

This is a world-wide phenomenon and given the number of turbines now approved for western Victoria, the migration of rural residents away from wind-facility sites has only just begun.

We are all impacted by the Government's flawed wind energy policy.

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The spread of these projects is making a continuing and substantial contribution to increased electricity costs. Wind energy plus necessary back-up costs \$120/MWh, coal about \$35/MWh and gas about \$50/MWh. Wind needs back-up by gas to maintain a constant flow of electricity to the grid as the wind-speed changes. The wind industry and the Government never compute or discuss the need or cost of back-up. Nor do they admit that because of back-up there is no net savings in greenhouse gas emissions from wind projects. One of the most successful components of the industry's public relations campaign is the misleading information about the role industrial wind can play in reducing greenhouse gas emissions. Despite widespread deployment of wind turbines in Denmark and Germany, these countries are still as dependent on fossil fuels as ever.

It is time to learn from their mistakes and find a better answer - one that doesn't have such a lasting and damaging impact.

It's time for a new government in Victoria.

It's time for a government that listens to rural communities - one that protects our rural way of life, our wonderful communities and our environment.

A government that doesn't promote an expensive and destructive industry for political gain in metropolitan electorates at such a great cost to our rural communities

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From: jlever@sympatico.ca

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<http://www.eset.com>

Denise Holmes, AMCT

From: JOHN LEVER [jlever@sympatico.ca]
Sent: Thursday, November 18, 2010 9:47 AM
To: Denise Holmes, AMCT
Subject: FW: PEI: Energy accord confirms major wind cutback
 CAO Denise Holmes:
 Please include in correspondence package.
 J. Lever

Energy accord confirms major wind cutback

http://ca.news.yahoo.com/s/cbc/101117/canada/canada_pei_pei_wind_power_cutback584
 PRINCE.EDWARD.ISLAND (CBC) - A new energy plan released by the P.E.I. government Tuesday confirms the province is seriously scaling back on its plans to develop wind power.

Under the P.E.I. Energy Accord, the government announced it will add 30 megawatts of publicly-owned wind power on P.E.I. by 2012, along with 10 more megawatts at the Wind Institute in North Cape.

That 40 megawatts is a long way from the 130 the province was looking for last spring when it put out a request for proposals, and even further from a 500 megawatt plan unveiled two years ago. The RFP in the spring was meant to be the first major step in that larger plan, but Maritime Electric rejected the six bids, saying the costs were too high.

"Mr. Ghiz has announced a 10-point plan which has failed," said PC energy critic Mike Currie.

"I just think it's another one of his glossy documents that he puts out and says, 'It will work someday.' But it's not working."

Currie noted the previous Tory government built two wind farms, and said they are still generating more than \$3-million in profit a year for Island taxpayers.

Premier Robert Ghiz is blaming the recession for the scaling back of his government's plans.

"The price of oil dropped quite a bit, along with the price of natural gas, so therefore it made wind a little less attractive," said Ghiz.

"That 10-point plan is still there and we're hoping to go ahead with it."

A further barrier to the Ghiz plan is getting the power generated off the Island. It would require a third power cable across the Northumberland Strait at a cost of about \$90 million, and the province would need Ottawa to help pay for it.

In January Gail Shea, P.E.I.'s representative in the federal cabinet, said she would support the cable as an infrastructure project, but the money never came through.

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Ministry of the Environment
Guelph District Office

1 Stone Road West
4th Floor
Guelph, Ontario N1G 4Y2
Tel.: 519 826-4255
Fax: 519 826-4286

Ministère de l'Environnement

1, chemin Stone ouest
4e étage
Guelph (Ontario) N1G 4Y2
Tél.: 519 826-4255
Télé.: 519 826-4286



18 November, 2010

MEMORANDUM

To: Denise B. Holmes
CAO-Clerk/Treasurer
Township of Melancthon

From: G.W. Tomlinson
Provincial Officer
Senior Environmental Officer

Subject: West Part Lot 20, Concession 1 OS\517641 Dufferin County Road 124
Melancthon Township, County of Dufferin
File DUMEC1 A100 Highland Group of Companies

This memorandum is further to our telephone conversations on this matter in late September 2010.

With regard to the above noted property:

- I have not personally investigated the property ownership of 517641 Dufferin County Road 124, also referred to as "Lot 20, Concession 1 Old Survey, Melancthon", however staff from the Highland Group of Companies and Consultants acting for the Highland Group of Companies have identified the above noted property as being owned by the "Highland Group of Companies".
- It is also the understanding of this Office of the Ministry of the Environment that up until the early 1990's, (most likely 1992), a gasoline filling station, and associated buried underground tanks were located at this site. Subsequent to 1992 a welding shop\specialty welding operation was based at this location. It appears that the underground gasoline storage tanks were removed from the site circa 1992, and that an indeterminate volume of hydrocarbon impacted\contaminated soils were also removed from the area of the tanks at that time. It is now clear that not all the impacted\contaminated soils were removed at that time, (circa 1992). During a site assessment carried out on behalf of the current owner of the property, (during September 2010), it was determined that hydrocarbon impacted\contaminated soils were present below grade in one end of the approximate area of the former underground gasoline storage tanks. The

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impacted\contaminated soil does not appear to have any impact on local shallow or deep groundwater aquifers.

- There are no records in the files maintained by this Office of the Ministry of the Environment relative to the history of the demolition of any buildings on this site.
- A volume of gravel from a driveway at the site was removed to 477476 Third Line OS prior to 13 October, 2010. The gravel was not part of the soils\material on the site known to be impacted by the hydrocarbon from the gasoline filling station or subsequent operations on the site.
- A Record of Site Condition is not required to be filed unless there is a change of land use. This Office is not aware of any current proposals to change the use of these lands, (at this time).
- The impacted\contaminated soil removed from the site on 12 and 13 October, 2010 was transported to the Newalta Hamilton (Stoney Creek) Landfill, (Ministry of the Environment Waste Disposal Site Certificate of Approval A181008), located at 65 Green Mountain Road West, Hamilton, Ontario). The waste hauler was Joseph Haulage Inc., Ministry of the Environment Waste Management Certificate of Approval A820920.

If you have any questions regarding this matter, please feel free to contact me for clarification.

Original Signed By

G.W. Tomlinson
Badge # 132
Provincial Officer
Senior Environmental Officer
Guelph District Office

GWT\

KEN PHILLIPS
R.R.#6, Shelburne
ON L0N 1S9
519-925-5768

September 24, 2010

Mayor and Council
CAO/Clerk
Township of Melancthon
R.R.#6, Shelburne
ON L0N 1S9

TO WHOM IT MAY CONCERN

RE: CONTAMINATED SOIL REMOVAL
West Part Lot 20, Concession 1 OS (formerly Brant's garage)

Not only has another building been demolished in our community (thus another negative impact to the tax base which affects all ratepayers in Melancthon), but the soil at this site is now being excavated.

As you know this is the former site of a gas station/garage and what the province considers a brownfield. If in fact the tanks are still there and/or the soil is contaminated, the municipality must take immediate action to ensure this is not a "dig and dump" situation. As of today's date, there is no record of Site Condition filed on the MOE's registry by the owner of the property.

CONCERNS TO BE INVESTIGATED:


Are there still gas tanks buried at this site?

Where is the potentially contaminated soil being disposed of?

Are the contractors doing the excavating experienced in contaminated soil removal

I look forward to your response.

Sincerely


Ken Phillips

cc: Dale Rutledge, NDACT
Gary Tomlinson, MOE
Chris Thompson, MMAH

Ministry of the Environment
Guelph District Office

1 Stone Road West
4th Floor
Guelph, Ontario N1G 4Y2
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Télééc.: 519 826-4286



18 November, 2010

MEMORANDUM

To: Denise B. Holmes
CAO-Clerk/Treasurer
Township of Melancthon

From: G.W. Tomlinson
Provincial Officer
Senior Environmental Officer

Subject: County of Dufferin By-Law 2010-29
File DUMEC4 610 Melancthon Township Landfill

This memorandum is further to our telephone conversations on this matter in late September 2010, and your e-mail dated 21 September, 2010.

As I understand the situation, the Township's question is as follows:

Related to the above noted County of Dufferin By-Law, and specifically related to Section 1 of the By-Law, whereby the County is only taking over responsibility for household solid waste collection, (and "treatment"), and has no intention of taking over the ownership and/or operation of any lower tier landfills, (if/when the County takes over Household Solid Waste collection on 31 September, 2012); can the Township of Melancthon run the rest of the programs that it is currently providing, (at the Township Landfill Site), i.e. scrap metal collection, bale wrap, white goods collection\disposal, etc. without affecting the operation of the current Certificate of Approval for the Landfill Site?

Based on the assumption that the County's By-Law does not limit the lower tier municipality's ability to continue the programs to which you are referring, (which it does not appear to do), (the wording in parts of the By-Law is not consistent with the terminology and definitions in the Environmental Protection Act, hence my comment about the By-Law not **appearing** to limit the lower tier's ability to carry on existing programs), there does not appear to be any limitation on the Township's ability to continue to run the above noted "programs" based in legislation that the Ministry of the Environment, (MOE), administers\enforces.

Ordinarily the assumption of waste management responsibility by the upper tier municipality is an all encompassing proposition, (i.e. assumption of waste collection, assumption of the operation of the active landfills, assumption of

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responsibility for the various closed landfills, and other waste disposal facilities such as municipal transfer stations etc.) As far as I can tell, this particular piecemeal approach appears to be unique, (at least so far).

This Ministry's expectation in the past has been that in these types of circumstances when the upper tier municipality has resolved to take over waste management responsibilities that it takes them over fully, (as in the example locally of Wellington County in 1999). Having said that, it appears that the authors of the current Sections 11 and 189 of the Municipal Act intended for this piecemeal approach to be taken if it was so desired, (and by extension the Legislature passed and caused the legislation to be proclaimed), so there appears to be no impediment to this approach; or for the lower tier municipality to continue on with the waste management and disposal activities not assumed by the upper tier municipality, including the activities you identified in Council's question.

In short the answer to the Township's question is: yes, it can continue to carry on those programs that it is currently running without impacting the operation of its current Waste Disposal Site Certificate of Approval.

Nothing in this memorandum should be misunderstood or misconstrued as approval or permission for any violations of the Environmental Protection Act, and/or Ontario Water Resources Act, and/or Pesticides Act, and/or Environmental Assessment Act, and/or, Nutrient Management Act, 2000, and/or Safe Drinking Water Act by the Corporation of the Township of Melancthon, and/or any of its agents, and/or employees, and/or corporate officers.

If you have any questions regarding this matter, please feel free to contact me for clarification.

Yours truly,

Original Signed By

G.W. Tomlinson
Badge # 132
Provincial Officer
Senior Environmental Officer
Guelph District Office

GWT\

CORPORATION OF THE TOWNSHIP OF MELANCTHON

REPORT TO COUNCIL

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: DENISE HOLMES

SUBJECT: VOTE BY MAIL FOLLOW UP

DATE: NOVEMBER 26, 2010

PURPOSE

The purpose of this Report is to provide information to Council on how the Vote By Mail system worked as alternative voting method for the 2010 Municipal Election.

BACKGROUND AND DISCUSSION

On April 1, 2010, Council approved a report by the CAO to use Vote by Mail as the alternative voting method for the 2010 Municipal Election and on April 15, 2010 Council passed a by-law authorizing same. On July 31, 2010, DataFix, the company contracted to do the Vote by Mail provided the Township with the Preliminary List of Electors (PLE) through a web based application called Voter View. This list was reviewed by myself and Wendy Atkinson who was appointed as my Election Assistant. We removed any obvious errors with duplicate addresses, name anomalies and any people who we knew were deceased or no longer living in Melancthon Township. The voting kits were mailed on September 27, 2010 and upon speaking with Jim Stewart of DataFix, he advised that the data (which was cut off on September 13, 2010) was sent to the printer on time and the voter kits were mailed on time.

Election information was posted on the website, including a vote by mail tutorial which was an excellent tool for providing instructions on the new voting method and we also sent out a lilac coloured information flyer to all residents in Melancthon Township. We set up a polling booth at the municipal office for those people that wanted to come out and vote.

On Election Day, we were very busy with people coming in who had received voting kits but weren't sure what to do, who hadn't received their voting kit and wanted to vote or just to drop off their yellow return envelope.

The vote by mail system was well received and we had a few complaints (less than ten) from people wanting to know why we changed it? We explained that due to new Provincial legislation under the Municipal Elections Act, regarding accessibility issues, we could not hold the polls at the Horning's Mills Community Hall and the Municipal Office was not big enough to accommodate all polls. We also advised that Municipal Elections are a lot of work and with limited staff in the office, the vote by mail system was the preferred choice. There were no complaints received from

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candidates or scrutineers the night of the Election during the count, in fact, we received compliments on a well run and organized election which were much appreciated.

Our voter turnout was 41% which was up from 26% in the 2006 Election and I'm sure that the alternative voting method influenced this number. Our total number of ballots returned was 1,087.

Township Staff found the Data Fix and the Voter View system to be very user friendly and produced great reports. The Staff at Datafix were very helpful and quick to get back to our questions. Jim Stewart of DataFix says that the 2010 Election was an extremely successful election event from their end and I would have to agree. I would definitely recommend that Vote By Mail be used as the alternative voting method for the Municipal Elections in the 2014 Election.

FINANCIAL IMPACT

The financial impact is not known at this time as not all invoices are in but we will be under budget.

RECOMMENDATION

For the information of Council.

Respectfully submitted,

Denise B. Holmes, CAO/Clerk

Ontario
Provincial
Police

Police
provinciale
de l'Ontario



Business and Financial Services Bureau
Bureau des services opérationnels et financiers

777 Memorial Ave. 777, ave Memorial
Orillia, (ON) L3V 7V3 Orillia, (ON) L3V 7V3

Tel: (705) 329-6852 Fax: (705) 329-6265

File Reference 460 20
511-C-1005

November 17, 2010

Clerk/ Treasurer
Township of Melancthon
157101 Highway # 10
RR #6
Shelburne ON L0N 1S9

Dear Sir/Madame:

Re: **2011 Municipal Policing Costs Estimates – Ontario Provincial Police**

Please find attached the estimated OPP policing costs for your municipality for the 2011 calendar year, in accordance with the contract between your municipality and the Ministry of Community Safety and Correctional Services.

The negotiated 2011 salaries have been used to complete this estimate for uniform and civilian members. Current benefit rates have been included in the annual estimate and will be applied to the final year end reconciliation, (24.7% for uniform officers and 24.3% for civilian staff).

We wish to advise you that the 2009-2011 collective agreements were predicated on the ability of the OPPA to re-negotiate 2011 salary and benefit rates. The OPPA has initiated action to re-negotiate the 2011 salary and benefits for uniform and civilian members and therefore the rates quoted in the 2011 estimates may be subject to change. In the event that the 2011 rates are successfully re-negotiated a notification of the rate changes will be sent to your municipality. The 2011 monthly billings will not be revised specifically to reflect any salary rate changes resulting from the re-negotiations. The 2011 reconciliations will be based on salary rates in effect for 2011.

Please note that interest will be charged on overdue accounts and it is applied retroactively to outstanding balances.


To effectively reduce the variance between the estimates and year-end policing costs, a partial credit for Provincial Services Usage (PSU) has been deducted from the 2011 total estimated policing costs, thereby reducing monthly billings throughout the invoicing year. The PSU credit compensates municipalities for the deployment of officers to other areas in response to investigations or other occurrences deemed to be provincial responsibilities. Municipalities are being credited for one half of their municipality's average PSU experience, to a maximum of five percent of their 2011 estimate. Adjustments for actual PSU experience will be reflected in the year-end reconciliation.

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If you have any questions regarding this estimate, please contact Catherine McCauley, Acting Manager, Contract Policing Financial Services Unit, at (705) 329-6913.

Yours truly,



Andrew Eamer
Bureau Commander
Business and Financial Services Bureau

Attachments

- c: Chair, Melancthon Police Services Board
Detachment Commander, Dufferin County Detachment
Manager, Contract Policing Section
- ec: Commander, Central Region

O.P.P. COSTING SUMMARY
Estimated Policing Costs for the period
January 1, 2011 to December 31, 2011

TOWNSHIP OF MELANCTHON

Salaries and Benefits

Uniform Members	<u>Positions</u>	<u>\$</u>	
Inspector	-	-	
Staff Sergeant-Detachment Commander	0.09	10,392	
Staff Sergeant	-	-	
Sergeant	0.34	32,375	
Constables	2.06	<u>174,455</u>	
Total Uniform Salaries (Note 1)			217,223
Overtime (3 Yr Avg)			24,285
Contractual Payout (Vacation & Statutory Holidays)			5,189
Shift Premium			574
Benefits (24.7% of Salaries; 2% of Overtime)			<u>54,140</u>
Total Uniform Salaries & Benefits			301,410
Civilian Members	<u>Positions</u>	<u>\$</u>	
Detachment Administrative Clerk	0.17	9,148	
Detachment Clerk - Typist	-	-	
Caretaker	-	-	
Communication Operators		4,079	
Prisoner Guards		<u>1,743</u>	
Total Civilian Salaries (Note 1)			14,970
Benefits (24.3%)			<u>3,214</u>
Total Civilian Salaries & Benefits			18,184
OSS Pay and Benefit Charge			<u>99</u>
Total Salaries & Benefits			319,693

Other Direct Operating Expenses

Operational Support	1,616	
RHQ Municipal Support	3,469	
Vehicle Usage	18,326	
Telephone	2,483	
Office Supplies	690	
Accommodation	349	
Uniform & Equipment	1,833	
Cleaning Contract	1,945	
Mobile Radio Equipment Maintenance	1,422	
Office Automation - Uniform	4,743	
Office Automation - Civilian	<u>225</u>	
Total Other Direct Operating Expenses		37,099
OSS Financial Services Fee		<u>427</u>
2011 Total Estimated Gross Policing Cost		357,219
Provincial Services Usage		<u>(10,133)</u>

TOTAL ESTIMATED POLICING COST \$ 347,086

- 1) 2011 Uniform and Civilian Salaries are estimated based on the 2009 – 2011 M.O.U. which was predicated on the ability of the OPPA to re-negotiate 2011 salary and benefit rates. The OPPA has initiated action to re-negotiate the 2011 salary and benefits for uniform and civilian members and therefore the rates quoted in the 2011 estimates may be subject to change.

INFORMATION REPORT TO COUNCIL

As a follow up to a public information session held October 22 at the Trinity United Church in Shelburne I personally hired Mr. Colling to come to our house and test the home. In addition, I asked him if he would be prepared to help me better understand some of the things he referred to at the public meeting, and he agreed.

I do not profess to fully understand the science behind his work, nor do I profess to even fully comprehend exactly the meaning of the tests he did at the house. I did find it very interesting and while I will attempt to answer questions it is not my intent or desire to debate this report. The information is being provided as people may find it interesting.

Mr. Colling works for a company called Bio Ag. My understanding is that until recently they primarily worked in the agriculture sector (more dairy) to test for lost production as a result of stray electricity. They do tests and distribute filters to create a healthier environment. As a result of health issue attributed to wind turbines the company has taken their science to the public and tests various homes and business.

At the public meeting Mr. Colling referred to four homes near Ripley that were vacated because of health issues caused by turbines. Apparently the wires were originally overhead but got buried. His explanation was that when the hydro lines were buried the ground from the turbines was hooked to the neutral from the homes and that allowed a direct flow of "dirty electricity" to enter the homes. He did a rough drawing of the situation and it makes sense that there is a problem with that. He indicated that the proponent and hydro "agree something is not right" but neither party will step up and accept responsibility, but have moved the people out.

When he came to our house he entered through the front door. He could not see what type of phones we had, had no knowledge of computers, printers etc. because he could not see them from where he came in or sat. After about 30 minutes he asked what we had as he was feeling "uncomfortable". I showed him the phones, computer (wireless printer) and other things he wanted to check.

He used an extended range high frequency meter 27 MHz – 3.3 GHz with residual sensitivity to 6.6 GHz including both a directional and Omni-directional antenna. (Model hfe35c). When the phone (6.0 GHz) was plugged in the meter was at the top of its range (over 3500 GHz) for emitting the electrical waves. When it was unplugged the number was down to 87. When we had the wireless printer on the range was around 1800 and when it was off it was the range was about 60.

We tested the two other portable phones and the readings were in the acceptable range as they were older models with different frequency.

He then did other electrical testing with a Graham Seltzer Meter. Specifically the light bulbs and the dimmer switches. We have both the "normal" lights and the CFL "energy efficient" ones. With the regular bulbs there was no movement on the meter with the CFL bulbs the meter was at the top of its range. The dimmer switches had very high readings as well and affected several of the tests.

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He then did the floor to sink test which measures dirty electricity because the plumbing and the sink are grounded to the neutral at the main panel then that is directly bonded with the primary neutral that goes down the road. Therefore if there is a problem with the wiring hook-up there is a direct relationship from the problem connection to the house. (i.e. the problem at Ripley).

We had considerable discussion and he told me of a lady that called him as she was having health issues "because of the turbines". He started the tests and the readings were very high. After sometime he determined that she had recently purchased new portable phones, wireless internet, used an electric blanket, and there were other changes to her environment. Once all these things were unplugged the reading went down and the fact the turbines were there was not the issue as they had no impact.

We discussed other circumstances of people moving to a "new modern office" and being affected by the environment. There were several cases discussed and all of them had one thing in common; the impact on an individual will vary because we are all individuals and are affected differently, which is exactly what happened at our house. Mr. Colling was affected much differently than I was and we did several "tests" to demonstrate the point.

The only "concern" I had was that there does not seem to be defined "acceptable" standards. For instance in schools the government has said that 10,000 is the acceptable number for a Wi-Fi set up. However it has been proven that that number is far too high for some children. Even at our house I asked what is acceptable and a definitive answer could not be given.

Here are my unscientific conclusions from my afternoon with Mr. Colling;

- 1) Dirty electricity is real. It amazing how many "normal items" put out readings at an extremely high range.
- 2) The effect of dirty electricity is hard to quantify because it affects people very differently.
- 3) Any hydro lines from turbines should be buried as above ground contamination is greater.
- 4) Hydro One or the proponent of any wind farm development must ensure there is no contamination of a residential property as a result of hydro hook-ups.
- 5) Setbacks should be dictated by the size of the turbine to reduce or eliminate other annoyances such as sound and flicker.
- 6) Planning control must be returned to the local municipality.

Ironically I had a friend e-mail me with a link that is pretty scary dealing with stray electricity from CFL bulbs and the link is <http://www.cleanpowercanada.bravehost.com/report1.html> it is worth the watch.

Respectfully submitted

Bill Hill

Denise Holmes, AMCT

From: Cosack [cosack@stn.net]
Sent: Monday, November 22, 2010 9:21 PM
To: dholmes@melanctontownship.ca; Bill_hill@sympatico.ca
Subject: Melancton Council.

Hello Denise,
please advise Council that Marni Walsh's request, dated the 20th of November, asking Council to revisit the agenda items as listed in her letter, "Aug. 13th delegation", has my full support. Council should revisit the issues raised, amend them to fit Melancton and then move to adopt them.

Adopting a similar fee schedule, as well as making clear that the cost recovery associated with applications is clearly spelled out and not left to interpretation by either applicant or opposition to an application, would be a great step forward. There is no downside for Melancton ratepayers, and will not impede the bigger view taken by Council regarding municipal affairs and economic development. That would greatly assist the Highlands Companies, as well as all the concerned citizens, to understand the Council's position and how we, collectively, are to proceed.

Thank you for passing this along,
Carl Cosack

Total Control Panel

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To: [Remove](#) this sender from my allow list
dholmes@melanctontownship.ca
From: cosack@stn.net

You received this message because the sender is on your allow list.

Information from ESET NOD32 Antivirus, version of virus signature database 5641
(20101123)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>



TO: Ontario Municipalities

FROM: J. W. Tiernay, Executive Director
Ontario Good Roads Association

DATE: November 5, 2010

RE: Minimum Maintenance Standards Litigation – Status Report

Background

Earlier this year all heads of Council received a letter advising that a legal challenge had been filed to have the Minimum Maintenance Standards (MMS) declared null and void. The letter requested municipalities consider contributing to a Litigation Fund to fight the application. I am pleased to report that many municipalities have contributed to the fund and we are proceeding with our opposition to this application. If your municipality is still considering the request please let me know at your earliest convenience as to whether funds will be forthcoming.

This memo is intended to keep all municipalities informed as to the progress to date on this important matter.

Discussion

OGRA has retained J. Murray Davison, Q.C. of the law firm, Paterson, MacDougall, LLP as our legal counsel to represent your interests. Mr. Davison is very knowledgeable in the area of Minimum Maintenance Standards having volunteered his time and expertise in the development of the initial standards and the 5 year review that was recently undertaken.

Mr. Davison has met with other counsel from the Regional Municipality of York and the Ministry of Transportation as represented by Crown Counsel to discuss the issues and to map out their strategy.

Our counsel filed an application with the courts to grant OGRA intervenor status. The opposing counsel did not object to this application and the court issued an order adding OGRA as intervenor on October 8, 2010.

The Ontario Trial Lawyers Association has also filed an application to be granted intervenor status. If granted they would support the application to have the MMS declared null and void. Our legal team is currently considering what action, if any, will be taken with respect to this application.

A steering committee made up of representatives from the Ontario Good Roads Association; the Ontario Municipal Insurance Exchange (OMEX); the Regional Municipality of York; the Province of Ontario; the Waterloo Region Municipalities Insurance Pool and Frank Cowan Company Limited has been established to provide oversight and guidance to legal counsel. The Committee had its first meeting on November 4, 2010.

The hearing on this matter was originally scheduled for November 10, 2010, however; due to various filings, the hearing has been delayed and will not likely be heard until spring of 2011.

Further updates will be provided on a regular basis or when important milestones are reached. Any questions can be directed to me at 905-795-2555 or joe@ogra.org.

JWT

80 WORSLEY STREET, BARRIE, ONTARIO L4M 1L8

November 24, 2010

Ms. Denise B. Holmes, AMCT
CAO/Clerk-Treasurer
Township of Melancthon
157101 Highway 10
R.R. #6
SHELBURNE ON L0N 1S9

Dear Ms. Holmes:

**Setbacks Relating to Wind Turbines
and Built-up Areas**

At the November 4th Council meeting, I was asked to provide information on any provincial provisions or other requirements that would protect hamlets and other built-up areas from the development of large scale wind turbines. In response, the following comments provide a summary of the relevant provisions of the key regulation under the Green Energy Act and the Environmental Protection Act.

General Comments

Ontario Regulation 359/09 relating to Renewable Energy Approvals under the Environmental Protection Act requires a substantial distance separation between new large scale wind turbines and residential uses such as are found in both rural and built-up areas. The regulation's turbine setback requirements also apply with regard to vacant residential lots.

The required distance separation begins at 550 metres (1,805 feet) and increases on the basis of both an increase in the number of proposed turbines within the proposed energy generation project and the total number of turbines within three kilometres of noise receptors affected by the proposed development.

Relevant Provisions of Ontario Regulation 359/09

Regulation 359/09 applies to a wide range of Renewable Energy Approvals under the Green Energy Act and the Environmental Protection Act. The following provides a summary of the key provisions relating to wind turbine setbacks.

The Basic Setback Requirement

1. The smallest wind turbine recognized in the Regulation's setback provisions is one having a name plate capacity of at least 50 kilowatts with a minimum sound power level of 102 dBA.

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(12)

2. Such a wind turbine or any proposal either consisting of a maximum of five such turbines or resulting in a total of no more than five such turbines, whether existing or proposed, within three kilometres of a noise receptor, must be located a minimum of 550 metres from the nearest noise receptor.

The Definition of a Noise Receptor

For the purposes of the above provision, a “noise receptor” includes:

1. A building or structure used for overnight accommodation.
2. A building or structure used as an educational facility, day nursery or place of worship.
3. The construction of buildings or structures listed above where the required approvals are in place.
4. The centre of a vacant lot where the zoning permits such a building or structure.
5. A portion of a property used as a campsite or campground at which overnight accommodation is provided.

Exception

The following summarizes the only situation in which the above basic setback standard would not apply.

1. The applicant’s noise measurements or calculations show that the lowest hourly ambient sound level at a noise receptor is greater than 40 dBA due to road traffic for wind speeds no greater than 4 metres per second; and,
2. A noise report is provided demonstrating that the proposed facility will not exceed the lowest hourly ambient sound level measured or calculated in item a. above.

Increased Setback Requirements

The regulation also contains provisions that a wind turbine specified in point 1 under The Basic Setback Requirement section above must be installed in compliance with certain expanded setbacks from the nearest noise receptor, if, at the time of application, within a 3 kilometre radius of a noise receptor of the facility,

1. the proponent proposes to install more than one wind turbine with a minimum sound power level of 102 dBA as part of the same facility;
2. a wind turbine with a minimum sound power level of 102 dBA has been installed;
3. approval for a wind turbine with a minimum sound power level of 102 dBA has been granted but construction has not started; or

4. a wind turbine with a minimum sound power level of 102 dBA has been proposed, the related notice has been posted on the environmental registry and a decision has not been made on the proposal.

Where there are situations as listed above within 3 kilometres of a noise receptor of a proposed facility, the following provides a few examples of the applicable setbacks from the nearest noise receptor.

1. With 1 to 5 turbines having a minimum sound power level of 105 dBA, the minimum setback would be 850 metres.
2. With 6 to 10 turbines having a minimum sound power level of 105 dBA, the minimum setback would be 1,000 metres.
3. With 11 to 25 turbines having a minimum sound power level of 105 dBA, the minimum setback would be 1,250 metres.

Exception

The Regulation's table of required setbacks, as excerpted above, does not apply if the proponent submits a report prepared in accordance with the publication of the Ministry of the Environment entitled "Noise Guidelines for Wind Farms". In such situations the findings of the noise study would apply.

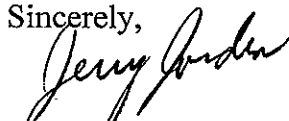
Pending Changes to Ontario Regulation 359/09

It should be noted that currently the Ministry of the Environment is proposing amendments to Regulation 359/09, some of which relate to wind turbine setbacks. Although these proposed changes have not been extensively reviewed, it does not appear that the above referenced setback requirements will be substantially altered. Once these revisions have been implemented, the approved edition should be reviewed in detail.

Conclusion

The provincial regulation pertaining to Renewal Energy Approvals requires what appear to be substantial wind turbine setbacks from residential and other noise sensitive uses. These provisions should protect residential uses and lots in settlements and in the rural areas from new wind turbine developments by requiring a minimum distance separation of 550 metres.

Sincerely,



G. W. Jorden, RPP

Ministry of the Environment
Guelph District Office

Ministère de l'Environnement

1 Stone Road West
4th Floor
Guelph, Ontario N1G 4Y2
Tel.: 519 826-4255
Fax: 519 826-4286

1, chemin Stone ouest
4e étage
Guelph (Ontario) N1G 4Y2
Tél.: 519 826-4255
Télééc.: 519 826-4286



18 November, 2010

MEMORANDUM

To: Denise B. Holmes
CAO-Clerk/Treasurer
Township of Melancthon

From: G.W. Tomlinson
Provincial Officer
Senior Environmental Officer

Subject: 2133962 Ontario Inc.\Shelburne Iron & Metal
517006 Dufferin County Road 124
Township of Melancthon, County of Dufferin
File DUMEC2 100 Shelburne Iron & Metal

This memorandum is further to your e-mail dated 02 November, 2010.

It is the understanding of this Office of the Ministry of the Environment that Shelburne iron & Metal has approached the Township of Melancthon with a proposal to utilize soil containing "a small amount of wood debris" as clean fill.

Soil containing putrescible materials such a wood do not meet the definition of "inert fill" as defined in Ontario Regulation 347, (http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_900347_e.htm#BK0), made under the Environmental Protection Act, and as such cannot be used for the purposes of "clean fill".

I would suggest that Shelburne Iron & Metal be encouraged to contact this Office of the Ministry of the Environment to further explore it's options for the use of the soil identified in it's 19 October, 2010 letter to the Township.

Nothing in this memorandum should be misunderstood or misconstrued as approval or permission for any violations of the Environmental Protection Act, and/or Ontario Water Resources Act, and/or Pesticides Act, and/or Environmental Assessment Act, and/or, Nutrient Management Act, 2000, and/or Safe Drinking Water Act by 2133962 Ontario Inc.\Shelburne Iron & Metal, and/or any of it's agents, and/or employees, and/or corporate officers.

If you have any questions regarding this matter, please feel free to contact me for clarification.

Original Signed By

G.W. Tomlinson
Badge # 132
Provincial Officer
Senior Environmental Officer
Guelph District Office

GWT\

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KARREN WALLACE
R.R.#6, Shelburne
Ontario L0N 1S9
519-925-5768

November 15, 2010

To the Mayor & Council
Township of Melancthon

ISSUE:

On July 13, 2010 Council entered into an agreement with Plateau Wind to provide access to Plateau:

“...to construct or install poles, lines, underground conduits and other related structures, equipment and facilities, as described in Schedule B for the transmission of electricity on, over, under, along and through the road allowances”

The road allowances subject to this agreement are:

250 Sidroad, between 6th line NE and 4th line NE
Fourth line between 240 Sidroad and 250 Sidroad
Fourth line, between 250 Sidroad and County Road 21
260 Sidroad between Hwy 10 and 2nd Line SW
2nd Line between 260 Sidroad and 270 Sidroad
Melancthon-Grey Highlands Town Line
Melancthon Artemesia Town Line between Hwy 10 to Road allowance between Towns=]ip fo
Artemisa and Osprey East Back Line
Road Allowance between Lot 21 and 22, Conc 5 & 6

BACKGROUND:

Section 224 of the *Municipal Act, 2001* provides that it is the Role of Council to:

- (a) represent the public and to consider the well-being and interests of the municipality;
- (b) develop and evaluate the policies and programs of the municipality;
- (c) determine which services the municipality provides;
- (d) ensure that administrative policies, practices and procedures and controllership policies, practices and procedures are in place to implement the decisions of council;
 - (d.1) to ensure the accountability and transparency of the operations of the municipality, including the activities of the senior management of the municipality;
- (e) maintain the financial integrity of the municipality; and
- (f) carry out the duties of council under this or any other Act

(14)

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The notice to the public that was provided under public notices stated:

Please take notice that the Council of the Township of Melancthon will hold a Special Closed Session meeting on Tuesday, July 13, 2010 at 8:30 a.m. in the Council Chambers regarding the Agreement between the Township of Melancthon and International Power Corporation regarding the Plateau III Wind Farm.

The agenda states the meeting is closed to:

Review the draft agreement

Pass a bylaw to enter into the agreement

Neither of these reasons are valid considerations under the provisions of the Municipal Act, 2001 for entering into a closed session. A sitting Councillor has assured me that the reason for entering into the closed session was to consider legal advice only and the vote to enter into the agreement was taken outside of closed session. That is encouraging.

REQUEST:

In the interests of transparency, accountability and financial integrity, and the fact that the public had no notice of the true particulars of the meeting, nor a chance to consider attending as the public notice provided said the meeting was closed, I would ask that Council provide a written staff report to confirm or explain the following :

1. Please confirm the only discussion that ensued during the closed session were the legal ramifications of entering into the agreement and that all discussion about the agreement itself, including financial compensation, terms, length, etc. occurred in open session.
2. Please provide the background as to why the municipality entered into this agreement when there is a preponderance of wind turbines in Melancthon, credible health impacts are being debated and it is a fact that property values decline (see recent MPAC decision). It is common sense that if the municipality refused to enter into this agreement, it would be difficult if not impossible for the development to proceed.
3. How many kilometres of road are impacted by this agreement.
4. Please confirm that the municipality received \$27,000 on the signing of the agreement and will receive \$28,000 yearly for a period of 20 years with the possibility of extension.
5. How much per kilometre of municipal road does this work out to be in revenue received annually by the municipality from Plateau.
6. Have property owners adjacent to the impacted roads been provided written notice of this agreement.
7. Will property owners adjacent to the impacted roads be provided written notice of construction time lines.
8. Please confirm that Section 87 of the agreement provides that a \$350,000 letter of Credit shall be filed by Plateau with the municipality until construction has been

completed to ensure compliance with the term of the agreement OR to otherwise permit the municipality to enforce the terms of the agreement.

9. Please confirm that after construction is completed, the letter of Credit will be reduced by \$150,000 with the balance being held as maintenance and decommissioning security (\$200,000).
10. Please confirm that Section 93 of the agreement provides that the parties acknowledge that the estimate of the approximate amount for the maintenance and decommissioning security is based on the ANTICIPATED costs of decommissioning the works but that **there is inadequate knowledge of all the relevant circumstances.** Does this mean that the costs could be significantly different than the amount of security on deposit?
11. Does a letter of credit accrue interest on behalf of the municipality.
12. Are enforcement costs to come out of the \$28,000 a year in revenue or from the security deposit of \$200,000.
13. Was a financial impact analysis on completed prior to the municipality entering into this agreement (which in effect permits more turbines to be constructed), in terms of revenue to be received, costs of enforcement, suitability of the amounts of letters of credit, loss of assessment and thereby tax revenue, potential costs of decommissioning should the municipality find themselves liable for that.
14. What bylaw enforcement provisions are being implemented by the municipality as a method for any complaints and issues experienced by ratepayers during the course of the agreement (20 years).
15. When the Plateau project is complete, how many turbines will there be in the municipality.
16. How is the municipality protecting the setbacks for turbines from vacant building lots and the boundaries of designated growth areas through setbacks to ensure Melancthon meets the growth conformity exercise over the next twenty years.
17. What was the amount of legal and planning fees incurred by Melancthon in the negotiation, development and execution of this agreement and how much has Melancthon received from the Developer in relation to this as per Section 84 & 85 of the agreement.

I know a stated goal of the new Council aligns with the wishes of the public in terms of a change of tone and greater transparency and accountability.

All the information being requested is information to which the public is entitled to under the provisions of the Municipal Act, 2001 and I look forward to receiving the written report at the next meeting of Council.

Yours truly

Karren Wallace

Denise Holmes, AMCT

From: Karren Wallace [karrenwallace@sympatico.ca]
Sent: Wednesday, November 03, 2010 6:48 PM
To: BILL HILL; Bill Hill; Darren White; Janice Elliott; John Crowe; Debbie Fawcett; Denise Holmes, Melancthon Township
Subject: RE: DESTRUCTION OF STRUCTURES IN THE TOWNSHIP OF MELANCTHON

Mayor and Council:

For consideration at the November 4, 2010 meeting of Council:

Yesterday the former Peter and Judy Downey home, located at the SW corner of Lot 17, just north of the intersection of the 4th Line and Sideroad 15 was burned by Highland Companies.

This represents over 25 properties on which structures have been demolished by Highland Companies. Some of these properties have had all structures removed, including houses, barns and outbuildings. Highlands has stated they have done this in the name of increasing their agriculture potential and yet on all of these properties there is not one acre of land on which structures stood that have been worked into the agricultural network of the operations by Highland Companies. The land is standing fallow and vacant where homes once stood and families once lived.

With every demolition, the community fabric, the tax base and the representation on County Council is compromised.

Below is a list of properties on which Highland Companies have demolished homes and structures. I have requested that the Clerk of the Township review the records to ascertain that I have not omitted any properties on this list.

- [1] Ferguson West Part of Lot 25, Concession 3 OS \$289,750
- [2] Jamieson West Part of Lot 26, Concession 3 OS \$276,250
- [3] Speers East Part of Lot 19, Concession 1 OS \$332,500
- [4] Whitten Part of Lot 276 & 277, Concession 1 NE Assessment: \$261,500.00
- [5] Benotto (Tavares) Part of Lot 7, Concession 3 NE \$334,250
- [6] Wilcox - barn and house East Part Lot 16, Concession 4 OS, \$179,500
- [7] Earl East Part Lot 19, Concession 4 OS \$210,500
- [8] Fawcett East Part Lot 19, Concession 3 OS \$228,000
- [9] Eichhorn East Part Lot 17, Concession 4 OS \$199,250
- [10] Looby (Chenier) East Part Lot 19, Concession 4 OS \$185,750
- [11] Richardson West Part Lots 20 & 21, Concession 3 OS \$210,750

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- [12] Hurst (Bates) West Part Lot 20, Concession 1 OS \$198,500
- [13] Parsons East Part Lot 21, Concession 1 OS \$304,250
- [14] Ferguson West Part Lot 24, concession 2 OS \$238,750
- [15] Shrigley East Part Lot 26, Concession 10, NE \$ 168,000
- [16] Mumford West Part Lot 21, Concession 3 OS \$107,250
- [17] Wilson 5th Line West Part Lot 28, Concession 4 OS \$198,500
- [18] Irwin West Part Lot 26, Concession 1 OS \$211,000
- [19] Downey Barn, Lot 15, Conc 4 OS \$440,000
- [20] Marshall Lot 18, Conc 3 OS \$221,000
- [21] Laverty, Lot 23, Conc 1 OS \$311,500
- [22] R. Speers, Lot 19, Conc 1 OS \$352,00
- [23] Peter & Judy Downey former house, SW Lot 17, corner of S/R 15 and 4th Line
- [24] Irwin Barn at Redickville
- [25] Brants garage, County Road 124

The February 4, 2010 minutes provide that:

"The Mayor acknowledged the several submissions received regarding the draft (demolition) by-law and advised that she, the CAO, Township Lawyer and Planner met with John Lowndes and his solicitor regarding the draft by-law and the Township's concerns were put forth. The Highland Companies have three outstanding permits and have agreed to stop demolition after this and she would like to see this in writing from the Highland Companies. She advised that one of the homes is going to be donated to the museum. A report from our solicitor regarding the meeting is forthcoming."

Further to this I find no record of a report from the Township solicitor about this meeting, nor a staff report with recommendations or most importantly, a document in writing from the Highland Companies that they agree to stop destroying homes and structures in the municipality.

In the interests of transparency and accountability on which provisions of the *Municipal Act, 2001* is based, I request the following information:

A copy of the minutes of the meeting held between the Mayor, CAO, Township solicitor and planner, John Lowndes of the Highland Company and his solicitor;

A copy of the township solicitors report;

A copy of the township planners report;

The number of structures that had been demolished by Highland Companies at the time of the meeting and the

date of the meeting;

Finally I would request that a recorded vote be held, as to whether Council will be acting in the interests of ratepayers to retain the social fabric, the taxbase and County Council representation by immediately taking action to pass a demolition control bylaw.

Karren Wallace
519-925-5768

Total Control Panel

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To: dholmes@melanctontownship.ca [Remove](#) this sender from my allow list

From: karrenwallace@sympatico.ca

You received this message because the sender is on your allow list.

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<http://www.eset.com>

Denise Holmes, AMCT

From: Karren Wallace [karrenwallace@sympatico.ca]
Sent: Saturday, November 20, 2010 5:09 PM
To: Denise Holmes, Melancthon Township
Cc: janice elliott; BILL HILL; Darren White; nanci
Subject: RE: FOR THE NEXT MEETING OF COUNCIL
Attachments: OMB ruling.doc
Mayor and Council elect

For the next meeting of Council, a summary of the Ontario Municipal Board decision regarding the Caledon quarry.

Karren Wallace
519-925-5768

Total Control Panel

[Login](#)

To: [Remove](#) this sender from my allow list
dholmes@melancthontownship.ca
From:
karrenwallace@sympatico.ca

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(20101122)

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11/22/2010

16
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Mayor & Council
Township of Melancthon
R.R.#6, Shelburne
ON L0N 1S9

November 22, 2010

ISSUE:

The Township of Melancthon is currently facing increasing pressure from a number of factions involving the aggregate and mining industry. Melancthon's existing Official Plan (OP) dates to 1979.

BACKGROUND:

On November 12, 2010 the Ontario Municipal Board (OMB) turned down an appeal to the board made by James Dick Construction Limited from the Town of Caledon's refusal to enact a proposed Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) to permit the establishment of a commercial quarry.

In their ruling the OMB noted that their decision was based on the Provincial Policy Statement (PPS), Aggregate Resources Act (ARA) and the Town of Caledon's Official Plan (OP) as well as the Region of Peels OP (ROP).

Overview of the Caledon subject property/proposal:

- 89ha with the proposed quarry involving 58ha
- agricultural, rural residential uses and environmentally sensitive features
- located in the Credit River watershed north of the Niagara Escarpment
- geologically located in the Amabel Formation consisting of dolostone rock
- estimated aggregate resource would be 39 million tonnes
- 80 year time span (quarrying 30 yrs, flooding of lakes 50 yrs)

Caledon's OP had designated areas for resource development, but the James Dick proposal did not fall within any of those designations.

HIGHLIGHTS OF OMB'S RULING

The Board stated that the Provincial Policy Statement (PPS) provides that the PPS is to be read in its entirety and all pertinent policies are to be applied to each situation, which the Board ruled means that all policies, including the Aggregate Resources Act (ARA), the Town of Caledon's Official Plan (OP) and the Region of Peel's Official Plan (ROP) must be considered and weighted when land use decision are made and *that no policy is to be given priority over any other policy.* (page 8)

The Board agreed with the Town of Caledon that there is a need for aggregate, but the need MUST be balanced and that municipalities have every right to ensure that a balance is met.

The Board found that the language of the Town of Caledon’s OP makes it clear that the onus or burden of proof is born by the proponent of an aggregate extraction operation to demonstrate to the satisfaction of Town Council, or to the satisfaction of the Board that there will be no negative impact in a number of pivotal areas. (see Schedule A attached for specific wording).

Further, the Board found that objectors to the proposed development need not demonstrate that there will be a negative impact. The Board noted that the language of Caledon’s OP is such that if an applicant fails to meet the requirements of **any one** of the above cited subsections of policy 5.11.2.4.2 **the application must fail**.

The specific policies referred to in the OMB’s ruling regarding Caledon’s OP aggregate extraction policies provided clear direction to the Board and in fact the Board stated:

“The detailed policy should also give all parties, including a proponent, some certainty about what is expected of a proponent and the Town. The policy cannot be a moving target, especially when one considers the lengthy appeal and settlement process...the Town should not request studies not envisioned by their policies nor impose standards not set out in the policy in the course of considering aggregate applications” (page 13)

The issues that were considered by the OMB and their comments include:

ISSUE	OMB DECISION/COMMENT
Transportation, Traffic and Haul Routes	James Dick has not met the requirements....(pg 22)
Noise	James Dick has not met the requirements....(pg 22)
Air Quality	the requirements of the OP.... (pg 34)
Visual Impact	the board finds these assertions to be astounding and unsupported...(pg 40)
Cultural Heritage	James Dick has met the technical requirements (pg 46) James Dick has not demonstrated no unacceptable cultural heritage impact (pg 53)
Adaptive Management Plan (AMA) which requested the application be approved, after which the proponent would work with MNR to ensure compliance	If the Board were to allow a land use re-designation and an aggregate license to go forward while leaving the critical work of AMP to be done to the satisfaction of the MNR, it would be abdicating its responsibility. The board will not abdicate its responsibility....(pg 71)
Fiscal Impact	The board finds there is no requirement in the OP for the applicant to provide a fiscal impact assessment..(pg 72) ..however the Board cannot envision the approval of a quarry dependent upon a complex, highly engineered adaptive management plan, without such agreements being in place or without making the execution of such agreements a condition of approval (pg 74)

The specific policies of the Town of Caledon referred to in the OMB decision are shown on Schedule A attached.

IMPACT/ANALYSIS FOR MELANCTHON

It is clear from this ruling, that Melancthon must take action to ensure that all appropriate studies and reports required for a comprehensive review and analysis of the appropriateness of an aggregation application for an OPA or ZBA be included in Melancthon's OP, which is currently under review.

The OMB's ruling in the James Dick application should make it clear that studies and other reports can NOT be expected to be produced after a decision has been made, but MUST be envisioned in their OP.

"the Town should not request studies not envisioned by their policies nor impose standards not set out in the policy in the course of considering aggregate applications" (page 13)

Additionally the OMB ruling provides clarity that municipalities are entitled to have "balanced" development. The **Aggregate Resources Inventory of Dufferin** document is just that-an inventory of aggregate resources in Dufferin. There is no legislation that requires a municipality move the entire inventory into an aggregate resources area via provisions in their OP. Clearly, this would not be balanced planning.

The OMB ruling states that municipalities, ratepayers, conservation authorities and the Province should not be expected to pay for mitigation. All parties in the James Dick application agreed that mitigation on a 145 acre, 100 foot below the water table mine would take assurances of about \$90 million: one can only surmise what the assurances required by the Highland Companies would require for a 2,400 acre, 200 foot below the water table mine.

Most importantly this ruling demonstrates that with the proper provisions in a municipal OP providing for proper and balanced planning, legislative tools ARE available to a municipality to manage their own destiny.

The Council of the Township of Melancthon is strongly encouraged to request a staff report regarding the impact of this OMB decision on the future of Melancthon's Official Plan and then include all provisions necessary in the OP that are required in order to provide for a balanced community.

Finally, Section 69.1 of the *Planning Act*, provides that the council of a municipality, by by-law, and a planning board, by resolution, may establish a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated cost to the municipality or to a committee of adjustment or land division committee constituted by the council of the municipality or to the planning board in respect of the processing of each type of application provided for in the tariff. The City of Hamilton imposed a \$100,000.00 fee for an application for a license under the Aggregate Resources Act.

In view of recent events this would seem a prudent course of action for Melancthon.

Karren Wallace
R.R.#6, Shelburne
Ontario L0N 1S9

SCHEDULE "A"

Specific policies in the Town of Caledon's Official Plan:

*b) the Applicant has completed a Traffic Impact Study as described by Section 5.11.2.4.14 which **satisfactorily demonstrates** that any additional traffic and road improvements will **not have unacceptable impacts** on the safe and efficient use of the road network and that impacts on adjacent land uses, on those landscape elements referred to in Section 5.11.2.5.2 (b) – (e) or on any environmentally sensitive features identified by the Traffic Impact Study will be satisfactorily mitigated;*

*c) the Applicant has assessed the social impacts as described in Section 5.11.2.4.13 and **demonstrated that the proposal will not have any unacceptable impacts;***

*d) the Applicant has completed all environmental investigations and studies as required by this Plan and by all relevant approval agencies Town of Caledon Official Plan Chapter 5 Town Structure & Land Use Policies 5-1 10 December 31, 2008 Consolidation and **demonstrated that the proposal will not have any unacceptable impacts;***

*e) the Applicant has completed a Visual Impact Report as described by Section 5.11.2.4.11 and **demonstrated that the proposal will not have any unacceptable impacts;***

*f) the applicant has completed a Cultural Heritage Survey as described by section 5.11.2.4.12 and, where required, additional cultural heritage studies, such as a Cultural Heritage Impact Statement, or an archaeological assessment and **has demonstrated that there will not be any unacceptable impacts;***

*g) the Applicant, for operations which propose below water table extraction, has completed a Water Resources Study as described in Section 5.11.2.4.15 and has demonstrated water resources will be protected, maintained and, where applicable, enhanced and that there will be no **unacceptable impacts;***

*h) the Applicant, for operations which propose above water table extraction, has completed a Water Resources Study as described in Section 5.11.2.4.16 and has demonstrated water resources will be protected, maintained and, where applicable, enhanced and that **there will be no unacceptable impacts;***

*i) the Applicant has demonstrated that noise and vibration impacts will be mitigated to **acceptable levels;***

*j) the Applicant has demonstrated that the impacts from dust and other air pollutants will be **mitigated to acceptable levels;** and,*

*k) the Applicant has prepared a land use planning analysis and has demonstrated that the **proposal will not result in any unacceptable land use conflicts.***

Denise Holmes, AMCT

From: JOHN LEVER [jlever@sympatico.ca]
Sent: Tuesday, November 23, 2010 1:51 PM
To: Denise Holmes, AMCT; dfawcett@melancthontownship.ca; bhill@melancthontownship.ca; jcrowe@melancthontownship.ca; jelliott@melancthontownship.ca; dwhite@melancthontownship.ca; nanci; 'Rob Uffen'; dssanford@xplornet.ca; merv parker; Steve and Marni from Baker Magic Shows.c; karrenwallace@sympatico.ca; 'Nancy Malloy'; cosack@stn.net; ghunter@hunter-gis.com; 'Hayward/Mesure'
Subject: Karst
Attachments: Karst.docx

Dear All,

While checking out <http://www.waterprotection.ca/>, I found information on Karst. This explanation could accompany the Karst map that Mr. Hunter prepared for Melancthon. It appears however that Karst areas, as identified by Mr. Hunter's Karst map, are not protected in our Draft 2010 Official Plan under 'Special Policy Area'.

Perhaps Melancthon could retain Mr. Hunter to give a 'Scientific Explanation' at a public meeting, for 'Special Policy Karst Area' to the Township, MOE, NVCA and Ministry of Agriculture, so everyone understands the science and importance of protecting Karst areas through a designation in the Official Plan.

Sincerely,
 Joan Lever

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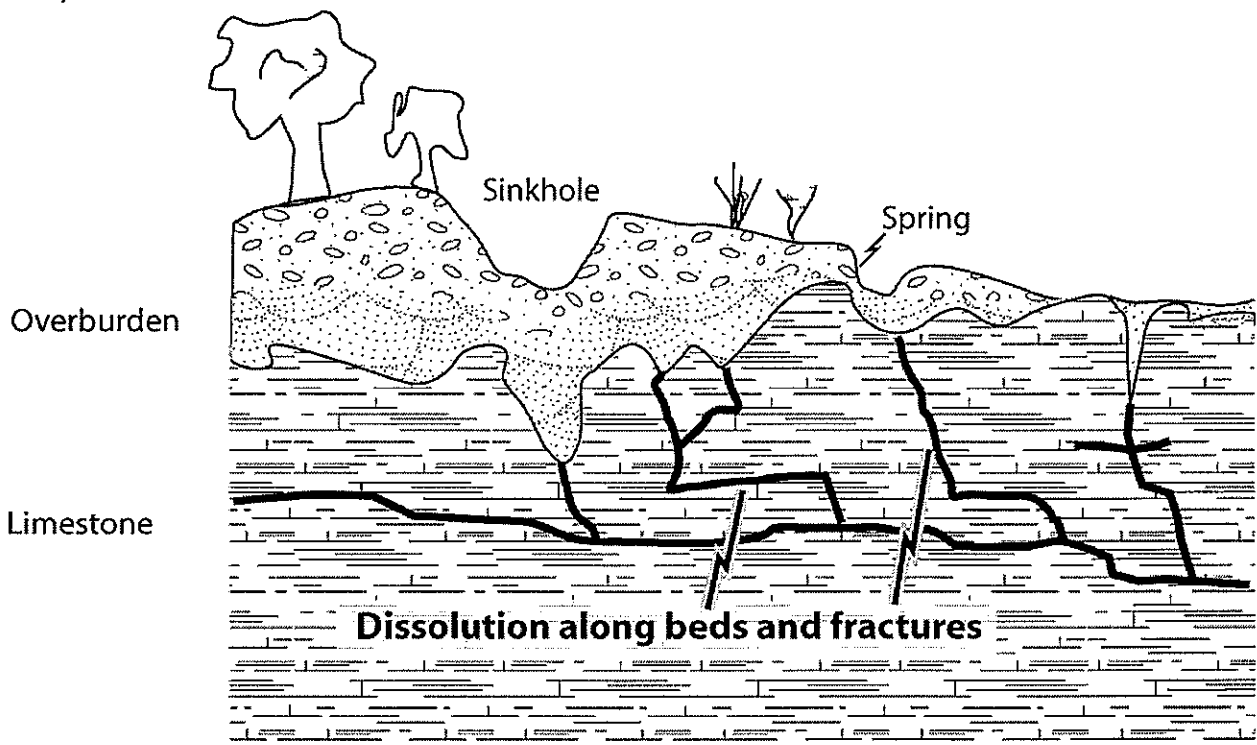
17

2.3.2.1 Karst Features

Karst is a distinctive type of topography, formed primarily by the dissolution of carbonate rocks, such as limestone and dolostone. These rocks are dissolved by the action of weak carbonic acid that is formed when carbon dioxide from the atmosphere or from within the soil environment dissolves in water (Owen Sound Field Naturalists, 2004). The chemical action pits the surface of rocks and enlarges vertical cracks and horizontal bedding planes. Over time, groundwater flow conduits increase in size and aquifers with large conduits are created, thereby lowering the water table below the level of surface streams. These surface streams and drains may begin to lose water to developing cave systems underground. As more surface drainage is diverted underground, streams may disappear and become replaced by closed basins called sinkholes. Sinkholes vary from small cylindrical pits to large conical or parabolic basins that collect and funnel runoff into karst aquifers (Ford and Williams, 1989).

Groundwater flow in karst areas is significantly different from that of other aquifers because of the enlarged conduits. Groundwater in bedrock aquifers generally moves slowly. In karst aquifers, groundwater flowing in enlarged conduits can have velocities approaching those of surface streams. The nature of this flow system makes karst areas highly susceptible to groundwater contamination (Ford and Williams, 1989).

Figure 2.3.2 - Karst formation (after USDI, 2006)



Shallow karst aquifers are vulnerable to contamination because they can receive recharge in two ways. They can receive surficial recharge through the soil profile and concentrated recharge from surface streams and drains that flow directly into the aquifer at sinkholes.

In the Saugeen Valley SPA, karst occurs in the eastern part of the SPA near Berkeley, Markdale and Flesherton. Other areas of the SPA may also have karst, such as areas near Walkerton. A study on karst in the planning region that contains a GIS database of karst areas was completed by Waterloo Hydrogeologic (2005). For a good description of karst landforms, see the Guide to the Geology and Landforms of Grey and Bruce Counties (Owen Sound Field Naturalists, 2004).

The Grey County Official Plan states: "A Special Policy Area is applied to those lands, which possess or are expected to possess shallow overburden with karst topography. The combination of the two features have the potential of being extremely sensitive, thus requiring further in-depth study through an Environmental Impact Study prior to any development being permitted" (Grey County Official Plan, 2.8.4).

Denise Holmes, AMCT

From: JOHN LEVER [jlever@sympatico.ca]
Sent: Friday, November 19, 2010 7:52 AM
To: Denise Holmes, AMCT; dfawcett@melancthontownship.ca; bhill@melancthontownship.ca; jcrowe@melancthontownship.ca; jelliott@melancthontownship.ca; dwhite@melancthontownship.ca; nanci; 'Rob Uffen'; dssanford@xplornet.ca; merv parker; Steve and Marni from Baker Magic Shows.c; karrenwallace@sympatico.ca; 'Nancy Malloy'; cosack@stn.net; ghunter@hunter-gis.com
Subject: Strada's application

November 19, 2010

Denise B. Holmes, AMCT
 CAO/Clerk-Treasurer
 Township of Melancthon
 R.R. #6
 Shelburne, Ontario L0N 1S9

Attention Ms. Holmes:
 Please include this letter in Melancthon's Correspondence Package.
 Sincerely,
 Joan Lever.

Thursday, November 18, 2010.

Dear Melancthon Council and Members of the Public:

Mr. James Parkin, a Planner with MHBC Planning (Strada's Planner, and James Dick's Planner for the rejected Caledon gravel pit application))provided the following reports to Denise Holmes, which were Peer Reviewed by Melancthon Township:

1. Noise Control Study
2. Natural Environmental Level 1 and 2 Technical Report
3. Surficial Soil Report
4. Hydrogeological Assessment

Mr. James Parkin, a Planner with MHBC Planning (Strada's Planner) provided the following reports to Denise Holmes, which were not Peer Reviewed by Melancthon Township:

1. Planning Report and ARA Summary Statement
2. Melancthon Pit Traffic Study
3. ARA Site Plan

My Comments on the Peer Review Reports:

Strada's application to amend first, Melancthon's 1979 Official Plan and second, Melancthon's Zoning By-Law must be denied due to the following mistakes and omissions. In addition, not all questions from the public have been answered .

Melancthon currently is governed by an Official Plan from 1979. All the Peer Review reports are basing their reviews on Draft Melancthon Official Plans that were never approved. Therefore all the Peer Review reports are wrong.

1. **Noise Control Study:**

The Peer Review for the Noise Control Study was done by Hugh Williamson Associates Inc. on June 28, 2010. Mr. Williamson did not visit either Strada's existing sand and gravel operation, or their new proposed pit. He based his review on a Level One and Two Urban Environment (NPC-205

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Urban). This allowed a 50 dBA day time sound limit (7:00-19:00) and a 45 dBA night time sound limit (19:00-7:00). Mr. Williamson should have based his Peer Review on a Class 3-Rural Environment (NPC-232). Then the maximum sound levels would have been 45 dBA day time maximum and 40 dBA night time maximum. How ridiculous is it for Mr. Williamson to have put his signature on a Peer Review Document, when he did not even visit the existing or proposed Strada pit locations and make his own independent review whether the Environment was Urban or Rural? Mr. Williamson did not comment on the lack of Low Frequency Noise testing of the crusher, or trucks in Strada's report. This should also have been part of his review.

The International Standards Association recommends 25 dBA in a bedroom. The World Health Organization recommends 30 dBA in a bedroom. At 50 dBA daytime sound level, Karren Jackson, who works night shift, and sleeps during the day with her windows open, will have her sleep compromised. Keep in mind that the noise testing is only recorded if done for one hour. If testing is done for 10 minutes and it exceeds 50 dBA, the test is shut down and is not recorded as failing the noise testing. Bruce Roberts was Aercoustics/Strada's representative at the Melancthon Council meeting. Mr. Hugh Williamson did the Peer Review of the Noise Control Study for Melancthon. He was not present at Council to answer questions, and Mr. G.W. Jordan was not able to answer noise questions either.

In summary, the "Noise Control Study" is based on an Urban rather than Rural Environment. Low Frequency Noise is not included. There was no site visit by Peer Reviewer Hugh Williamson. Mr. Williamson was not present at Melancthon Council to answer questions from Public.

2. Natural Environmental Level 1 and 2 Technical Report:

The second Peer review for Melancthon on Natural Environment Level 2 assessment (prepared by Elaine Gosnell for Strada), File #1510 was done by Michalski Nielsen Associates Limited, Bracebridge. Biologist Gord Nielsen, M.Sc. Ecologist did a field inspection on May 3, 2010 with Kim Laframboise. They had to assess the impacts of land use change on a variety of natural features and attributes, including woodlands, wetlands, wild-life-habitat, fish habitat, Species at Risk and surface water quality. They based their report in part on Melancthon's Official Plan Draft 2010, rather than on our existing Melancthon Official Plan 1979. Natural Resources Solutions Inc. based their review on the 1994 Melancthon Official Plan.

Gord Nielsen found many unresolved problems with Strada's Natural Environmental Report.

1. It was not clear whether the report was a level 2 or 3 assessment?

"RE: Peer Review of Melancthon Pit-Natural Environment Level 2 Assessment) "

"Purpose: The natural environmental study is one of several supporting documents which have been collectively completed to meet the application standards for a Category 3."

2. The AEMOT study and Mr. Hunters maps should have been part of the review, since linkages in water between North and South of the Proposed Pit area may be evident in these maps. Linkages between North and South was one area of disagreement between Gord Nielsen's Peer Review Report and Elaine Gosnell's Natural Resources Solutions/Strata report.
 3. Melancthon's Official plan should identify Environmental Protection and Natural Features. Until Melancthon's Draft Official Plan becomes Official and Non-Draft, all future Development and Planning applications cannot be processed.
 4. Missing data according to the Peer Review includes:
 - We saw a variety of spring ephemeral not included in their inventories.
 - The first monitoring date, May 1, was a little late for catching early breeders. As a result chorus frogs and wood frogs may be under-represented in the survey data.
 - It would have been helpful to include vegetation unit FOD-5, on the north property boundary, within the amphibian survey, to determine if there are vernal ponds providing amphibian breeding habitat within the features, and to better understand the value of present/future linkages between this feature and wetland areas to the south.
 - Northern woodlot not included in survey.
 - Salamander population numbers are questionable due to improper traps. (The methodology of transforming minnow traps into salamander traps was not given.) Egg masses were found in south during site visit, yet there were no egg mass surveys done.
 - Night surveys were not done.

- Milk snake surveys were not done, and they are a species of special concern.
- Monitoring Canada Warbler, Least Brittan, were not done. (*note: Henslowe Sparrow, Barn Owls and Red headed Woodpecker found within ½ mile of Strata's pit expansion proposal*)
- Clear Contour map needed for long term monitoring, was not provided.

In summary, Mr. Gord Nielsen's Peer Review of Natural Solutions's Environmental Report, is missing important data which is needed for long term monitoring. Also, this report is based on the wrong Melancthon Official Plan.

3. The Surficial Soil Report:

The Surficial Soil Report was Peer Reviewed by Jerry Hagarty, P.Ag. of Conna Consulting Inc., on June 4, 2010.
Address: General Delivery, Bayfield ON NOM-1GO
Fax 519-482-3095
e-mail jhagarty@rogers.com

The Report was prepared by Dave Hodgson, May 2008 of DHB Soil Sciences.

Problems:

1. Table One indicates that **94.2%** of the property is characterized by Prime Agricultural lands in the Class 1-3 Category. Mr. Dave Hodgson told Jerry Hagarty in a phone conversation that the summary in Section 5 is a "**typing error**". Why was this not corrected?
(p. 4 & 5 Peer Review) "*The Percent occurrence of class 1-3 soils established in Table 1 are not properly reflected in the Summary and Conclusions (Section 5) of the report due to a typing error.*" (Table 1 is correct)
2. Grading of the final rehabilitation does not provide for surface drainage which may result in ponding within the new agricultural surface.
3. The Strada Monitoring program does not address long term mitigation dealing with problems of erosion, compaction and ponding that might occur five years post rehabilitation.
4. The wrong Melancthon Official Plan is used, and it does not say "Draft". Instead it says "February 1994 Melancthon Official Plan".

Summary: The Peer Review by Jerry Hagarty summarized the need to add drainage notes, post rehabilitation specifications within the Site Plan and the completion of the DGH Site Plan Review. Therefore Strada's application is not complete.

1. Hydrogeological Assessment:

Breton Lemieux, the President and Senior Geoscientist for Bluewater Geoscience Consultants Inc. did the Peer Review of Whitewater Hdrogeology report submitted by Tecia White for Strada.

Mr. Lemieux's contention is that Strada has not adequately fulfilled its requirements for groundwater sampling and analysis at the existing Strada pit, and the Township is seeking to ensure that Strada will complete this for their proposed pit.

At the last Melancthon Council meeting G.W. Jorden said that there would **not** be another Strada washing plant. However this is not in writing. What is said in Mr. Lemieux's report is "Strada proposed to establish a wash plant for the proposed pit". Whitewater in their response indicated that they will be making future applications to the Ministry of the Environment to take water. "during the consultation process on the future Permit to Take Water application under the Ontario Water Resources Act." Whitewater stated: "It is very unlikely that the two plants will operate simultaneously. Strada will be required to obtain a Section 34 Permit to Take Water (Ontario Water Resources Act) prior to washing at the Melancthon Pit."

In my opinion this is absurd! "Unlikely" is hardly definitive. If Strada gets the MOE approvals, they will operate two washing plants. The use of water in their first operation is:
11,365 litres per minute X 10hours per day or a maximum volume per day of 6,819,000 litres for a period of 250 days

per year for eight years. This means 1,704,750,000 litres per year times 8 years or 13,638,000,000 litres. (Thirteen billion, six hundred and thirtyeight million litres of water.)

Golder and Associates (2006) completed a water consumption study for the aggregate industry according to Whitewater. Their results indicate that 2%-8% of the handled water is consumed and the bulk of the handed water is returned to the groundwater or surface water system. For the existing Strada pit operation, this means 8% X 13,638,000,000=1,091,040,000 litres of water loss over 8 years. If every 6 years another 100 acres of Prime agricultural land is sacrificed for sand and gravel extraction, and washing plant, then over time the water table will lower and Melancthon's available farmland will be depleted, along with a lack of water to sustain crop yields.

Now consider all the other sand and gravel operations occurring in Melancthon. How many washing plants are really operating? What is the cumulative damage of all these operations to our farmland, water, and biodiversity? Are these operations even included as part of Melancthon's Draft 2010 Official Plan? Are all the wind turbine locations part of the Melancthon draft 2010 Official Plan? What monitoring is taking place regarding the wind turbine bases, and water diversion and flooding of farm field due to wind turbine access roads? (The gravel bases for wind turbines are creating a river, that ends up flooding the farmers fields, and destroys crop yields.) Melancthon is the next Walkerton water disaster, unless all Development is properly identified and monitored, so the outgo does not exceed the recharge.

1. Strada West ½ Lot 13, Con. 3 O.S
2. Strada South West ¼ Lot 12, Con 3 O.S.
3. Strada West ¼ Lot 11, Con. 3 O.S. (not East side as shown on Draft OP map)
4. Davenport (Formerly Nelson Arnold) Lot 13 Con 4 East Part
5. Greenwood Construction (Hannon Pit) Lot 19 Con 8 NETSR
6. Greenwood Construction Lot 20 Con 8 NETSR
7. Greenwood Construction Lot 22 Con 8 NETSR
8. Moyers/St. Mary's Cement/CBM (Canadian Building Materials) Lot 13, Con 3 O.S.
9. Moyers/St. Mary's Cement/CBM Lot 14, Con 3 O.S.
10. Moyers/St. Mary's Cement/CBM East Part Lot 9, Con 4 O.S.
11. Alliston Sand and Gravel 4th Line

Amendment #17 replaces OS2 (Open Space Conservation) land use to OS2-1 Zones (Open Space Conservation Exception). OS2-1 Zones allow wind turbines, fences and berms, and takes away water protection. Since this change in land use applies to all lands in Schedule A, by approving Amendment 17 for Strada, Melancthon Council is approving the removal of water protection in our Draft 2010 Melancthon OP, and violating the recommendations of source water protection, as suggested by the AEMOT study. By approving Amendment 17, Melancthon Council is allowing the expansion of wind turbine developments in the Municipality with no regard for health and safety, or larger setbacks for larger wind turbine structures.

To replace OS2 with OS2-1, for all land use in Schedule A, means Amendment 17 not only will impact Strada's application, but have far reaching consequences to our Draft 2010 Official Plan. Rather than water and soil being protected under OS2, water will no longer be protected, and the chance for "Specialty Crop" will be removed. Instead Open Space Conservation Exception will allow for wind turbines, fences and berms. Amendment 17, will affect our Draft 2010 Melancthon OP, by gradually transformation of Prime Agricultural Land into both sand/gravel extraction, and bedrock extraction.

In light of all these Peer Review warnings, mistakes and omissions; as well as far reaching negative consequences for our Melancthon Official plan, Melancthon Council should stand firm and united in their rejection of Strada's application as submitted, despite treats by Strada for an OMB hearing.

Strada has not even included a roads report. What are they trying to hide?

Respectfully submitted,

11/22/2010

Joan Lever

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11/22/2010

Denise Holmes, AMCT

From: Debbie Fawcett [debbie.fawcett@sympatico.ca]
Sent: Monday, November 01, 2010 12:38 PM
To: 'Denise Holmes, AMCT'
Subject: FW: Motion to Be Debated At Municipalities Across Ontario
FYI

-----Original Message-----

From: Municipal Taxpayer Advocacy Group [<mailto:admin@municipaltaxpayer.com>]

Sent: Friday, October 29, 2010 1:24 PM
To: Mayor Debbie Fawcett
Subject: Motion to Be Debated At Municipalities Across Ontario

Mayor Debbie Fawcett,

Could you please help to introduce enclosed motion?

Even if Council makes amendments, can you still pass something and let us know?

The City of Kingston is debating this as early as Nov 2, and while we appreciate that every City has a different circumstance, please try to debate this as soon as possible.

Thank you,

Ade Olumide, Municipal Taxpayer Advocacy group, admin@municipaltaxpayer.com
PO Box 93, 2808 Dunrobin Road, Ottawa, ON K0A 3M0

Motion to Be Debated At Municipalities Across Ontario

Whereas extreme heat or cold can lead to adverse health effects and Hydro is a sine qua non for staying alive, municipalities across Ontario also have a public health responsibility.

Whereas the Hydro file is primarily a provincial responsibility, some cities own hydro distribution companies and others have a stake in the waste to energy policy as an alternative to landfills and the location of windmills.

Whereas The Federal Government Department Measurement Canada has warned Ontario's Independent Electricity System Operator and the Ministry of Energy and Infrastructure that Ontario residents might be treated unfairly because of the smart meters problem.

Whereas the Competition Bureau has the responsibility to; Ensure that small and medium-sized enterprises have an equitable opportunity to participate in the Canadian economy, Provide consumers with competitive prices and product choices, Promote the efficiency and adaptability of the Canadian economy.

Whereas Hydro in Ontario is the fastest rising consumer necessity due to the size of renewable energy contracts, transmission infrastructure investments

11/1/2010

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required to handle the renewable energy, cost and implementation of smart meters, Hydro One acquisitions and the merging of rates.

Whereas current Hydro costs average of 6.5 cents per kWh and the Province is signing contracts to supply renewable energy power for as much as 80.2 cents per kWh.

Whereas overhead costs are rising at Ontario Power Authority, Ontario Power Generation, Hydro One, Independent Electricity System Operator, Ontario Energy Board, Ontario Electricity Financial Corp, Ontario Hydro.

Be it resolved that this Council send a letter to the Premier of Ontario and the Ontario Minister of Energy asking for the removal of the PST portion on the Hydro HST bill.

Be it resolved that this Council send a letter to the Premier of Ontario and the Ontario Minister of Energy asking that any increase in Hydro rates does not exceed the rate of inflation.

Be it resolved that this Council send a letter to the Premier of Ontario and the Ontario Minister of Energy, Ontario Minister of the Environment asking that municipalities be consulted in drafting waste to energy policies and choosing locations for windmills.

Be it further resolved that this Council send a letter to the Minister of Industry asking them to publish the results of the Competition Bureau investigation of the 7 billion Samsung Contract.

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United Counties of
Stormont, Dundas & Glengarry

26 Pitt Street, Cornwall, Ontario K6J 3P2

Tel: 613-932-1515

Fax: 613-936-2913

info@sdgcounties.ca

www.sdg.on.ca

November 5, 2010

Township of Melancthon
157101 Highway 10
R.R.6
Shelburne L0N 1S9

**Re: Farmland and Managed Forest Component of the
Ontario Municipal Partnership Fund (OMPF)**

Dear CAO/Clerk,

Ontario farming activities have a major impact on our everyday lives with urban as well as rural residents wanting to maintain low-cost foods and protect forests. There are over 221,000 farmland and managed forest properties in Ontario with a current value assessment of over \$39.8 billion.

The Farmland Tax Program and the Managed Forest Tax Incentive Program were previously funded by the provincial government but are now mainly funded through the property taxes of the municipalities where these properties are located. This has resulted in the properties who are supposed to be benefiting from the programs, as well as other properties around them, are actually paying for their own assistance.

This download cost municipalities over \$257 million in 2008 with the Ontario government reimbursing only \$50 million, resulting in a net loss to property taxpayers of \$207 million in one year alone. Approximately 335 of Ontario's 444 municipalities have farmland and managed forest properties while only 72 municipalities receive partial reimbursement from the Ontario government.

This financial impact on municipalities is increasing: from 2007 to 2010 this provincial funding has fallen by 6% while the farmland and managed forest phased-in assessments have increased by 3.5%. This lost tax revenue has increased property tax rates, with many municipalities as much as 20% higher than they would be with fair funding.

The Ontario government is in the process of uploading some social programs costs that will benefit all municipalities; a step in the right direction. Unfortunately the 1998 farm tax rebate

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download was aimed specifically at rural municipalities and resolving this problem has yet to become a provincial priority.

Enclosed is a supply of flyers to be used to make the public, as well as your Provincial representatives, aware of the significant financial impact this download has on municipalities with farm or managed forest assessment. Additional flyers are available upon request and further information is available on our County website. This information includes French & English digital versions of the flyer (perfect for your website & email communications), a spreadsheet listing the impact of this download on each municipality across Ontario, the support resolution, and a press release that can be customized to reflect your municipality. Go to www.sdg.on.ca Municipal Government Stormont, Dundas & Glengarry, and then click on Farm & Forest Rebate on the left. Please feel free to use and distribute any of this information as you wish in order to promote this important issue.

The following resolution has been circulated to all municipalities through the AMO broadcast service. Your municipality is urged to pass this important resolution and insist that your local MPP actively support full provincial reimbursement for the downloaded farm tax rebate and managed forest tax incentive programs. We would appreciate being copied on your resolution and if you have any questions, please do not hesitate to contact 1-800-267-7158 ext 200.

Yours truly,
Jim McDonell, Chair
Farm Tax Rebate Working Group



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Resolution

WHEREAS the 'Farmland Tax Program' and the 'Managed Forest Tax Incentive Program' are designed by the Ontario Government to support lower food costs and protect forests for recreational and environmental purposes;

AND WHEREAS the Farm Tax Rebate Program and the Managed Forest Tax Incentive Program were previously funded in full by the Ontario Government yet are now funded mainly by municipalities through the municipal property tax base;

AND WHEREAS rural municipalities are being forced to absorb the loss of 75% of the property tax revenue from their farmland and managed forest properties while all residents of Ontario have a vested interest in maintaining lower-cost foods and protecting forests;

AND WHEREAS the farm tax rebate program provides lower-cost foods across the province, as well as the economic benefit of provincial exporting and is truly an income-redistributive program with province wide significance and should not be financed from local property taxes which results in those who are supposed to be benefiting from the program, actually paying for the program;

THEREFORE BE IT RESOLVED that the Province of Ontario calculate the Farmland and Managed Forest component of the Ontario Municipal Partnership Fund (OMPF) so that all municipalities receive full provincial reimbursement of their lost property tax revenue on farmland and managed forest properties, while land-owners maintain the streamlined process and the 25% ratio currently in place;

AND FURTHER that this resolution be forwarded to the Premier of Ontario, Minister of Finance, Minister of Agriculture Food and Rural Affairs, Minister of Municipal Affairs & Housing, local MPPs, all Ontario municipalities and any other individual or association as deemed appropriate.