

Correspondence
Items for
Council
Action

Denise Holmes, AMCT

From: Steve and Marni from Baker Magic Shows.com [steve@bakermagicshows.com]
Sent: Friday, January 21, 2011 8:01 AM
To: Denise Holmes, Melancthon Township
Subject: For council and agenda

Why did Melancthon Council approved amendment 17 knowing:

1. The missing money from Strada has not been resolved.
2. There is no rehabilitation plan.
3. There are 400 to 800 gravel trucks allowed on the haul routes. Anyone living on the haul routes will have dust, noise, property devaluations, and a black smut on their windows.
4. There is no security deposit required from Strada.
5. If the pit is not rehabilitated by Strada, then the taxpayers will have to pay for the rehabilitation.
6. Their current pit shows no sign of rehabilitation

Marni Walsh
Melancthon

Total Control Panel

[Login](#)

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

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

Information from ESET NOD32 Antivirus, version of virus signature database 5805
(20110121)

The message was checked by ESET NOD32 Antivirus.

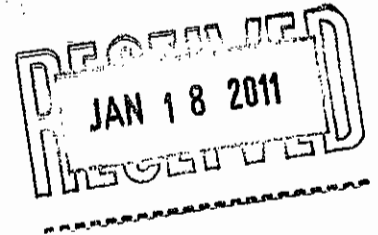
<http://www.eset.com>

①
FEB - 3 2011

Southgate Ruth Hargrave Memorial Library
80 Proton Street North
Dundalk, ON
NOC 1B0

January 17, 2011

Mayor Bill Hill and Council Members,
The Corporation of the Township of Melancthon,
R.R. #6,
Shelburne, ON
L0N 1S9



Dear Mayor Bill Hill and Council Members:

As Secretary and a member of the Board of Directors for Southgate Ruth Hargrave Memorial Library I am writing to request a donation from the Township of Melancthon to the Library. This request is a follow-up from a meeting held with David Henry Past President and Dianne Dean Librarian & CEO with your council members on September 23, 2010. As of 2010 we have approximately 116 patrons from the Township of Melancthon who visit our library and trust that the numbers will increase as new programs and new books are being introduced.

We are requesting a donation in the amount of \$5,000.00 which we would use for necessary furnishings (eg. a 6 person round computer table and computer equipment) for the new building. A donation plaque recognizing the Township of Melancthon's contribution would be placed in a suitable location.

We sincerely appreciate your consideration in this matter.

Yours truly,

SOUTHGATE RUTH HARGRAVE MEMORIAL LIBRARY BOARD,

Gail M. Stewart,
Secretary,
Board of Directors
(519) 923-5159

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8200 Dixie Road
Brampton, ON
L6T 0C1

January 4, 2011

Denise Holmes
Chief Administrative Officer/Clerk Treasurer
Township of Melancthon
157101 Highway 10
R.R. #6
Shelburne, ON L0N 1S9

RECEIVED
JAN 12 2011

Dear Ms Holmes,

Re: Rogers Site C3023

Proposed Wireless Communications Structure – Hwy 24 & Hornings Mills

Part of the East Half of the West Half of Lot 16, Concession 2 Old Survey, Township of Melancthon, County of Dufferin

On behalf of Rogers Communications Inc. (“Rogers”), I would like to submit a site information package concerning a proposed wireless site located at the above noted location as required by Industry Canada Directive CPC 2-0-03.

Project Description & Proposed Location

Rogers is constantly improving and expanding its infrastructure to meet the ever-growing demand for high-quality reliable wireless voice and data services. The proposed site is needed to improve our wireless voice and data services for in-car portable grade coverage level for Horning's Mills and to maximize coverage along Hwy 124/24 to satisfy the demands from our customers.

The following is a brief overview of the site:

1. Tower type: This is a guyed tower using guyed wires for support. The proposed tower is 90 metres in height.
2. Equipment Cabinet: Radio equipment cabinet is located at the base of the tower. This cabinet houses the radio equipment used to operate the site.
3. Notification forms: A copy of the standard public notification form and newspaper notice is attached.

Municipal Consultation Process

Rogers Communications Inc. is regulated and licensed by Industry Canada to provide inter-provincial wireless voice and data services. As a federal undertaking, Rogers is required by Industry Canada to consult with land-use authorities in siting tower locations. The consultation process established under Industry Canada’s authority is intended to allow the local land-use authorities the opportunity to address

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FEB - 3 2011

land-use concerns while respecting the federal government's exclusive jurisdiction in the siting and operation of wireless and data systems.

As the provisions of the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings, Rogers is however required to follow established and documented wireless protocols or processes set forth by land-use authorities. In instances where those established and documented processes do not exist, Rogers must follow Industry Canada's *Default Consultation Process*; a copy of Industry Canada's *CPC-2-0-03 (Issue 4)* is attached describing such default consultation processes.

In accordance with Industry Canada's CPC, please provide us with a list of property owners within 300 metres from the site. Rogers will in turn issue notification letters (see standard notification letter) for circulation. Rogers will also post a notice (see standard newspaper notice) in the local newspaper.

Once circulation efforts and notice periods end, Rogers will prepare a summary report for the municipality's review.

Collocation

Co-location is not possible in this particular situation as there are no other suitable existing or proposed tower structures in the vicinity that would provide adequate wireless coverage.

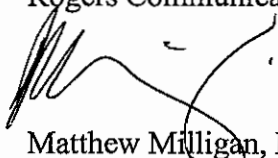
Conclusion

Rogers feels that the proposed site is well located to provide and improve wireless voice and data services in the targeted area. The proposed site is also situated and designed so as to have minimal impact on surrounding land uses.

In recognizing wireless as an exclusive federal undertaking, many other municipalities have already developed workable procedures addressing wireless tower development. If Township of Melancthon would like assistance in developing its own wireless protocol, Rogers would be happy to assist in that endeavour.

Rogers looks forward to working with Township in providing better service. Kindly review the site information package; please contact me at 416-402-1169 or matthew.milligan@rci.rogers.com if there are questions.

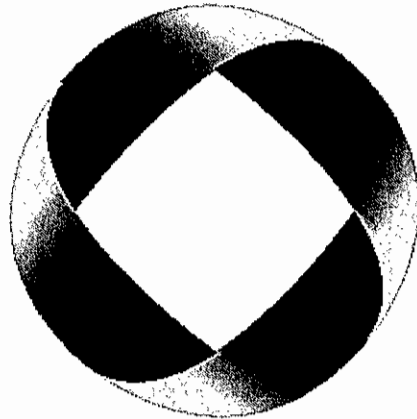
Thanking you in advance,
Rogers Communications Inc.



Matthew Milligan, MCIP, RPP
Site Acquisition Specialist.

cc: Industry Canada

Draft.



ROGERS™

Your World Right Now

Public Consultation – Wireless Communications Site

15th Sideroad, Hornings Mills, ON (FN# 625339)

Rogers Site: C3023

**Rogers Wireless Inc.
8200 Dixie Road
Brampton, ON
L6T 0C1
Phone: (416) 402-1169**

Purpose

This information package is an invitation to the public to provide comments regarding a proposed wireless communication installation located at 15th Sideroad, Hornings Mills, ON.

Background & Coverage Requirement

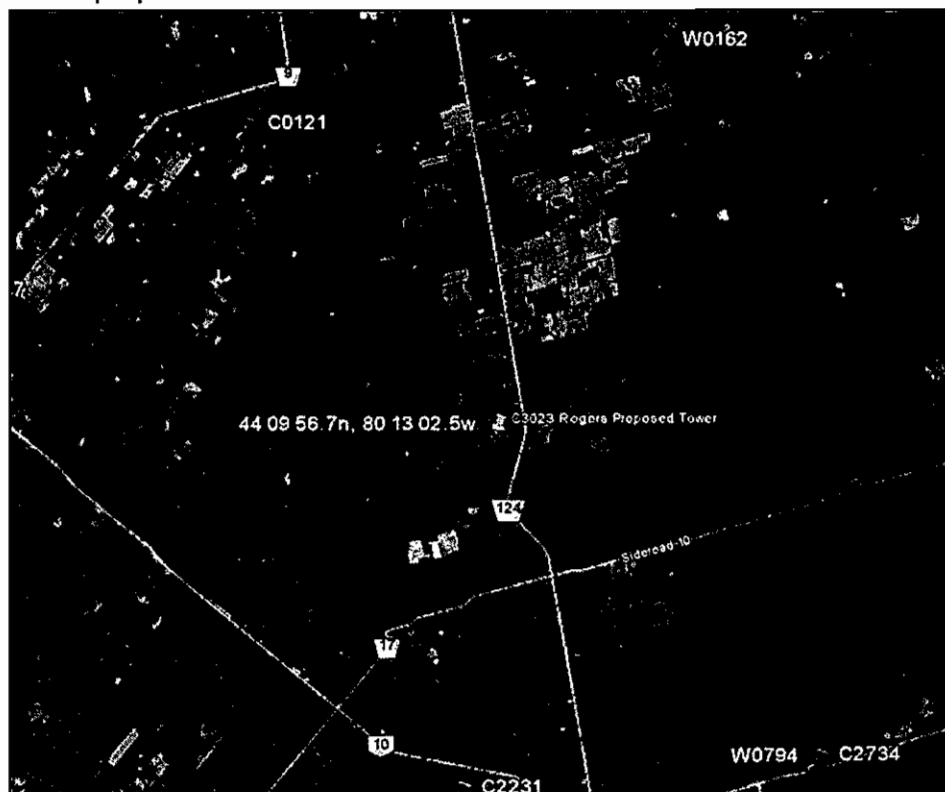
The selection of a wireless telecommunications site works similarly to fitting a piece into a puzzle. In this case, the puzzle is a complex radio network, situated in a rural setting. Client demand, radio frequency engineering principles, local topography and land use opportunities working in concert with one another direct the geography of our sites.

In order to achieve a reliable wireless network, carriers must provide a seamless transmission signal to alleviate any gaps in coverage. Gaps in coverage are responsible for dropped calls, and unavailable service to clients. Rogers Communications Inc. would utilize the following proposed site location in order to provide high quality network signal for its high speed wireless voice and data network.

Wireless carriers constantly strive to improve coverage and network quality for the sake of their clients. In the recent past, due to subscriber feedback, our Network Planning and Engineering departments have become aware of coverage deficiencies along Hwy 124/24, north of Side Road 10/Hwy 17.

Rogers has surveyed the area and have identified a proposed site which will achieve the necessary engineering coverage objectives of providing improved in-car portable grade coverage level for Horning's Mills and maximize coverage along Hwy 124/24 to satisfy the demands from our customers. Unfortunately, there were no existing structures which could have been utilized in the area requiring network coverage.

The location of the proposed site is shown on below aerial.



Proposed Site Location

Rogers Communications Inc. proposes to install a new wireless communications installation on a site located north of the intersection of Side Road 15 and Hwy.124/24. The site is located approximately 700 metres north west of the intersection.

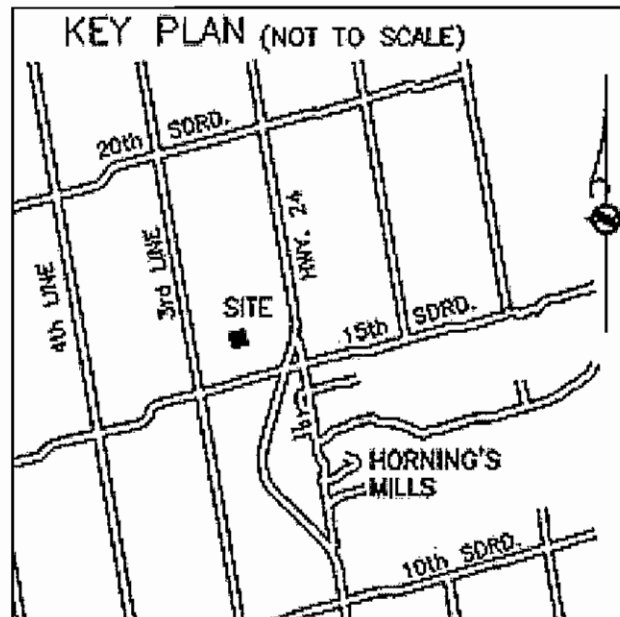
The property's legal description is Part of the East Half of the West Half of Lot 16, Concession 2 Old Survey, Township of Melancthon, County of Dufferin.

The site itself is located approximately 2.5km south of Side Road 20, 718m west of Hwy.124, 500m north of Side Road 15 and 600m east of 3rd Line.

The geographic coordinates for the site are as follows:

Latitude (NAD 83) N 44° 09' 56.7"

Longitude (NAD 83) W 80° 13' 02.5"



Health Canada's Safety Code 6 Compliance

Rogers attests that the radio antenna system described in this notification package will at all times comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier collocations and nearby installations within the local radio environment.

Control of Public Access

The site facility would include one locked radio equipment cabinet on cast in place reinforced concrete slab. 1.8 metres chain linked security fencing topped with barbed wire would be installed around the base of the installation and would include one locked gate access point.

Canadian Environmental Assessment Act

Rogers attests that the radio antenna system described in this notification package will comply with the *Canadian Environmental Assessment Act* as this facility is exempt from assessment.

Description of Proposed System

The proposed site will contain a wireless 90 metres tall guy-anchored communications structure.

Rogers proposes to install (2) Antel ALT_BCD-80010-25 and (2) TiiTek 1850-2-T2 antennas on this 90m structure, designed for the initial install of omni-directional 850 & 1900 MHz UMTS/HSPA services as well as to accommodate future technology services.

There are no co-location opportunities within the proposed search area. As a suitable alternative structure was not readily available, Rogers Communications Inc. had to consider the construction of its own tower.

The tower would initially provide wireless voice and data services for subscribers to the Rogers network.

A copy of Rogers' surveyed site plan has been attached for your reference and information.

Transport Canada's Aeronautical Obstruction Marking Requirements

Rogers attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements. Rogers has made all necessary applications to Transport Canada and NAV Canada.

Engineering Practices

Rogers attests that the radio antenna system described in this notification package will be constructed in compliance with the National Building Code of Canada and comply with good engineering practices including structural adequacy.

Local Land Use Requirements

Wireless Communication Facilities are exclusively regulated by the Federal Government and as a result are not required to obtain municipal permits of any kind.

The Township of Melancthon does not have any Council adopted protocols relevant to Rogers' proposal.

Industry Canada's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Industry Canada.

Rogers Wireless Inc. is participating in this circulation in accordance with Industry Canada's guidelines CPC-2-0-03. For more information on Industry Canada's public consultation guidelines including CPC-2-0-03 contact (<http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html>) or the local Industry Canada office at spectrum.london@ic.gc.ca.

Central & Western Ontario District

Suite 1112
451 Talbot Street
London, Ont.
N6A 5C9
Phone: (519) 457-4826
Fax: (519) 645-5073

General information relating to antenna systems is available on Industry Canada's Spectrum Management and Telecommunications website (<http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/home>).

Contact Information

Rogers Wireless is committed to effective public consultation. The public is invited to provide comments to Rogers Wireless about this proposal by mail, electronic mail, phone or fax. Please send your comments to the address below by the close of business TO BE DETERMINED:

Rogers Wireless
8200 Dixie Road
Brampton, Ontario, L6T 0C1
Attn: Matthew Milligan
E-mail: Matthew.Milligan@rci.rogers.com
Fax: (647) 747-4600 Phone: (416) 402-1169

Closing Date for Submission of Written Public Comments

Industry Canada's rules contain requirements for timely response to your questions, comments or concerns. We will acknowledge receipt of your communication within **14 days** and will provide a formal response to the Municipality and those members of the public who communicated to Rogers, within **60 days**. The members of the public who communicated with Rogers will then have **21 days** to review and reply to Rogers a final response.

Contact Information – Land Use Authority

Denise Holmes
Chief Administrative Officer/Clerk Treasurer
Township of Melancthon
157101 Highway 10
R.R. #6
Shelburne, ON L0N 1S9
Phone: (519) 925-5525
Fax: (519) 925-1110

Public Comment Record

**Proposed Wireless Communications Installation
Rogers Site: C3023**

Site Address: 15th Sideroad, Hornings Mills, ON (FN# 625339)

Part of the East Half of the West Half of Lot 16, Concession 2 Old Survey,
Township of Melancthon, County of Dufferin

Name: _____

Address: _____

Telephone: _____

E-mail: _____

Comments

To be considered part of this consultation, comments must be received by close of business day on TO BE DETERMINED. Please forward your comments to:

Rogers Communication Inc.

c/o Matthew Milligan

8200 Dixie Road, Brampton, Ontario L6T 0C1

Fax: 647-747-4600 **Phone:** 416-402-1136 **E-mail:** Matthew.Milligan@rci.rogers.com


Continue on reverse if required...

* Comments received shall form part of Industry Canada's Public Consultation Process under the Spectrum Management and Telecommunications Client Procedures Circular CPC-2-0-03, Issue 4, and will be made public as part of a report issued to the Township of Melancthon and Industry Canada.



Draft.

PUBLIC NOTICE
PROPOSED ROGERS WIRELESS COMMUNICATIONS SITE
90 METRE GUYED STRUCTURE

<p>SUBJECT:</p> <ul style="list-style-type: none">• Wireless communications guyed structure, 90 metres high and will occupy ground compound area of 11208 sq.m.• Location: 15th Sideroad, Hornings Mills• Legal Description: Part of the East Half of the West Half of Lot 16, Concession 2 Old Survey, Township of Melancthon, County of Dufferin• The facility will include (1) mechanical radio equipment cabinet and fencing around the base of the tower. The structure will provide wireless voice and data services along Hwy 124/24 and the surrounding area. <p>SITE LOCATION MAP</p>	<p>ANY PERSON may make a written submission to the individuals listed below by close of business day on TO BE DETERMINED with respect to this matter.</p> <p>PLEASE TAKE NOTICE as the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Industry Canada, the Township of Melancthon has no jurisdiction in this matter other than as a commenting body to Industry Canada and the applicant. For more information contact the local Industry Canada office at (519) 457-4826.</p> <p>PLEASE FORWARD ALL COMMENTS AND REQUESTS FOR ADDITIONAL INFORMATION TO THE FOLLOWING INDIVIDUAL:</p> <p>PROPONENT CONTACT: Matthew Milligan, Site Acquisition Specialist, Rogers Communications Inc., 8200 Dixie Road, Brampton, Ontario, L6T 0C1, Tel: (416) 402-1169, Fax (647) 747-4600, matthew.milligan@rci.rogers.com</p> <p>MUNICIPAL CONTACT: Denise Holmes, Chief Administrative Officer/Clerk Treasurer, Township of Melancthon, 157101 Highway 10, R.R. #6, Shelburne, ON, L0N 1S9, Tel: (519) 925-5525, Fax: (519) 925-1110, dholmes@melancthontownship.ca</p> 
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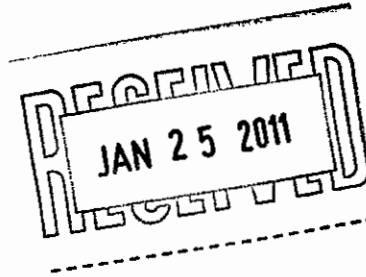
FROM THE OFFICE OF Chris Barnett
DIRECT LINE 416.365.3502
DIRECT FAX 416.777.7407
E-MAIL cbarnett@davis.ca

FILE NUMBER 79755-00001

January 24, 2011

DELIVERED BY COURIER

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



Attention: Denise B. Holmes
CAO/Clerk-Treasurer

Dear Ms. Holmes:

Re: Township of Melancthon Official Plan Amendment Request
Mineral Aggregate Resources - Official Plan Amendment and Zoning By-law
Amendment Application Standards
Citizens' Alliance United for a Sustainable Environment

We are counsel for Citizens' Alliance United for a Sustainable Environment ("CAUSE"), an incorporated entity which is a coalition of the Mono Mulmur Citizens' Coalition ("MC²"), the North Dufferin Agricultural and Community Task Force ("NDACT"), and Conserve Our Rural Environment ("CORE"). We are pleased to submit, on behalf of CAUSE, an application for Official Plan Amendment to put in place application standards for Official Plan and Zoning By-law Amendment Applications related to mineral aggregate resources.

I enclose the following:

- Application fee in the amount of \$4,000.00;
- Signed application for Official Plan Amendment;
- Authorization from Cameron MacKinnon, Executive Director of CAUSE; and
- Draft Official Plan Amendment.

We would be pleased to meet with you, planning staff, and Council to review this proposed amendment.

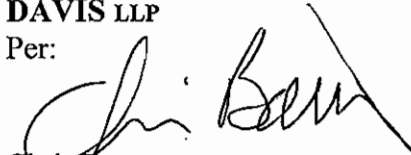
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FEB - 3 20

We look forward to the Township moving forward with this amendment request.

Yours truly,

DAVIS LLP

Per:

A handwritten signature in black ink, appearing to read "Chris Barnett". The signature is written in a cursive style with a large initial "C" and "B".

Chris Barnett
CMB/lkb

Encls.

cc: Citizens' Alliance United for a Sustainable Environment
North Dufferin Agricultural and Community Taskforce
Conserve Our Rural Environment
Mono Mulmur Citizens' Coalition

I, Cameron MacKinnon, Executive Director of Citizens' Alliance United for a Sustainable Environment ("CAUSE"), hereby authorize Davis LLP to file an Official Plan Amendment Application on behalf of CAUSE, requesting application standards for Official Plan and Zoning By-law Amendment applications related to mineral aggregate resources.



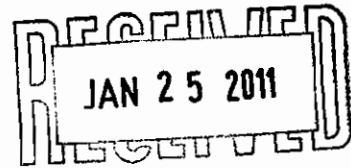
Cameron MacKinnon

January 24, 2011



**CORPORATION OF THE TOWNSHIP OF MELANCTHON
APPLICATION FOR AMENDMENT TO
OFFICIAL PLAN**

Township of Melancthon
157101 Highway 10
R.R. # 6
Shelburne, ON
LoN 1S9
Attention: CAO/Clerk-Treasurer



The undersigned hereby applies to the Township of Melancthon for an amendment to the Official Plan for lands shown in Schedule A attached hereto.

Enclosed herewith is a cheque payable to the Township of Melancthon in the amount of \$4,000.00 for the Township's fee and required deposit towards the cost of processing this application. It is hereby agreed that pursuant to By-law No. 8-2007 the applicant shall bear all the costs of the application, including internal review, administrative services, costs of circulation, holding public meetings, in-house and external professional services, independent professional peer reviews, studies, plans and such other expenditures as are incurred by the municipality in order to properly administer, process and evaluate the application, appeal proceedings to the Ontario Municipal Board and Court action.

The following is to be completed by the applicant. Please use a separate sheet of paper if there is insufficient room to answer any question. Please be advised that there is a possibility that additional information beyond what is requested on this form that may be required, depending on the nature of the application, the applicable Official Plan policies and the requirements of review agencies. Such information could include the following: traffic study, noise study, MDS calculations or an environmental impact assessment.

1. **APPLICANT AND OWNERSHIP INFORMATION**

Applicant's Name Citizens' Alliance United For A Sustainable Environment

Applicant's Address 181 Bay Street, Suite 4700

Applicant's Phone Number 416-364-5364 Fax No. _____

Applicant's Email Address cam@citizensalliance.ca

Name of Municipality or Planning Board that is being requested to initiate the amendment to its Official Plan

Township of Melancthon

Date of Application January 24, 2011

Name of the Official Plan requested to be amended? Township of Melancthon Official Plan

If applicant is not the registered owner, he/she must attach a letter from the registered owner authorizing this application

Registered Owner's Name Amendment application to

Address multiple properties in the Township

Phone Number _____ Fax No. _____

Any mortgages, charges, or other encumbrances in respect of the subject land:

Name N/A

Address _____

Name _____

Address _____

2. **INFORMATION REGARDING THE SUBJECT LAND(S)**

Location of Subject Land(s)

Lot _____

Concession _____

Municipality Township of Melancthon

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Emergency Number/Street Name _____

Total Lot Area (Metric Units) _____

Frontage (metric units) _____

Depth (metric units) _____

Date lands acquired _____

3. Does the requested amendment change, replace or delete a policy in the Official Plan? Yes No _____

4. If the answer is Yes, what is the policy to be changed, replaced or deleted?

6-10

5. Does the requested amendment add a policy to the Official Plan? Yes _____ No _____

6. What is the purpose of the requested amendment?

To add policies regarding Official Plan and Zoning By-law
Amendment application standards for extractive
industrial uses

7. What is the current designation of the subject land in the Official Plan and the land uses that the designation authorizes?

N/A

8. Does the requested amendment change or replace a designation in the Official Plan?

Yes _____ No

9. If the answer is Yes, what is the designation to be changed or replaced?

10. What are the land uses that the requested Official Plan Amendment would authorize?

N/A

11. What are the existing land uses (detailed description)?

N/A

12. How will water be provided to the subject land?

Publicly Owned and Operated Piped System N/A

Privately Owned and Operated Individual Well _____

Communal Well _____

Other Water Body/other means _____

13. How will sewage disposal be provided to the subject land?

Publicly Owned and Operated sanitary sewage system N/A

Privately owned and operated individual septic system _____

Communal System _____

Privy or other means _____

14. If the requested amendment would permit development on a privately owned and operated individual or communal septic system, would more than 4,500 Litres (990 Gallons) of effluent be produced per day?

Yes _____ No _____

If the answer is yes, please provide a Servicing Options Report and a Hydrogeological Report.

15. **ACCESS TO THE SUBJECT LANDS:**

Provincial Highway N/A

Municipal Road (maintained all year round) _____

County Road _____

Right of Way _____

By Water _____

If access by water only, what parking and docking facilities to be used or will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

16. Is the subject land or land within 120 metres of it, the subject of an application by the applicant under the Act for:

- a minor variance or a consent _____
- any other amendment to an official plan, a zoning by-law amendment or a Minister's zoning order; or _____
- approval of a plan of subdivision or a site plan _____

17. If the answer is yes to any of the above, the following information about each application is required:

- its file number
- the name of the approval authority considering it;
- the land it affects
- its purpose
- its status; and
- its effect on the requested amendment

18. If a policy in the Official Plan is being changed, replaced or deleted or if a policy is being added, please provide the text of the requested amendment.

See attached Draft Official
Plan Amendment

19. If the requested amendment changes or replaces a schedule in the Official Plan, please provide the requested schedule and the text that will accompany it.

N/A

20. If the requested amendment alters all or any part of the boundary of an area of settlement in a municipality or establishes a new area of settlement in the municipality, please provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement.

N/A

21. If the requested amendment removes the subject land from an area of employment, please provide the current official plan policies, if any, dealing with the removal of land from an area of employment.

N/A

22. Is the application for amendment to the Official Plan consistent with policy statements issued under subsection 3 (1) of the Planning Act?

Yes X No _____

23. Is the subject land within an area of land designated under any Provincial Plan or Plans?

Yes X No _____

24. If the answer is yes to Question 23, does the application conform to or does not conflict with the applicable provincial plan or plans?

The Application conforms

25. **SKETCH OF PROPERTY**

The sketch, to be marked Schedule "A" or shown on the attached Schedule "A", must show the following (in metric units):

- the boundaries and dimensions of the subject lands
- the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines
- the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks), that
 - are located on the subject land and on land that is adjacent to it, and
 - in the applicant's opinion, may affect the application
- the current uses of land that is adjacent to the subject land

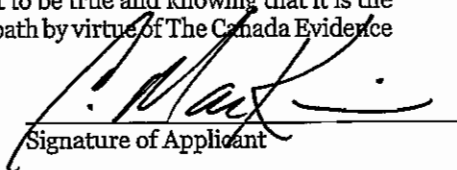
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- if access to the subject land will be by water only, the location of the parking and docking facilities to be used, and
- the location and nature of any easement affecting the subject land

26. **STATUTORY DECLARATION**

I/we, Cameron MacKinnon of the City of Toronto,

solemnly declare that:

All above statements and the information contained in this application including Schedule "A" transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is the same force and effect as if made under oath by virtue of The Canada Evidence Act.



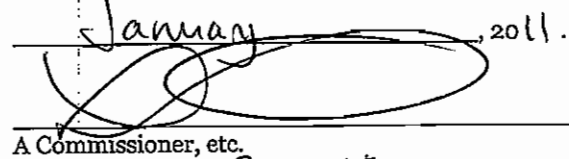
 Signature of Applicant

 Signature of Applicant

Declared before me at the City of Toronto

in the Province of Ontario this 24th day of

January, 2011.



A Commissioner, etc.
"Laura Bisset"

SCHEDULE "A"

N/A

Township of Melancthon
Amendment No. ___ to the Official Plan
Mineral Aggregate Resources
Official Plan Amendment and Zoning By-law Amendment Application Standards

January 24, 2011

DRAFT

Submitted on behalf of:

Citizens' Alliance United For a Sustainable Environment

Prepared by:

Davis LLP
Barristers & Solicitors
1 First Canadian Place, Suite 6000
P.O. Box 367, 100 King Street West
Toronto, ON M5X 1E2

By-LAW NO. _____
OF THE CORPORATION OF
THE TOWNSHIP OF MELANCTHON

WHEREAS there is an approved Official Plan for the Township of Melancthon;

AND WHEREAS the Council of the Corporation of the Township of Melancthon has received a request to amend the Official Plan as amended, and is in agreement with this request;

AND WHEREAS authority is granted under Sections 21 and 17 of the *Planning Act*;

NOW THEREFORE be it enacted as a By-law of the Corporation of the Township of Melancthon the following:

1. The attached explanatory text, which constitutes Amendment No. ___ to the Official Plan for the Township of Melancthon, is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment No. ___ to the Official Plan for the Township of Melancthon.

This By-law shall come into force and take effect on the day of final passing thereof.

READ A FIRST AND SECOND TIME THIS _____ day of _____, 2011.

MAYOR

CLERK

READ A THIRD TIME AND FINALLY PASSED THIS _____ day of _____, 2011.

MAYOR

CLERK

TOWNSHIP OF MELANCTHON
AMENDMENT NO. ___ TO THE OFFICIAL PLAN

January, 2011

AMENDMENT NO. ___ TO THE OFFICIAL PLAN
FOR THE TOWNSHIP OF MELANCTHON

The attached explanatory text, constituting Amendment No. ___ to the Official Plan for the Township of Melancthon, was prepared and adopted by the Council of the corporation of the Township of Melancthon by By-law No. ___ in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

MAYOR

CORPORATE SEAL OF
THE MUNICIPALITY

CLERK

Amendment No. ____
To the Official Plan
For the Township of Melancthon

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Amendment No.____

To the Official Plan

For the Township of Melancthon

MINERAL AGGREGATE RESOURCES

**OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
APPLICATION STANDARDS**

The Constitutional Statement

The following Amendment to the Official Plan for the Township of Melancthon consists of three parts:

Part A - The Preamble

The Preamble consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

Part B - The Amendment

The Amendment, consisting of the following text, constitutes Amendment No.____ to the Official Plan for the Township of Melancthon.

Part C - The Appendices

The Appendices consist of information pertinent to this amendment in the form of background information and analysis. This section does not constitute part of the actual Amendment.

Appendix 1: Ontario Municipal Board decision, dated November 12, 2010 in Ontario
Municipal Board File Nos. PL000643 and 060448

Part A - The Preamble

1.0 Purpose

The purpose of Official Plan Amendment No. ___ is to establish policies that ensure the adequate review of official plan and zoning by-law amendment applications to permit new or expanded extractive industrial uses.

2.0 Location

The Amendment applies to all lands within the Municipality.

3.0 Basis

Background

Citizens' Alliance United For a Sustainable Environment has applied to the Township of Melancthon for an official plan amendment to ensure the adequate review of applications for official plan and zoning by-law amendment to permit new or expanded extractive industrial uses.

The amendment recognizes the evolution in legislation, provincial policy, and provincial standards applicable to new and expanded extractive industrial uses. The amendment establishes policies to ensure that sufficient supporting information is provided to the municipality and interested public agencies to allow them to properly review applications for new or expanded extractive industrial uses. The amendment also establishes appropriate standards according to which the acceptability of impacts from new or expanded extractive industrial uses will be assessed.

Rationale for Inclusion of Application Standards in the Official Plan

The Ontario Municipal Board recently confirmed in the James Dick Construction Limited and Town of Caledon matter (PL000643, PL060448) that detailed policies relating the extraction of aggregate are required to give municipalities and the Ontario Municipal Board direction for the balancing exercise which must be undertaken when aggregate applications are considered. Detailed policies give all parties, including the proponent, some certainty about what is expected of a proponent and the municipality (see page 13 of Appendix 1).

The Township's current policies for the development of extractive industrial uses are out of date, and do not implement provincial direction, as articulated in the 2005 Provincial Policy Statement and the *Aggregate Resources Act*, R.S.O. 1990, c. A.8, as amended.

New policies related to the appropriate level of study and investigation to be completed prior to the approval of any application for extractive industrial uses are required to adhere to the direction given to municipalities by the Ontario Municipal Board and to implement provincial policy.

Part B - The Amendment

1.0 Introduction

All of this part of the document entitled Part B - The Amendment, consisting of the following text, constitutes Amendment No. ___ to the Official Plan for the Township of Melancthon.

2.0 Details of the Amendment

The Official Plan is amended as follows:

- (a) By repealing section 6.10 of the Official Plan;
- (b) By the addition of the following text, being section 6.10:

6.10 Mineral Aggregate Resources

Melancthon's mineral aggregate policies are based on the need to balance the protection, use and enjoyment of human and environmental features with the competing priorities for the protection of mineral aggregate resources for future extraction. The wise management of Melancthon's aggregate resources is critical to preserving Melancthon's unique identity and character, and significant agricultural and hydrogeological resources.

A key concept underlying concerns for local community and social values, for natural ecosystems and for cultural/heritage resources is that aggregate resources should be developed in a sustainable fashion that will see a lower level of impacts occurring over a longer time period.

6.10.1 Township-Wide Aggregate Management Objectives

The Township-wide objectives are as follows:

6.10.1.1 To ensure that the extraction of aggregate resources is undertaken in a balanced manner which adheres to the principles of ecosystem planning and management and which will recognize Melancthon's community character, social values, and important agricultural and environmental contributions to the area and to the Province over the short and long term.

6.10.1.2 To provide a framework for orderly extraction of aggregate resources that provides for a greater degree of certainty to both the aggregate industry and the community, ensures the efficient use of infrastructure, minimizes impacts, and encourages timely and appropriate rehabilitation.

6.10.1.3 To establish a set of clear, balanced, and standard criteria for evaluating applications for new or expanded aggregate operations that will contribute to achieving the goals and objectives of this Plan.

6.10.1.4 To implement section 2.0 of the 2005 Provincial Policy Statement - Wise Use and Management of Resources, and in particular to achieve a balance between the protection of

natural heritage resources, agricultural resources, mineral aggregate resources, and cultural heritage resources.

6.10.2 Policies

6.10.2.1 Applications for Planning Act Approvals to Permit New or Expanded Aggregate Operations

6.10.2.1.1 Applications for new or expanding extractive industrial uses in the Township will be subject to the requirements of the *Aggregate Resources Act*, R.S.O. 1990, c. A.8, as amended and the policies outlined in section 4(d) and 6.10 of this Plan. In accordance with these requirements, the Township of Melancthon will process an application for an Official Plan Amendment to designate lands for a new extraction operation or an expansion to an existing extraction operation and will require:

- (a) a completed application for an Official Plan Amendment and all the necessary supporting documents and reports;
- (b) an application for an amendment to the Township of Melancthon's Zoning By-law and all the necessary supporting documentation and reports, and/or if the subject property is within the Niagara Escarpment Development Control Area and irrespective of whether it requires a re-zoning, after the Applicant has submitted all required applications to the Niagara Escarpment Commission under the *Niagara Escarpment Planning and Development Act* together with all the necessary supporting documentation and reports;
- (c) the Applicant has delivered to the Clerk of the Township of Melancthon, in order that they be made available to the public, the detailed site plans required for submission to the Ministry of Natural Resources under the *Aggregate Resources Act*;
- (d) the Applicant has delivered to the Clerk of the Township of Melancthon, in order that they may be made public, any related reports prepared by the Applicant;
- (e) the Applicant has delivered to the Clerk of the Township of Melancthon, in order that it may be made public, any other reasonable information as determined by the pre-consultation process described by Section 6.10.2.1.6;
- (f) the execution of development agreements with the municipality and any other appropriate public body for items including, but not limited to:
 - (i) cost-sharing arrangements regarding capital improvements by the municipality beyond the boundary of the applicant's land;
 - (ii) the posting of a performance bond, i.e. to assure that appropriate rehabilitation, as approved on the site plan for the operation, will take place;

- (iii) the posting of a maintenance bond, i.e. as assurance regarding repairs to public roads as required etc.; and
- (iv) the payment of all of the Township's costs of processing the application, including staff and consultant/outside advisor costs in accordance with policy 6.10.2.1.4, and the costs of any administrative tribunal proceedings; and
- (g) the execution of an agreement with the appropriate public bodies to ensure the timely completion of any necessary road improvements in accordance with Section 6.10.2.2.

6.10.2.1.2 The Township of Melancthon will consider approval of an application for an Official Plan Amendment to designate lands for a new extraction operation or expansion to an existing extraction operation when the following criteria have been met:

- (a) the Applicant has submitted reports by qualified professionals detailing the manner in which:
 - (i) the application conforms to the intent of the Township-wide aggregate management objectives found within this Plan (Section 6.10.1);
 - (ii) the application implements the applicable recommendations of a Subwatershed Study(ies) where these recommendations have been incorporated into this Official Plan;
 - (iii) the application implements Environmental Protection Area Policies (Section 4(f)), and Sections 2.1 and 2.2 of the 2005 Provincial Policy Statement;
 - (iv) the application eliminates or minimizes potential negative impacts, including, without limitation, cross-jurisdictional and cross-watershed impacts;
 - (v) the application confirms that there is a demonstrated need within the planning horizon for the land to be designated consistent with Section 2.3.5 b) 2 and Section 2.5.4.1 a) of the PPS and that there are no reasonable alternative locations within the Township that avoid prime agricultural lands or areas or alternative locations in prime agricultural areas or with lower priority agricultural lands consistent with Section 2.3.5 b) 3 and 4 of the PPS;
 - (vi) An Agricultural Impact Assessment report has been completed, evaluating if the land can be rehabilitated consistent with Section 2.5.4.1 of the PPS or if restoration of pre-extraction agricultural capability is unfeasible consistent with Section 2.5.4.1 a) and b) of the PPS, and how potential impacts on surrounding agricultural lands and operations will be mitigated

so as not to reduce in any way the productivity of the agricultural lands and operations;

- (vii) access to the site will conform to Section 6.10.2.2.2; and
 - (viii) the application conforms to the Niagara Escarpment Plan where applicable.
- (b) the Applicant has completed a Traffic Impact Study as described by Section 6.10.2.12 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 6.10.2.2.2(b)-(e) or on any environmentally sensitive features identified by the Traffic Impact Study will be satisfactorily mitigated;
- (c) the Applicant has completed a haul route evaluation that identifies and assesses the economic, social and physical impacts associated with future aggregate traffic to or from aggregate operations, identifies the proposed haul route of least impact and assesses the acceptability of the impacts along the proposed haul route.

Provided there are no unacceptable impacts, and taking into account the significance of the aggregate resource, the Township acknowledges that, in principle, there should be a haul route to each resource area.

In determining the acceptability of impact pursuant to this subsection, the Township will take into account the category of the road and associated transportation policies.

- (d) the Applicant has assessed the social impacts as described in Section 6.10.2.1.11 and demonstrated that the proposal will not have any unacceptable impacts;
- (e) the Applicant has completed all environmental investigations and studies as required by this Plan and by all relevant approval agencies and demonstrated that the proposal will not have any unacceptable impacts;
- (f) the Applicant has completed a Visual Impact Report as described by Section 6.10.2.1.9 and demonstrated that the proposal will not have any unacceptable impacts;
- (g) the applicant has completed a Cultural Heritage Survey as described by section 6.10.2.1.10 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;

- (h) the Applicant has completed a Water Resources Study as described in Section 6.10.2.1.13 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 there will be no unacceptable impacts from dust and other air pollutants, or that the impacts will be mitigated to acceptable levels;
- (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;
- (l) the Applicant has provided a statement describing its public consultation process used to introduce the proposal to the surrounding community and to describe to the community the nature of impacts to be expected and the means proposed to mitigate those impacts to acceptable limits; and
- (m) a Subwatershed Study has been completed and appropriate policies are incorporated into this Plan and the application conforms thereto. Alternatively, the Applicant may undertake a comprehensive broader scale environmental study as described in Section 6.10.2.1.14 which is to be considered in conjunction with the EIS required in support of the pit or quarry.

6.10.2.1.3 In considering whether to approve an application for an Official Plan Amendment to designate land for a new extraction operation or an expansion to existing extraction operation, the Township of Melancthon will take into account whether the Applicant has demonstrated that:

- (a) the monitoring program proposed by the Applicant will be adequate. In considering this issue, the Township of Melancthon will take into account whether the proposed program is acceptable to the Ministry of Natural Resources, the Conservation Authorities, neighbouring municipalities, and, where applicable to the Niagara Escarpment Commission. The Township of Melancthon expects that the proposed monitoring program will include the requirement that the results of such a program will be delivered to the Township of Melancthon, the Ministry of Natural Resources, the Conservation Authorities, neighbouring municipalities, and the Niagara Escarpment Commission, where applicable;
- (b) either that there are no unacceptable impacts on surrounding land uses and visual resources or that the proposed operational plan minimizes impacts on surrounding land uses and visual resources through, among other things, screening, strategic phasing, direction of extraction, timing of phasing and location of permanent and temporary processing plants; and
- (c) the rehabilitation proposed will be progressive and timely and will minimize the extent of the disturbed area.

6.10.2.1.4 The Township may, in the appropriate circumstances, and to the extent appropriate, require an Applicant for a re-designation to permit a new or expanded aggregate extraction operation, to pay reasonable costs of external peer review or independent investigation, the costs of retaining counsel, and the costs of any administrative tribunal or court proceeding arising out of the Application. In such case, the Township shall enter into an agreement with the Applicant to administer and scope the consultants' work and to set reasonable controls on Township experts' costs.

6.10.2.1.5 When approvals are being considered for new or expanded mineral aggregate operations, the following information shall be made available to the public at the Municipal Office:

- (a) detailed site plans as required for submission under the Aggregate Resources Act;
- (b) any related reports prepared by the Applicants; and
- (c) any other reasonable information as determined through the pre-consultation process described by Section 6.10.2.1.6.

6.10.2.1.6 Prior to the submission of an application for a new aggregate extraction operation or expansion to an existing operation, the Township of Melancthon will require a pre-submission consultation meeting with the Ministry of Natural Resources, Conservation Authorities, neighbouring municipalities, other relevant agencies and the Applicant to identify the detailed information to be provided in the reports required to support the application, to scope study requirements where appropriate, and to outline the process of evaluation and peer review.

6.10.2.1.7 The Township of Melancthon will co-ordinate with the Ministry of Natural Resources, the Niagara Escarpment Commission, as required, the Conservation Authorities and neighbouring municipalities to ensure that all appropriate conditions resulting from the review of the studies required in accordance with Sections 6.10.2.1.2, 6.10.2.1.2, and 6.10.2.1.3 are imposed and enforced as:

- (a) conditions of the license or notes on the site plans required under the Aggregate Resources Act; and/or,
- (b) conditions of development approval under the Niagara Escarpment Planning and Development Act and/or any other applicable legislation.

6.10.2.1.8 Where the Minister has notified the Township of Melancthon that an application has been made to amend the conditions of an existing license or a site plan under the *Aggregate Resources Act*:

- (a) the Applicant is encouraged to provide to the Township of Melancthon and neighbouring municipalities a copy of all of the documentation provided to the Minister in support of the application in order to assist the Township of Melancthon in preparing any comments it may wish to make to the Minister with respect to the application;

- (b) in preparing its comments, the Township of Melancthon may request the Minister to require the Applicant to provide additional information with respect to the application; and
- (c) the Township of Melancthon may hold a community meeting before providing comments to the Ministry of Natural Resources.

6.10.2.1.9 The Visual Impact Report required by Section 6.10.2.1.2(f) shall address the following:

- (a) assess the significant views and how they might be affected by the proposed extractive operation;
- (b) assess the changes to the natural landscape and the cultural landscape that would result from the operation; and
- (c) identify any required mitigation measures, and the visual character of such measures. These may include berms, entrance designs, vegetation, landscaping, and operational matters such as small phases, screening of equipment, direction of extraction which would seek to prevent unacceptable visual impacts.

6.10.2.1.10 The Cultural Heritage assessment required by this Plan shall address the following:

- (a) In the case of the traffic studies required by sections 6.10.2.1.2(b) and 6.10.2.1.2(c), the Cultural Heritage Survey shall include an evaluation of cultural heritage resources in so far as they relate to roads. The level of cultural heritage resource investigation associated with these traffic studies will be surveyed to the level appropriate to the nature of the cultural heritage resources encountered and the nature of the anticipated impacts on these resources associated with the proposed haul route.
- (b) In undertaking the Cultural Heritage Survey described by section 6.10.2.1.2(g), the proponent is encouraged to consult with the Township, other affected municipalities, and any other relevant agencies concerning the scope of the work to be undertaken. The Cultural Heritage Survey will be the responsibility of the proponent and must be undertaken by a qualified professional with appropriate expertise, and it should generally:
 - (i) identify the level of significance of any cultural heritage resources, including archaeological resources and potential, existing on and in close proximity to the subject lands; and
 - (ii) make recommendations for the conservation of the cultural heritage resources including whether a Cultural Heritage Impact Statement should be prepared.

- (c) The determination of whether a Cultural Heritage Impact Statement is required will be based on the following:
 - (i) the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey and the recommendations of the Cultural Heritage Survey;
 - (ii) the potential for adverse impacts on cultural heritage resources; and
 - (iii) the appropriateness of following other approval processes that consider and address impacts on cultural heritage resources.
- (d) Where it is determined that a Cultural Heritage Impact Statement should be prepared, the Cultural Heritage Impact Statement shall be undertaken by a qualified professional with expertise in heritage studies and contain the following:
 - (i) a description of the proposed development;
 - (ii) a description of the cultural heritage resource(s) to be or already affected by the development;
 - (iii) a description of the effects upon cultural heritage resource(s) by the proposed development; and
 - (iv) a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s).

Where a Cultural Heritage Impact Statement is required, the proponent is encouraged to consult with the Township and other relevant agencies concerning the scope of work to be undertaken.

- (e) Cultural heritage resource conservation measures may include, as appropriate, retention and use or adaptive re-use of heritage buildings and structures, incorporation of cultural heritage elements such as fence lines and tree lines where possible, and carrying out appropriate salvage and recording of cultural heritage resources that may be removed as a result of aggregate extraction operations.

6.10.2.1.11 Any impact studies required by this Plan, will include, where appropriate, an assessment of social impacts based on predictable, measurable, significant, objective effects on people caused by factors such as noise, dust, traffic levels and vibration. Such studies will be based on Provincial standards, regulations and guidelines and will consider and identify methods of addressing the anticipated impacts in the area affected by the extractive operation.

6.10.2.1.12 The Traffic Impact Study required by Section 6.10.2.1.2(b) shall provide the following information:

- (a) the proposed haul route(s) which may be necessary to service potential markets;

- (b) land use, land use activities and the character of adjacent lands (including any significant environmentally sensitive features) along the proposed haul route, including the identification of existing and permitted land uses that may be significantly affected by the proposed haul route;
- (c) an evaluation of alternative haul routes and the identification of the haul route(s) with the least impact;
- (d) the physical characteristics of the potential haul routes including road classification, load limits, surfacing and character (e.g. rural, scenic) and the identification of any physical constraints to heavy truck traffic, such as vertical or horizontal curves, sight lines or shoulders;
- (e) anticipated increase in traffic generated by the proposed extractive operation, and any increase in background traffic;
- (f) description of the proposed operation including the phasing where applicable, and resulting trip generation, distribution and vehicle composition;
- (g) the horizon year that will be used in determining future impacts;
- (h) assumptions concerning passenger car equivalents;
- (i) traffic impacts (both operational and physical) resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety and the mitigation measures required to address these impacts;
- (j) whether improvement of the roads proposed to be used as a haul route(s) is necessary, the costs of such improvement, any anticipated impacts on significant environmental features affected by such improvement, and whether an Environmental Assessment is required for this improvement;
- (k) the status of the road in the Township of Melancthon Official Plan and whether the proposed use of the road as a haul route conforms to these planning documents; and
- (l) distance from the entrance of the proposed operation to the nearest haul route as defined in Section 6.10.2.2.1.

6.10.2.1.13 The Water Resources Study required by Section 6.10.2.1.2(h) shall identify all sources of water and their functions and analyze and assess the impact of the application on each of those water resources and shall satisfactorily demonstrate that there will no be unacceptable impacts and shall address the following:

- (a) the quantity and quality of mineral aggregate resource located below the water table;

- (b) that the removal of the mineral aggregate resource and the subsequent rehabilitation of the lands will satisfy policies 2.1 and 2.2 of the 2005 Provincial Policy Statement and the requirements of this Plan;
- (c) that measures to protect water resources will be implemented in the design and operation of fuel storage and handling systems, machinery storage and servicing and the use and storage of potential contaminants on the site. The storage of fuel and other potential contaminants on site may be restricted if necessary to protect water resources; and
- (d) that an appropriate monitoring program will be implemented and that the results of this monitoring program will be provided to the Township of Melancthon, neighbouring municipalities, the Niagara Escarpment Commission, where applicable, and the Conservation Authorities.

6.10.2.1.14 Where the comprehensive, broader scale environmental study is required by Section 6.10, it shall include any areas functionally connected with the resource area and shall comply with the requirements of Sections 6.10.3.2 and 6.10.3.3.

6.10.2.1.15 The Agricultural Impact Assessment required by Section 6.10.2.1.2 of this Plan shall provide the following information:

- (a) a description of the proposal;
- (b) the applicable planning policies;
- (c) onsite and surrounding area physical resource inventory addressing soils, climate, slope/topography, and drainage;
- (d) onsite features including past farming practices; type and intensity of agricultural production; non-agricultural uses onsite; parcel size, shape and accessibility; existing farm management and capital investment in agriculture;
- (e) offsite land use features including surrounding land uses; existing and potential land use conflicts; regional land use, lot, and tenure patterns;
- (f) agricultural viability;
- (g) assessment of impacts on onsite and offsite agriculture;
- (h) alternative location analysis;
- (i) mitigative measures and their feasibility; and
- (j) potential for rehabilitation to pre-extraction agricultural capability.

6.10.2.2 Aggregate Traffic

6.10.2.2.1 Haul routes for new aggregate operations shall only be located, on major roads. Use of other roads for haul routes by existing aggregate operations can continue.

6.10.2.2.2 Access to a new or expanded aggregate operation should be via an existing entrance onto a road identified in Section 6.10.2.2.1 either directly or through the use of an inter-pit road. Where this is not possible, access via a new entrance onto a road identified in Section 6.10.2.2.1 may be considered. Access onto a road that is not a road identified in Section 6.10.2.2.1 will only be considered where there is no practical alternative and subject to satisfying the requirements of Sections 6.10.2.1.2(b) and 6.10.2.1.2(c). Such access may only be considered subject to the road being improved to a standard considered appropriate by the road authority.

Any required improvement shall be a condition of planning application approval and recommended to the appropriate authority to be a condition on the issuance of any access permit. The Applicant shall prepare a Road Improvement Study for approval by the applicable road authority to indicate the measures proposed to minimize the impacts of any road improvement. This Road Improvement Study shall include the following:

- (a) existing road Right-of-Way characteristics, particularly vertical alignments, should be maintained as closely as possible, subject to safety considerations with an understanding that many of these roads possess inherent traffic calming characteristics;
- (b) existing trees and other vegetation within the road Right-of-Way shall be retained wherever possible, including any scrub-like settings. Introduction of manicured boulevards as "landscaping elements" should be avoided;
- (c) wood, wire, stump, and stone fence lines shall be retained wherever possible as historical landscape remnants and incorporated as "new" design elements;
- (d) traditional open grassed ditches shall be used at every reasonable opportunity; and
- (e) new lighting elements, such as poles or standards and luminaires shall be as unobtrusive as possible within the road Right-of-Way and lighting should be directed downward and shielded.

6.10.2.2.3 The identification of roads upon which haul routes shall be located in Section 6.10.2.2.1 shall be reviewed and updated as necessary by the Township of Melancthon. As part of this review, the Township of Melancthon will work with adjacent municipalities to minimize impacts from traffic on municipalities outside of the Township of Melancthon.

6.10.2.2.4 Generally, any improvements required to a public road due to a new or expanded pit or quarry shall not be at public expense.

6.10.3 Environmental Impact Studies and Management Plans

6.10.3.1 Proposed extractive industrial uses adjacent to EPA will be required to complete an Environmental Impact Study and Management Plan (EIS & MP) to the satisfaction of the Town and other relevant agencies.

6.10.3.2 In general, the EIS & MP shall:

- (a) identify existing ecosystem forms, functions and integrity within EPA, and further refine the limits of EPA, if appropriate, as a more detailed scale;
- (b) identify and assess the existing and potential function and integrity of Supportive Natural Systems and Natural Linkages and existing and potential ecological linkages between EPA lands, adjacent lands, and broader ecological systems;
- (c) assess the anticipated immediate and longer term environmental impacts of the proposal and identify all necessary mitigation measures to the satisfaction of the Township;
- (d) demonstrate how the proposed development satisfies the environmental policies contained in this Plan;
- (e) recommend necessary site specific protection, enhancement, restoration and management programs to the satisfaction of the Township, and to recommend appropriate mechanism for implementing such programs; and
- (f) provide base line environmental data which will support environmental monitoring programs.

The necessary scope and content of the required EIS and MP shall be determined jointly by the Town and other relevant agencies, including neighbouring municipalities, through such measures as preconsultation with an applicant.

6.10.3.3 Proposed amendments to this plan which include or are adjacent to EPA, and which may have a substantive impact on broader ecosystems, may require the completion of a comprehensive, broader scale environmental study, such as a Comprehensive EIS & MP or a Subwatershed Study, prior to any planning and development approvals. Such broader scale investigations may be necessary in order to assess the carrying capacity of the affected ecosystem and the potential cumulative environmental effects of the proposal, within an appropriate environmental framework. The need for and scope of such studies shall be determined jointly by the Township and other relevant agencies, including neighbouring municipalities.

3.0 Implementation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this amendment.

4.0 Interpretation

The provision of the Official Plan regarding the interpretation of that Plan shall also apply to this amendment.

In addition, the following definitions shall be added to section 8 of the Official Plan:

Enhancement shall mean the management of land and water to modify the natural form, process or attributes to produce a desired state or conditions. In this Plan, enhancement shall mean improvements to the integrity of ecosystems in Melancthon.

Environmental Impact Study shall mean a study prepared in accordance with well established procedures, to identify and assess the impacts of development on a specified ecosystem form, function and integrity.

Environmental Management Plan shall mean a description of a desired end state or level of performance with respect to specified ecosystem forms, functions and attributes.

Function shall mean the natural processes, products or services that species and non-living environments provide or perform within or between ecosystems and landscapes.

Integrity shall mean an ecosystem which is in a state where its inherent potential is realized, its condition is stable, its capacity for self-repair when disturbed is preserved, and minimal external support for management is needed.

Maintain shall mean the management of land and water to maintain some identified natural form, process or attribute in a desired condition or state as defined by humans. This may require the disruption of natural succession to prevent changes to the valued natural form, process or attribute.

Restoration shall mean the management of land and water to produce a state or condition more closely reflecting natural form, processes and attributes; rehabilitation to a former natural state or condition.

Part C - The Appendices

Appendices

Appendix 1: Ontario Municipal Board decision, dated November 12, 2010 in Ontario Municipal Board File Nos. PL000643 and 060448



Headwaters
Communities
in Action

Building A Better Quality of Life Together

January 26th, 2011

To: Members of Council

From: HCIA Trails Working Group

Re: A Request of Partnership on HCIA's Healthy Communities Grant Application

On February 14th, 2011 HCIA's Trails Working Group will be submitting a grant application to the Ministry of Health Promotion for a Healthy Communities Grant. If our application is successful, the deliverables that we are committing to over the next two years include:

1. Translating existing area trails maps into downloadable electronic form and developing a comprehensive webpage which will be made available to the public via a host of area websites which may include:
 - HCIA's website
 - Dufferin County website
 - Local Municipal websites
 - WDG In Motion
 - Hills of Headwaters Tourism
 - Marketing Dufferin
 - Credit Valley Conservation
2. Offering free CANBIKE (safe cycling) Certification to 20 area volunteers (we're hoping to recruit two from each local municipality) on the condition that each of those trained agrees to offer 3-5 public workshops over the next two years for no fee
3. Purchasing 6 "trails counters" which can be loaned out to various area trails groups to enable them to monitor and collect data re: trail usage. We will also offer a free training workshop to area trails volunteers re: the installation and monitoring of such counters
4. Coordinating an area-wide trails event linked to the broader "Trails Open Ontario" trails initiative
5. Providing regular information/educational updates re: trails to area municipal leaders and the public

We are hoping your municipality would be interested in becoming a partner on this grant application. The benefits to your municipality would be:

- Access to the area trails maps webpage and/or link for your own website
- Having certified CANBIKE instructors within your municipality – who have agreed to provide 3-5 workshops in safe cycling over the next two years for no fee

c/o GDACC ♦ PO Box 101 ♦ Orangeville ♦ ON ♦ L9W 2Z5
action@headwaterscommunities.ca ♦ www.headwaterscommunities.ca

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- Use of to trail counters – and a free workshop on working with them – for your local trails
- Opportunities to participate in trails promotion and education events

Each grant application must include a “*matching cash contribution of at least 15% of the requested amount*” and “*a matching in-kind contribution of at least 50% of the requested amount*” In the case of our application, we must secure \$ 5,100 in cash and \$17,000 worth of “in-kind” contributions. In-kind contributions are defined as “the cash value of donated goods, staff time, commodities, or services like volunteer hours, marketing services, equipment, office space, etc.”

Our hope is that your Council will:

- Agree to be identified as a “partner” in this grant application;
- Draft a letter of support to accompany our grant submission;
- Help identify and secure potential volunteers who would be trained as CANBIKE instructors; and,
- Work with HCIA representatives to upload and/or link Headwaters trails maps and information onto your municipal website
- Assist in communicating and promoting the various grant deliverables within your community
- Document an estimated “in-kind” value for your contributions to be included as part of the overall \$17,000 required; and,
- Provide a financial contribution towards the estimated \$ 5,100 cash component of our grant application

In order to facilitate this request, we have included a generic “support letter” that can be modified for our grant application. If you have any additional questions, please feel free to contact:

Sylvia Cheuy
 Project Coordinator
 Headwaters Communities in Action
www.headwaterscommunities.ca
 (519) 940-3118
 cell: (416) 988-6887

c/o GDACC ♦ PO Box 101 ♦ Orangeville ♦ ON ♦ L9W 2Z5
action@headwaterscommunities.ca ♦ www.headwaterscommunities.ca

Generic Support Letter for HCIA Trails Working Group's Healthy Communities Grant

YOUR LETTERHEAD

Date

Mr. Chris Broom
Chair
HCIA Trails Working Group
c/o P.O. Box 101
Orangeville, ON
L9W 2Z5

Dear Chris:

On behalf of **YOUR ORGANIZATION/MUNICIPALITY**, it gives me great pleasure to acknowledge and confirm our agreement to partner with you on your grant application to the Healthy Communities Fund. The deliverables outlined in your grant proposal will further strengthen efforts to enhance the region's trail system by: making area trails maps more easily and widely accessible; actively promoting safe cycling and strengthening the capacity of area trails and cycling volunteers.

Your grant's proposed activities will also support HCIA's long-standing efforts to engage and educate citizens and local community leaders as to the important role that trails and active transportation play in the overall health and well-being of our communities.

OUR ORGANIZATION/MUNICIPALITY'S mandate is to..... **Please describe here.**

Specifically, we have committed to: **document the in-kind and/or cash contributions your organization can commit to this initiative here.**

The leadership demonstrated by the HCIA Trails Working Group to continue to strengthen our area-wide trail system will do much to build a strong community and will no doubt also prove to be valuable to the physical health and safety of our region's citizens.

The work you and your group intend to undertake over the next few years will benefit our organization by **(add your thoughts here)**. For this reason, **MY ORGANIZATION/MUNICIPALITY** and I wholeheartedly support this initiative.

Sincerely,

Name
Title