

August 2025

GSAI File: 1610-001

Community Information Meeting Feedback Matrix

476420 3rd Line (Chipwoods Park Community)

Township File: MPC23-801

County File: COPA2-25

Regarding the community information meeting (in-person) led by the applicant 1000719578 Ontario Inc.) and planning consultant (Glen Schnarr & Associates Inc.) on August 12, 2025, at Horning's Mill Community Hall (14 Mill Street). Approximately 45 guests were in attendance, as well as members of the project team.

Resident Comments/Questions (August 2025)	Applicant Response
Planning Process	
What is the current zoning and what is the intent of the application?	The site is currently Zoned 'Open Space 1 (OS1)', 'Open Space 2 (OS2)', and 'Agricultural (A)' in the Township of Melancthon Zoning By-law. Three formal applications are proposed to facilitate the proposed development: • Dufferin County Official Plan Amendment • Township of Melancthon Official Plan Amendment • Township of Melancthon Zoning By-law Amendment Future applications for Site Plan Approval and Leasehold Condominium will be submitted later in the planning process to formalize the detailed design and condominium structure of the proposed development.

What is the intent of this community meeting?	It is good planning practice to take in all community comments. These comments will be reviewed and be used to determine the ultimate development concept, which will need to balance different considerations (ex. servicing, environmental, traffic, community experience).
Environmental	
Will there be an environmental report for public review?	Yes, an Environmental Impact Study is available online on the Dufferin County website. The EIS has been updated to addressed comments received.
Will there be a plan to protect animal species existing on site?	The proposed development area represents existing disturbed areas for parkland and human residences. The existing forest and animal habitat in the surrounding area is planned to be retained and consists of approximately 26 hectares (64 acres) of natural heritage system, or 69% of the site area. Animal species are studied extensively in the Environmental Impact Study.
How was the development footprint determined?	Existing areas already disturbed historically, combined with the delineation of environmental features and hazards and there associated buffers, was mapped to determine the development footprint.
Has this development considered environmentally friendly servicing options (ex. heat pumps, geothermal)?	Feasibility of heat pumps is being reviewed through the application and will be determined at a future, more detailed planning stage.
Traffic	
Concerned about traffic on 3 rd Line and impact from adding density. Will the road be expanded or upgraded (ex. sidewalk)? (multiple)	An upgraded paved asphalt two-lane entrance road is 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. Shelburne Fire has advised that the proposed improved access is sufficient for emergency site access.

	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. All internal site roadways are paved and otherwise designed to accommodate pedestrian sidewalks and site mobility.
Will there be street lights installed?	Internal street lighting (including at the site entrance) will be reviewed with the Township and confirmed later in the planning process through future detailed design. Street lighting on 3 rd Line is outside the scope of this development and may be addressed by the Township.
What data was used to inform the traffic studies? Concerned that the data may not be sufficient.	The TIS was prepared using available information and guidelines provided by the County and Township. Per industry practice and as confirmed by the Township, a traffic survey was completed in March 2025 during peak hours (7:00-9:00AM and 4:00-7:00PM). After the application submission, the reviewers will provide comment on the suitability of our data and any updates needed.
Will there be winter maintenance of the roadways?	Internal road maintenance will be provided by the Leasehold Condominium corporation. External road maintenance (ex. 3 rd Line) will be the responsibility of the Township. Conceptual snow storage locations are now identified on the concept plan.
Servicing	
How will septic be contained on site and will there be odour impacts?	Self-contained on site in a centralized system, not connected to external municipal systems. No odour from the proposed system.
Will there be external monitoring of septic? How will be maintenance be addressed?	There will be a formal agreement with the Township for maintenance and monitoring. There is also a monitoring requirement to address the Ministry compliance order.

Will there be impact to site and area water pressure with the proposed density?	Ongoing testing of wells is currently positive.
Housing/Built Form	
What is the impact to the existing community at Chipwoods Park? What happens if they cannot afford homes in the new development? (multiple)	The owners have discussed with current residents and made a commitment to phase development for minimal impact. However, there is a formal Notice to fix the site servicing issues and the alternative may be shutting down the park. The owners are committed to a smooth transition, but changes are required to the current park operations regardless due to the Ministry order.
What is the population increase?	222 total units are proposed and will accommodate 2-3 bedroom units. This may accommodate a population of approximately 400-600 people (including the existing residents). However, the unit uptake is not yet known, and the family demographics are not yet known. These items will be reviewed through the application process and discussed with the Township/County.
What are the expected demographics and has the development considered child safety in design?	Demographics not yet known. Internal roadways have been sized for accessibility and will provide pedestrian sidewalks. Safety is a principal concern of the proposed development.
What will be the building footings?	Buildings are proposed to be constructed on concrete slabs on grade. The units will not have basements. This approach will be reviewed and ultimately require approval from the County and Township.
What is the square footage of the new units?	Approximately 600-1000 square feet, smaller than a wartime bungalow. Ground-oriented 1-storey, or 2-storey single detached option, or townhouse. Concept is smaller homes for offer to residents who might be interested in downsizing from current, larger homes.

Will there be space for commercial or uses?	Concept is primarily residential, however, a commercial and recreational area is now planned central to site. Home occupations will also be reviewed with the Township when drafting the Zoning By-law.
Leasehold Condominium Tenure	
What is the expected price point of these units?	Price is not yet known at the current planning stage but planned to be more affordable than the current average home in the Township: • 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 These thresholds are referenced from the Provincial ‘Affordable Residential Units Bulletin’ (July 2026).
What is the proposed tenure and is there a fee associated with the units?	Future residents would purchase 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.
Will there be ownership restrictions (ex. no rentals permitted)?	Possible restrictions will be reviewed through the condominium contract and could include no rentals. This item is further down the planning process than the current stage.
Community Amenities	
How large is the current Chipwoods Park and will there be an expansion?	Total site area is approximately 37 hectares (92 acres), of which 11 hectares (28 acres) is the existing mapped disturbed area intended for development. No future growth beyond the existing disturbed area is planned.

What is the impact to area schools?	School Boards will be circulated on the application and will provide comment and expectations. If there is ultimately no capacity, new residents will be notified before purchase and provided bussing options.
Will there be amenities for children?	The proposed development will include a recreation centre and park spaces. There is opportunity to adjust this programming through the development process once demographics are better understood. The internal road network is also designed with sidewalks to facilitate safe movement through the site.
Compatibility	
Will this development be visible from 3 rd Line?	As only the existing disturbed areas are proposed to be redeveloped, the visible impact from 3 rd Line is unlikely to change from the visible condition that exists today.
Will there be noise/construction impact from development on neighbouring residents? Or will there be noise from residents?	A Construction Management Plan will be prepared to the Township's satisfaction and per feedback from residents. No noise study was requested by the Township and no negative noise impact is anticipated. All housing units will be built to Ontario Building Code standards, which include noise mitigation strategies.
Will this site be impacted by the quarry development? (ex. water table, dust, vibration, noise, traffic)	All external impacts will be considered in the reporting. No impact has been flagged to date but there is an ongoing review for impact. The Township will also be reviewing this same item for external impact.
Other	
Do you oppose the quarry development/are you connected to quarry ownership?	This proposed development is not affiliated with the quarry and the quarry is a separate development, to be reviewed on its own merits.

Will offering smaller units negatively impact my property value?	The proposed development is not anticipated to reduce property values in the area and from market observation may ultimately increase the value of larger homes. Adding housing units to the Township may also support greater investment in community amenities and municipal infrastructure, increasing area property values. However, this would require further analysis.
Will approving this development create precedent in the area, leading to over-development of other parcels?	The proposed development is considered to have a unique development context, considering the existing seasonal/permanent resident arrangement and the Ministry requirement for servicing upgrades. Other parcels in the surrounding area have different development contexts and will still have to conform to Township and County policy requirements. All development applications are ultimately assessed on their own merits.
With the Ministry notice, is there a formal date when Chipwoods Park is required to close?	The Ministry is able to provide a 'grace period' to allow the development proposal to proceed, however they have the ability to enforce the notice and close Chipwoods Park as required. No formal date has been provided by the Ministry.
Will this development have a fiscal impact to the Town (ex. property tax)?	The fiscal impact of this development has not been reviewed through this application.

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