



NOTTAWASAGA VALLEY CONSERVATION AUTHORITY HIGHLIGHTS FROM BOARD MEETING ON DECEMBER 10, 2010

NVCA BOARD OF DIRECTORS MEETING – NO. 11/10 December 10, 2010

PLANNING PROGRAM REVIEW IMPLEMENTATION

The Board of Directors passed a resolution approving the report of the Director of Planning, outlining how the planning program will implement the recommendations of the consultant, Karen R. Wianecki, M.P.I., MCIP, RPP, Director of Practice, Planning Solutions Inc. The recommendations include short-term priority actions that can be implemented immediately and long-term high priority actions that can be implemented upon 2011 budget approval.

CONSERVATION SERVICE DELIVERY AGREEMENT WITH ORO-MEDONTE

After careful review of the NVCA Conservation service delivery agreement (MOU) for the Severn Sound watershed portion of Oro-Medonte, the Board of Directors directed NVCA staff to meet with the Township of Oro-Medonte and the Severn Sound Environmental Association staff to address concerns raised by Board Members. NVCA staff will then review the feasibility of implementing actions or solutions to address these concerns, consult with the NVCA solicitor, and then report to the Board on the MOU progress.

NVCA GOVERNANCE STREAMLINING

The Board of Directors approved the amendments to the Administration/Governance Policy, supporting the new NVCA governance model, where the Executive and the Advisory Committees have been removed. The Board also formed an Ad Hoc Committee, comprised of board members, Rick Milne, Ron Simpson, and Joan Sutherland to work with the CAO/Secretary-Treasurer to develop roles and responsibilities of the Chair and Vice-Chair, including honorarium recommendations, to be presented at the January Board meeting for consideration.

NOTTAWASAGA VALLEY SOURCE PROTECTION AUTHORITY (NVSPA) UPDATE

Lynn Dolin, Chair of the South Georgian Bay Lake Simcoe Source Protection Committee, and Don Goodyear, Source Protection Manager, updated members on the progress of this program. Draft Assessment Reports (AR) showing drinking water threats, were sent out in October for review and comment to each of the three Source Protection Authorities. Don Goodyear, Manager of the Source Protection project, provided an overview of the comments received. The Draft Proposed Nottawasaga Valley Source Protection Authority (NVSPA) Assessment Report was endorsed by the NVSPA at this meeting. The approved draft of the AR will be sent to the Minister's office on December 17th, 2010.

Lynn Dollin reported on the next steps the committee will take in establishing the Source Protection Plan. The draft plan will be developed with significant support from the recently formed Planning and Policy working group. Extensive public and municipal consultation will occur to solicit input and direction on the development of the Plan.



NOTTAWASAGA VALLEY CONSERVATION AUTHORITY HIGHLIGHTS FROM BOARD MEETING ON DECEMBER 10, 2010

For more information contact:

Wayne Wilson, CAO/Secretary-Treasurer
(705) 424-1479, ext. 225 wwilson@nvca.on.ca

Future Meetings and Events

Board of Directors Meeting– Jan 28/11
Annual General Meeting – Jan 28/11

NVCA Board Highlights are available on our website: www.nvca.on.ca

Denise Holmes, AMCT

From: Steve and Marni from Baker Magic Shows.com [steve@bakermagicshows.com]
Sent: Sunday, December 19, 2010 9:14 AM
To: Denise Holmes, Melancthon Township
Cc: cao@dufferincounty.on.ca
Subject: for council agenda, letter of opposition
 To Melancthon and Dufferin County Councillors,

I write in opposition to the sale or lease of the County owned rail corridor to any industrial or corporate interests. Whether leasing or selling the corridor, in this case to the foreign owned hedge fund known as the Baupost Group, the ratepayers of Melancthon will pay the price with a grotesque hole in their Township. A million Canadians will be in jeopardy of losing clean drinking water as well as thousands of acres of prime agricultural land if the corridor is sold for the apparently glutinous interests of foreign investors who will use it to transport Melancthon's natural resources out of the Township and possibly out of the country. Clean water and prime agricultural land are not renewable resources. The "trail" that was "gifted" and should "stay in public hands," as Mayor Hill has stated, will be gone forever, because Melancthon will be a tragedy to build a bi-pass around, not something anyone would want to take a trail to for a Sunday afternoon stroll. I do not agree with the thinking that leasing the County owned corridor to any industrial interests is a more favourable economic alternative when the end result is the same. The economic interests of Orangeville must not outweigh the greater good of our provincial need for food and water. The County Councillors will not sale or lease the trail to any industrial, corporate, or foreign interests if they care about the future our most important resource - our children. Orangeville has the power, and a deal for three million, **please** do not sacrifice your family townships for the promise of silver. If you do, the fabric of the County will be irrevocably changed.

Sincerely,
 Marni Walsh
 Melancthon

Total Control Panel

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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 5717
 (20101220)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

12/20/2010

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 JAN - 6 2011



December 28, 2010

Andrew Doersam, Planner
Ministry of Municipal Affairs and Housing - MSO-Central
777 Bay Street
2nd Floor
Toronto ON M5G 2E5

Re: Proposed Official Plan Amendment for Specialty Crop Designation in Melancthon Township

We are planners for The Highland Companies ("Highland"), which owns and operates a significant potato farming business based in Melancthon Township, Dufferin County. We are writing to express Highland's strong objection to an application made by the North Dufferin Agricultural and Community Task Force ("NDACT") to incorporate a *Specialty Crop Designation* for approximately 10,600 acres in the Township, an area that includes and surrounds our client's land.

We believe that the Province should not support NDACT's proposed *Specialty Crop* amendment for the following reasons:

1. The proposed designation does not meet the PPS definition of a Specialty Crop Area:

The Provincial Policy Statement ("PPS") defines Specialty Crop Area as:

Areas designated using evaluation procedures established by the province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or*
- b) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.*

We are advised that:

- a) Potatoes are not considered a specialty crop and are being grown commercially in a wide range of soil and climate conditions across Ontario;
- b) Honeywood soils and the climate of Melancthon Township do not confer any special production capability or yield benefit when compared to similar soils in other potato producing areas; and



- c) the combination of skilled farmers and capital investment related to potato production enjoyed by Melancthon Township is also present in the other potato producing areas of Ontario.

The PPS requires the identification of specialty crop areas to be based on an evaluation procedure established by the Province. To our knowledge, no such procedure has been established at this time. Unless the procedures have been established and potatoes are identified as a specialty crop, there is no basis for the proposed designation.

2. Consideration of the proposed OPA would set a precedent for Agricultural Lands in Ontario

The Province needs to consider this application in relation to the impact of this and similar measures on the rest of Ontario.

If the definition of Specialty Crop Area in the PPS was expanded to include potato producing areas such as the one in Melancthon Township, then it must consider all potato producing lands in the Province in the same manner.

This application has been filed in an attempt to prohibit the development of green energy and aggregates projects. If it is supported by the Province, any local municipality that wants to constrain provincially important but locally unpopular land uses could make a similar argument that the unique combination of farmers and soils in their area merited a designation as a Specialty Crop Area.

3. The proposed OPA is inconsistent with the PPS provisions governing mineral aggregate resources

The PPS states:

2.5.2.1 As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.

2.5.4.1 In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that rehabilitation of the site will be carried out so that substantially the same areas and same average soil quality for agriculture are restored.

The purpose of the proposed amendment is to preclude aggregate extraction on prime agricultural lands. Such a policy would not be consistent with the above-noted and other sections of the PPS.



4. The proposed OPA is contrary to the Green Energy and Green Economy Act

The proposed OPA would preclude wind energy projects on prime agricultural lands. The Green Energy and Green Economy Act exempts such projects from Official Plans and Zoning By-laws in order to encourage sustainable energy and green economic development in the Province.

5. The Application is incomplete

To our knowledge there is no Planning Justification report accompanying the application. In our opinion, without such a report the requirements of Ontario Regulation 543/06 have not been met. It is therefore surprising that the application has been deemed complete by the Township pursuant to Section 22(6) of the Planning Act.

Included in any supporting documentation should be a financial impact report examining the impact of the proposed designation on the Township. We are concerned that the proposed designation will lower property values and adversely affect business interests in the affected areas resulting in a negative financial impact to the Township. It may also cause owners of properties outside the designated areas to pay higher taxes to compensate for the lower assessment of the affected lands.

6. There has been no consultation with affected property owners

As the primary land owner in the lands affected by the application, Highland has not consented to the application, was not consulted prior to the submission of the proposal, and has not been directly notified that the application was submitted and deemed complete. We submit that this approach is secretive, inappropriate and discriminatory. An application that has been submitted by one party with the clear intent of reducing the value of the privately held lands of another party should not be considered by the approval authority.

7. The goal of the application is to block Highland, not to preserve farmland

NDACT has long stated that it was formed "to stop The Highland Companies' application for a limestone quarry" on a portion of its land in Melancthon Township. Local planning officials and the media have stated that the seeming objective of the proposed designation is to further that stated goal. At the same time, officials have also stated that, even if such a designation was applied, it would not preclude aggregate extraction.



In conclusion, we strongly oppose the NDACT proposal on the grounds that it is contrary to provincial policy, is targeted at one landowner, and is motivated solely by the desire to defeat Highland's forthcoming quarry application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Dymont', with a long horizontal flourish extending to the right.

Jim Dymont

cc: Ms. Carol Neumann Rural Planner- Environmental and Land Use Policy, OMAFRA
Ms. Denise Holmes, CAO/Clerk-Treasurer, Melancthon Township

Yours truly,

MERIDIAN PLANNING CONSULTANTS INC.

Jim Dymont, BES, MCIP, RPP

JD/jrw

C. Andrew Doersam, Ministry of Municipal Affairs and Housing



The Corporation of

THE TOWNSHIP OF MELANCTHON

157101 Hwy. 10, R.R. # 6, Shelburne, Ontario, L0N 1S9

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Email: info@melancthontownship.ca

*Denise B. Holmes, AMCT
CAO/Clerk-Treasurer*

December 22, 2010

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

Dear Ms. Wallace:

Re: Destruction of Structures in the Township of Melancthon

Your email dated November 3, 2010 was reviewed at Council on December 2, 2010 and Council has referred it back to staff to be answered.

You requested a copy of the minutes of the meeting held between the Mayor, CAO, Township Solicitor, Planner, John Lowndes of the Highland Company and his solicitor. The meeting notes are attached.

You have requested a copy of the Township Planner's Report. I have attached the Report to this letter. Please be advised that this Report is available on the website. The Report was reviewed at the April 15, 2010 Council meeting and is listed as Item No. 4 on the Correspondence.

You have requested a copy of the Township Solicitors Report. Please be advised that this was dealt with in a Closed Session meeting held on April 15, 2010 and is therefore Confidential and will not be released.

You have requested to know the number of structures that had been demolished by Highland Companies at the time of the meeting and date of the meeting. The date of the meeting was February 2, 2010 and it was advised that 16 homes had been demolished.

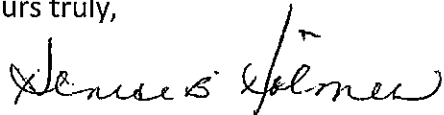
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As for your request for a recorded vote of Council as to whether Council will be acting in the interests of ratepayers to retain social fabric, etc., please be advised that only a member of Council can request a recorded vote.

Please be advised that the costs incurred by the ratepayers to provide these answers to you was approximately \$150.00 and Council directs that in the future, all requests for information are to be made through the Freedom of Information and Protection of Privacy Act.

Yours truly,

A handwritten signature in cursive script that reads "Denise B. Holmes". The signature is written in black ink and is positioned below the "Yours truly," text.

Denise B. Holmes, AMCT
CAO/Clerk-Treasurer

Encl.

STAFF MEETING
FEBRUARY 2, 2010 - 9:30 A.M.

Present

Mayor Debbie Fawcett
Denise Holmes, CAO
Andrew Osyany, Township Solicitor
Andrew Fyfe, Acting Township Planner
John Lowndes, Highland Companies
Allan Leibel, Solicitor for Highland Companies

The Mayor advised that Council had asked her to facilitate this informal meeting regarding the demolition of many homes in the Township.

John Lowndes indicated that he owns 36 homes and over the past three years has removed 16 houses and still has 20 left. He advised that in 2010, there will be 3 or 4 more houses coming down as he is not in the landlord business. He indicated that the Quarry makes no difference at all in the demolition of these homes. Overtime, you will continue to see these houses come down. Some of the houses that were demolished contained mould, they couldn't get insurance for them, could not repair them and they were demolished from a liability aspect. He has a lot of employees living in the other houses. He said that house and barn on a farm takes out 14% out of production and the market has to be protected in some way, shape or form.

Andrew Fyfe advised that Council is concerned with the potential impacts from a planning perspective. Melancthon only has limited housing stock. When the housing disappears so does the economic value. Barns don't fall under the Demolition By-laws and it wasn't intended to be a prohibition by-law. He advised that Centre Wellington has a Demolition Control By-law.

Mr. Lowndes said that farming is incompatible with houses – complaints of smell, noise and dust and asked if this by-law would defeat a challenge at the OMB. Mr. Fyfe believes it will. Mr. Osyany advised that the Province wants us to do intensification but how can we do that when the houses are coming down. This is a legitimate planning concern.

Mayor Fawcett said that the people leaving these houses, are also leaving the Township which limits population and electorate and limits our County vote.

Mr. Lowndes advised that people are making their own lifestyle choices and these days it is hard to keep kids on the farm. Melancthon is an aging Township.

Mr. Fyfe added that at the end of the day, the Township needs the cooperation of the landowner. Mr. Leibel indicated that enacting the by-law would be putting the Highland Companies in a straight jacket.

There was discussion on the OP and about meeting our growth plan. The Township is trying to protect what its got and its hard to develop places like Corbetton, Riverview and Horning's Mills.

Mr. Lowndes advised that are three permits outstanding - Harman Earle (to be donated to the County), Looby House and Rackman's (Brandt's).

Andrew Fyfe and Andrew Osyany to prepare two reports for Council – one open and one closed.

The meeting then adjourned.

REPORT TO COUNCIL **TOWNSHIP OF MELANCTHON**

DATE: March 29, 2010
FROM: Andrew Fyfe, RUDY & Associates
RE: Draft Demolition Control By-law

PURPOSE AND BACKGROUND

Purpose

This report provides an update regarding the potential demolition of a substantial number of farmhouses in the Township.

Background

In response to concerns raised regarding the number of farm homes which have been demolished or potentially could be demolished on lands within the Township, Township Council commissioned the preparation of a report on demolition control, including a draft Demolition Control By-law. The draft By-law has been held in abeyance pending public input.

Almost two dozen submissions have been received, almost all in support of the passage of the proposed by-law. While many of the submissions demonstrated a level of animosity towards a potential quarry and its proponent, submissions also spoke to the need to preserve the Township's housing stock, its built heritage and the rural landscape.

The most extensive submission received was from Allan Leibel on behalf of the Highland group of companies, who are also potentially the most affected property owner in the Township. In response to the concerns raised in that submission, Township representatives (Mayor Fawcett, D. Holmes, A. Osyany and A. Fyfe) met with Alan Leibel and John Lowndes of Highland Companies on February 2nd.

At that meeting, Mr. Lowndes indicated that of the 36 homes on the properties they had acquired by 2006, permits have been obtained for the removal of 16 homes as they were surplus to their needs and generally in poor condition. One of the homes was in the process of being moved to the Dufferin County Museum and an additional home was empty, but no decision had been made on what to do with it yet. At present, the company is retaining the balance of the homes on their sites to accommodate staff. They do not anticipate removing additional homes in the short- to medium-term, but this is dependent on their staffing situation and the needs of their employees.

Where homes have been removed, the land is being converted to crop production. This is to allow for a more efficient operation and to enable Highland Farms to address some of the cost pressures they are experiencing in competing with other producers elsewhere in the province and the country who are obtaining higher yields.

Comments

In terms of some of the comments made in the submissions received to date, we would like to advise Council of the following:

- the broader policy issues related to the demolition of a significant number of homes which the Township has identified (the need to preserve the Township's housing stock, its built heritage and the rural landscape, etc) are a shared concern of many of the residents.
- The legislation does not allow for agricultural buildings, such as barns, to be made subject to a demolition control by-law. Changes in agriculture have led to the decay and removal of agricultural buildings in many communities, but the tools available to overcome the economic realities behind this trend are limited. Designation of a structure under the Heritage Act is a possibility where the structure is a particularly fine example or employs a significant style or type of construction not commonly found (e.g. an octagonal barn). Some success has been achieved in the adaptive re-use of these structures in other communities. The Municipality can incorporate supportive policies in its planning documents, but it cannot "force" the retention of these structures. Building code requirements and a generally limited range of viable alternative uses are also significant constraints in many cases.
- A demolition control by-law should not be utilized in a prejudicial manner to control the actions of a property owner in relation to areas outside of the jurisdiction established in the enabling legislation. If the objective of adopting such a by-law is to stop or inhibit the creation of a quarry (or any other land-use), it is very likely that the adoption of the by-law would be held to be improper and voided if challenged. In addition to the legal costs potentially associated with this approach, the Municipality could be incurring a potential liability for damages.
- As stated previously, a demolition control by-law is not subject to appeal. However, once it is in place, Council must deal with each application for demolition of a residential unit on its merits and the By-law cannot be used as a mechanism to simply prohibit demolitions. Any applicant who is denied a permit, or is subjected to conditions which are not acceptable to the applicant, can appeal Council's decision to the OMB. There is a significant cost to such appeals for both parties.

Conclusion

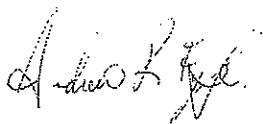
With a draft by-law and application form in hand, the Municipality is in a position to impose Demolition Control if appears that such action has become necessary. In the interim, the Township should continue monitor the situation and maintain contact with stakeholders to ensure that the appropriate policy concerns are not being negatively affected.

If Council intends to proceed with a demolition control by-law, the Township should develop a policy framework that can be applied to applications to assist Council in making appropriate decisions. It is suggested that the framework draw upon the public policy issues previously identified, including:

- the architectural and historical significance of the dwelling
- the potential for relocation to another site
- potential impact on agricultural production
- the cumulative impact on the housing stock
- the cumulative impact on the rural landscape, including the proximity to other recent removals of dwellings

The policy framework would provide guidance for both decision-makers and applicants and should be purposive and equitable. As demolition control by-laws are predominantly used in urban municipalities, it is not a simple matter of adapting the policies from other municipalities - they should be customized to suit the particular circumstances of Melancthon. Finding the appropriate balance between a sufficiently comprehensive by-law which reasonably anticipates future circumstances without creating an excessively onerous process for applicants and the Township is a key component of this process. As the issue has the potential to become highly charged, the creation of an ad hoc advisory committee to assist with the development of the considerations to be applied to applications may be useful. On-going dialogue with stakeholders to assist with creating a mutual understanding of (not necessarily agreement about) concerns and how they should be addressed should also be built into this process.

Respectfully submitted,



Andrew Fyfe
Planner
RUDY & Associates Ltd.



The Corporation of

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Denise B. Holmes, AMCT
CAO/Clerk-Treasurer

December 22, 2010

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

Dear Ms. Wallace:

**Re: Plateau Wind Project
Questions**

Further to your letter of November 15, 2010 which was reviewed at Council on December 2, 2010 and referred back to staff to answer the inquiries, please see the responses below.

The answers to the questions were a collaborative effort on the part of the Township Engineer, Planner, Lawyer and myself.

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. A - Yes.
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 the municipality refused to enter into this agreement, it would be difficult if not impossible for the development to proceed. A. - We do not agree that such a refusal would make it impossible to proceed. The Township did have an option of refusal for the purpose of making it difficult for the proponent, but felt that it would be able to negotiate a better agreement for the residents of the Township by doing so in a cooperative manner.
3. How many kilometres of road are impacted by this agreement. A - Approximately 10 km.
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. A. - Yes.

JAN - 6 2011

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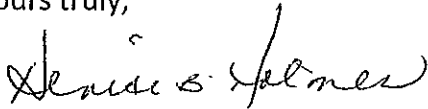
5. How much per kilometre of municipal road does this work out to be in revenue received annually by the municipality from Plateau. A - \$28,000 per annum equates to \$2,800 per kilometre.
6. Have property owners adjacent to the impacted roads been provided written notice of this agreement. A - the Township has not notified them.
7. Will property owners adjacent to the impacted roads be provided written notice of construction time lines. A - The agreement was based on conceptual designs. Progress has been made with Hydro One such that a substantial length of these lines will not be co-located on existing pole lines, thereby reducing the impact on roads. Construction time lines will be provided to property owners who are directly affected, although it will not necessarily be in writing.
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. A - The Township received the Letter of Credit at the time of the signing 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). A - Your understanding is correct.
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? A - Yes. We have investigated decommissioning costs, both in North America and Europe, and found that there is not enough experience with decommissioning to form a reliable estimate. Also, decommissioning costs vary highly as the cost of salvage material fluctuates. It is therefore impossible to accurately predict future costs.
11. Does a letter of credit accrue interest on behalf of the municipality. A - It does not, which necessitates the inflation clauses in Paragraph 94.
12. Are enforcement costs to come out of the \$28,000 a year in revenue or from the security deposit of \$200,000. A - Enforcement costs come from the \$200,000 security deposit and not the annual payment.
13. Was a financial impact analysis 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. A - No.
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). A - The municipality uses various means of enforcing its by-laws, depending on the nature of the contravention.

15. When the Plateau project is complete, how many turbines will there be in the municipality.
A - Seven.
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. A - Under the Green Energy Act the Township has no control over setbacks for turbines. However, the applicable provincial regulation applies the minimum 550 metre turbine setback from both vacant residential lots and built-up areas.
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.
A - There were no fees incurred by Melancthon as the Company has reimbursed the municipality for all costs.

I trust that this answers all your concerns regarding the above noted project. Please be advised that the costs incurred by the ratepayers to provide these answers to you was approximately \$1,100.00 and Council directs that in the future, all requests for information are to be made through the Freedom of Information and Protection of Privacy Act.

Yours truly,



Denise B. Holmes, AMCT
CAO/Clerk-Treasurer



The Corporation of
THE TOWN OF SHELBURNE

Municipal Offices:

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e-mail: shelburne@townofshelburne.on.ca*

Office of the Mayor
ED CREWSON, B. ADMIN.

JOHN TELFER, AMCT, CAO/Clerk
CECILE GRANT, AMCT, Treasurer
SCOTT WHEELDON, C.E.T.
Director of Public Works

December 13th, 2010

Mayor and Council:

A meeting of the Centre Dufferin Medical Recruitment Committee will be held on Thursday January 13th at 1 p.m. in the Council Chambers at Shelburne Town Hall. It has been requested that you send a representative to the meeting to discuss the Committees future.

If you have any further questions please feel free to contact the undersigned.

Yours Truly

Shawnette Crouse
Events/ Committee Coordinator
scrouse@townofshelburne.on.ca

RECEIVED
DEC 21 2010



December 15, 2010

Denise Holmes, CAO/Clerk
Township of Melancthon
R.R. #6
Shelburne, ON
L0N 1S9

Dear Ms. Holmes:

**Re: NDACT Application for Official Plan Amendment - Specialty Crop Designation
Our File No. 3667**

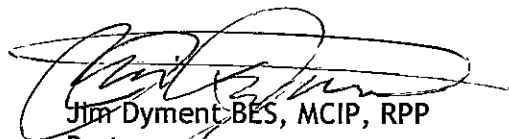
We represent The Highland Companies, a major land owner in the Township of Melancthon. We have been made aware of the Notice of Receipt of a complete application for the application that proposes to redesignate approximately 4,300 hectares of land in the Township as a local specialty crop area. Much of the land in this area is owned by The Highland Companies. The Highland Companies has not authorized any person or corporation to submit an application to amend the Official Plan policies in any manner that impacts the future use of its land holdings. The Highland Companies is opposed to any such application being processed or considered without their written authorization.

In accordance with the provisions of the Planning Act, we hereby request the following:

1. Notice of any public meeting or open house meeting held with respect to this application;
2. Copies of all supporting documentation justifying the proposed specialty crop designation; and
3. Notice of any decision of Council with respect to this application.

The Highland Companies is just one of many property owners that are potentially impacted by this proposed amendment. Please advise us as to how Council intends to ensure that all of the affected property owners will be provided with sufficient notice and information to enable them to determine how this proposal may affect the future uses on their lands.

Sincerely,


Jim Dymont, B.E.S., MCIP, RPP
Partner

RECEIVED
DEC 21 2010

Niagara Escarpment Commission

232 Guelph St.
Georgetown, ON L7G 4B1
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www.escarpment.org

Commission de l'escarpment du Niagara

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www.escarpment.org



Ontario's Niagara Escarpment
A World Biosphere Reserve

December 29, 2010

County of Dufferin - Township of Melancthon

Denise B. Holmes, Clerk

Michael Giles, Chief Building Official (FOR INFORMATION PURPOSES ONLY)

Wayne Wilson, Chief Administration Officer, Nottawasaga Valley C.A. (FOR INFORMATION PURPOSES ONLY)

REQUEST FOR COMMENTS

FILE NUMBER: D/R/2010-2011/251

APPLICANT: Donald Kerr - Mascot Place Limited

AGENT: N/A

OWNER: Same as Applicant

LOCATION: Part Lot 14, Concession 2, O.S.
29 West Charles Street
Township of Melancthon, County of Dufferin

RELATED FILES: D/R/07-08/287, D.R.04-05/257, various others

DESCRIPTION OF PROPOSED DEVELOPMENT: To construct a 2 storey (plus walkout), ± 437 sq m (± 4700 sq ft) single dwelling (includes walkout level), with a 74 sq m (800 sq ft) attached garage, having a maximum height of ± 11.6 m (± 38 ft), septic system and driveway, on a 0.08 ha (0.86 ac) existing lot.

Note: This is a re-application for the purpose of renewing previous approvals.

The attached Development Permit application, which is summarized above, is being sent to you for your review. Your comments and recommendations are requested for the Niagara Escarpment Commission's consideration.

We request your comments by: **January 22, 2011**. If we do not receive your comments, we will assume you have no objection to the proposal. If you require additional time to provide comments, please call immediately.

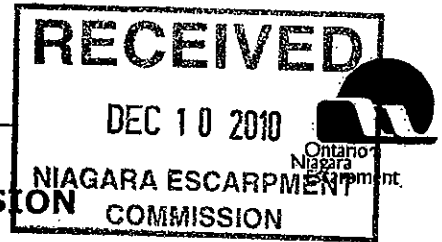
If you require further information, please contact Michael Baran, at (905) 877-8538 or e-mail: michael.baran@ontario.ca

JAN - 6 2011

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FILE # DIR/2010-2011/251
(For NEC office use only)



NIAGARA ESCARPMENT COMMISSION

NIAGARA ESCARPMENT DEVELOPMENT PERMIT APPLICATION – NEC4

(Revised June 12, 2002)

THE NIAGARA ESCARPMENT PLANNING AND DEVELOPMENT ACT, RSO, 1990, AS AMENDED

NIAGARA ESCARPMENT COMMISSION
 232 GUELPH STREET
 GEORGETOWN, ONTARIO
 L7G 4B1

Phone: 905-877-5191
 Fax: 905-873-7452
 Website: <http://www.escarpment.org>

Serving the areas of:

- Dufferin County
- Region of Halton
- Region of Peel
- Region of Niagara
- City of Hamilton

NIAGARA ESCARPMENT COMMISSION
 99 KING STREET EAST, BOX 308
 THORNBURY, ONTARIO
 N0H 2P0

Phone: 519-599-3340
 Fax: 519-599-6326
 Website: <http://www.escarpment.org>

Serving the areas of:

- Bruce County
- Grey County
- Simcoe County

Please ensure that the information you provide in this application is complete and accurate as this is the information that is reviewed by the Commission and if approved, **all development must occur in accordance with this information.**

Please contact your local Commission office if you would like assistance in completing this application.

1 APPLICANT

Name: MASCOT PLACE LIMITED

Address: 3 STRATHEARN ROAD Toronto Postal Code: M6C 1R2

Phone: 416-781-7100 Fax: 416-781-5132 E-mail: _____

2 AGENT (if any)

Name: _____

Address: _____ Postal Code: _____

Phone: _____ Fax: _____ E-mail: _____

3 OWNER (if different from applicant)

Name: _____

Address: _____ Postal Code: _____

Phone: _____ Fax: _____ E-mail: _____

Note: All correspondence will be sent to the Agent where an Agent is designated.

4. PROPERTY LOCATION

County/Region DUFFERIN Municipality MELANCTHON (former Municipality) _____
 Part of Lot 14 Concession 203 Lot 121, 122, 123 AND Plan 34A
 Civic Addressing # NOT APPLICABLE Street Address 124 WEST CHARLES ST.
 (Fire/emergency#)

5. LOT INFORMATION

Lot Size 372 x 3.8 SQUARE FEET Proposed Lot Size S AMR
 (if applicable)
 Frontage AS PER PLAN ATTACHED Frontage _____
 Depth 148.5 FEET Depth _____

6. SERVICING

Road Frontage: Municipal Private Right-of-Way Year-round Summer
 Water Supply: Municipal Communal Private Well Other _____
 Sewage System: Municipal Communal Private Septic Other _____

7. LAND USE

	Existing (describe)	Proposed (describe)
Residential	<input checked="" type="checkbox"/> <u>SINGLE FAMILY BUILDING LOT</u>	<input checked="" type="checkbox"/> <u>HOUSE CONSTRUCTION</u>
Agricultural	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Commercial	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Industrial	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Institutional	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Other	<input type="checkbox"/> _____	<input type="checkbox"/> _____

8. EASEMENTS, COVENANTS, AGREEMENTS, ETC.

Please describe the type and terms of any easements, covenants, agreements or other restrictions registered on or affecting the title of the property: _____
Development agreement with the Township of Melancthon registered as # DG50683 and drainage easement in favor of the Township of melancthon over Lots 123 and 124 Plan 34A.

9. DATE OF PURCHASE

Date of purchase by current owner: 1979
 Date of purchase by applicant (if purchasing from current owner): _____

NOTE
 DEPENDING ON THE NATURE OF THE PROPOSED DEVELOPMENT AND/OR THE CHARACTERISTICS OF THE PROPERTY, SUPPORTING INFORMATION SUCH AS LANDSCAPING PLANS, EROSION CONTROL PLANS, GRADING PLANS, OR AN ENVIRONMENTAL IMPACT ASSESSMENT MAY BE REQUIRED.

III. CONSTRUCTION DETAILS

- New Building or Structure Accessory Building Addition Demolition

Note: Ground floor area is the total exterior measurements of the building including attached garages and enclosed decks (where applicable). Maximum height is measured from the lowest grade (e.g., walkout side), to the peak of the roof.

	Ground Floor Area	Total Floor Area	# of Storeys	Maximum Height	Roof Type (peaked, flat, etc)
New Building	11000 SQUARE FEET MINIMUM	14700 SQ FT INCLUDING WALKOUTS OR 1200 SQ FT	up to 2 + walkout	38'2 on WALKOUT SIDE	PEAKED SITES (one side)
Accessory Building	ATTACHED GARAGE				
Addition	OR UP TO 800 SQ FEET				
Demolition					

IV. ACCESSORY FACILITIES/OTHER STRUCTURES/USES

(e.g., swimming pools, gazebos, decks, tennis courts, lighting, signs, retaining walls, grading, filling, berming, parking lots/areas, tree clearing, communication/radio towers, etc.)

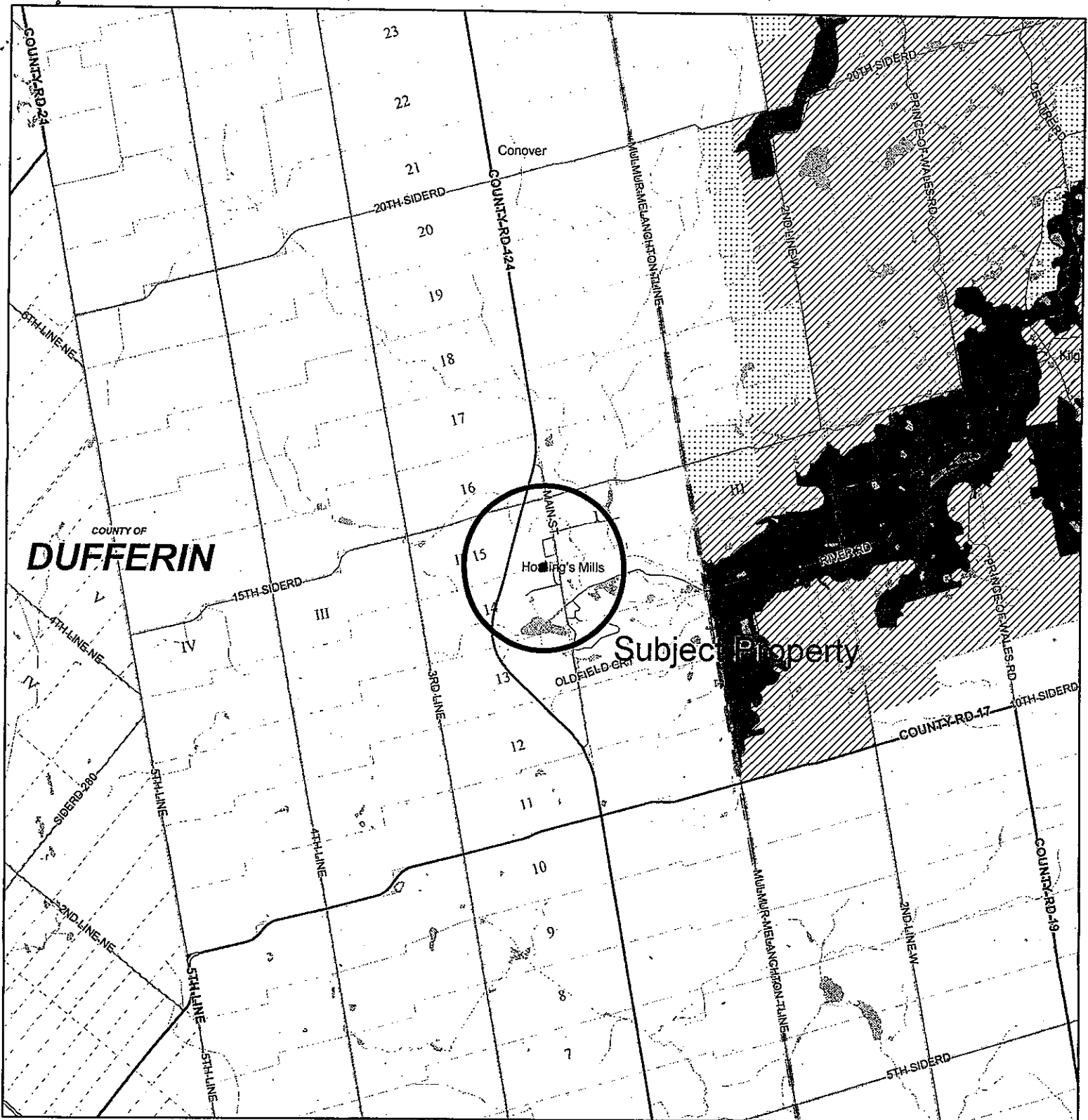
Please describe and provide information such as: location, dimensions, size, height, etc.

V. CHANGE OF USE OR NEW USE OF LAND OR PROPERTY

(e.g., establishing a home business or Bed and Breakfast within an existing dwelling or structure, converting, changing or altering the use of all or part of a property, a dwelling or a building, etc.)

Please describe the proposed use, and provide information such as: size or area of land or building to be occupied or altered by the use, construction or alteration details, signage, number of employees, access, parking, storage details, etc.

RENEWAL OF DEVELOPMENT PERMIT
 # 9132 / D/R / 2007-2008 / 287



MAP 1












NIAGARA ESCARPMENT PLAN

FILE NO. D/R/2010-2011/251

APPLICANT: MASCOT PLACE LIMITED

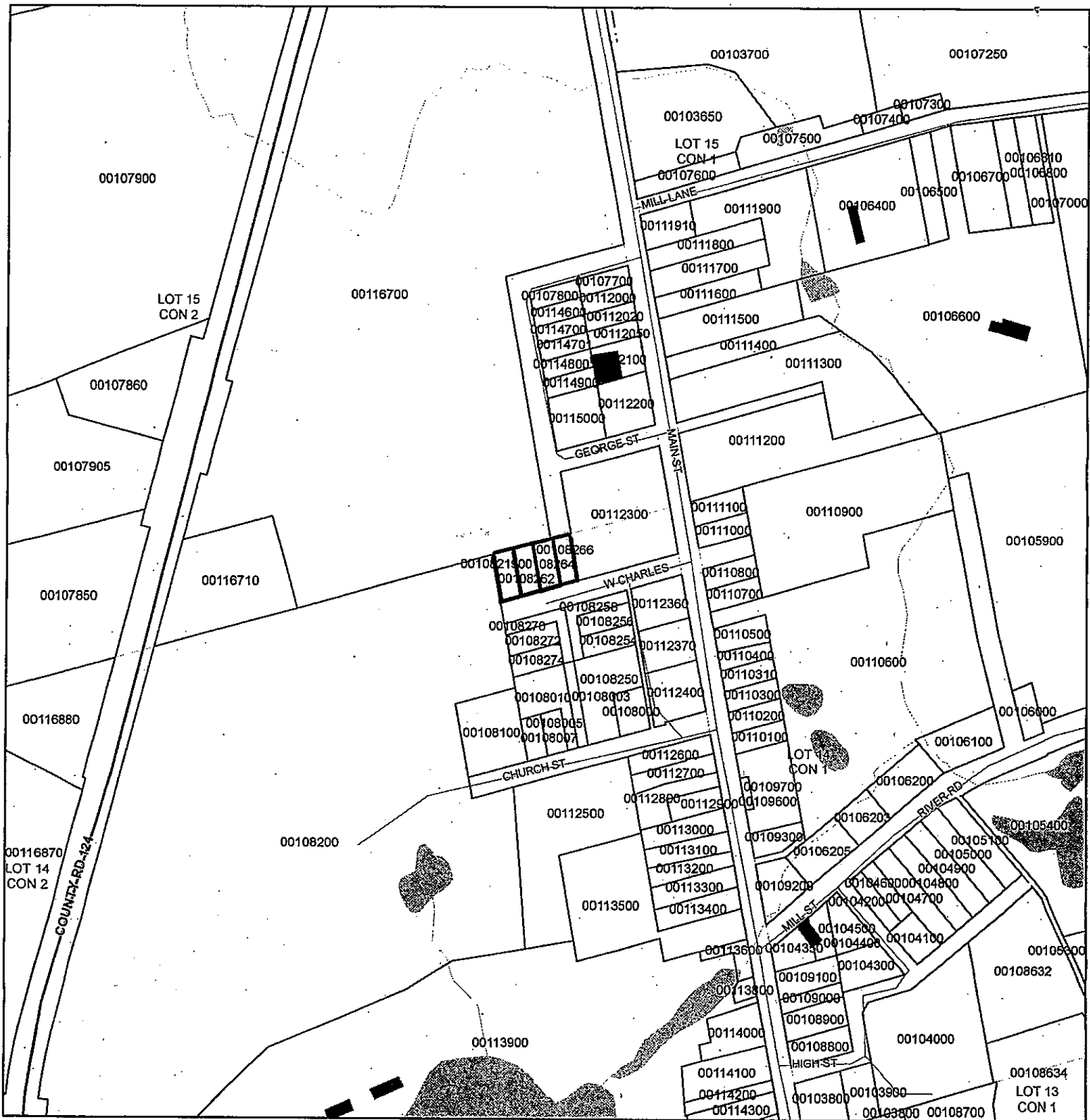
NOTE: The Niagara Escarpment Plan Designation boundaries shown on this map are approximate and subject to confirmation through Site Inspection and the application of the 'Interpretation of Boundaries' section of the Niagara Escarpment Plan
 Printed on Dec 23, 2010 by westmanja

LEGEND

-  Subject Property
- Plan Designations**
-  Escarpment Natural Area
-  Escarpment Protection Area
-  Escarpment Rural Area
-  Mineral Resource Extraction Area
-  Escarpment Recreation Area
-  Urban Area
-  Minor Urban Centre
-  Minor Urban Centre (Boundary Undefined)
-  Public Land (in Parks and Open Space System)
-  Special Policy Areas

Approximate Scale 1:50,000

0 400 800 1200 1600 2000



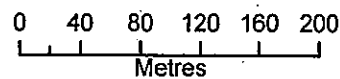
MAP 2
LOT CONFIGURATION

FILE NO. D/R/2010-2011/251

APPLICANT: MASCOT PLACE LIMITED

LEGEND

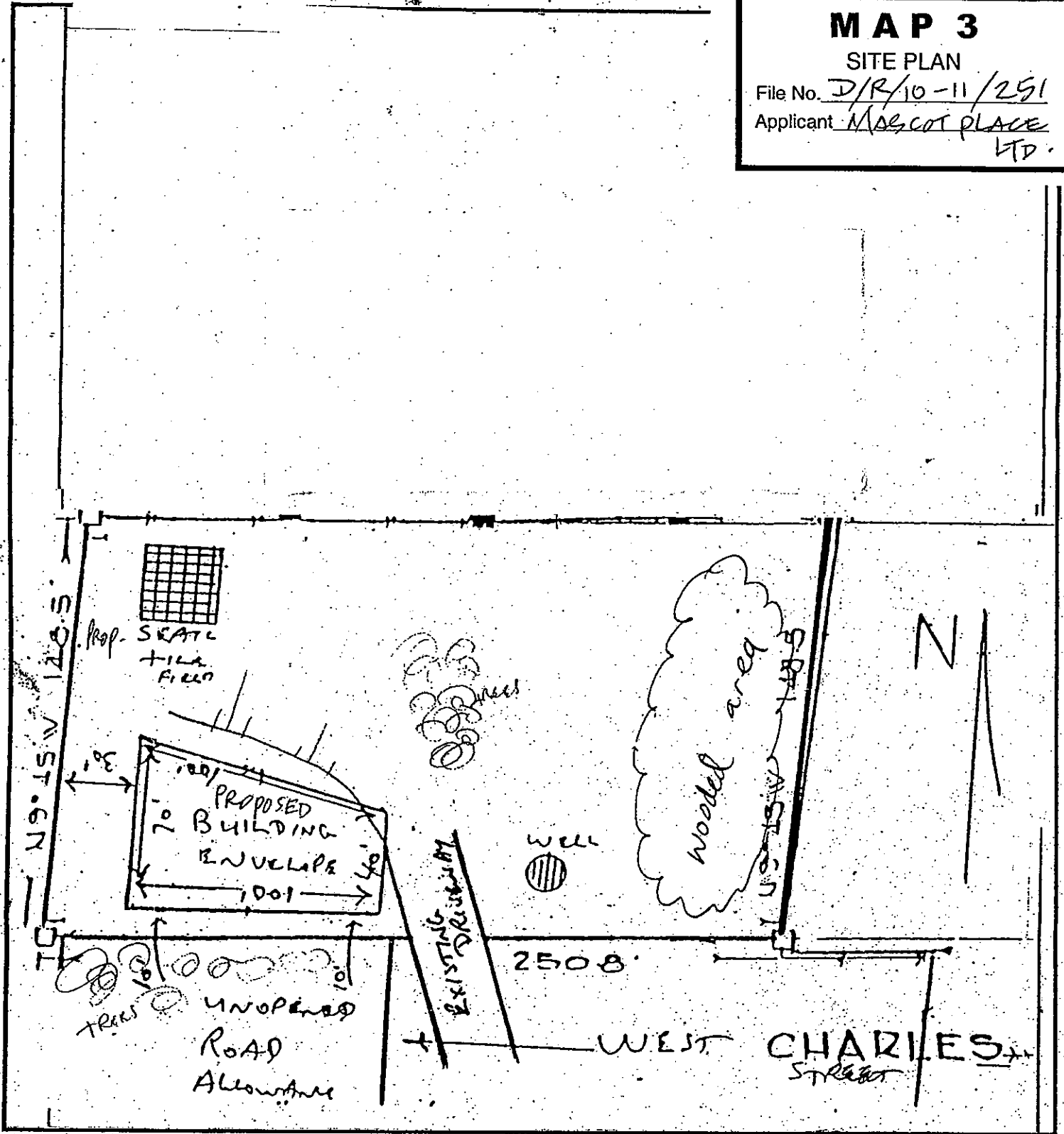
 Subject Property



MAP 3

SITE PLAN

File No. D/R/10-11/291
Applicant MASCOT PLACE LTD.



Not to Scale



December 20, 2010

Mayor Bill Hill and Council
The Township of Melancthon
RR#6
Shelburne, Ontario
L0N 1S9



Member Municipalities

- Adjala-Tosorontio
- Amaranth
- Barrie
- The Blue Mountains
- Bradford-West Gwillimbury
- Clearview
- Collingwood
- Essa
- Grey Highlands
- Innisfil
- Melancthon
- Mono
- Mulmur
- New Tecumseth
- Oro-Medonte
- Shelburne
- Springwater
- Wasaga Beach

Dear Mayor Hill & Council:

Re: NVCA Draft 2011 Budget notice

Enclosed for your review and feedback, please find the Draft 2011 Nottawasaga Valley Conservation Authority (NVCA) Budget summary and associated municipal levy (Attachment #1). As required under the Conservation Authorities Act, draft Conservation Authority budgets and associated municipal levy costs, must be circulated for municipal review and input before the budget is voted on by the NVCA Board Members, in February.

Draft Budget Increase

On November 26, 2010, the NVCA Board members approved for circulation and review, a 3.96% Municipal levy increase in the proposed draft budget. The proposed budget should enable the current level of conservation services to be maintained, while keeping pace with the population growth rate, resulting in no levy increase per capita. The first draft of the budget came in with an 11.3% levy increase. Staff working with NVCA Board members reduced the increase to the 3.96%

Budget Challenges

The largest challenge the NVCA faced in reducing its costs further was due to the mandated increases to its employment costs. Increases to OMERS (pension), EI, WSIB and Health benefits represented a \$36,000 or a 2.0% levy increase over 2010.

The remaining NVCA programming cost increases for cost of living wage adjustments, energy, tree planting, plan review, conservation land management, flood warning, outdoor education, healthy waters grants, etc., were held to a 1.96% levy increase, just below the inflation rate in order to maintain customer service standards and program integrity.

Watershed Counties

- Dufferin
- Grey
- Simcoe

Member of



Conservation ONTARIO
Natural Champions

Celebrating 50 Years in Conservation 1960-2010

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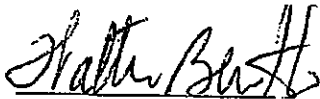
NVCA Budget Vote

The NVCA budget vote is scheduled for February 25, 2011. Please review any budget questions or concerns you have before that date with your NVCA municipal appointee(s) and/or Wayne Wilson, CAO/Secretary-Treasurer at the NVCA (705-424-1479 ext 225).

Wayne and I would be pleased to meet with your council and staff to address any questions you may have regarding the 2011 proposed budget. If you would like a copy of the detailed budget, showing each program area, please contact Wayne Wilson.

We hope that your council can support the proposed 2011 budget, which should ensure maintaining the current level of NVCA services and protecting our watershed environment for the same/similar cost per resident.

Sincerely;



Walter Benotto
NVCA Chair



Wayne R. Wilson
CAO/Secretary-Treasurer

Encl.: Attachment #1 , the 2011 budget summary and individual Municipal levy breakdown.

**NOTTAWASAGA VALLEY CONSERVATION AUTHORITY
2011 Draft Budget**

SUMMARY OF MUNICIPAL LEVY CONTRIBUTION

	2010 CVA Apportionment Percentage	2010 General Levy Contribution	2011 CVA Apportionment Percentage	2011 Capital Levy Contribution	2011 General Levy Contribution	2011 Total Levy Contribution	Municipal Increase in Levy Contribution	% Increase over 2010
		1,817,897.06		0.00	1,889,960.51	\$ 1,889,960.51	72,063.45	3.964%
Amaranth Township	0.2288%	4,159.35	0.2277%	0.00	4,303.44	\$ 4,303.44	144.09	3.46%
Melancthon Township	0.4818%	8,758.63	0.4977%	0.00	9,406.33	\$ 9,406.33	647.70	7.39%
Town of Mono	3.7485%	68,143.87	3.7030%	0.00	69,985.24	\$ 69,985.24	1,841.37	2.70%
Mulmur Township	2.0723%	37,672.28	2.0223%	0.00	38,220.67	\$ 38,220.67	548.39	1.46%
Town of Shelburne	1.7562%	31,925.91	1.7719%	0.00	33,488.21	\$ 33,488.21	1,562.30	4.89%
Town of The Blue Mountains	1.6965%	30,840.62	1.6436%	0.00	31,063.39	\$ 31,063.39	222.77	0.72%
Municipality of Grey Highlands	0.3818%	6,940.73	0.3721%	0.00	7,032.54	\$ 7,032.54	91.81	1.32%
Adjala-Tosorontio Township	4.6696%	84,888.52	4.5658%	0.00	86,291.82	\$ 86,291.82	1,403.30	1.65%
City of Barrie	15.8190%	287,573.14	16.1905%	0.00	305,994.06	\$ 305,994.06	18,420.92	6.41%
Town Bradford W. Gwillimbury	2.9402%	53,449.81	3.0247%	0.00	57,165.64	\$ 57,165.64	3,715.83	6.95%
Clearview Township	5.8088%	105,598.00	5.7196%	0.00	108,098.18	\$ 108,098.18	2,500.18	2.37%
Town of Collingwood	10.1582%	184,665.62	10.2694%	0.00	194,087.60	\$ 194,087.60	9,421.98	5.10%
Essa Township	6.7032%	121,857.28	6.7033%	0.00	126,689.72	\$ 126,689.72	4,832.44	3.97%
Town of Innisfil	6.3112%	114,731.12	6.3191%	0.00	119,428.49	\$ 119,428.49	4,697.37	4.09%
Town of New Tecumseth	11.8778%	215,926.18	11.8982%	0.00	224,871.28	\$ 224,871.28	8,945.10	4.14%
Oro-Medonte Township*	8.1839%	148,774.88	8.0162%	0.00	151,503.01	\$ 151,503.01	2,728.13	1.83%
Springwater Township	7.3869%	134,286.24	7.2898%	0.00	137,774.34	\$ 137,774.34	3,488.10	2.60%
Town of Wasaga Beach	9.7750%	177,699.44	9.7650%	0.00	184,554.64	\$ 184,554.64	6,855.20	3.86%

The 2011 levy apportionment figures are calculated from 2009 year end assessment data from MPAC.
The 2010 levy apportionment figures are calculated from 2008 year end assessment data from MPAC.

They are further revised based on the CA Levy Regulation (Ontario Regulation 670/2000 under the CA Act).

