



May 21, 2010

Ms. Denise Holmes, CAO/Clerk
Township of Melancthon
157101 Highway 10, RR # 6
Shelburne, ON
L0N 1S9

Dear Ms. Holmes:

**Re: Comment on Proposed Township of Melancthon Official Plan (2010)
Our File No.3667**

Please find enclosed comments that we had prepared on behalf of our client, the Highlands Companies, with respect to the proposed Official Plan. As indicated in our correspondence to you dated March 11, 2010, it is most difficult to provide comments on the Official Plan in the absence of mapping. However, given the desire of Council to review the text of the Official Plan and seek public comments, we have prepared the attached comments for Council's consideration in the absence of final mapping. Once mapping is prepared, we may provide additional comments.

Our client's interest in the Official Plan relate primarily to agriculture, aggregates and transportation issues. However, as you are aware, the Highland Companies is the largest potato producer in the Township and is also the largest single landowner in the Municipality. From this perspective, our client's interest also relate to ensuring that the economic well being of the Township, and sustainability of the Municipality and the community. While the 2010 draft of the Official Plan is a significant improvement over the 2004 draft, we continue to have concerns about how the Plan addresses sustainability for the Township of Melancthon into the future. We believe that additional policies should be in place to encourage local employment, value-added manufacturing from agricultural and natural resources within the Municipality and focus on energy conservation and renewable energy.

Our other major concerns relate to the policies in the Official Plan that would appear to be empowering the Municipality beyond its jurisdiction or, in some cases hinging the Municipality's authority to make land use decisions on other agencies. Council, staff and landowners within the Municipality need an Official Plan that provides an appropriate level of guidance with respect to decisions that can be made by the local Council relating to land use.

The attached table outlines our comments and suggested wording changes to many of the policies in the Official Plan. The recommended changes to wording are, in many



cases, attempts to clarify the intent of the policies that have been included in this 2010 draft. In some instances, we have made recommendations to reduce uncertainty in policies as well as reduce conflicts between different policies.

We hope that these comments are helpful to the Municipality in finalizing this document. Should you wish to meet and review our comments in greater detail, I would be pleased to meet with you or Mr. Jordan at your convenience.

Sincerely,
MERIDIAN PLANNING CONSULTANTS INC.

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

Jim Dymont, BES, MCIP, RPP
Partner

JD/jm

cc. John Lowndes, Highlands Companies
Allan Libel, Goodmans

Comments on the Proposed Official Plan for the Township of Melancthon (2010)

2010 POLICY DRAFT	COMMENT
<p>1.3 Basis - sixth bullet</p> <ul style="list-style-type: none"> • The 1998 report “Aggregate Resources Inventory of Dufferin County” from the Ontario Geological Survey 	<p><i>Note: Update sixth bullet point to reflect most recent ARIP as follows:</i></p> <ul style="list-style-type: none"> • The 2009 Aggregate Resources Inventory Paper #163, for Dufferin County, Ontario Geological Survey
	<p><i>Note: To add reference to community sustainability consider the following:</i></p> <ul style="list-style-type: none"> • The desire of the Township to become more sustainable by integrating considerations of the environment, economy and community in all of its decisions and actions.
<p>2.1</p> <p>c) To accommodate growth in rural areas on existing lots and through land severances in appropriate locations as determined in accordance with the Plan’s policies</p>	<p>2.1</p> <p>(c) To limit growth in rural areas to development related management or use of natural resources, resource based recreational activities and to provide for residential uses only to existing lots of record.</p>
<p>2.1</p> <p>(e) To provide for growth in a manner that respects and complements the first objective above and the following objectives relating to the municipality’s agricultural, environmental and archaeological and cultural heritage resources in particular.</p>	<p><i>Note: Consider revising this section to include the municipality’s other significant natural resources:</i></p> <p>2.1</p> <p>e) To provide for growth in a manner that respects and complements the first objective above and the following objectives relating to the municipality’s agricultural, environmental, mineral aggregate, water, transportation, renewable energy, and archaeological and cultural resources in particular.</p>

2010 POLICY DRAFT	COMMENT
<p>2.3 Water Resources Objectives</p> <p>(f) To implement, to the extent possible, the findings and recommendations of any approved regional, local, watershed, subwatershed or groundwater management studies or plans</p>	<p><i>Note: Need to confirm that implementation of watershed plans needs to occur through an Official Plan Amendment:</i></p> <p>(f) Council may consider amending this Plan to implement, to the extent possible, the findings and recommendations of any approved regional watershed, subwatershed or groundwater management studies or plans.</p>
<p>(h) To direct <i>development</i> and <i>site alteration</i> away from hazardous lands impacted by flooding and erosion, and away from hazardous sites including unstable soils or unstable bedrock.</p>	<p><i>Note: To simplify the policies and provide a bases consider revising as follows:</i></p> <p>(h) To direct <i>development</i> and <i>site alteration</i> away from hazardous lands impacted by flooding and erosion, and away from hazardous sites including unstable soils or unstable bedrock to prevent dangers to health, safety and property.</p>
<p>2.4 Agricultural Resources Objectives</p> <p>(a) To protect prime agricultural areas for long term use for agriculture</p>	<p><i>Note: In accordance with the PPS, in order to accomplish this objective, all lands in classes 1-3 according the CLI for Agriculture should be designated as prime agricultural lands, which then forms the basis for designating prime agricultural areas. Mapping shown to date does not accomplish this objective or the PPS. See the attached map of Class 1-3 soils.</i></p>
<p>(b) To preserve and protect agricultural uses and normal farm practices</p>	<p><i>Note: In accordance with the PPS, it should be clear that this objective needs to be balanced with other objectives.</i></p> <p>(b) To preserve and protect agricultural uses and normal farm practices in accordance with provincial standards</p>

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	<p><i>Note: In accordance with the PPS, it should be clear that conflicts between agricultural and non-agricultural uses should be reduced. Consider adding an additional objective as follows:</i></p> <p>e) To reduce conflicts between agricultural uses and non-agricultural uses within the prime agricultural areas</p>
<p>2.5 Mineral Aggregate Resources Objectives</p> <p>(a) To protect as much as is realistically possible of the Township’s known or potential mineral aggregate resources to supply mineral aggregate resource needs.</p>	<p><i>Note: This section is in contravention of Section 2.5.2.1 of the PPS, which eliminates the requirement to demonstrate need in connection with mineral aggregate resources. Consider revising section as follows:</i></p> <p>(a) To protect as much as is realistically possible of the Township’s known or potential mineral aggregate resources. to supply mineral aggregate resource needs</p>
<p>2.10 Intergovernmental Objectives</p> <p>(a) To work with affected municipalities and other levels of government, including conservation authorities, provincial ministries, and the federal Department of Fisheries and Oceans, to address matters of intermunicipal interest such as the conservation of natural resources and watershed management.</p>	<p><i>Note: Transportation is also an important matter that needs to be addressed at a County level:</i></p> <p>(a) To work with affected municipalities and other levels of government, including conservation authorities, provincial ministries, and the federal Department of Fisheries and Oceans, to address matters of intermunicipal interest such as the conservation wise use of natural resources, watershed management and transportation.</p>
<p>3.1.1 Population Growth and Growth Allocation</p>	<p><i>Note: There is no basis for permitting additional lots for residential purposes in the rural areas of the Township.</i></p>

2010 POLICY DRAFT	COMMENT
<p>c) This Plan utilizes the following three principle methods of accommodating limited residential growth as identified in subsection (b) above.</p> <p>lii Limited residential development on new lots created by rural consents</p>	<p>c) This Plan utilizes the following three principle methods of accommodating limited residential growth as identified in subsection (b) above.</p> <p>iii Limited residential development on new lots created by rural consents</p>
<p>3.1.3 Growth Accommodation outside Communities</p> <p>Limited rural residential development has always been a component of the Township's growth character. Some additional growth accommodation shall continue to be provided over the planning period through the construction of dwellings on existing vacant residential lots and limited rural residential lot creation through consents within areas designated Rural on the Schedules to this Plan.</p>	<p><i>Note: There is no basis for permitting additional lots for residential purposes in the rural areas of the Township</i></p> <p>Limited rural residential development has always been a component of the Township's growth character. Some additional growth accommodation shall continue to be provided over the planning period through the construction of dwellings on existing vacant residential lots and limited rural residential lot creation through consents within areas designated Rural on the Schedules to this Plan.</p>
<p>3.2 Economic Development</p> <p>(b) The Township's 2009 development charges study estimated employment in the Township, excluding employment involving no fixed place of work, at 293. The study anticipates employment by 2029 to reach 361, an increase of 68. Based on Census data, over 77 percent of the 2006 employment was home based, about 13 percent was in the industrial sector and approximately 8 percent was in commercial activity. It is anticipated that this general pattern of employment will continue over the planning period.</p>	<p><i>Note: It is unlikely that the Township wishes to limit opportunities for employment. The following revision should be considered:</i></p> <p>(b) The Township's 2009 development charges study estimated employment in the Township, excluding employment involving no fixed place of work, at 293. The study anticipates employment by 2029 to reach 361, an increase of 68. Based on Census data, over 77 percent of the 2006 employment was home based, about 13 percent was in the industrial sector and approximately 8 percent was in commercial activity. It is anticipated that this general pattern of employment will continue over the planning period. Council will support increased economic development that will increase the number of employment opportunities in the Township beyond historic levels in an effort to become more sustainable.</p>

2010 POLICY DRAFT	COMMENT
<p>d) Agriculture and agriculture related industries have historically formed the core of the Township’s economic base, with increasingly <i>significant</i> extractive industrial and wind power components...</p>	<p>Note: technical error</p> <p>d) Agriculture and agriculture related industries have historically formed the core of the Township’s economic base, and with increasing significance, extractive industrial and wind power components...</p>
<p>(e) New and innovative forms of economic development will be encouraged provided there is compliance with the other applicable policies of this Plan, particularly those relating to the environment, servicing and transportation. These could include activities relating to the principal current economic development forms in the Township, particularly agriculture,.</p>	<p><i>Note: This policy does not reflect the existence of significant wind power facilities in the Township at the current time. It should also reflect concepts of sustainability such as local value-added products and employment. Consider the following:</i></p> <p>(e) New and innovative forms of economic development will be encouraged provided there is compliance with the other applicable policies of this Plan, particularly those relating to the environment, servicing and transportation. These could include activities relating to the principal current economic development forms in the Township, particularly agriculture, or they could be completely new to the area such as alternative energy systems and renewable energy systems, including wind power facilities aggregates or renewable energy. Value-added industrial or commercial developments related to the agricultural, aggregate or renewable energy resources in the Township will be encouraged to improve the sustainability of the Township.</p>
<p>3.3.2 Large Scale Non-Governmental Water Taking</p>	<p><i>Note: It is anticipated that these policies were intended to deal with operations such as water bottling plants. Consider the following revisions for clarification:</i></p>

2010 POLICY DRAFT	COMMENT
<p>(a) The extraction of more than 50,000 litres of ground or surface water per day for non-governmental use is deemed to be a land use that is subject to the provisions of the Planning Act. Subject to the policies of this Plan, including subsection 3.4.1 concerning Environmental Impact Studies, such a use is permitted in any land use designation but may be permitted only by an amendment to the implementing zoning by-law. For the purposes of this Plan, a non-governmental use is a use by a party other than any level of government, public agencies or agriculture.</p>	<p>(a) The extraction of more than 50,000 litres of ground or surface water per day for commercial use is deemed to be a land use that is subject to the provisions of the Planning Act. Subject to the policies of this Plan, including subsection 3.4.1 concerning Environmental Impact Studies, such a use is permitted in any land use designation but may be permitted only by an amendment to the implementing zoning by-law. For the purposes of this Plan, a commercial use is a use for the taking and sale of water off-site by a party other than any level of government or public agencies or agriculture.</p>
<p>3.3.3 Watershed Management</p> <p>The land use planning related components of approved watershed or subwatershed management plans will be incorporated into this Plan.</p>	<p><i>Note: Need to confirm that implementation of updated policies require an amendment to the Official Plan. Consider the following:</i></p> <p>Council will consider amending this Plan to implement the land use planning related components of approved watershed or subwatershed management plans. will be incorporated into this Plan.</p>
<p>3.3.5 Setback from Watercourses</p> <p>(a) <i>Development</i> will be setback from rivers and streams to protect their natural features and functions,</p>	<p><i>Note: This section refers to setbacks but includes a policy regarding permitted uses. Policies related to setbacks in section 4.4.2 are more appropriate in this section.</i></p> <p><i>Reference to the determination of the boundaries of the Environmental Protection Area as in S.7.1 needs to be included as follows:</i></p> <p>(a) <i>Development</i> will be setback from rivers and streams to protect their natural features and functions,</p>

2010 POLICY DRAFT	COMMENT
<p>provide riparian habitat, and minimize the risk to property and public safety. <i>Development</i> is not permitted within the Environmental Protection designations along watercourses, as shown on the schedules to this Plan.</p>	<p>provide riparian habitat, and minimize the risk to property and public safety. <i>Development</i> is not permitted within the Environmental Protection designations along watercourses, as shown on the schedules to this Plan. Development will be set back from watercourses in order to protect the natural features and functions of the watercourse and related lands, provide riparian habitat and minimize risk to public safety and property. The determination of the boundaries of the Environmental Protection designation shall be done in consultation with the Conservation Authority and, where the boundary reflects a wetland, the Ministry of Natural Resources as part of the development review process.</p>
<p>3.5 Land Use Compatibility</p> <p>(a) Some land uses may be sensitive to odour, noise or other emissions associated with uses or facilities such as industries, commercial operations or highways. Other uses may be incompatible as a result of impacts from the form and structure of the buildings, the loss of privacy or the nature of the proposed use. It is a policy of this Plan that incompatible uses shall be separated or otherwise buffered from each other. In its implementation of this policy Council intends to ensure that the policy is not misused by those involved in disputes with their neighbours.</p>	<p><i>Note: It is likely that the Ministry of Environment will want specific reference made to MoE Guidelines in this section.</i></p> <p>(a) Some land uses may be sensitive to odour, noise or other emissions associated with uses or facilities such as industries, commercial operations or highways. Other uses may be incompatible as a result of impacts from the form and structure of the buildings, the loss of privacy or the nature of the proposed use. It is a policy of this Plan that incompatible uses shall be separated or otherwise buffered from each other in accordance with Ministry of Environment Guidelines. In its implementation of this policy Council intends to ensure that the policy is not misused by those involved in disputes with their neighbours.</p>

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<p>(b) Where a proposed land use is likely to be significantly adversely affected by, or have <i>significant</i> adverse impacts on existing land uses in the area, Council may require a <u>feasibility</u> study to assess these impacts in accordance with the applicable guidelines of the Ministry of the Environment and other appropriate planning standards. A noise, vibration, odour and/or particulate impact assessment may be required as part of the <u>feasibility</u> study.</p>	<p><i>Note: ‘Feasibility’ is not the correct term to use in these sections dealing with impact assessments.</i></p> <p>(b) Where a proposed land use is likely to be significantly adversely affected by, or have <i>significant</i> adverse impacts on existing land uses in the area, Council may require a feasibility study to assess these impacts in accordance with the applicable guidelines of the Ministry of the Environment and other appropriate planning standards. A noise, vibration, odour and/or particulate impact assessment may be required as part of the feasibility study</p>
<p>(c) Any required <u>feasibility</u> study shall determine if the potential adverse impacts can be mitigated and include recommendations for mitigation measures, where necessary. Any approval of the proposed land use shall be conditional on the implementation of the study’s recommendations.</p>	<p>(c) Any required feasibility study shall determine if the potential adverse impacts can be mitigated and include recommendations for mitigation measures, where necessary. Any approval of the proposed land use shall be conditional on the implementation of the study’s recommendations</p>
<p>3.14 Energy Generation Facilities and Projects</p>	<p><i>Note: This section does not reflect the Green Energy and Green Economy Act, specifically, subsections c) and d). The Township has no jurisdiction to require an applicant to enter into an agreement as outlined in sub-section c) and no authority to regulate green energy projects through zoning as outlined in sub-section d). These sections should be removed.</i></p>
<p>3.17 Development Adjacent to Provincial Highways</p> <p>(c) Ministry approval and permits must be</p>	<p><i>Note: It is not appropriate and some times not possible to require permits to be obtained in advance of the Township making a development decision. Consider revising section as follows:</i></p> <p>(c) Ministry approval and permits and</p>

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<p>obtained prior to the Township making any decision on a development application and prior to any construction being undertaken on lands subject to the jurisdiction of the Ministry of Transportation.</p>	<p>Township's approval of a development application must be obtained as a condition of the Township making any decision on a development application and prior to any construction being undertaken on lands subject to the jurisdiction of the Ministry of Transportation.</p>
<p>4.2 Agricultural The principal planning objective of the Agricultural designation is to protect key areas of (predominantly) prime agricultural land for predominantly agricultural uses on a long term basis. The Agricultural designation, as delineated on the schedules to this Plan, includes most areas of land having primarily Classes 1 to 3 ratings for Soil Capability for Agriculture under the Canada Land Inventory. Properties having small or discontinuous areas of these soils, areas of such soils in fragmented land ownership patterns, and areas where these soils occur adjacent to significant incompatible land uses have been excluded from this designation.</p>	<p><i>Note: The PPS requires the Township to identify all areas where classes 1-3 soils predominate as prime agricultural areas unless it has undertaken an alternate analysis approved by the Province, such as a LEAR Study. Small areas of lower class soils should also be included in this designation.</i></p> <p><i>Figure 1 attached to this report illustrates the class 1-3 lands according to the CLI.</i></p>
<p>4.2.2 Planning and Development Policies</p> <p>(b) <i>Agricultural uses</i> shall be given priority over all other uses with the exception of existing and new dwellings permitted on existing lots of record in accordance with the applicable policies of this Plan.</p>	<p><i>Note: In order to avoid potential conflicts, this section should recognize that there are other exceptions to the agricultural priority including aggregate and infrastructure</i></p> <p>(b) <i>Agricultural uses</i> shall be given priority over all other uses with the exception of existing and new dwellings permitted on existing lots of record, aggregate extraction as an interim land use and infrastructure in accordance with the applicable policies of this Plan.</p>
	<p><i>Note: In order to support the objectives outlined in the Plan additional support for consolidation of farms and reducing land use conflicts should be considered as follows:</i></p>

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<p>(h) Farm parcel size shall be sufficiently large to facilitate strong and flexible farm operations on a long term basis. In general, the fragmentation of agricultural land holdings into parcels inappropriate for typical local agricultural operations shall not be permitted. The implementing zoning by-law shall set minimum agricultural lot sizes.</p>	<p>(h) Farm parcel size shall be sufficiently large to facilitate strong and flexible farm operations on a long term basis. In general, the fragmentation of agricultural land holdings into parcels inappropriate for typical local agricultural operations shall not be permitted. Consolidation of smaller agricultural parcels and eliminating land uses that potentially conflict with agricultural operations is supported by this Plan. The implementing zoning by-law shall set minimum agricultural lot sizes.</p>
<p>4.2.3 Because prime agricultural lands and the related soil types often do not have clearly defined boundaries that can be readily delineated through a land designation on a map schedule, minor adjustments to the boundary between the Agricultural and Rural designations may be permitted if justified by a report from a qualified agrologist. If such a report determines that a small area within the Agricultural designation adjacent to its boundary with a Rural designation does not qualify as prime agricultural land, then the subject boundary shall be interpreted as including those lands in the Rural designation. In general, an amendment to this Plan is not required in such circumstances. Only a limited degree of boundary adjustment is permitted under this policy and such adjustment shall not result in the elimination of the entire area of an Agricultural designation as delineated on the schedules to this Plan. The policies of section 7 of this Plan shall apply.</p>	<p><i>Note: There would appear to be little or no need for this policy in the Plan. As Shown on Figure 1, virtually all of the land in the Township that is not environmentally sensitive is prime agricultural land and should be designated Agricultural.</i></p>
	<p><i>Note: The exceptions for aggregate extraction on areas designated Agricultural are clearly specified in the PPS, and are specifically referenced in Section 4.7.2. Accordingly, to avoid confusion,</i></p>

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<p>(c) An amendment to this Plan to permit limited non-residential uses in an area designated Agricultural may be permitted only if it can be demonstrated that:</p>	<p><i>consider revising this section as follows:</i></p> <p>c) With the exception of applications for aggregate extraction which are specifically outlined in Section 4.7.2 of this Plan, an amendment to this Plan to permit limited non-residential uses in an area designated Agricultural may be permitted only if it can be demonstrated that:</p>
	<p><i>Note: To be consistent with the PPS the following policy should be included after sub-section (c) above:</i></p> <p>(d) Demonstration of need for mineral aggregate resources , including any type of supply/demand analysis shall not be required, notwithstanding the availability, designation or licensing for extraction or mineral aggregate resources locally or elsewhere.</p>
<p>4.2.4 Consent Policies for Areas Designated Agriculture</p> <p>b)iii The only type of new residential lot permitted is a lot which accommodates a residence surplus to a farming operation as the result of a farm consolidation. Such lots are permitted only if the approval authority ensures that a new residence is prohibited on any remnant parcel created by the land division. These residential lots shall comply with the applicable MDS formula and, therefore, where they will be located in close proximity to agricultural buildings, said buildings should either be included on the lot</p>	<p><i>Note: Non-agricultural dwellings in agricultural areas can create land use conflicts. Preference should be given to removing the dwelling and retaining the agricultural buildings for future agricultural purposes.</i></p> <p>b)iii The only type of new residential lot permitted is a lot which accommodates a residence surplus to a farming operation as the result of a farm consolidation. Such lots are permitted only if the approval authority ensures that a new residence is prohibited on any remnant parcel created by the land division and the severed lot does not conflict with the surrounding agricultural uses. These residential lots shall comply with the applicable MDS formula and, therefore, where they will be located in close</p>

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with the dwelling or be removed.	proximity to agricultural buildings, said buildings should either be included on the lot with the dwelling or be removed.
4.3 Rural	<i>Note: We question the need and justification of a Rural designation based on the requirements of the PPS, specifically the definition of Prime Agricultural Area and the provisions of Section 2.3.</i>
<p>4.5 Natural Feature Areas Overlay Designation</p> <p>(a) The various Natural Feature Areas delineated on Schedule “E” to this official plan are important components of the Township’s physical environment. They include features and areas which have environmental value by being representative of the area’s natural landscape.</p>	<i>Note: It is anticipated that the Natural Features overlay will have features that cannot be developed, including Provincial Significant wetlands, as well as features where development is permitted subject to mitigating the environmental impacts, such as deer wintering areas. The related policies need to reflect this difference.</i>
<p>(b) Since these features and areas do not have a level of significance that warrants their inclusion in an Environmental Protection designation, they are shown as overlay designations on Schedule “E”. This means that the permitted use policies and the planning and <i>development</i> policies of the underlying land use designations on Schedules “A” to “D” continue to apply in these areas but the following policies will also apply within the boundaries of the overlay designations as shown on Schedule “E”. The purpose of these overlay designations is to recognize these important natural features or areas</p>	<p><i>Note: It is anticipated that there will be overlap with some features identified as Environmental Protection on Schedule A and the features on Schedule E. To reduce conflict the policies will therefore need to be revised as follows:</i></p> <p>(b) Since do not not all of these features and areas do not have a level of significance that warrants their inclusion in an Environmental Protection designation, they are shown as overlay designations on Schedule “E”. This means that the permitted use policies and the planning and <i>development</i> policies of the underlying land use designations on Schedules “A” to “D” continue to apply in these areas but the following policies will also apply within the boundaries of the overlay designations as shown on Schedule “E”. The purpose of these overlay designations is to recognize these important natural features or areas</p>

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and the associated ecological functions and to appropriately limit and carefully control <i>development</i> in and adjacent to such areas.	and the associated ecological functions and to appropriately limit and carefully control <i>development</i> in and adjacent to such areas.
<p>4.6 Mineral Aggregate Resource Area Overlay Designation</p> <p>(a) The Township contains areas having potentially <i>significant</i> aggregate resources according to reports and mapping prepared for the Ontario Geological Survey. In accordance with the applicable provincial planning policies, the purpose of the Mineral Aggregate Resource Area overlay designation is to protect as much of this resource as is justifiable in planning policy terms within the areas identified in the Ontario Geological Survey as being either selected sand and gravel resource areas of primary significance or selected bedrock resource areas, for future use to supply mineral aggregate resource needs.</p>	<p><i>Note: The word ‘justifiable’ is contrary to the PPS 5.2.5.2.1 and should be replaced with “realistically possible” to be consistent with the PPS.</i></p> <p>(a) The Township contains areas having potentially <i>significant</i> aggregate resources according to reports and mapping prepared for the Ontario Geological Survey. In accordance with the applicable provincial planning policies, the purpose of the Mineral Aggregate Resource Area overlay designation is to protect as much of this resource as is realistically possible in planning policy terms within the areas identified in the Ontario Geological Survey as being either selected sand and gravel resource areas of primary significance or selected bedrock resource areas, for future use.</p>
<p>(b) The application of this overlay designation and the related policies is also intended to ensure that any new mineral aggregate extractive use is fully compliant with all applicable planning objectives, planning policies and land use regulations. Pit or quarry proposals will be thoroughly evaluated on a site specific basis.</p>	<p><i>Note: This section is not required and mis-states the purpose of the overlay. The overlay is to implement Section 2.5.2.5 of the PPS, to protect the resource. The policy outlined in this section is adequately addressed in Section 4.6.2 (a) of the proposed Plan.</i></p>
4.6.1 Permitted Uses	<p><i>Note: To protect identified aggregate resources and reduce future potential land use conflicts, and in recognition that most of the lands are prime agricultural lands, no new lots should be permitted on lands identified as prime aggregate</i></p>

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<p>(c) Where permitted by the underlying land use designations, a detached dwelling may be erected in compliance with the implementing Zoning By-law on any vacant lot existing at the time of approval of this Official Plan that has sufficient suitable area for the proper siting of the dwelling and accessory facilities.</p>	<p><i>resource areas. The following policies should be considered:</i></p> <p>(c) Where permitted by the underlying land use designations, a detached dwelling may be erected in compliance with the implementing Zoning By-law on any vacant lot existing at the time of approval of this Official Plan that has sufficient suitable area for the proper siting of the dwelling and accessory facilities. New lots for residential purposes shall not be permitted within the Mineral Aggregate Resource Area designation or having direct access to a Mineral Aggregate Haul Route.</p>
<p>4.7 Extractive Industrial 4.7.2 Planning and Development Policies (b) New <i>extractive industrial uses</i> or the expansion of existing <i>extractive industrial uses</i> beyond the area designated on the schedules to this Plan will require amendments to both this Plan and the zoning by-law.</p>	<p><i>Note: We question the need to require both an Official Plan Amendment and a Zoning By-law Amendment for new or expanded extractive industrial uses which are proposed inside the Mineral Aggregate Resource Area Overlay. The MARA overlay provides notice under the plan that there are substantial resources in this area. The Zoning By-law amendment process is equally robust in requiring conformity with the requirements of the Plan, the PPS and the Aggregate Resources Act, which ensures that the Township and all appropriate provincial agencies are consulted. Requiring both OPA and Zoning By-law amendments creates redundancy in the application process.</i></p>
<p>(b) <i>Cont.</i></p> <p>Notwithstanding the applicable provisions of the Planning Act, notification concerning such amendments shall be provided to all owners of properties within 400</p>	<p><i>Note: There is uncertainty regarding the need to notify on haul routes that are County Roads or Provincial highways since these roads are not identified as haul routes on the 2004 draft. Consider the following:</i></p> <p>Notwithstanding the applicable provisions of the Planning Act, notification concerning such amendments shall be provided to all owners of properties within 400</p>

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metres of the subject land and to all owners of properties fronting on the proposed haul route for the <i>extractive industrial use</i> .	metres of the subject land and to all owners of properties fronting on the proposed haul route located on Township roads for the <i>extractive industrial use</i> .
	<p><i>Note: To be consistent with the PPS consideration should be given to adding the following section before subsection (e)</i></p> <p>Extraction shall be undertaken in a manner which minimizes social and environmental impacts.</p>
<p>(e) New or expanded <i>extractive industrial uses</i> are prohibited within or adjacent to the following areas:</p> <ul style="list-style-type: none"> • areas designated as Community; • registered and draft approved residential plans of subdivision outside Community designations; • areas having other incompatible land uses; and • areas designated Environmental Protection. 	<p><i>Note: The absolute prohibition of extractive industrial uses in and adjacent to these areas is contrary to the PPS. Further, the term ‘incompatible land uses’ is uncertain. It would be helpful to clarify the provision to provide greater certainty.</i></p> <p>(e) New or expanded <i>extractive industrial uses</i> are required to maintain minimum setback distances from the following areas:</p> <ul style="list-style-type: none"> • areas designated as Community ; • registered and draft plan approved residential plans of subdivision outside Community designations; • areas having other incompatible land uses sensitive land uses as defined by Ministry of Environment Guidelines; and, • areas designated Environmental Protection <p>Minimum separation distances from these uses will be established through the development review process in accordance with the Aggregate Resources Act and Ministry of Environment Guidelines.</p> <p><i>Note: Recognizing that Section 4.4.2 (p) permits Environmental Protection Areas to be redesignated, add a new section below section 4.7.2 (e) that</i></p>

2010 POLICY DRAFT	COMMENT
	<p><i>will reflect the PPS with respect to impact on natural Heritage features as follows:</i></p> <p>Extraction shall not be permitted in Natural Heritage Features and Areas unless it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions.</p>
	<p><i>The following Section from the PPS is very important as it relates to the next set of policies and should be included in the Plan.</i></p> <p>(g) Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis shall not be required, notwithstanding the availability, designation or licensing for extraction or mineral aggregate resources locally or elsewhere</p>
<p>(g) Where a new or expanded <i>extractive industrial use</i> is proposed for a site having prime agricultural land and designated Agricultural on Schedule “A”, such use may be permitted as an interim use if:</p> <ul style="list-style-type: none"> • alternatives involving sites having lower quality or nonagricultural soils have been evaluated by the applicant and have been found to be unsuitable; and, • site rehabilitation will be carried out so that substantially the same (quality and) areas and same average soil quality for agriculture are 	<p><i>Note: The language of this section should mirror the PPS. In addition, Section (g) and (h) should be combined as they are in the PPS so that the relationship between the two sections is clear. Otherwise, as two sections they could appear to conflict with each other.</i></p> <p>(g) Where a new or expanded <i>extractive industrial use</i> is proposed for a site having prime agricultural land and designated Agricultural on Schedule “A”, such use may be permitted as an interim use if site rehabilitation will be carried out so that substantially the same areas and same average soil quality for agriculture are restored.</p> <p>Complete agricultural restoration through site rehabilitation at a site having prime agricultural lands is not required if:...</p>

2010 POLICY DRAFT	COMMENT
<p>restored.</p> <p>(h) Complete agricultural restoration through site rehabilitation at a site having prime agricultural lands is not required if:...</p>	
<p>(j) Council will thoroughly review and evaluate any complete application for an Official Plan amendment to permit a new or expanded <i>extractive industrial use</i>. Any required studies will be peer reviewed by suitably qualified experts to determine, among other things, their technical validity and compliance with the applicable provincial standards and requirements.</p>	<p><i>Note: This provision seems to require that every single study must be peer reviewed regardless of context. Consider revising the second sentence as follows</i></p> <p>(j) Council will thoroughly review and evaluate any complete application for an Official Plan amendment to permit a new or expanded <i>extractive industrial use</i>. Any required studies will may be peer reviewed, as appropriate, by suitably qualified experts to determine, among other things, their technical validity and compliance with the applicable provincial standards and requirements.</p>
<p>(j) points 8 & 9</p> <ul style="list-style-type: none"> • That provincial guidelines for noise and vibration levels will be met in a manner acceptable to the municipality; • That dust and any other air emissions will be mitigated on-site in a manner acceptable to the municipality; 	<p><i>Note: These provisions place the Township in the position of determining compliance of mitigation measures. The Township relies on the Provincial authorities to determine compliance. The policies should reflect this reality.</i></p> <ul style="list-style-type: none"> • That provincial guidelines for noise and vibration levels will be met in a manner acceptable to the appropriate authority; • That dust and any other air emissions will be mitigated on-site in a manner acceptable to the appropriate authority;

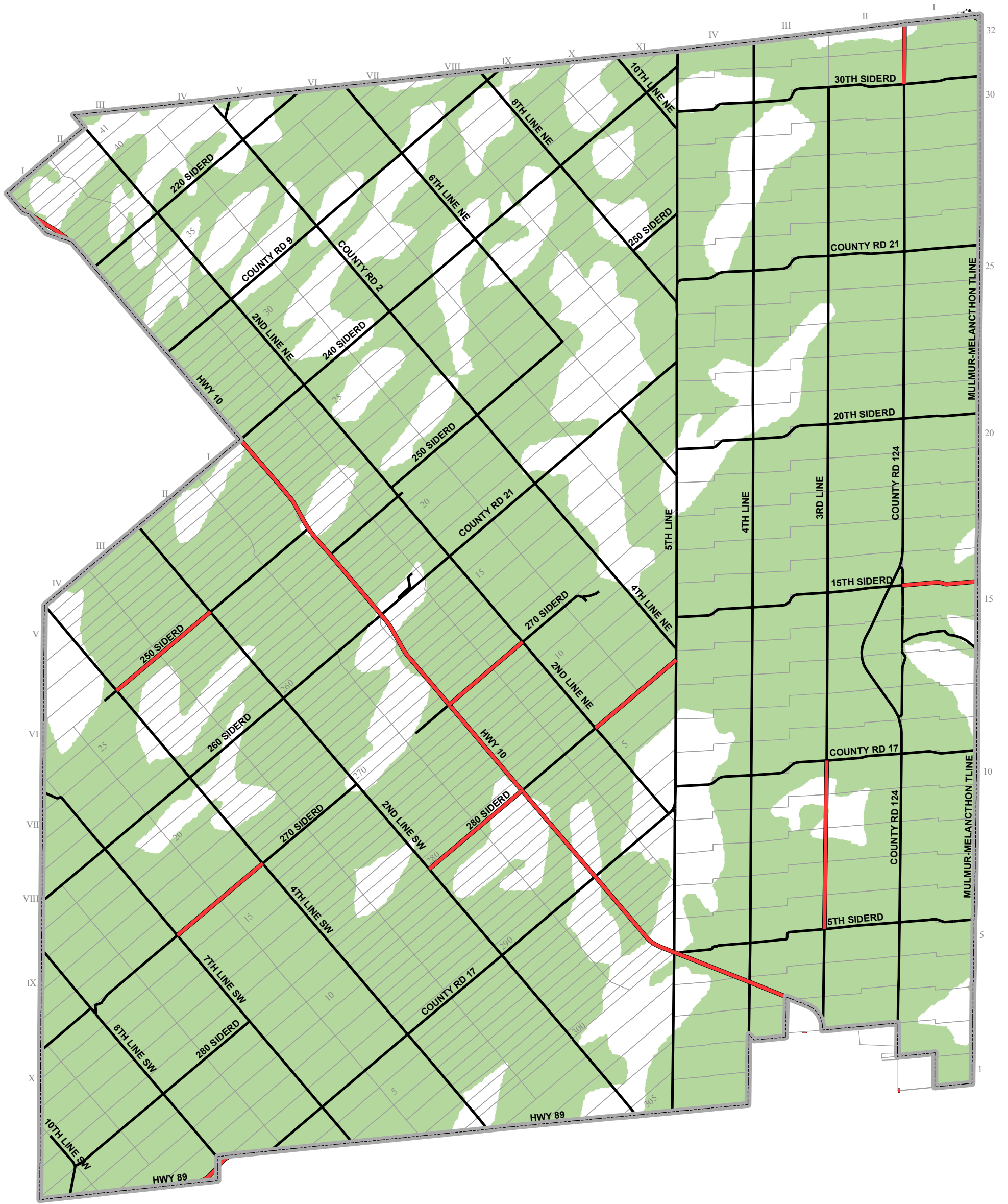
<p>v) Any new haul route shall be designated on the schedules to this Plan as part of the Official Plan amendment required for the related new <i>extractive industrial use</i>. Such route shall utilize principally provincial highways and arterial roads.</p>	<p><i>Note: This policy would appear to indicate that an Official Plan Amendment is required to designate a County Road or Provincial Highway as a haul route. The Township does not have the jurisdiction to designate roads that are not under the Townships jurisdiction.</i></p> <p>v) Any new haul route utilizing Township roads shall be designated on the schedules to this Plan as part of the Official Plan amendment required for the related new <i>extractive industrial use</i>. Haul routes shall preferably utilize principally provincial highways and arterial roads. Township roads shall be used only in situations where there is no alternative. All roads used for haul routes shall be built or reconstructed to a standard that will accommodate the projected traffic.</p>
<p>(m) In order to preserve the area’s rural and scenic character, <i>extractive industrial uses</i> generally will be restricted to areas not exposed to public view. The following policies shall apply in this regard.</p>	<p><i>Note: All of the Township is potentially exposed to public view</i></p> <p>(m) In order to preserve the area’s rural and scenic character, <i>extractive industrial uses</i> will be required to mitigate any visual impact with berms and vegetation that reflects the existing character of the Township’s natural landscape. The following policies shall apply in this regard.</p>
<p>5.2 Roads and Transportation 5.2.1 Road Classifications</p> <p>(a) The schedules to this Plan identify four types of roads serving the municipality: provincial highways, arterial roads, local roads and mineral aggregate haul routes. The functions of each of these road classifications and the related policies are provided in the following</p>	<p><i>Note: Needs clarification that County roads and Provincial highways are also considered as haul routes.</i></p> <p>a) The schedules to this Plan identify four three types of roads serving the municipality: provincial highways, arterial roads, local roads. and mineral aggregate haul routes. The functions of each of these road classifications and the related policies are provided in the following</p>

<p>subsections.</p>	<p>subsections. b) Haul routes include local roads, County Roads and Provincial Highways and should be considered as an overlay classification.</p>
<p>5.2.6</p> <p>Council may require applicants proposing any form of development having the potential to generate significant amounts of traffic to provide a Traffic Impact Study assessing the potential impacts on the roads system resulting from the proposed land use. Such a study shall include the following components as a minimum requirement.</p>	<p><i>Note: To be consistent with subsection (c) and recognizing Council's authority, reference to 'municipal roads' should be included in this section as follows:</i></p> <p>Council may require applicants proposing any form of development having the potential to generate significant amounts of traffic to provide a Traffic Impact Study assessing the potential impacts on the Township's roads system resulting from the proposed land use. Such a study shall include the following components as a minimum requirement.</p>
<p>5.2.8 Rail Transportation</p> <p>(d) In order to enhance the Township's potential for input into the decision making process, it is a policy of this Plan that no new rail lines are permitted in the municipality without an amendment to the Plan. Any such amendment shall comply with all of the applicable policies of this Plan relating to new <i>development</i>, including those relating to such consideration as environmental impact, land use compatibility and all related technical documentation.</p>	<p><i>Note: The Township has no jurisdiction to require an Official Plan Amendment to permit a rail line. This section should be deleted from the Plan.</i></p>
<p>5.3 Servicing Policies</p> <p>5.3.1 Water Supply and Sewage Disposal</p> <p>(d) The use of high tech or specialized sewage services on individual lots may be permitted, particularly in situations involving substandard soils, non-residential uses and larger scale uses. The technical documentation requirements of subsection 5.3.1(c) above apply with regard to any application involving the use of such systems. Provisions for the ongoing maintenance of any</p>	<p><i>Note: This section does not recognize advancements in sewage disposal technology approved by the Ministry of the Environment. Many of these systems are now in use by individual properties throughout the province.</i></p> <p>Provisions for the ongoing maintenance of any such services that involve mechanical</p>

<p>such services that involve mechanical systems shall also be required. The use of such services and the related <i>development</i> shall require an amendment to this Plan.</p>	<p>systems shall also be required. The use of such services and the related <i>development</i> shall require an amendment to this Plan.</p>
<p>5.3.2 Stormwater Management and Drainage (d) Before a decision is made on any application relating to the types of <i>development</i> referenced in subsection 5.3.2(b) above, the stormwater and drainage related regulatory agencies shall be given an opportunity to review the Stormwater Management Report and provide their comments and recommendations. If stormwater or drainage is the principal area of concern regarding a proposed <i>development</i>, <u>the approval of all agencies having jurisdiction over such matters may be required before a decision is made on the proposal.</u> Notwithstanding this policy, it is acknowledged that the Ministry of the Environment, at the time of preparation of this Plan, provides report reviews and comments on only industrial or large commercial proposals. On this basis, the comments of that Ministry will not be required prior to a Council decision on proposals that do not involve industrial or large commercial uses.</p>	<p><i>Note: Many approval authorities will not grant approval prior to a planning decision being made because the proposal does not yet comply with the Zoning By-law. The Township should seek comments but not require a technical approval.</i></p> <p>If stormwater or drainage is the principal area of concern regarding a proposed <i>development</i>, the comments from all agencies having jurisdiction over such matters may be required before a decision is made on the proposal.</p>
<p>Section 6.2 Consents to Convey Land or Interest in Land</p>	<p><i>Note: To minimize potential land use conflicts and to recognize the planned function of haul routes a new subsection to be added as follows:</i></p> <p>No consent shall be granted creating a new residential lot having direct access onto an aggregate haulage route. In addition it shall be demonstrated to the satisfaction of the Township that the consent will not adversely effect the effective operation of any mineral aggregate operation or mineral</p>

	<p>aggregate haul route and will protect mineral aggregate resources including the need to comply to the requirements of section 4.6 (e) of this Plan</p>
<p>Section 6.3 Zoning By-laws</p>	<p><i>Note: To reflect previous comments regarding lot creation a new subsection should be added as follows:</i></p> <p>No zoning by-law will be passed creating a new residential lot(s), increasing the number of residential units or permitting sensitive land uses having direct access onto an aggregate haulage route. In addition such application shall demonstrate to the satisfaction of the Township that the by-law will not adversely effect the effective operation of any mineral aggregate operation or mineral aggregate haul route and will protect mineral aggregate resources including the need to comply to the requirements of section 4.6 (e) of this Plan</p>
<p>6.13 Pre-Application Consultation and Complete Applications</p> <p>vixx in the case of an aggregate related application, an aggregate resource impact and/or options study;</p> <p>xxii a land use compatibility/feasibility study, as per subsection 3.5;</p> <p>xxviii approval or approval in principal from key agencies such as the Ministry of Transportation or the conservation authority having jurisdiction; and,</p>	<p><i>Note: Minor wording changes are suggest below to be consistent with previous comments and assist interpretation.</i></p> <p>vixx in the case of an aggregate related application, an aggregate resource impact and/or rehabilitation options study;</p> <p>xxii a land use compatibility/feasibility study, as per subsection 3.5;</p> <p>xxviii documentation of pre-consultation with approval—or approval in principal—from key agencies such as the Ministry of Transportation or the conservation authority having jurisdiction; and,</p>
<p>6.14 Municipal Costs Related to Planning Applications</p> <p>a) The applicant or proponent shall pay</p>	<p><i>Note: These policies need to be consistent with the Planning Act and reflect that costs incurred by the municipality opposing an application are not required to be paid by the applicant. The following is suggested:</i></p> <p>a) The applicant or proponent shall</p>

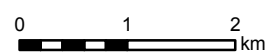
<p>all costs incurred by the municipality in its processing, evaluation and decision-making relating to any planning application. The Township may utilize by-laws, administrative procedures or other methods to implement this policy, including cost recovery agreements with applicants or proponents.</p>	<p>pay all reasonable costs incurred by the municipality in its processing, evaluation and decision-making relating to any planning application. The Township may utilize by-laws, administrative procedures or other methods to implement this policy, including cost recovery agreements with applicants or proponents.</p>
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Township of Melancthon Agricultural Data

Legend

- Prime Agricultural Areas (CLI Class 1-3)
- Provincial/County Highway
- County Road



1:70,000



April 14, 2010

Denise Holmes, AMCT

From: rogerjshort [rogerjshort@mac.com]

Sent: Sunday, July 11, 2010 5:41 PM

To: dholmes@melancthontownship.ca

Subject: Request to be noted as supporting a Specialty Crop Designation in your Official Plan, 11Jul10

It is my wish that the following be noted in the next meeting of Melancthon Council.
Thank you in advance.

MAYOR AND COUNCIL -for the next meeting of Melancthon Council:

We concerned citizens are requesting that Council include a Specialty Crop Designation in the Melancthon Township Official Plan.

The Ontario Federation of Agriculture has also requested that the area containing Honeywood Loam Soils be classified under the Specialty Crop Designation.

"...this area is afforded the highest priority to protect these lands for ongoing horticultural crop production. The Provincial Policy Statement defines a Specialty Crop Area as an area; 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. The Honeywood soils certainly qualify and should be designated as such."

OFA

Signed,

Roger J. Short
Lecourt Enterprises Inc.
519 599-2767
rogerjshort@mac.com

7/15/2010

Denise Holmes, AMCT

From: Pearse, Jim [Jim.Pearse@merc.com]

Sent: Monday, July 12, 2010 6:52 AM

To: dholmes@melancthontownship.ca

MAYOR AND COUNCIL -for the next meeting of Melancthon Council:
We concerned citizens are requesting that Council include a Specialty Crop Designation in the Melancthon Township Official Plan. The Ontario Federation of Agriculture has also requested that the area containing Honeywood Loam Soils be classified under the Specialty Crop Designation.

"...this area is afforded the highest priority to protect these lands for ongoing horticultural crop production. The Provincial Policy Statement defines a Specialty Crop Area as an area; 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. The Honeywood soils certainly qualify and should be designated as such." OFA

Signed

Jim Pearse

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Denise Holmes, AMCT

From: Dennis Sanford [dssanford@xplornet.ca]
Sent: Sunday, July 11, 2010 9:23 PM
To: Denise Holmes
Subject: specialty crop

MAYOR AND COUNCIL -for the next meeting of Melancthon Council:

We concerned citizens are requesting that Council include a Specialty Crop Designation in the Melancthon Township Official Plan. The Ontario Federation of Agriculture has also requested that the area containing Honeywood Loam Soils be classified under the Specialty Crop Designation.

"□this area is afforded the highest priority to protect these lands for ongoing horticultural crop production. The Provincial Policy Statement defines a Specialty Crop Area as an area; 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. The Honeywood soils certainly qualify and should be designated as such." OFA

Signed,

Dennis and Susan Sanford

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7/12/2010

Denise Holmes, AMCT

From: jill.johnson1@sympatico.ca
Sent: Sunday, July 11, 2010 3:04 PM
To: dholmes@melancthontownship.ca
Subject: Township Official Plan

MAYOR AND COUNCIL -for the next meeting of Melancthon Council:

We concerned citizens are requesting that Council include a Specialty Crop Designation in the Melancthon Township Official Plan. The Ontario Federation of Agriculture has also requested that the area containing Honeywood Loam Soils be classified under the Specialty Crop Designation.

"...this area is afforded the highest priority to protect these lands for ongoing horticultural crop production. The Provincial Policy Statement defines a Specialty Crop Area as an area; 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. The Honeywood soils certainly qualify and should be designated as such." OFA

Signed,
 Jill Johnson

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7/12/2010

Denise Holmes, AMCT

From: thetwoofus@bell.net
Sent: Tuesday, July 13, 2010 8:12 PM
To: dholmes@melanctontownship.ca
Subject: Specialty Crop Designation in Melancthon



MAYOR AND COUNCIL -for the next meeting of Melancthon Council:

We concerned citizens are requesting that Council include a Specialty Crop Designation in the Melancthon Township Official Plan. The Ontario Federation of Agriculture has also requested that the area containing Honeywood Loam Soils be classified under the Specialty Crop Designation.

"...this area is afforded the highest priority to protect these lands for ongoing horticultural crop production. The Provincial Policy Statement defines a Specialty Crop Area as an area; 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. The Honeywood soils certainly qualify and should be designated as such." OFA

These lands need to be preserved for Agricultural use, for the good of all the communities in the surrounding area, people need a supply of good, fresh food from local farmers.

Yours faithfully

Ruth Strickland and

Chris Fowler

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7/14/2010

Denise Holmes, AMCT

From: Jerry Jorden [jjorden@rogers.com]
Sent: Thursday, May 27, 2010 9:55 AM
To: Denise Holmes, AMCT
Subject: Re: In case I forget to ask you this question....

Denise:

As implied in my notes on my meeting with Deputy Mayor Hill, this is a topic which is best discussed in the context of the total Official Plan and the related map schedules. Therefore, please consider the following as general and preliminary comments.

With the exception of an approach that would delete all references to aggregate resources, I am prepared to implement any Official Plan option for addressing such resources that Council determines to be appropriate. The approach I am proposing at present is to include in the overlay designation only the "selected" resource areas or areas of "primary significance" as mapped as a component of the Ontario Geological Survey. There are other aggregate resource areas in the Township, including large areas of bedrock resources.

My approach is attempting to strike a balance in planning for the possible use of such resources that would be consistent with the reference in the PPS to ensuring that "as much of the mineral aggregate resources as is realistically possible shall be made available". I would note also that the proposed overlay approach would put the onus on applicants in areas included in the overlays to demonstrate that their non-aggregate proposal would not significantly compromise potential future extractive industrial uses.

I look forward to discussing this and other Official Plan issues with you and Council beginning again sometime in June.

Jerry Jorden
G. W. JORDEN PLANNING CONSULTANTS LIMITED
80 Worsley Street
Barrie Ontario L4M 1L8
Phone: 705.722.7220
Fax: 705.730.1353
Email: jjorden@rogers.com

From: "Denise Holmes, AMCT" <dholmes@melanctontownship.ca>
To: Jerry Jorden <jjorden@rogers.com>
Sent: Wed, May 26, 2010 10:23:43 AM
Subject: In case I forget to ask you this question....

Council reviewed the In House Planning Report at the last meeting and Bill advised of his meeting with you. The Council were discussing the aggregate overlay mapping and were curious why you only kept it to that area instead of showing it all?

Thanks.

Denise

Denise B. Holmes, AMCT
CAO/Clerk-Treasurer

5/27/2010

TOWNSHIP OF MELANCTHON

Phone: 519-925-5525 ext 101

Fax: 519-925-1110

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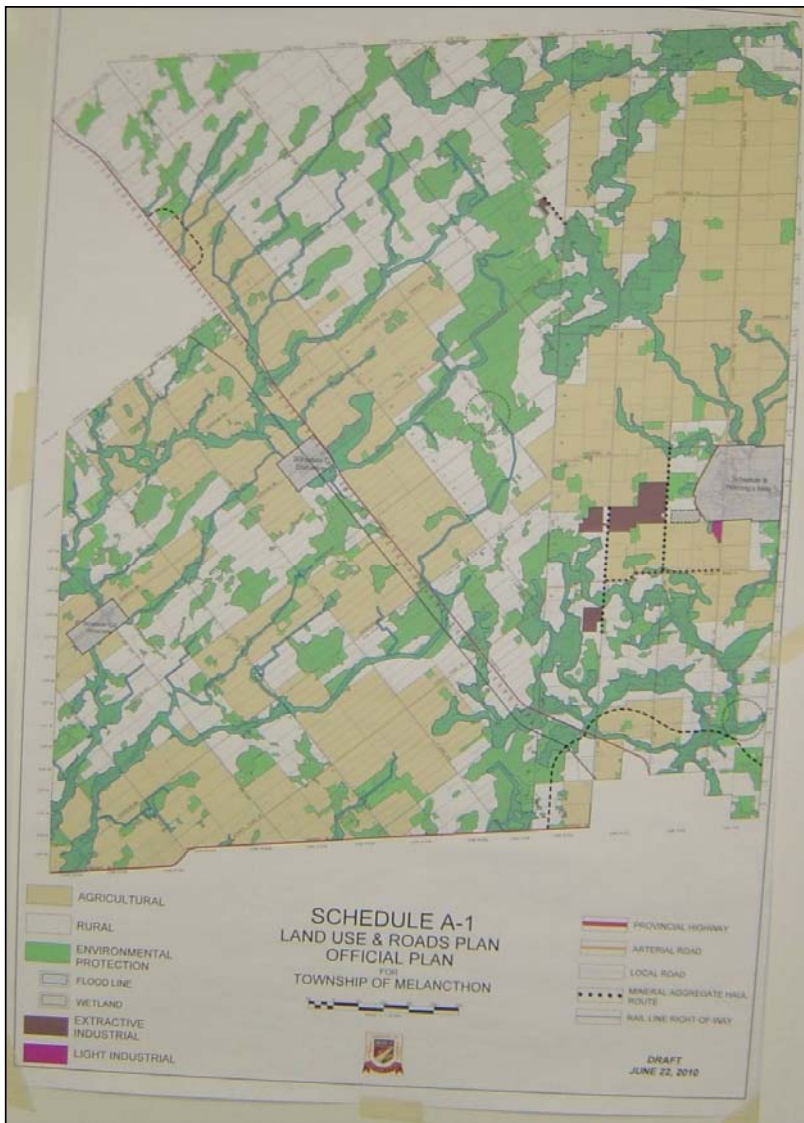
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Melancthon Draft Official 2010 Map on Display at July 15, 2010 OP Review

- The cut paste map put on the Melancthon Website is not the right shape. It is roughly square. The one on display last night, July 15/2010 is the right proportion.
- When my husband John asked Mr. Jordan for a copy of this map, he was denied. It is a good thing I had my camera to take a picture.
- When my husband John asked Mr. Jordan if he had contacted Thahoketoteh, Mr. Jordan told John that he had not, and is not planning on doing so. Mr. Jordan said that they will be working with “the Six Nations”, whom they have worked with before.

Natural Areas and Primary Aggregate Resource Areas for Township of Melancthon

Mr. Jorden has added time of travel data to the 'Natural Areas and Primary Aggregate Resource Areas map.

Problems are compounded:

1. Rare and Endangered Species data are taken from the 1930's. Mr. Jorden did not know what species was involved. Someone asked if it was T-Rex.
2. The Source Water Locations continue to be in the wrong spot.
3. The Area of Both Sand and Gravel and Bedrock cover a forested region, north of the 15th sideroad, and the area is difficult to distinguish from the 'Deer wintering yards'.
4. The streams are square and follow lot lines. This is not how water flows.
5. One ANSI area has been removed. It was an Esker location. Mr. Jorden said: " It is very rare for an ANSI area to be removed."
6. Human biosolids are going to be renamed 'compost'.
7. The main focus of the audience was incorporating a "Specialty Crop Designation" in Melancthon.



DEER WINTERING AREAS



DEER WINTERING YARDS



ANSI



RARE & ENDANGERED SPECIES



SOURCE WATER PROTECTION (2 YEAR)



SORCE WATER PROTECTION (5 YEAR)



SOURCE WATER PROTECTION (10 YEAR)



SOURCE WATER PROTECTION (25 YEAR)



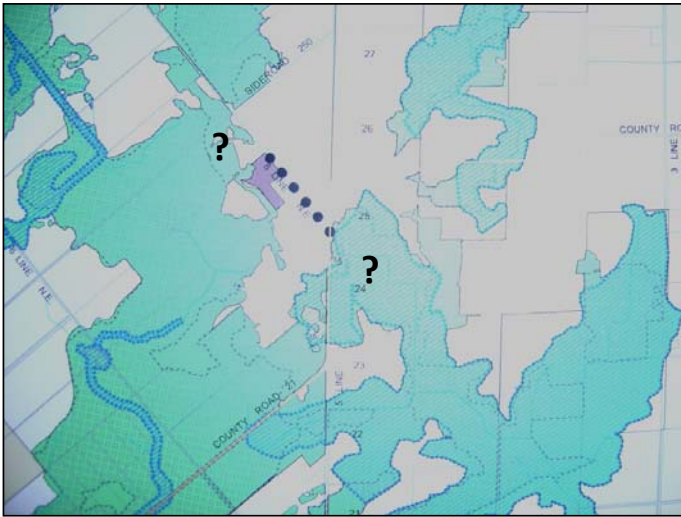
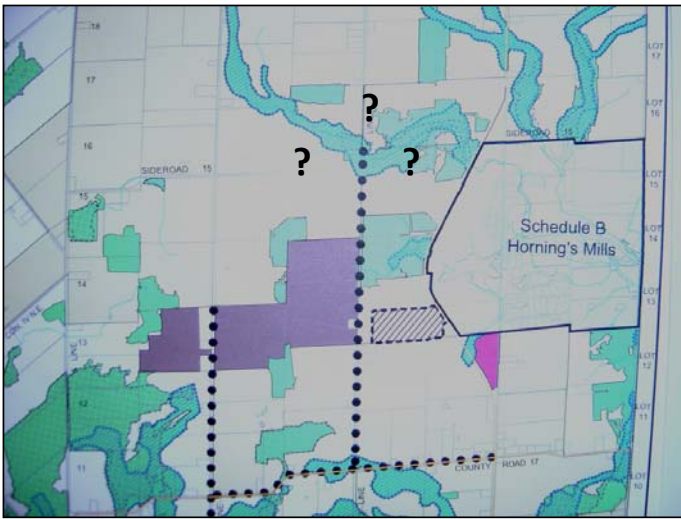
SAND & GRAVEL RESOURCE AREA-PRIMARY



BEDROCK RESOURCE AREA-PRIMARY



AREA OF BOTH SAND & GRAVEL &
BEDROCK



- The Aggregate Haul Routes were revealed last night, because the black line was removed. The Haul Routes are incomplete near St. Mary's Cement. They stop on the 15th side road and 3rd line Melancthon, without showing what direction they are going. Also, what direction are they going when they reach the highway? What volume of trucks are involved? What loads will they be carrying? What is the life span of the roads? What costs are involved?

- The Aggregate Haul Routes are also incomplete 8th Line NE and Lot 26, near Greenwood Construction.
- The Rail Right away was only partially shown on the maps on display.