

April 2026

GSAI File: 1610-001

Statutory Public Meeting Feedback Matrix

476420 3rd Line (Chipwoods Park Community)

Ownership: 1000719578 Ontario Inc.

Township File: MPC23-801

County File: COPA2-25

Regarding the statutory public meeting (in-person) led by the County and supported by the planning consultants (Glen Schnarr & Associates Inc.; CF Crozier & Associates Inc.) on April 15, 2026, at Mel Lloyd Centre (167 Centre Street, Shelburne). Approximately 50 guests were in attendance, as well as members of Dufferin County Council and the project team.

Resident Comments/Questions	Applicant Response
Environmental	
Concerned about potential flooding risk on site and on 3 rd Line. (multiple)	Flooding risk is being addressed through preparation of a stormwater management strategy and review of the pre-development and post-development flood plain. The supporting studies (Preliminary Stormwater Management Report, Environmental Impact Study) are being reviewed with the County and the Nottawasaga Valley Conservation Authority to ensure no risk to human health or significant increase to post-development stormwater runoff.

Transportation	
Concerned with pedestrian infrastructure on 3 rd Line and road safety. (multiple)	Pedestrian safety is a priority within the development and all internal roadways are designed to accommodate pedestrian sidewalks. At the site entrance, the TIS found no safety concerns with sight distance for vehicles entering and exiting. An improved paved two-lane access road is proposed to connect to 3 rd Line, including sidewalk. The County and Township will review the TIS and discuss potential upgrades required to Third Line, which is a public right of way and beyond the ownership of this application. Potential upgrades, including sidewalks and street lighting, will be determined in future detailed planning stages in consultation with the County and Township.
Concern with traffic and vehicle safety on 3 rd Line. (multiple)	As mentioned above, the County and Township will review the TIS and discuss potential upgrades required to Third Line, which is a public right of way and beyond the ownership of this application. Potential upgrades will be determined in future detailed planning stages in consultation with the County and Township. Road safety for pedestrians and vehicle is a priority for this development along 3 rd Line.
Concerned about providing one site access. Was a second access reviewed? (multiple)	A second site access to the north was reviewed but determined to be infeasible given significant existing environmental constraints (wetlands, woodlot). On review, Shelburne Fire confirmed that a second access is not necessary if site constraints are too limiting and an improved single access is sufficient for emergency access. As such, an upgraded paved asphalt two-lane entrance road is now proposed, improving on the existing gravel entrance. The new entrance road accommodates two 3.3 metre traffic lanes, paved shoulders, one pedestrian sidewalk, and stormwater and tree buffer features. The submitted TIS identified no safety concerns with sight distance at the site entrance. The TIS also identified no queuing issues from the estimated trip generation of the proposed redevelopment and the surrounding road network is expected to operate efficiently, with no significant changes to traffic movement. Town and County will review the submitted TIS and comment or discuss further upgrades required.

Concerned with providing only one parking spot per dwelling. Can greater parking be included?	There is space on each lot to accommodate two resident parking spaces. This will be reviewed further at the more local Township planning stage when the implementing Zoning By-law Amendment is drafted with Township staff. Opportunities to increase visitor parking is also under review.
Servicing/Water	
What is the proposed servicing strategy for water and wastewater? Concerned about servicing the proposed density.	Private water and wastewater services are proposed. Community water will be drawn from the local aquifer in a closed loop system. A centralized wastewater treatment service is proposed to treat and control all wastewater and no septic is proposed. There will be no odour from the private treatment facility and the owner will enter into a formal agreement with the Township for maintenance and monitoring. The Province also requires formal monitoring to address the existing compliance order. The proposed development will not draw on existing municipal services. All services are planned to accommodate the proposed density.
Concerned with impact to private well on my property.	The application is reviewing area wells to ensure no impact through the application. The County and Township will review the application materials to ensure satisfaction. Ongoing testing of wells is currently positive with no negative impact anticipated.
Housing/Built Form	
What is the unit price? What will the condo fees be? Concerned about project affordability.	The planned unit price will be under the Provincial threshold for affordable single detached and townhouse units in the Township (\$450,100). Future condominium fees are not known at the current early planning stage and will be reviewed/determined in future stages. Average and affordable purchase price thresholds are below, as referenced from the Provincial 'Affordable Residential Units Bulletin' (July 2026):

	• Average purchase price of a detached home (Melancthon): \$1,050,000 • Affordable purchase price of a detached home (Melancthon): \$450,100 • Average purchase price of a row/townhouse (Melancthon): \$710,000 • Affordable purchase price of a row/townhouse (Melancthon): \$450,100
What is the number of units and proposed density?	222 units are proposed, including 207 single detached and 15 townhouse units. Across 11.36 hectares of net residential area, the proposed density is 19.5 units per hectare.
What is the proposed tenure?	The proposed tenure is leasehold condominium. In this tenure, residents would purchase and own the house structure, but enter a Leasehold Condominium agreement to lease the land itself. There will be a fee associated with the Leasehold Condominium style of tenure, which would cover site servicing, internal roads, community benefits, and associated maintenance. The site servicing would be managed through an elected condo corporation and future defined by-laws.
Compatibility	
Concerned with potential resident trespass or dumping on to adjacent agricultural lands.	Current areas of urban/agricultural interface are limited to rear yards along the south and west site border. Potential solutions include wooden fencing, enhanced rear yard setbacks, and increased vegetative planting. A naturalized buffer zone and wood privacy fence was added to rear yards on the units abutting agricultural uses to provide improved border edge conditions between the residential and agricultural uses.
Concerned with site runoff and potential pollution from proposed development to adjacent agricultural lands.	All stormwater on site is proposed to be collected to stormwater management controls, treated, and released at flows comparable to the pre-development condition. Oil and sediment from residential uses would be diverted from adjacent lands under this strategy. The proposed stormwater strategy is under review by the County and Township to their satisfaction prior to potential approval.

Concerned with compatibility of residential development adjacent to active farms (ex. working hours and farming practices).	An AIA was prepared for the proposed development and suggests no significant impact to adjacent agricultural uses through the proposed residential use. Adjacent agricultural uses are intended to be protected in the design of the proposed development with no negative impact to current farming practices. Efforts will be made to mitigate the urban/agricultural interface between resident rear yards and agricultural uses.
Concerned with increased noise and light pollution from residents.	A noise study was not prepared or requested by the County or Township as no significant sources of noise are proposed. Common recreational and commercial areas are located central to the site. All housing units will be built to Ontario Building Code standards, which include noise mitigation strategies. Light pollution has not been discussed at the current high level planning stage but will be addressed at future stages of detailed design for the development. The proposed development will make efforts to avoid light pollution.
Agriculture	
Concern with removal of lands from Prime Agricultural designation.	The existing site condition is a disturbed and partially developed campground, with several areas of potential contamination, including septic and waste. The site is considered a brownfield and is not considered suitable for agricultural production. The AIA prepared for the proposed development identifies muck soils on site and no suitability for agriculture. The proposed development otherwise impacts only the existing disturbed area of the site, or approximately 30% of the site area. The remaining 70% of the site will not be developed and remain NHS area, without impact from development.
Other	
Concerned with existing site condition (ex. servicing, roads, flooding).	The existing condition of the site is recognized and there is an active Ministry order to bring the site services into compliance. The intent of the proposed development is to meet that order and upgrade the site condition, which provides the opportunity for a greater redevelopment of affordable housing.

Concerned with potential construction noise.	This comment is acknowledged and a Construction Management Plan will be prepared at a future planning stage to the Township's satisfaction, which will address construction activity including noise and dust.
What is the plan for existing park residents?	The owners have discussed with existing residents and made a commitment to phase development for minimal impact. Changes to the existing site condition are still required in order to address the Ministry order, otherwise the site and campground will be shut down.
What is the plan for internal snow clearing?	Snow clearing has not been discussed at the current high level planning stage but will be addressed at future stages of detailed design for the development. We anticipate that the future condominium corporation will create a snow clearing strategy and facilitate. Conceptual snow clearing locations have been identified on the plan.
Concerned about possible water contamination or dust from nearby quarry.	No impact to water wells has been flagged to date from ongoing study. The Township will also be reviewing this same item for external impact.

*Resident comments identified as (multiple) were received from multiple residents and have been consolidated for clarity.