
PLANNING JUSTIFICATION REPORT

IN SUPPORT OF

COUNTY OF DUFFERIN OFFICIAL PLAN AMENDMENT

**TOWNSHIP OF MELANCTHON OFFICIAL PLAN
AMENDMENT**

**TOWNSHIP OF MELANCTHON
ZONING BY-LAW AMENDMENT**

APPLICATIONS

CHIPWOODS PARK COMMUNITY

1000719578 ONTARIO INC.

476420 3rd Line

Township of Melancthon, County of Dufferin

August 2025 (Revised July 2026)

GSAI File #1610-001

*476420 3rd Line, Township of Melancthon
Planning Justification Report – Revised (July 2026)*

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY.....	4
1.1 PROPOSED OFFICAL PLAN AMENDMENTS	6
1.2 PROPOSED ZONING BY-LAW AMENDMENT	7
1.3 LEASEHOLD CONDOMINIUM.....	8
2.0 PLANNING HISTORY AND PUBLIC CONSULTATION	9
2.1 EXISTING CHIPWOODS PARK	9
2.2 EXISTING SITE CONDITIONS.....	11
2.3 PUBLIC CONSULTATION AND COMMUNITY ENGAGEMENT PLAN	13
3.0 SURROUNDING LAND USES, DESTINATIONS, COMMUNITY SERVICES and TRANSPORATION CONTEXT.....	16
3.1 SURROUNDING LAND USES	16
3.2 DESTINATIONS, COMMUNTIY SERVICES AND TRANSPORTATION	16
4.0 PROPOSED REDEVELOPMENT PRINCIPLES AND VISION	19
4.1 PROPOSED REDEVELOPMENT CONCEPT	20
4.1.1 TYPICAL SITE STANDARDS.....	22
4.1.2 HOMES.....	23
4.2 PRELIMINARY DEVELOPMENT PHASING PLAN.....	25
4.3 SUMMARY OF SUPPORTING STUDIES	26
4.3.1 TRAFFIC IMPACT STUDY	26
4.3.2 AGRICULTURAL IMPACT ASSESSMENT	26
4.3.2 HYDROGEOLOGICAL INVESTIGATION REPORT.....	27
4.3.3 FUNCTIONAL SERVICING & PRELIMINARY STORMWATER MANAGEMENT REPORT	28
4.3.4 PHASE 1 ENVIRONMENTAL SITE ASSESSMENT.....	28
4.3.5 STAGE 1 & STAGE 2 ARCHAEOLOGICAL ASSESSMENT.....	29
4.3.6 CULTURAL HERITAGE EVALUATION REPORT	30
4.3.7 ENVIRONMENTAL IMPACT STUDY	30
4.3.8 PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT	32
4.3.9 FLUVIAL GEOMORPHOLOGY ASSESSMENT	32
4.4 HOUSING CONTEXT AND AFFORDABILITY STUDY	33
4.4.1 DUFFERIN COUNTY MASTER HOUSING STRATEGY (2024)	34
4.4.2 10-YEAR HOUSING AND HOMELESSNESS PLAN (2023)	36
4.4.3 DUFFERIN COUNTY OFFICIAL PLAN - HOUSING POLICIES.....	37
4.5 GROWTH ANALYSIS AND MARKET FEASIBILITY	41
5.0 POLICY ANALYSIS	43
5.1 PLANNING ACT.....	44

5.2 PROVINCIAL PLANNING STATEMENT (2024)	49
5.3 DUFFERIN COUNTY OFFICIAL PLAN (2017)	65
5.4 TOWNSHIP OF MELANCTHON OFFICIAL PLAN	79
5.5 TOWNSHIP OF MELANCTHON ZONING BY-LAW No. 12-1979	98
6.0 CONCLUSION AND ANALYSIS OF PROPOSED AMENDMENTS.....	99

REPORT FIGURES

Figure 1	Area Context Plan
Figure 1a	Existing Disturbed Area
Figure 1b	Concept Plan / Preliminary Phasing Plan
Figure 2	County of Dufferin Official Plan, Schedule B- Community Structure and Land Use
Figure 3	County of Dufferin Official Plan, Schedule C- Prime Agricultural Areas and Rural Lands
Figure 4	County of Dufferin Official Plan, Schedule E- Natural Heritage Features
Figure 5	County of Dufferin Official Plan, Schedule E1- Natural Heritage System
Figure 6	Township of Melancthon Official Plan, Schedule A-5- Land Use and Roads Plan
Figure 7	Township of Melancthon Official Plan, Schedule D- Natural Heritage 1
Figure 8	Township of Melancthon Official Plan, Schedule E- Natural Heritage 2
Figure 9	Township of Melancthon Official Plan, Schedule F- Natural and Human Made Hazards
Figure 10	Township of Melancthon Official Plan, Schedule G- Aquifer Vulnerability Area
Figure 11	Township of Melancthon Official Plan, Schedule H- Primary Mineral Aggregate Areas
Figure 12	Township of Melancthon Zoning By-law

APPENDIX

APPENDIX A – Concept Plan
APPENDIX B – Proposed County of Dufferin Official Plan Amendment
APPENDIX C – Proposed Township of Melancthon Official Plan Amendment
APPENDIX D - Proposed Township of Melancthon Zoning By-law Amendment
APPENDIX E – Standard Road Cross Section
APPENDIX F – Typical Unit Layout
APPENDIX H – Elevations, Streetscape

IMAGES

Images 1-6 - Site Photos (page 12)
Image 7 – 1-storey Home (page 24)
Image 8 – 2 storey Home (page 24)
Image 9 - Streetview of Proposed Homes (page 25)

TABLES

Table 1 – Destinations, Community Services and Transportation (page 17)
Table 2 – Proposed Concept Plan Statistics (page 22)
Table 3 – Proposed Unit Statistics (page 23)
Table 4 - Provincial Bulletin, 2024 - Affordable Home Ownership Prices – Township of Melancthon (page 33)
Table 5 - Municipal Fact Sheet, Melancthon, 2024 (page 34)
Table 6 - Dufferin County Official Plan - Housing Policies (page 40)
Table 7 - Policy Analysis Table - Planning Act Section 2 (page 44)
Table 8 - Policy Analysis Table - Planning Act Section 51(24) (page 46)
Table 9 - Policy Analysis Table - Provincial Planning Statement (2024) (page 52)
Table 10 - Policy Analysis Table - County of Dufferin Official Plan (2017) (page 67)
Table 11 - Policy Analysis Table - Township of Melancthon Official Plan (2017) (page 80)
Table 12 - Proposed Unit/Home Statistics - Zoning By-law Amendment (page 99)

**Planning Justification Report
Chipwoods Park Community (476420 3rd Line)
Official Plan & Zoning By-law Amendments
Township of Melancthon, County of Dufferin**

1.0 EXECUTIVE SUMMARY

Glen Schnarr & Associates Inc. (“GSAI”) are the Planning Consultants for 1000719578 Ontario Inc., the registered owners of the lands municipally addressed as 476420 3rd Line in the Township of Melancthon, County of Dufferin (the “subject property”). This Planning Justification Report (the “Report”) has been prepared in support of proposed County of Dufferin Official Plan Amendment, Township of Melancthon Official Plan Amendment and Township of Melancthon Zoning By-law Amendment applications (the “proposed Amendments”) required to redevelop the subject property and existing Chipwoods Park community with a permanent year-round, affordable leasehold residential community (the “proposed redevelopment”).

Chipwoods Park has been operating for over 50 years. Chipwoods Park is 37.38 hectares (92.37 acres) in size and currently contains an existing recreational campground and year-round permanent residences which are leased for both seasonal and year-round residential occupancy. Seasonal homes have gradually transitioned to permanent homes with residents now renting on a year-round basis. Based on a review of aerial photography, background studies, and the reports prepared in support of the proposed Amendments, the subject property appears to have consisted of forested lands and open fields until development of the original campground sometime in the 1950s or 1960s. As shown on Figure 1 of this Report, the sites in Chipwoods Park are arranged along an internal dirt and gravel roadway which loops around the south, middle and north areas of the subject property and the central recreation centre building. The southern and western areas of the subject property consist of over 120 sites containing permanent homes and dwellings, structures with expansions and add-on rooms, mobile homes, trailers, sheds, recreational vehicles and other accessory structures and outbuildings.

Over time, the subject property’s associated infrastructure and services have deteriorated and areas of potential contamination have been identified in the Phase 1 Environmental Site Assessment. Significant effort is required to improve the subject property and bring the essential infrastructure and services, including sanitary, water and stormwater management, up to current regulations and standards. The Ministry of Environment, Conservation and Parks (“MECP”) has issued a formal request that the entire sanitary system be brought up to current standards and that the correct zoning be obtained to reflect the year-round residential uses. The subject property can be considered to be a brownfield site opportune for correction through redevelopment. As Chipwoods Park has been in a state of disrepair for many years, comprehensive redevelopment of the subject property is understood to be the best path forward and to ensure that Chipwoods Park is a safe and livable community integrated with the natural and rural landscapes.

The redevelopment of the subject property represents a unique opportunity to improve the existing subject property while concurrently bringing a mix of uses and new housing options, including affordable housing, to the Township of Melancthon (the “Township”) and County of Dufferin (the “County”). The proposed redevelopment includes a commercial and recreational area to support complete communities. The proposed leasehold homes (the “Homes”) will provide a mix of housing options, including affordable housing, in a variety of types and configurations. The proposed Homes

will accommodate residents in liveable dwellings and will support projected County and Township population growth and affordable housing policies, objectives and targets.

The proposed Homes will be marketed as Leasehold Condominium Homes whereby the dwelling structure is purchased and placed on an individual “Unit” of land that would be leased for a set period of time as a non-permanent leasehold interest in the lands. Property maintenance, obligations and rules and regulations would be managed by the community through a ‘leasehold’ condominium structure and board of representatives. If an occupant decides to move, the Home would be listed for sale with the option to carry on the leasehold interest in the selected Unit. Homes will be marketed at an affordable price point and will be available to existing residents and those with different socio-economic requirements and those looking to own a single-detached or townhouse dwelling in a rural setting at an affordable price point.

As demonstrated through the proposed Amendments and technical investigations completed, the proposed redevelopment will achieve protection and enhancement of natural areas, features, watercourses and floodplains through the implementation of an Environmental Protection zone informed by the recommendations contained in the Environmental Impact Study and Agricultural Impact Assessment prepared in support of the proposed redevelopment. Concurrently, the proposed redevelopment will provide for the logical and appropriate redevelopment of underutilized and potentially contaminated lands while enhancing the environmental conditions on site and on lands adjacent to the natural areas and features.

The proposed Amendments are required to assign a Community Settlement Area designation over the existing developed areas of the Chipwoods Park community and to implement the proposed redevelopment vision for a revitalized Chipwoods Park containing safe, economically attainable, rurally integrated housing. The proposed Official Plan Amendments will facilitate a related implementing Zoning By-Law to be applied to the subject property to recognize the existing permanent, year-round, residential community and to facilitate a logical and appropriate redevelopment of the existing community and residential uses. The implementing planning instruments will facilitate the provision of new community uses and affordable housing on the currently disturbed and inefficiently utilized areas of the subject property.

This Report describes the subject property, existing Chipwoods Park community and surrounding area, provides for a public consultation and community engagement strategy, reviews the proposed redevelopment and outlines the planning rationale in support of the proposed Amendments within the context of the current planning policy framework. A Housing Context and Affordability Study and Growth Analysis and Market Feasibility Study are included with this Report as Sections 4.4 and 4.5.

The Report concludes that the proposed redevelopment is appropriate and desirable for the redevelopment of the subject property, the existing Chipwoods Park community and the surrounding areas and represents good land use planning that will contribute to the creation of a complete rural community inclusive of additional housing options, including affordable low-rise single detached and bungalow-style townhouse housing otherwise not currently available in the County and Township. Appendix A to this Report presents the redevelopment Concept Plan.

1.1 PROPOSED OFFICIAL PLAN AMENDMENTS

The subject property has recently been removed from the (previous) Rural designation and is now designated Prime Agricultural Area, through the County of Dufferin municipally initiated Official Plan Review. This designation does not align with subject property's existing non-agricultural use and disturbed state. The proposed redevelopment requires amendments to both the County of Dufferin Official Plan (the "COPA") and the Township of Melancthon Official Plan (the "MOPA") to recognize the existing community and to create a Community Settlement Area over the existing Chipwoods Park community and to define and establish the correct land use permissions and policy directives to permit the proposed redevelopment.

1.1.1 County of Dufferin Official Plan Amendment

The subject property is designated *Countryside Area* by Schedule B – Community Structure and Land Use and *Prime Agricultural Area* by Schedule C (refer to Figures 2 and 3). The subject property is partially identified *Woodlands, Watercourses and Waterbody* by Schedule E – Natural Heritage Features (Figure 4) and is located within the *County Preliminary Natural Heritage System* of Schedule E1 – Natural Heritage System (Figure 5). The COPA proposes to recognize the existing condition through the appropriate amendment to create a new Community Settlement Area on Schedules B and C. The proposed COPA will establish a new Community Settlement Area that will create the basis for the related Township of Melancthon Official Plan and Zoning By-law Amendments. The Township Official Plan Amendment and Zoning By-law Amendment will delineate the development limits and natural areas and buffers on the property, which will have the effect of maintaining and protecting the natural areas while facilitating the continued and enhanced permission for the existing rural residential community within the subject property and within the surrounding rural, agricultural and environmental landscape.

As outlined in this Report, the proposed COPA conforms to policies for Settlement Area expansions set out in the Provincial Planning Statement (2024) and Policy 3.5.1.1 of the COP.

The draft COPA is appended as Appendix B to this Report.

1.1.2 Township of Melancthon Official Plan Amendment

The subject property is currently designated *Rural* and *Environmental Conservation* by Schedule A-5 Land Use and Roads Plan (Figure 6) of the Township of Melancthon Official Plan (the "MOP"). The MOPA proposes to more specifically delineate the natural heritage and hazard features on the subject property to ensure they are protected, maintained and enhanced through application of the Environmental Conservation and Environmental Protection designations and to designate the disturbed and redeveloped areas of the subject property as Community. The proposed Community designation is to recognize the new Community Settlement Area proposed through the COPA and to more precisely delineate the residential, commercial, servicing, recreational and community-related components of the proposed redevelopment and to formally accommodate the existing residential uses and the Homes contemplated through the proposed redevelopment.

The proposed MOPA contemplates the redesignation of 34.90ha of "Environmental Conservation" lands and 2.48ha of "Rural" lands to 10.98ha of "Community" lands, 17.64ha of "Environmental Protection" lands and 8.76ha of "Environmental Conservation" lands.

The draft MOPA is appended as Appendix C to this Report.

1.2 PROPOSED ZONING BY-LAW AMENDMENT

Township Zoning By-law 12-1979 currently zones the subject property *Open Space 1 - OS1, Open Space 2 - OS2, Rural Commercial – C3-2 and Agricultural - A1* (Figure 12). The OS1 zone permits several uses including a tourist trailer park, private parks, and convenience retail store as an accessory use and a single dwelling for the property owner to be used in conjunction with a permitted use. The OS2 zone permits primarily conservation related uses including forestry and the conservation of soils and wildlife and buildings and structures to be used for flood control purposes. The C3-2 zone permits farm outlet, supplies, a welding or machine shop, agricultural auction establishment and open storage of goods accessory to the permitted uses. The A1 zone permits primarily agricultural related uses and is limited to a small segment of the northern portion of the subject property, outside of the redevelopment area. An amendment is not proposed to the areas zoned A1.

The proposed Zoning By-law Amendment (the “ZBLA”) proposes to more specifically define, delineate and rezone the natural features on the subject property to the OS2 zone and to create a new Open Space 2 – Protection (OS2-P) zone to recognize the buffers and setbacks to be applied to natural areas and the floodplain associated with the tributary of the Boyne River and pursuant to information presented in the Environmental Impact Study, Functional Servicing and Stormwater Management Report and Agricultural Impact Statement prepared in support of the proposed redevelopment. Environmental lands, natural heritage features and the floodplain have been identified and delineated on the subject property and will be protected through a buffer zone that has been applied based on the findings of the Environmental Impact Study. The OS2-P zone reflects these findings and will be applied to areas adjacent to the LCH and LCH-S zones, as outlined below, to implement and define the proposed environmental protection areas.

To establish the zoning for the proposed leasehold community Homes, the ZBLA seeks to more formally delineate and rezone the occupied and disturbed areas of the subject property from OS1 and OS2 to a new “Leasehold Community Home” (LCH) zone to facilitate the existing and proposed residential community and to introduce the zoning regulations for the proposed Homes and to introduce a new “Leasehold Community Home – Servicing (LCH-S)” zone to define the limits of the proposed water, stormwater and sanitary servicing infrastructure areas required to service the Units within the LCH zone.

Lands to be zoned LCH include all proposed leasehold Units, commercial area, community facilities, garage and waste collection areas, roads and sidewalks. This new zone is required to recognize the unique proposal for the subject property and to establish an appropriate zone for the leasehold units. The proposed LCH Zone will establish minimum zone regulations and each proposed LCH Site will maintain the requisite minimum lot coverage, setback, parking and landscaping requirements as set out in the new LCH zone and through the proposed implementing Zoning By-law. Areas reserved for stormwater management, sanitary systems and water well and pumping stations and will be zoned LCH-S to complement and define the servicing areas associated with the LCH zone.

The ZBLA will refine the limits of the zones in the Schedule to reflect the private servicing infrastructure proposed and natural habitat and ecological areas and their buffers identified through the field studies completed over the last several years. Schedule A appended to the draft ZBLA

illustrates zone boundaries proposed including the new LCH and LCH-S zones and the OS2 and OS2-P zones that reflect the technical limits of the floodplain, wetland and wetland buffers, and delineates areas for stormwater management, water and sanitary servicing blocks.

The draft implementing Zoning By-Law includes general site-specific regulations for the proposed Homes, however, site specific considerations for exact Unit and Home configurations and sizes for uniquely shaped Units are not fully understood at this time. As the planning applications progress, individual Units will be examined and site-specific zone regulations will be applied, where required. The condominium corporation will further define and establish community rules, including environmental protection requirements and obligations for condominium unit holders of the redeveloped Chipwoods Park.

The draft ZBLA is appended as Appendix D to this Report.

1.3 LEASEHOLD CONDOMINIUM

Leasehold Condominium and Site Plan Approval applications will be submitted to formalize the detailed design and condominium structure of the redeveloped community. Following approval of the land use through the proposed Amendments, it is anticipated that the Condominium application and Site Plan Approval applications would follow.

The Site Plan Approval application will implement the detailed design following the achievement of the land use approvals and will address the approval of final servicing designs, site development standards and conditions, landscaping and tree preservation, securities and credits and will also generate the necessity to enter into a Site Plan Agreement with the Township.

Concurrently, a Plan of Condominium application would be submitted to facilitate the leasehold condominium structure. A leasehold condominium allows for the registration of a corporation on leased land for a set period of time. Unlike a standard condominium, the leasehold condominium does not convey the Units of delineated land to a purchaser. Units in a leasehold condominium are temporary (i.e. subject to a lease time period) and can revert back to the owner after a certain amount of time, usually 100 years. The purchaser of a Home to be located in the redeveloped community would obtain a temporary, non-permanent, leasehold interest to the land, unlike a unit owner in a standard condominium, who purchases a permanent interest in the unit or structure on the land.

During the life of the leasehold condominium, the development would be carefully controlled via the oversight legislated by the Condominium Act and managed through a Condominium Corporation. Fees would be collected and capital reserves would be built. An elected board of directors will manage the community and will ensure that strict environmental and land stewardship requirements are inserted into the condominium documents. Further restrictions can be established through the condominium documents that limit temporary rentals, manage noise or manage other health, safety and community requirements as the Condominium Corporation sees fit.

While an individual would purchase the Home structure through this type of condominium, the individual's 'lease' of the Unit where the Home sits would be temporary, existing for a pre-determined and defined term. At the conclusion of the term, the individual can choose to renew the lease or alternatively, the Home and Unit would revert to the owner, with no permanence in ownership provided to the leaseholder over the lands. The Home and Unit would then be made available for a

new leaseholder, to purchase the Home and lease the Unit. The creation of true Lots is not the nature of this type of condominium, rather this type of condominium creates non-permanent leasehold Units, as referred to in this Report.

2.0 PLANNING HISTORY AND PUBLIC CONSULTATION

This section of the Report provides an overview of the existing Chipwoods Park community, existing site conditions and the proposed strategy for consulting with the public and existing residents.

2.1 EXISTING CHIPWOODS PARK

The subject property and existing Chipwoods Park community are located on the west side of 3rd Line, approximately one (1) kilometer from Dufferin Road 17 (north) and Side Road 5 (south), and approximately four (4) kilometers north of the Town of Shelburne. The subject property is bound by 3rd Line to the east and existing agricultural and rural residential lands to the south, north and west.

The subject property is legally described as:

PT LT 8, CON 3 OS AS IN MF214174; T/W MF214174; MELANCTHON.

Chipwoods Park has been operating for well over 50 years. Chipwoods Park currently contains an existing residential community, including a recreational campground and permanent residences, both of which are leased for seasonal and year-round residential occupancy. Based on a review of aerial photography and background studies, the subject property appears to have consisted of forested lands and open fields until development of the campground sometime in the 1950s or 1960s. We understand that the subject property has been used as a campground since that time with an expansion occurring sometime in the 1970s or 1980s with seasonal homes gradually transitioning to permanent homes with residents renting on a year-round basis.

Chipwoods Park currently offers over 120 Sites when operating from the spring to fall period with the number of Sites in use fluctuating. Beginning sometime in the 1980s or 1990s, it is understood that permission was given by the landowner at the time to establish a permanent residence to be occupied on a year-round basis. Permanent residences have since expanded with sixteen (16) existing Sites currently rented on a year-round basis, although this number has fluctuated over time. Chipwoods Park's year-round residents have differing rental agreements and have been required to pay a Summer Season fee and a fee associated with their Winter Seasonal Agreement.

The Township's current Zoning By-law 12-1979 zones the subject property Open Space 1 (OS1), Open Space 2 (OS2), Rural Commercial – C2-2 and Agricultural (A1). The OS1 zone permits a number of uses including a tourist trailer park and convenience retail store as an accessory uses and a single dwelling for the owner of the property to be used in conjunction with a permitted use.

The following is an approximate timeline detailing the establishment of the existing conditions at Chipwoods Park:

- 1950s - 1960s: Chipwoods Park operates as a seasonal trailer park with unspecified seasonal rental period terms;
- 1975: Township of Melancthon By-law No. 12- 1975 being a By-law to License, Regulate and Govern Trailer Camps recognizes Trailer Camps in the Township and in the OS1 zone;
- 1980-1990: Sites begin gradually transitioning to permanent residential units;
- 1989: Consent application to sever the adjacent, key property at the southeast corner of the subject property for residential purposes at was approved (B9/89);
- 1992: further Consent application to enlarge the key property at the southeast corner of the subject property was approved (B15/92)
- 1994: access easement instrument is registered, as established through the Consent applications (Instrument #s MF179982 and MF203759), which provides for a right-of-way over the key property for access to the subject property and Chipwoods Park;
- October 2023 - February 2024: the Ministry of the Environment, Conservation and Parks ('MECP') began an inspection of Chipwoods Park. MECP conclusions were:
 - Approval is required to bring the existing sewage works up to current standards through an Environmental Compliance Approval ("ECA"),
 - Existing year-round residences were identified, and,
 - Appropriate zoning is required to reflect/permit the year-round use;
- November 2023: the subject property was purchased by the current owners
- 2023 – Present: the owners are committed and actively working with a consultant team to bring the subject property up to current sanitary and sewage guidelines and standards;
- 2024 – Present: the owners began investigating the feasibility of addressing the MECP's concerns while concurrently redeveloping the subject property to recognize the existing year-round use and the potential of establishing permanent, year-round affordable residences (in response to the 2023 MECP inspection report);
- May 2025: the existing Chipwoods Park Family Camping entrance map shows over 100 sites available, and sixteen (16) sites were in use on a permanent basis;
- June 2025: the Landlord and Tenant Board (LTB) ruled that the Residential Tenancies Act does apply to the existing permanent residents and that they can maintain their residency at Chipwoods Park; and,
- July 2026: the owners acquired the southeast neighbouring property over which the existing site access is located and access easement instrument was registered.

Figure 1A depicts the existing disturbed/developed areas, as delineated through combined site visits, field investigations and site staking, discussed in Section 2.2 of this Report.

Given the informal establishment of infrastructure and water and wastewater services on the subject property, an opportunity is available to both formalize and establish MECP compliance and to recognize and expand the existing uses outside of the defined natural areas and within the already disturbed areas on the subject property. Chipwoods Park represents an opportunity to fully protect and enhance the natural features on the subject property, recognize the existing permanent residential uses and accommodate the proposed redevelopment of the subject property with affordable, year-round Homes and commercial or community uses.

2.2 EXISTING SITE CONDITIONS

The subject property has a gross area of 37.38 hectares (92.37 acres). As shown on Figure 1, the southern and western areas of the subject property consist of approximately 120 Sites arranged along an internal dirt and gravel roadway which loops around the southern, middle and northern areas of the subject property. Several dead-end roads extend from the main internal road. The Sites are occupied by a mix of permanent residences and households, various structures, mobile homes, sheds, trailers, recreational vehicles, and their associated buildings and accessory structures. A recreational centre building exists in the approximate centre of the subject property and has provided a community gathering and event area for existing residents and community members.

The northeast portion of the subject property primarily consists of forested lands, outside of the disturbed limits. An on-site dump and scrap metal storage area is located in the northern parts of the developed area. Current amenities in Chipwoods Park include a recreation centre, several playing fields, one of which includes a playground, and the central pond.

The current primary vehicle entrance to Chipwoods Park consists of a dirt road from 3rd Line extending westwards over the southern limit of the adjacent key property at the southern limit of the subject property. Historically, a vehicle access right-of-way easement permitted users of the campground to traverse over these adjoining lands (Instrument #s MF179982 and MF203759). As of July 2026, the owners acquired the adjacent key property.

A tributary of the Boyne River bisects the subject property and leads to an existing pond on the property that discharges to the west. The McKibbin Drain runs southwest from the northeast corner of the subject property for approximately 605 metres.

There is currently no stormwater management in place under existing conditions. It is understood that the current runoff drainage makes its way to the creek or pond, untreated and uncontrolled. It is understood that water supply for the existing Chipwoods Park is provided by two existing drilled wells and a patchwork distribution system. A water treatment system was installed in the basement of the recreation centre and it provides water supply to existing seasonal and year-round residents. The Sites at Chipwoods Park are connected to on-site septic system holding tanks which are which are pumped out on a regular basis, as necessary. Currently, anywhere from two to five existing Sites are serviced by and connected to a single/tank/holding tank. The recreational building is serviced by a stand-alone system. Electricity to each Site is provided by Hydro One, and the permanent residences have individual meters that track their monthly usage through Hydro One.

Images 1-6 below illustrate certain existing site conditions, residences and trailers:



Image 1- Chipwoods Park Map



Image 2- Chipwoods Park Pond



Image 3- Chipwoods Park Recreation Centre



Image 4- Year-round residence at Chipwoods Park



Image 5- Seasonal Trailer at Chipwoods Park



Image 6- Year-round residence at Chipwoods Park

The Topographic Survey illustrates the existing site conditions and is informed by the results of the combined field surveys, site visits and staking exercises undertaken and illustrates the already disturbed areas, edge of natural features/bush and dripline, preliminary wetland limits and buffers, floodplain limit and buffer, existing recreation centre, top and bottom of bank, watercourses, elevations and other utilities, informal ditches and swales, among other topographic details.

With the Township consultants present, including representatives from the NVCA, a joint preliminary site, wetland and woodland staking was completed on July 30, 2024, to establish the governing constraint line for redevelopment. The governing constraint line (shown as Existing Developed Area on the Concept Plan and on Figure 1A) illustrates the greatest extent of existing disturbed/developed areas combined with the applicable natural and environmental conditions and the associated buffers, as reaffirmed through the site visits and reports and studies, as above.

2.3 PUBLIC CONSULTATION AND COMMUNITY ENGAGEMENT PLAN

Effective public consultation is a critical component to ensure all directly or indirectly involved parties are provided with an opportunity to be actively engaged in the consultation process component of the planning process. The following provides an overview of past communication efforts, ongoing engagement and future meetings and dialogue expected to be undertaken in connection with this proposal.

A pre-application consultation meeting (MPC23-801) was held on October 23rd, 2023, to present a preliminary concept for the subject property and to determine the submission requirements. Following the pre-application meeting, a List of Required Studies (November 7th, 2023) was provided which identified the supporting materials required for a complete submission. These supporting materials have been prepared and are provided under separate cover and are described in Section 4.3 of this Report.

The proposed strategy for consulting with the public will follow the requirements of the *Planning Act*, as amended, for statutory meetings as well as Dufferin County's Official Plan Amendment and the Township of Melancthon's Official Plan Amendment and Zoning By-law Amendment application public consultation processes. This will include consultation with First Nations as outlined in Section 7.12 (Public and First Nations Consultation) of the Official Plan. As discussed below, the owners hosted one Community Meeting in August 2025 and presented at a County-hosted Statutory Public Meeting in April 2026 (in support of the COPA). It is anticipated that the owners will present in one future Statutory Public Meeting in collaboration with the Township (in support of the MOPA).

Separate, focused meetings with existing Chipwoods Park residents have occurred and will continue to occur throughout the redevelopment process. Engagement with the existing residents is critical to this process and will continue to consist of:

- Conducting regular dialogue and meetings with existing residents to discuss the redevelopment timing
 - Presentation of possible phasing and timing for redevelopment
 - Construction management
 - Advising of the rights to return to the redeveloped community and first choice of Site and Homes
- Providing availability and contact information of the owners / project managers to encourage open dialogue through the process

- Providing presentation / overview and details of Home options, models and pricing
- Offering existing Chipwoods residents the first selection of available Units
- Providing regular handouts and information on available County social services
- Providing regular handouts and information relating to housing options in the County
 - Temporary solutions for housing
 - Permanent solutions for housing

A delegation was given at Melancthon Municipal Council on May 15th, 2025, to introduce the project to the Township's Council Members and outline the forthcoming development application.

A second delegation was given at Melancthon Municipal Council on March 19th, 2026, to update Township Council Members on the project status and discuss private servicing options for the proposed development.

A Public Notice Sign was erected on the subject property in October 2025 and includes information pertaining to the proposed redevelopment which will serve to notify nearby residents and passersby of pertinent project updates. The sign was updated in March 2026 to notify residents of the Dufferin County Statutory Public Meeting date. Mailed and print notices of the Public Meeting were also sent out in support of the County Statutory Public meeting. Future sign updates and notices will be arranged when required for the future Township of Melancthon Statutory Public meeting. This communication program will assist to inform local residents and stakeholders of the proposal and to manage the implementation of the planning and redevelopment of the Subject Lands.

The owners and applicants will assist the Township of Melancthon in fulfilling Official Plan Policy Section 7.12(f) which notes the following:

“7.12 (f) The Municipality will endeavor to provide opportunities for First Nations’ consultation and input as early as possible in the processing and evaluation of planning and development proposals and applications. In most cases, and in all instances involving a major development or planning proposal, this would involve a mandatory requirement for the proponent to consult with First Nations prior to submitting a formal planning application to the municipality and preferably prior to the scheduling of any required municipal pre-application consultation meeting. First Nations representatives may also be invited to attend any required proponent pre-application consultation meeting with the municipality. First Nations will be included in all circulations of materials or draft documents to government ministries and agencies for review and comment.

Consultation with First Nations prior to submitting the formal applications was not outlined as a mandatory requirement at the pre-consultation meeting for this project; however, the owners and project team are committed to engaging with the community and with First Nations through the appropriate avenues and communicating progress and updates regularly and frequently. Comments on the first application submission were received from the Mississaugas of the Credit First Nation and the Six Nations of the Grand River Elected Council. We look forward to receiving further commentary and direction provided through the development application process as well as working with the Township and local stakeholders to communicate the details of the proposal and to consult with interested neighbours and stakeholders and First Nations to achieve a desirable planning outcome.

2.3.1 Community Information Meeting (August 12, 2025)

An in-person Community Information Meeting was held on August 12, 2025 (5:00pm-7:00pm) at Horning's Mill Community Hall (14 Mill Street, Melancthon), as hosted by the applicant (1000719578 Ontario Inc.) and consultant team: GSAI (planning) and Crozier (engineering). Approximately 45 guests were in attendance, as well as members of the project team. Notice was circulated via mail to local residents and via Township social media in advance of the meeting. A sign in sheet and comment sheets were provided to guests on arrival. GSAI presented an overview of the proposed development, site context, policy context, and servicing and environmental considerations. A Q&A session followed the presentation and guests discussed multiple topics, including: clarifying the planning process; environment and impact to site features; transportation and impact to area traffic; water and sanitary servicing plans; community amenities; impact to existing residents at Chipwoods Park; dwelling design; leasehold condominium structure; and development compatibility. GSAI has record of the community comments raised and will commit to review and carry on dialogue through the application process. Many of the comments related to specific site features or consultant studies, but we note that some comments related to external features beyond the scope of this application.

2.3.2 County of Dufferin Statutory Public Meeting (April 15, 2026)

An in-person Statutory Public Meeting was held on April 15, 2026 (5:00pm-7:00pm) at the Mel Lloyd Centre (167 Centre Street, Shelburne), as hosted by the County in support of the COPA. Approximately 50 guests were in attendance, as well as members of County Council and members of the project team, including GSAI (planning) and Crozier (engineering). Notice was circulated via mail to local residents and the development notice sign was updated in advance of the meeting. County staff and GSAI both presented (separately) on the proposed redevelopment, including an overview of the proposed development, site context, policy context, and servicing and environmental considerations. Public questions followed the presentation and multiple topics were discussed, including: proposed leasehold tenure; parking and traffic management; agricultural impact; servicing strategy; environmental protections; and housing affordability. GSAI has record of the community comments raised and will commit to review and carry on dialogue through the application process.

3.0 SURROUNDING LAND USES, DESTINATIONS, COMMUNITY SERVICES and TRANSPORTATION CONTEXT

This section of the Report provides an overview of the surrounding land uses and existing destinations, community services and transportation context.

3.1 SURROUNDING LAND USES

Surrounding properties to the west and north consist of a mixture of undeveloped forested land, vacant fields, and agricultural cropland. Surrounding land uses to the south and east have generally consisted of agricultural cropland since at least the 1930s. Several rural residential properties have been developed along 3rd Line to the east and southeast of the Site between the 1990s and present. A summary of the immediate surrounding land uses is provided below and are shown on Figure 1 – Aerial Context Plan.

North:	The lands north of the subject property are characterized by wooded areas and open fields, woodlands and ponds.
East:	Rural residential properties, 3 rd Line roadway, agricultural cropland. Shelburne Golf and Country Club is located east of the subject property along Dufferin Road 124.
South:	Rural residential dwellings, open fields and cropland. The Town of Shelburne is located approximately 4 kilometers south of the Subject Property.
West:	Undeveloped forested land and agricultural cropland.

3.2 DESTINATIONS, COMMUNITY SERVICES AND TRANSPORTATION

As demonstrated in **Table 1** below, the subject property is served by public and community services, recreational and commercial amenities, and Regional transit. Services include schools, places of worship, recreation and amenity centres, social services, government offices and multi-use facilities.

3rd Line is a paved two-way two-lane local road with a posted speed limit of 60km/h that serves as the primary vehicle transport corridor to and from the subject property. With respect to transit, the primary transit option for residents is connection to the GO Transit Orangeville/ Brampton Bus (Routes 37, 37A and 37B) which begins at Orangeville Mall and travels to Brampton GO Station. The GO Transit Orangeville/ Brampton Bus also departs from the Brampton GO Station and travels to Union Station in Toronto.

Dufferin County and area municipalities are also currently conducting a transit study to provide a unified transit network across Dufferin County and surrounding municipalities (“Bruce-Dufferin-Grey-Wellington Regional Transit Study”). This study may result in expanded and simplified transit travel options between area Counties, including a Shelburne-Owen Sound corridor, and a Shelburne-Orangeville Corridor. The study is also reviewing an expansion of Saugeen Mobility and Regional Transit (SMART) service to Dufferin County, which currently provides on-demand transit to Bruce County and Grey County. Where currently operating, the SMART network facilitates short-distance local trips and connection to nearest regional transit options.

Table 1 – Destinations, Community Services and Transportation

SERVICE	ADDRESS	DISTANCE TO SUBJECT PROPERTY
Schools		
Glenbrook Elementary School	300 Fiddle Park Lane	3.68 km
Hyland Heights Elementary School	200 4th Ave	3.88 km
Centre Dufferin District Secondary School	150 4th Ave	3.94 km
Centennial Hylands Elementary School	35 School Rd	4.86 km
Primrose Elementary School	636064 Prince of Wales Rd	7.4 km
Hospitals & Medical Facilities		
North Dufferin Wellness Centre	712 Main St E	4.53 km
Wellington-Dufferin-Guelph Public Health - Shelburne Office	167 Centre St	4.78 km
Fifth Avenue Medical Centre	12 5 th Ave (Orangeville)	29.5 km
Orangeville Family Medical Centre	1 Elizabeth St (Orangeville)	29.8 km
Headwaters Health Care Centre	100 Rolling Hills Dr (Orangeville)	31.6 km
Stevenson Memorial Hospital	200 Fletcher Cres (Alliston)	35.9 km
Places of Worship		
Kingdom Hall of Jehovah's Witnesses	156245 ON-10	2.0 km
Compass Community Church	150 4th Ave	4.1 km
Revelation Worship Center	312 Owen Sound St	4.19 km
Trinity United Church	200 Owen Sound St	4.2 km
Muslims of Shelburne Centre	120 Centennial Rd	4.43 km
Shelburne Worship Center	250 Main St E	4.5 km
Bethel Bible Chapel	419 Main St E	4.56 km
Shelburne Grace Church of the Nazarene	470 Main St W	4.59 km
Social Services		
Shelburne Long Term Care and Retirement Community	200 Robert St	2.92 km
Olivia's Learn & Play Child Care Services	585465 Dufferin County Rd 17	2.93 km
Shelburne and District Fire Department	114 O'Flynn St	3.79 km
Shelburne Town Pharmacy	712 Main St E	4.59 km
Wellington- Dufferin- Guelph- Public Health- Shelburne Office	167 Centre St	4.89 km
Shelburne Employment Resource Hub	167 Centre St	5.06 km
EarlyON Child and Family Centre- Shelburne	167 Centre St	5.06 km
Ontario Provincial Police- Dufferin	506312 ON-89	7.45 km
Government Offices		
Township of Melancthon Municipal Offices	1557101 ON-10	4.3 km
Service Ontario	485289 Dufferin County Road 11	5.64 km

Recreation		
Horning's Mills Community Hall	14 Mill Street	4.1 km
Centre Dufferin Recreation Complex	200 Fiddle Park Lane	3.49 km
Natasha Paterson Memorial Park	205 Gordon St	3.94 km
Jack Downing Park	140 Main St E	4.31 km
KTH Park	197 Homestead Dr	4.85 km
Fiddle Park	105 2nd Line	4.97 km
Boyne Valley Provincial Park	676265 Centre Rd	7.28 km
Public Transit		
Grey Transit Route 2 - Owen Sound to Orangeville	Col Phillips Dr and Cedar St, Northbound	3.9 km
Go Bus- Route 37/37B	Hansen Blvd. @ First St. (Orangeville Mall)	28.8 km
Go Bus- Route 37/37B	Townline @ Mill St. (Orangeville)	31.5 km

The subject property is located within an approximate 5-minute drive of the Centre Dufferin Recreation Complex which offers youth and adult programming, swimming lessons, summer day camps for children, skating and hockey programming in the winter months, and rental spaces for the local community. Horning's Mills Community Centre is approximately 5 minutes north of the subject property. The City of Orangeville is an approximate 30 minute drive to the southeast and the Town of Shelburne is a 5 minute drive to the south.

The subject property is served by existing public service facilities, including public and community services available in the Town of Shelburne and Town of Orangeville and by the Regional public transportation network. It should also be acknowledged that due to the nature of Melancthon being a primarily rural community, the expectation is that most people in the Township of Melancthon travel by car to their destinations. However, Dufferin County also provides alternative transportation options for residents to access amenities that would be accessible for future residents of the proposed redevelopment. These options include Dufferin County Community Support Services, Home at Last, and Shelburne Transporter (door-to-door transport to medical services), Wellington-Dufferin Student Transportation Services (school bus service for students), Dufferin County Early Years (children/caregiver transportation), and Orangeville and Shelburne Taxi services.

4.0 PROPOSED REDEVELOPMENT PRINCIPLES AND VISION

The proposed redevelopment seeks to improve the subject property by redesignating and rezoning it to facilitate a redevelopment which will protect and enhance all natural heritage features and related buffers; improve and provide viable and valid servicing options for water, wastewater and access provisions for the property; provide a mix of uses, including commercial and recreational, to support complete community; and to provide more appropriate and feasible options for attainable and affordable, leased residential dwellings in varying forms to enable more families to live on and enjoy the subject property and surrounding natural setting.

The proposed redevelopment is consistent with the Provincial Planning Statement (2024) and is in conformity with the overarching goals and objectives of the County of Dufferin and Township of Melancthon Official Plans as it will create a complete community, protect and provide opportunity for enhancement of natural heritage features, and provide for affordable housing options with appropriate available servicing for individuals and families in the County and Township.

The proposal involves improving the existing approximately 120 Sites and replacing the approximately sixteen (16) existing homes which have existed and which are currently serviced through a means that requires MECP compliance updates, with new, moderately sized attainable and affordable, leased residential dwellings. Each Unit will utilize the provision of newly planned and constructed storm, sanitary and potable water services which will be designed to current standards through the development of an appropriate servicing strategy in conjunction with the proposed redevelopment. The proposal also proposes to establish additional Units on currently disturbed, underutilized lands within Chipwoods Park

It is planned that new Homes would be offered first to existing residents of Chipwoods, and offered second to new purchasers, and that the individual Units would be leased or rented to homeowners on a temporary basis. Site operations and maintenance would be managed through a condominium corporation and leases would be managed by the owners. The proposed redevelopment will provide for and support the provision of new attainable and affordable housing options within the Township of Melancthon and County of Dufferin and will contribute to the achievement of Provincial policies and objectives to provide for new affordable housing options while concurrently remediating an existing Brownfield site.

The proposed redevelopment Concept Plan (Appendix A) is informed by the technical and on-site investigations that have occurred with the participation and involvement of the Township, County, NVCA and other specialists. The following provides a summary of the on-site investigations completed to date:

- In July of 2024, a combined site visit and staking took place with GSAI, the landowners, the Township of Melancthon, County of Dufferin, NVCA and professional consultants from RJ Burnside and Azimuth Consulting, C.F. Crozier, Van Harten surveyors and others;
- The following site visits and staking exercises took place:
 - Conducted one (1) wetland delineation exercise to determine limits of wetlands within the study area (spring-summer 2024). The wetland delineation was completed with GPS hardware (Garmin Montana) and did not involve physical staking of the limit in 2024;

- Scheduled one (1) site visit with the NVCA to confirm the limits of the wetland due to proximity of development to the wetland boundary (Summer 2024), however this was deferred to Summer 2025 by the NVCA;
- Completed the Woodland dripline staking on July 30, 2024 with Azimuth, the Township and RJ Burnside in attendance.
- In August of 2024, a combined topographic survey was prepared illustrating the limits determined during the field studies including the extents of the existing disturbed areas, existing Sites, roads, prominent buildings, existing overhead hydro infrastructure, wetlands, the approximate edge of bush and the staked dripline of the forested area, among other features and utilities; and
- Several follow up site visits have occurred since and continue to inform the various technical studies assessed and presented in this Report.

The governing constraint line (shown as the Existing Developed Area on the Concept Plan and on Figure 1A) illustrates the combined and greatest extent of existing disturbed/developed areas combined with the applicable natural and environmental conditions and the associated buffers, as reaffirmed through the site visits and Reports and Studies (Section 4.3 of Report), as above. Specifically, these features are combined and depicted on Figure 1A and on the Concept Plan. This constraint line informs the limit between protected natural heritage features and hazards, the associated buffers and protection and areas and the remaining developable area.

4.1 PROPOSED REDEVELOPMENT CONCEPT

The proposed redevelopment is the result of careful review, planning and design undertaken by the Project Team, combined with the consideration of Provincial, Regional, and local policy frameworks including those related to protecting natural heritage features and managing and directing growth within the County of Dufferin and the Township of Melancthon. The proposed redevelopment intends to improve the subject property through the formal delineation and protection of natural heritage features, the provision of attainable and affordable housing, and the improvement of servicing infrastructure within the existing rural setting and over the developed/disturbed areas of the Chipwoods Park community. An overview of the proposed redevelopment concept is below.

Overall, the proposed redevelopment will create 222 affordable housing Units on modernized servicing, as well as commercial area, servicing areas, environmental protection areas and amenity and community use areas across a net existing developable area of 11.42 hectares (28.22 acres), or approximately 30% of the total gross site area. The residential Units will comprise 6.15 hectares (15.20 acres) or 16.5% of the gross site area, as informed by delineating the existing disturbed area and protected natural heritage features areas at Chipwoods Park. The total residential Units include 207 single detached homes (1-2 storeys) and 15 bungalow townhouses (1 storey).

The redeveloped subject property will be organized around a new internal paved road network that generally follows the existing road pattern present on-site now. The new internal road network features a pedestrian walkway and informal walkway linkages will facilitate pedestrian movements (refer to Appendix E – Standard Road Cross Section). The internal private road right-of-way will be 9.0 metres in total width, including a two-way 6.0 metre paved road, a 1.5 metre sidewalk, utility corridor and splashpad. The new internal transportation network will provide access to all newly established Units and commercial/recreational areas, and also includes accessible locations for visitor

parking and bicycle parking. Conceptual snow storage locations have been identified to accommodate private internal road clearing.

Centrally located and accessible to the entirety of the redevelopment, the proposed redevelopment will include a 0.13 hectare (0.32 acre) commercial/retail area. This area will adaptively reuse the existing recreational centre building on site, as well as 0.81 hectares (1.75 acres) of park space across two parkettes and one larger recreation area. The proposed redevelopment will also include on-site amenities, landscaped areas and parks, and new stormwater/sanitary management blocks/ponds. The proposed redevelopment will maintain, protect and improve the existing natural heritage and wooded areas which currently characterize portions of the subject property.

The subject property will improve the existing full-moves access from 3rd Line and continue to use this improved access as the sole entrance to the community. Access was formerly provided via existing vehicle access right-of-way easement established with the neighbouring key property, however, that neighbouring property has now been acquired by the owners. The acquisition will now consolidate access and facilitate improvements to the road. The proposed improved access will provide two paved 3.3-metre-wide lanes (one in each direction) for the length of the access road, 0.5 metre paved shoulders, drainage ditches, and a 1.5-metre sidewalk and 3.0 metre tree buffer. The ultimate design of the improved access will be refined through future planning stages and detailed design. The 3.0 tree buffer will help mitigate potential impact to the south neighbouring landowner.

A check-in area, visitor and accessible parking spaces, maintenance area, and community mailbox will be provided at the entrance driveway. 43 visitor parking spaces are provided (0.19 spaces per unit) and each Unit will be able to accommodate two resident parking spaces. Mitigation to abutting properties will be provided generally in three methods: existing natural heritage buffering; wooden privacy fencing where residential lots abut neighbouring properties; and, 9 metre rear yards for all units backing on to the property line, including a minimum of 3 metres reserved naturalized area of soft landscaping to be protected and retained by residents at the rear of the rear yard to improve the interface between abutting properties.

Site statistics are identified in **Table 2** below:

Table 2 – Proposed Concept Plan Statistics

PROPOSED CONCEPT PLAN STATISTICS		
		% OF TOTAL AREA
Total Site Area (Gross)	37.38ha (92.37ac)	100
Retained Natural Heritage System	26.02ha (64.30ac)	69.6
Net Developable Site Area	11.36ha (28.22ac)	30.4
		% OF NET AREA
Detached Residential	5.79ha (14.31ac)	51
Townhouse Bungalow	0.36ha (0.89ac)	3
Commercial	0.13ha (0.32ac)	1
Roads & Sidewalks	2.05ha (5.07ac)	18
Amenity, Recreation Areas, & Parkettes	0.71ha (1.75ac)	6
Landscaped Open Space	0.81ha (2.00ac)	7
Advanced Sewage Treatment System and Water Treatment Block	0.13ha (0.32ac)	1
Stormwater Management Blocks	1.38ha (3.41ac)	12

4.1.1 Typical Site Standards

The proposed single detached Units (see Appendix B – Typical Unit Siting) are to be approximately 9 metres wide by 27.5 metres in depth and the proposed townhouse bungalow Units are to be approximately 7.6 metres wide by 27.5 metres in depth. Each proposed Unit has been designed to include two parking spaces and generous front, rear and side yard setbacks for landscaping. Generally, the detached and townhouse Units will have a similar building footprint, including a 9 metre setback from the internal road and 9 metre rear yards. The proposed detached Homes, as shown in **Images 8 and 9** below, are to be 1-2 storeys and the proposed townhouse Homes are to be 1-storey in height. Units will provide for a landscaped area of either 67% (townhouse) or 70.5% (detached), allowing for integration with the rural and natural setting.

Typical Unit statistics are provided in **Table 3** below:

Table 3 – Proposed Unit Statistics

PROPOSED UNIT STATISTICS		
	SINGLE DETACHED	BUNGALOW TOWNHOUSE
Approx. Site Area	251m ² (2,702ft ²)	210m ² (2,260ft ²)
Site Coverage	22.2%	33%
Building Footprint	55.7m ² (600ft ²)	70m ² (750ft ²)
Landscape Area	177m ² (1,905ft ²)	141m ² (1515ft ²)
Landscape as % of Unit Area	70.5%	67%
Maximum Height	6-7m	6m
Parking	One (1) parking space	One (1) parking space
Front Yard Setback	9.14m	9.14m
Rear Yard Setback	9.14m	9.14m
Interior Yard Setback	1.5m	1.5m (End Unit)

Appendix F to this Report illustrates the typical Unit and Home layout (single detached). The sites have been designed to be of a generally consistent size and shape and any site-specific regulations for odd-shaped or exterior Units will be examined in a future submission.

4.1.2 Homes

The proposed Home structure will be available for sale for those interested in leasing a Site at the redeveloped Chipwoods Park. Three Home types are currently contemplated, a one (1) storey, two-bedroom detached model, a two (2) storey, three-bedroom detached model, and a one (1) storey, two-bedroom bungalow townhouse model. The one-storey detached Homes will be approximately 56 square metres (600 square feet) and the one-storey townhouse Homes will be approximately 70 square metres (750 square feet). Both one-storey forms will be entirely ground related. The two-storey detached Homes will be approximately 92 square metres (1,000 square feet) and contain a second level. The proposed single detached form is shown in **Images 7 and 8** below, which will comprise 207 of the 222 proposed Homes (93%).

Each proposed Home is planned to have a single parking space located in the front of the Site, although each Site can accommodate two parking spaces. The Homes will not have garages. The front and rear-yards of the proposed homes are to be approximately 9.14 meters and are planned to have landscape treatments to allow for the enjoyable use of the space for future residents of Chipwoods Park and for integration into the existing rural setting.

Once a Home is purchased and a Site leased, it is anticipated that the Homes will be fabricated on-site over slab-on-grade foundations.

Individual water and sanitary networks will connect with the shared communal servicing systems proposed and discussed in this Report and in the FSSR. Site holders will be subject to a monthly Site-lease, maintenance and condominium fees. The proposed Homes provide for a mix of units and are accessible to a range of socio-economic and demographic needs, including senior's housing.

The Homes present a welcoming and pedestrian friendly scale appropriate to the new community and appropriate for integration with the surrounding rural and natural context (see **Image 9** - Streetview of Proposed Homes).



Image 7 – 1-storey detached Home



Image 8 – 2 storey detached Home



Image 9 – Streetview of Proposed Homes

4.2 PRELIMINARY DEVELOPMENT PHASING PLAN

The redevelopment of Chipwoods Park is proposed to be undertaken on a phased basis, with three proposed phases intended to logically guide the development of the lands with the least amount of interruption to existing residents (as shown on Figure 1B). To accommodate the existing residents living at Chipwoods Park now, Units will be available for lease first outside of these existing locations. The North Area is anticipated to advance first, with existing residents to remain in the Central and South areas on an interim basis. As development proceeds southwards, existing residents will be rehoused until eventually given the opportunity to occupy the Unit they are officially leasing. The Phasing Plan will be examined further as the applications progress.

4.3 SUMMARY OF SUPPORTING STUDIES

This Section of the Report provides an overview and assessment of the technical supporting reports and studies completed through the project review period in support of the proposed redevelopment and proposed Amendments.

4.3.1 *Traffic Impact Study*

C.F Crozier & Associates Inc. (“Crozier”) was retained to prepare a Transportation Impact Study (the “TIS”) in support of the proposed redevelopment (dated June 2025, revised July 2026). The purpose of the TIS was to assess the impacts of the proposed redevelopment on the internal and external road networks, review the internal road network and parking standards and to recommend any required mitigation measures as needed.

The TIS concludes that:

- Under existing conditions, no queuing issues were observed, and the study road network operates efficiently, with no critical movements;
- Under future background conditions, no queuing issues were observed, and the study road network is expected to operate efficiently, with no critical movements;
- Under future total conditions, no queuing issues were observed, and the study road network and intersections are expected to operate efficiently, with no critical movements;
- The assessment of sight distance at the proposed site access indicate that no sight distance issues are expected for vehicles entering or exiting the subject property and that traffic signals are not required;
- The TIS acknowledges that the Units are smaller than other detached residential units and that these units are not expected to have two vehicles per unit. Additional spaces are provided near common areas in order to provide areas for overflow parking, including visitors, to this redevelopment;
- A secondary site access was reviewed but considered unfeasible given floodplain, woodlot, and environmental constraints. Per the TIS, discussions with Shelburne Fire confirmed that a second site access is not necessary if constraints are too limiting and the improved site access is sufficient for emergency access.
- The proposed improved site access will allow for safe access to the site, including for emergency vehicles.

Based on the study findings, Crozier concluded the proposed redevelopment is supportable from a transportation operations perspective.

4.3.2 *Agricultural Impact Assessment*

Colville Consulting Inc. (“Colville”) was retained to prepare an Agricultural Impact Assessment (the “AIA”) in support of the proposed redevelopment (dated July 2025, revised July 2026). The AIA acknowledges the subject property’s developed state and brownfield status due to the derelict nature of the previously developed lands and the subject property’s historic non-agricultural use. Accordingly, the subject property contains mostly muck soils, having limited agricultural potential. The AIA identifies that the majority of redevelopment proposed is on non-prime agricultural lands

and that there would be a loss of approximately 4.19 hectares of prime agricultural lands, the majority of which have been previously disturbed and not suitable for agricultural production.

The AIA provides an evaluation of alternative locations to determine if there are reasonable alternatives for the proposed redevelopment. Per the AIA, there are no reasonable alternative locations which avoid prime agricultural areas. As lands with lower agricultural priority, the Subject Lands are considered a reasonable choice of location.

The AIA studies the Minimum Distance Separation formulae requirements and finds that no MDS setbacks encroach into the subject property. As such, the proposed redevelopment complies with the MDS formulae. The subject property is not within a speciality crop area.

The AIA further demonstrates that the proposed redevelopment avoids lands currently used for agricultural production and provides a table of potential surrounding impacts that confirms that potential degrees of impact are generally low or with no impact on the surrounding agricultural operations and area. The table also identifies potential mitigation measures for any potential impact, including edge planting along the agricultural-urban interface. Edge planting would consider native species, vegetative buffer, and setbacks to non-agricultural uses.

The AIA concludes that the proposed redevelopment will have no impact on the surrounding area's agricultural economy and that the proposed redevelopment will exist on primarily non-agricultural lands. The AIA emphasizes that the subject property has historically not been used for agricultural purposes, contains no investments in agricultural infrastructure or land improvements, will not disrupt existing surrounding agricultural operations, is not in a specialty crop area and that the proposed redevelopment will comply with the MDS formulae.

4.3.2 Hydrogeological Investigation Report

C.F. Crozier & Associates Inc. ("Crozier") was retained to prepare a Hydrogeological Investigation Report (the "Hydrogeological Report") in support of the proposed redevelopment. The purpose of Crozier's Hydrogeological Report was to summarize existing conditions, characterize the hydrogeological system, describe hydrogeological driven constraints for the development, and assess whether there is sufficient groundwater capacity and quality to support the future redevelopment. The Hydrogeological Study was prepared to assess the relevant Township of Melancthon (Township), County of Dufferin (County) and Nottawasaga Valley Conservation Authority (NVCA) criteria.

Crozier asserts that the two (2) existing water wells on the subject property provide sufficient quality and quantity of water for the existing dwellings on site and it is concluded by Crozier that a valid potable water supply is available on the property to service the 224 new Homes with sufficient quality and quantity. Crozier does recommend upgrading to an 8-inch pump for the subject property in the long term to ensure the system can reliably meet the average daily demand of 3.5 L/s. Crozier concludes that water supply is available to adequately service the proposed redevelopment with a groundwater-based system capable of meeting the normal daily and peak water demands. Additional water quality testing is required to determine any treatment or filtration requirements, although Crozier notes that observed exceedances are assumed to be primarily due to the fact that the wells on subject property have not been used for an extended period of time given the site visits took place during the off-season for Chipwoods Park.

4.3.3 Functional Servicing & Preliminary Stormwater Management Report

C.F. Crozier & Associates Inc. (“Crozier”) was retained to prepare a Functional Servicing & Preliminary Stormwater Management Report (“FSSR”) in support of the proposed redevelopment. The water and sanitary systems are planned to be on a private communal systems and are presented accordingly in the FSSR. The FSSR demonstrates that the proposed redevelopment can be serviced with adequate private water, sanitary and stormwater management systems in accordance with the Township of Melancthon, County of Dufferin and Province of Ontario requirements and standards.

Stormwater Management

Site grading and stormwater management strategy has been designed to mimic existing drainage conditions as much as possible. Stormwater runoff will be collected in catchbasins and conveyed to three stormwater management facilities for events up to/including the 100-year storm event. Stormwater quality controls for the subject property will be provided by an in-line-oil-grit- separator unit installed upstream of each of the three stormwater management facilities.

Water Supply

Crozier notes that a 3 metre x 3 metre water treatment block is proposed to house the water treatment and pumping equipment. The redevelopment is proposed to be serviced by a watermain distribution network and that individual domestic services will be provided to each house. The existing wells and water services that currently service the existing community are aged and derelict and will be decommissioned, removed and replaced as part of the proposed water servicing strategy.

Sanitary and Sewage Service

The proposed redevelopment will be serviced by a private internal sanitary sewer network that will collect sewage flows from each house via individual service connections, and convey sewage flows to a centralized advanced sewage treatment plant before discharging treated effluent appropriately at a controlled release rate. The internal sanitary system in each home will be designed per the mechanical engineer’s details and specifications. The proposed sanitary services will be designed per applicable standards and to meet applicable capacity and velocity requirements.

All existing sanitary servicing infrastructure (including septic tanks and beds) will be decommissioned and removed as part of the proposed sanitary servicing strategy. Further detail regarding the proposed treatment block will be provided in a future submission. The advanced Sewage Treatment Block is shown on the Concept Plan and approximately 0.13ha (0.32 acres).

It is anticipated that the proposed redevelopment will have adequate private water, sanitary and stormwater management services.

Communal Sewage Works Ownership and Operations Options Memo

Consistent with MECP guidelines, private communal sewage works for year-round occupancy requires a clearly defined ownership, operation, maintenance, and financial responsibility structure. A memorandum summarizing the potential ownership and operation options was prepared by Crozier (separate to the FSSR) and dated June 2026. The purpose of the memorandum is to summarize three

potential ownership and operation options for the proposed communal sewage works (Full Municipal Ownership, Full Private Ownership with Municipal Responsibility Agreement, or Ownership Through a Municipal Services Corporation). The memorandum was submitted to Township staff for review in June 2026 and it is intended to be presented by staff to Township Council for discussion and approval of a servicing agreement arrangement.

4.3.4 Phase I Environmental Site Assessment

C.F Crozier & Associates Inc. (“Crozier”) was retained to prepare a Phase I Environmental Site Assessment (the “ESA”) in support of the proposed redevelopment. The purpose of the ESA was to identify and document any actual or potential sources of environmental contamination associated with the subject property and surroundings. Crozier’s ESA was conducted in general accordance with the Canadian Standards Association (CSA) Z768-01 (R2022) for the completion of Phase I Environmental Site Assessments.

The following sources of “potential” environmental concern were found in connection with the subject property.

- The former presence of an on-site dump and scrap metal storage;
- The current on-site storage of derelict RVs, trailers, and waste building materials; and
- The presence of a liquid fuel AST with unknown historic use.

Crozier recommends the following:

- Conduct a Limited Phase II ESA to investigate the sources of potential environmental concern found in connection with the Site; and
- Conduct a Designated Substance and Hazardous Materials Survey for permanent and semi-permanent tenant structures (i.e. mobile homes and fixed buildings) prior to future demolition activities due to the potential presence of Designated Substances in building materials given the expected age of some of the structures.

It should be noted that the Ministry of Environment, Conservation and Parks has noted several environmental concerns and non-compliance with current standards. The MECP Report requires that the subject property is to be brought up to current standards with the appropriate approvals in place. The owners are committed to ensuring this occurs through the redevelopment process for Chipwoods.

The owners are committed to ensuring this occurs through the redevelopment process for Chipwoods Park and that the Phase 2 ESA will be undertaken at the appropriate time.

4.3.5 Stage 1 Archaeological Background Study & Limited Stage 2 Archaeological Assessment

CRM Lab Archaeological Services (“CRM”) was retained to prepare a Stage 1 Archaeological Background Study & Limited Stage 2 Archaeological Assessment (“Archeological Study”) in support of the proposed redevelopment (dated July 2025). This project was carried out under the Ministry of Citizenship and Multiculturalism (MCM) Professional Archaeological license project number P244-0333-2024 (Stage 1-2), held by Ms. Claire Freisenhausen (P244). Stage 1 historic research was conducted in April of 2024, and Stage 2 fieldwork was carried out on July 29 to December 11th,

2024. The Archeological Study concludes that the subject property does not contain archaeological resources of cultural heritage value or interest.

4.3.6 Cultural Heritage Evaluation Report

CRM Lab Archaeological Services (“CRM”) was retained to prepare a Cultural Heritage Evaluation Report (“CHER”) in support of the proposed redevelopment (dated May 2025). The CHER was conducted in conjunction with the Archeological Study of the project area, and the report has been prepared to document the assessment findings and subsequent recommendations for the Ministry of Citizenship & Multiculturalism (‘MCM’), in accordance with the Ministry’s guidelines under the Ontario Heritage Act, and as required by the Township of Melancthon. CRM’s report sets out to document any identified cultural heritage resources within the Study Area, to identify potential impacts to identified cultural heritage resources and to propose appropriate mitigation measures if any cultural heritage resources were identified.

CRM’s report found no potential built heritage resources or cultural heritage landscapes of value or interest. However, because of the Subject Property’s location, it does contain archaeological potential requiring an Archaeological Assessment which CRM completed in parallel to their CHER and has been addressed in Section 4.3.5.

Combined, the Archeological Study and CHER confirm that a Stage 3 Archaeological Assessment and a Heritage Impact Study are not required.

4.3.7 Environmental Impact Study

Azimuth Environmental Consulting, Inc. (“Azimuth”) was retained to undertake an Environmental Impact Study (“EIS”) in support of the proposed redevelopment (dated August 2025, revised July 2026). This purpose of Azimuth’s EIS was to identify the natural heritage features and their functions, including candidate Key Natural Heritage Features (KNHFs), and to address potential impacts to candidate KNHFs. The EIS also examines potential for Species at Risk (SAR) protected under the *Endangered Species Act, 2007* (ESA). For the purposes of the EIS the study area described in this report includes the subject property and adjacent lands within approximately 120 metres (m) of the subject property limits.

To inform the EIS, several field studies were undertaken to document existing natural heritage features, functions, and species. Field studies included:

- Mapping vegetation community types using Ecological Land Classification methods (spring & summer 2024);
- Conducting one (1) wetland delineation exercise to determine limits of wetlands within the study area (spring-summer 2024). The wetland delineation was completed with GPS hardware (Garmin Montana; estimated accuracy 0.5-2.0m) and did not involve physical staking of the limit, which is to be completed in a follow-up site visit, as below;
- One (1) site visit with the NVCA to confirm the limits of the wetland (summer 2024), however this was deferred to summer 2025 by NVCA;
- Conducting a joint woodland edge/dripline delineation exercise to determine the woodland boundary (July 30, 2024, with Azimuth, the Township and RJ Burnside in attendance);

- Two (2) vascular plant inventories (spring & summer 2024);
- Three (3) evening amphibian breeding surveys (April, May, & June 2024);
- Two (2) dawn breeding bird surveys (June 2024);
- Two (2) marsh breeding bird surveys (June 2024);
- Conducting two (2) aquatic site visits to confirm the presence of aquatic/fish habitat on the property and document any sensitive fish habitat features (spring-summer 2024);
- One (1) raptor nest survey (April 6, 2026);
- One (1) vernal pool screening (April 6, 2026); and,
- Recording all incidental wildlife observations during the field program;

Assessment of the field studies in relation to the proposed redevelopment and KNHFs and significant wildlife habitat and potential direct and indirect impacts was subsequently undertaken.

Azimuth's EIS was conducted with regard for the applicable natural heritage policies of the Provincial Planning Statement, Endangered Species Act, 2007, Township of Melancthon Official Plan, County of Dufferin Official Plan, and the federal Fisheries Act. Azimuth's field studies, combined with review of background information, indicate the potential presence of the following candidate KNHFs:

- Habitat for Threatened or Endangered Species (Black Ash, Eastern Red Bat, Hoary Bat, Little Brown Myotis, Northern Myotis, Silver-haired Bat and Tricolored Bat)
- Wetlands
- Significant Woodland
- Candidate Significant Wildlife Habitat (Waterfowl Stopover and Staging Areas [Aquatic], Bat Maternity Colonies, Turtle Wintering Areas, Woodland Area-Sensitive Bird Breeding Habitat, Special Concern and Rare Wildlife Species [Monarch, Snapping Turtle])
- Fish Habitat (Direct coolwater fish habitat in Boyne River Tributary, Direct/indirect fish habitat in DF1, DF2, and DF3).

Azimuth's study results indicate that there is no expectation that the proposed redevelopment of the subject property will result in a contravention of the ESA with respect to SAR provided that a Black Ash Assessment and Black Ash Assessment Report be completed prior to site alteration and submitted to the MECP.

Per Azimuth, the proposed redevelopment is not expected to negatively impact the ecological functions of the Other Wetlands, Significant Woodland, or Candidate Significant Wildlife Habitat if the appropriate mitigation measures outlined in Section 8 of Azimuth's report are followed.

The potential for negative impacts to natural heritage features resulting from the proposed redevelopment was considered and recommendations for avoidance and mitigation are included in the EIS. The EIS provides recommendations for appropriate development setbacks to the natural features on and off site, for restoration and enhancement of those features and for measures to mitigate negative impacts that may result from the development.

Recommended setbacks and protection buffers are reflected on the Concept Plan and include a 15 metre wetland buffer and 20 metre fish habitat buffer. Per Azimuth, the ecological integrity of the subject property will be protected and enhanced if mitigation recommendations are followed. The

EIS further notes that some areas feature a wetland setback greater than 15 metres – resulting in an average setback greater than 15 metres overall.

The EIS is supportive of the proposed redevelopment, noting it presents an opportunity for protection and enhancement of existing natural heritage features on and off site, and provides recommendations for avoidance and mitigation to ensure that natural heritage systems are protected and enhanced through the proposed development. The EIS demonstrates that the proposed redevelopment will meet applicable municipal, provincial and federal natural heritage policies and guidelines. The EIS concludes by stating that *“the proposed redevelopment is consistent with the applicable natural heritage policies of the Provincial Planning Statement, Endangered Species Act, 2007, Township of Melancthon Official Plan, County of Dufferin Official Plan, and the federal Fisheries Act.”*

4.3.8 Preliminary Geotechnical Investigation Report

Green Geotechnical (“Green”) was retained to undertake a Preliminary Geotechnical Investigation Report (the “Geotechnical Report”) in support of the proposed redevelopment. This purpose of Green’s Report is to determine the prevailing subsurface soil and groundwater conditions, in order to provide geotechnical engineering recommendations for the design of the proposed building foundations, basement/floor-slabs, lateral earth pressure and seismic design parameters, pavement design, pipe bedding, and stormwater management facility design. Green’s geotechnical investigation was carried out using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by Green and other engineering practitioners.

Green’s field investigation was conducted on July 4th and 5th, 2024, and consisted of drilling and sampling a total of eight (8) exploratory boreholes (Boreholes 1 to 8) extending to termination depths ranging from approximately 5.0m to 6.6m below existing ground surface.

Recommendations and comments were provided regarding foundation and basement floor design, groundwater conditions, excavation and backfill, slab-on-grade construction, permanent drainage requirements and earthquake considerations.

4.3.9 Fluvial Geomorphology Assessment

GEOMorphix Ltd. (“GEOMorphix”) was retained to complete a Fluvial Geomorphology Assessment for a tributary of Boyne River (the “Tributary” or the “Watercourse”) as requested by the Nottawasaga Valley Conservation Authority (NVCA). The Assessment delineated the meander belt width and erosion hazard for the subject watercourse based on the results of the desktop analyses, field assessments, and empirical modelling approaches as required.

The Assessment delineated five channel reaches within the subject property (Reaches TBR-1, Reach TBR-2, Reach TBR-3, Reach TBR-4, and Reach TBR-5). The Assessment notes that reaches are first delineated as a desktop exercise using available data and information such as aerial photography, topographic maps, geology information and physiography maps and then verified in the field.

Per the erosion hazard delineation and empirical modeling exercise, a meander belt width estimate of 20 metres (relating to the modelled calculations from Ward et al. [2002]) was recommended for all unconfined Reaches (Reaches TBR-1, TBR-3, TBR-4, and TBR-5) within the subject property. Of

note, Reach TBR-2, is an online pond, therefore not requiring an erosion hazard delineation due to the depositional nature of pond features and the lack of erosion observed on site.

The meander belt widths estimated are shown on the Concept Plan and do not infringe on any of the areas to be redeveloped.

4.4 HOUSING CONTEXT AND AFFORDABILITY STUDY

The proposed redevelopment of the subject property will have the effect of creating attainable and affordable residential homes featuring homes built on-site and integrated within the existing rural character and surrounding natural context. The proposed redevelopment will provide innovative housing available to existing residents and the wider community by providing the Home for sale at an affordable price point and on Units to be leased.

The proposed redevelopment has the potential to bring affordable housing to the County and Township through the introduction of 222 affordable housing Units which, according to the current Provincial Bulletin (June 2026 – see **Table 4** below), are anticipated to be below the Township’s affordable purchase price for detached and townhouse units.

Table 4 - Provincial Bulletin, June 2026 - Dufferin County Affordable Home Ownership Prices – Township of Melancthon

Municipality	Tier	Region	Affordable purchase price of a detached house (\$)	Affordable purchase price of a semi-detached house (\$)	Affordable purchase price of a row/townhouse (\$)	Affordable purchase price of a condominium apartment (\$)	Purchase price based on income (\$)
Melancthon Tp	LT	Western	450,100	450,100	450,100	450,100	450,100

The proposed redevelopment and Home prices are anticipated meet the Provincial Planning Statement (2024) definition of “Affordable”:

a) in the case of ownership housing, the least expensive of:

- 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or*
- 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;*

The Township’s most recent (2021) demographic census facts and statistics are provided in **Table 5** below. Estimates of average single detached dwelling prices vary in the Township. Census Data and the Municipal Fact sheet suggest that the average value of a dwelling in the Township is around \$842,000. The Provincial Bulletin identifies the average purchase price of detached house in the Township to be \$1,030,000 and the average purchase price of a townhouse in the Township to be \$710,000. Per **Table 5**, the median after-tax household income in the Township is \$87,000.

Table 5 - Municipal Fact Sheet, Melancthon, 2024

CENSUS FACTS AND STATISTICS (2021)	
•	Population = 3,132
•	Population Percentage Change (2016 to 2021) = 4.1%
•	Total Private Dwellings = 1,104
•	Average Household Size = 3.0
•	Average Value of Dwelling = \$842,000
•	Median After-Tax Household Income = \$87,000
•	Median Age of Population = 39.2

The proposed leasehold Homes are anticipated to meet the PPS definition of affordable and are anticipated to be below the Province’s identified affordable price point for single detached and townhouse units. The term “*Affordable*” has recently been incorporated into the updated Provincial Planning Statement (2024) definition of “*Housing options*”.

Per the Provincial Planning Statement, ‘Housing Options’ are defined as:

*“a range of housing types such as, but not limited to **single-detached**, semidetached, rowhouses, **townhouses**, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, **land lease community homes**, **affordable housing**, additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.”*

Leasehold communities have unique planning and design considerations which make them a non-traditional form of residential development. As such, the proposed redevelopment will include Housing Options and Affordable housing units by offering unique, modestly sized Homes in a rural setting for purchase at an affordable price point, to be located on a leased Site and managed by a condominium corporation. The proposed redevelopment of Chipwoods Park will support the provision of new affordable housing options in the Township of Melancthon and Dufferin County and will assist in achieving Provincial, County and Township housing goals.

This section of the Report outlines how the proposed redevelopment directly addresses and conforms to the goals and policies of the County’s Housing Master Strategy, 10-year Housing and Homelessness Plan and relevant housing policies of the Dufferin County Official Plan.

4.4.1 Dufferin County Master Housing Strategy (2024)

Through the Dufferin County Master Housing Strategy (“MHS”) the County has formulated a long-term strategic investment plan that leverages existing underutilized County-owned lands and

properties that could be intensified and redeveloped to expand affordable housing options. As Dufferin County continues to grow, with an anticipated increase of 17,835 residents over next 20 years, the County notes that the construction of approximately 7,125 new housing units of all forms and tenures will be required to accommodate new residents. The MHS was completed in October 2024 with the implementation plan expected to be completed in Fall 2026.

Per the 2024 MHS, the current housing stock in Dufferin County is composed of the following:

- approximately 23,300 occupied units;
- 83% are comprised of low-density, primarily single-detached and semi-detached;
- Medium- and high-density housing make up about 8% and 10% of the housing base;
- 82% of housing units are owner occupied;
- 18% are renter occupied.

The MHS emphasizes the need for non-market housing and the MHS projects the demand for rental dwellings in Dufferin County to increase gradually over the next decade, with rental housing projected to grow by approximately 1,930 units by 2044, making up 27% of total housing growth in that period. The MHS projects ownership housing to expand by about 5,195 units, making up 73% of total growth in that period. The MHS identifies three solutions to increase housing supply, including non-market and supportive housing units:

- Creating an enabling framework by adapting policies and processes to encourage development;
- Transforming services to provide program supports and opportunities; and
- Developing a Housing Master Plan Pipeline.

The proposed redevelopment represents an opportunity to establish small and moderately sized dwelling units in a unique rural setting. These detached and townhouse dwelling units will be unique and provide desirable housing through a new type of owned rural dwellings on leased Units. Through the proposed redevelopment, the provision of affordable Homes at attractive price points will help to bolster County housing objectives and policies. The proposed redevelopment will bring 222 affordable Homes at a price anticipated to be below the Province's and Dufferin County's affordable purchase price for a detached, semi-detached, row/townhouse, or condominium apartment. The MHS considers households with incomes under \$172,000 to have limited homeownership options, and as illustrated above in **Table 5** the median after-tax household income in the Township is \$87,000. The proposed redevelopment of Chipwoods Park represents an opportunity for these households to achieve affordable homeownership through a leasehold condominium.

The MHS notes that people aged 35 to 64 generally prefer low-density housing like single and semi-detached homes, which is the primary housing type proposed for Chipwoods Park. Further, the MHS considers the demand for low-density housing to be high among “move-up” buyers with growing families. Dufferin County expects to attract younger generations and working-age adults to boost economic growth and will need a supply of affordable homes to incentivize these groups of people to relocate to the County. The redevelopment of Chipwoods Park will contribute to the creation of more affordable housing options and opportunities within Dufferin County and will aid in meeting future housing needs for all life stages and ages and economic abilities.

4.4.2 10-Year Housing and Homelessness Plan (2023)

Dufferin County's 10-Year Housing and Homelessness Plan (the "Housing Plan") was initiated in 2013 and is updated annually. The Plan outlines a series of goals for the County and assesses the intended outcomes for each associated goal. The Housing Plan considers several objectives and opportunities for 2024, including housing affordability. We note that as of the date this Report was submitted, the Housing and Homelessness Plan has only been updated to 2023.

Dufferin County's Housing Plan goals include the following:

- Address Housing Affordability, Availability & Equity;
- Prevent Housing Instability & Homelessness;
- Maintain & Where Possible, Improve Housing;
- Meet a Range of Complex Community Needs;
- Cultivate Local Partnerships, Collaborate with Lower-Tiers of Government & Engage the Community.

The proposed redevelopment will provide for 222 affordable Homes which will assist the County in achieving the above noted goals by providing and improving existing and additional housing at Chipwoods. Through the provision of attainable and affordable housing available at affordable price points, the proposed redevelopment will directly contribute to the achievement of several of the County's Housing Plan Goals. All Homes will have an affordable purchase price and Units will be leased at market-lease rates. This allows the upfront costs of home-ownership to be reduced, creating additional opportunities for entry into the housing market. The proposed redevelopment will contribute directly to the Housing Plan's goals of creating availability of affordable and equitable housing. Through the proposed redevelopment, opportunities to own a single detached or townhouse dwelling will be created at an attainable and affordable price point. This is consistent with the predominant form of housing in the County (single detached dwellings), while also contributing to a greater range of housing options through the 15 bungalow townhouses proposed.

The proposed redevelopment will also contribute to the goals of maintaining and improving housing within the Township. The existing subject property contains permanent residents living in housing which currently requires updates to infrastructure and servicing to ensure it is MECP compliant. The proposed redevelopment will ensure that the existing homes are replaced with more modern, up to date housing and additional housing will be added, and that all housing will benefit from infrastructure and services built to current standards.

The proposed redevelopment will directly contribute to improving housing availability and affordability in the County and assist in achieving County Housing Plan goals.

4.4.3 Dufferin County Official Plan - Housing Policies

Dufferin County Official Plan housing-related policies are assessed below in **Table 6** below:

Table 6 - Dufferin County Official Plan - Housing Policies

POLICY	ANALYSIS	REPORT
3.7.1 Housing		
<i>The provision of housing is an essential part of planning in the County and accommodating the forecasted growth. It is desirable to have close cooperation between all levels of government and the private sector in order to provide for sufficient, diverse and affordable housing opportunities, and maintain a stable residential housing market.</i>	The proposed redevelopment will provide privately initiated housing in the form of attainable and affordable single detached and townhouse dwellings as part of a leasehold condominium. The proposed redevelopment presents a unique solution for providing opportunities and housing options to contribute to the affordable component of the County's overall housing market supply.	Planning Justification Report and Concept Plan
3.7.1.1 Supply of Land for Housing		
<i>It is the policy of the County that:</i> <i>a) Local municipalities shall plan for an appropriate range of housing sizes, types, tenures, and densities to meet projected requirements of current and future residents of Dufferin County as outlined below:</i> <i>i. Maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification, redevelopment and land which is designated and available for residential development.</i> <i>ii. Maintaining at all times, where new development is to occur, that land with servicing capacity is available to provide at least a three-year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned in the local municipal zoning by-laws and available for development or redevelopment.</i> <i>iii. Working with proponents to ensure that a full range of housing sizes, types, tenures, and densities, where appropriate, are</i>	i. The proposed redevelopment provides for the renewal of currently underutilized existing rural residential lands. The subject property is an existing disturbed property, uniquely situated and sized and available for responsible and orderly redevelopment. ii. The proposed redevelopment will contribute to the supply of affordable housing in the County, and the proposed Amendments seek to appropriately designate and zone the property to facilitate additional Homes on appropriate services in a rural setting. iii. The proposed redevelopment will add 222 new moderately sized dwellings intended for residents of various ages, life stages and economic abilities. The development will contribute to the range of housing types and options through leaseholds at an affordable price and in a house size conducive	Planning Justification Report and Concept Plan

POLICY	ANALYSIS	REPORT
<i>provided to meet the anticipated demand and demographic changes. All forms of housing required to meet the social, health and well-being of current and future residents, including supportive housing will be encouraged.</i>	to the demands of changing demographics and the housing crisis. The proposed redevelopment presents a unique housing solution to directly address affordability and provides an option for alternative tenure.	
3.7.2 Affordable Housing		
<i>It is the policy of the County that:</i> <i>a) The County will encourage local municipalities to implement the Dufferin County 10 Year Housing and Homelessness Plan, and encourage all local municipalities to undertake more detailed housing strategies that outline opportunities to increase the supply of affordable housing in their municipality.</i>	a) The proposed redevelopment will aid the Township in contributing to the Housing Plan's goals and objectives through the provision of affordable housing. The subject property represents a great opportunity to increase the supply of affordable housing in the County.	Planning Justification Report and Concept Plan
<i>b) The County encourages local municipalities to establish and achieve a minimum affordable housing target for all new development in their official plans. The Dufferin County 10 Year Housing and Homelessness Plan identified the challenges in setting specific targets, with urban populations existing in only the three urban settlement areas. As a result, the County's goal is to focus on considering affordable housing opportunities as they become available, and focus affordable housing within the urban settlement areas which offer residents easy access to existing services, facilities and infrastructure. In this regard, the County will endeavor to achieve an overall minimum affordable housing target of 20% for all new residential development.</i>	b) The subject property represents a currently available opportunity to contribute to the supply of affordable housing by increasing housing supply in a unique rural setting that is currently underutilized and occupied by only sixteen (16) housing units. The existing disturbed subject property is an opportunity for responsible redevelopment and presents an opportunity to the County and Township to provide over 200 units of affordable housing. The proposed redevelopment will contribute directly to the County's minimum target of 20% for all housing to be affordable residential development.	Planning Justification Report and Figure 1A, Concept Plan
<i>c) The County will encourage the provision of affordable housing, where appropriate, through:</i> <i>i. supporting increased residential densities in appropriate locations and a full range of housing types, provision of adequate land supply, and through redevelopment and residential intensification opportunities, where appropriate;</i>	i. The subject property represents an opportunity to revitalize an existing residential community with new, leasehold, affordable community housing on responsible servicing.	Concept Plan, Renderings

POLICY	ANALYSIS	REPORT
<i>ii. providing infrastructure in a timely manner;</i> <i>iii. supporting the reduction of housing costs by streamlining the development approvals process, and encouraging local municipalities to waive (in full or in part) municipal fees to encourage the development of affordable housing;</i> <i>v. considering innovative and alternative residential development standards that facilitate affordable housing and more compact urban forms; and</i> <i>vi. considering developing a more detailed housing strategy that outlines annual housing targets, mixes of housing types, affordability thresholds and related data.</i>	ii. Private infrastructure will serve the proposed redevelopment and will conform with all provincial standards and requirements and will have the necessary approvals prior to any occupancies. iii. A complete application has been submitted in support of the proposed redevelopment. The owners/applicant are committed to working closely with the County and Township to advance this application to obtain requisite approvals as efficiently as possible. v. The proposed redevelopment represents an innovative and alternative solution to contributing to the supply of affordable housing in the County. vi. The proposed redevelopment can be included in the County's future housing strategies and plans.	
<i>d) The County and local municipalities will encourage proponents of development, to ensure that a portion of new housing is affordable, and available and accessible to a broader range of demographics in the population, including younger workers and families, lower-income seniors, people with disabilities, and renters, and that an adequate supply is maintained.</i>	d) As per the current affordability price threshold, the proposed redevelopment and Homes are planned to be affordable. The proposed redevelopment will open up potential home ownership opportunities to differing demographics and increase the supply and options of housing available for those searching for alternative housing options in the rural area, beyond those typically available.	Planning Justification Report and Concept Plan, Section 4.4 of this Report
<i>e) The local municipalities are encouraged to adopt a Municipal Housing Facilities Bylaw to develop affordable housing as a "community facility" under the Municipal Act. In an effort to facilitate affordable housing the local municipalities may:</i> <i>i. enter into capital facility agreements and/or partnerships with both private and</i>	e) The owners and applicant are committed to working closely with the Township and County to implement this proposal as efficiently and effectively as possible.	Planning Justification Report and Concept Plan, Appendix D-F

POLICY	ANALYSIS	REPORT
<i>non-profit organizations for affordable housing;</i> <i>ii. use available grants and loans, including tax-equivalent grants or loans to encourage the construction of affordable housing; and</i> <i>iii. enter into public/private partnerships for the provision of new affordable housing.</i>	i. A Development (Site Plan) Agreement will be entered into with the municipality. ii., iii. The proposed redevelopment is privately initiated. No grants, loans or equivalent are being sought at this time.	
<i>f) The County and local municipalities will encourage innovative and appropriate housing development that exhibits design, efficiency, and adaptability characteristics, and may represent non-traditional additions to the County's housing stock.</i>	f) The proposed redevelopment represents a non-traditional form of housing that integrates with the surrounding natural, rural landscape and utilizes elements of the park-like rural setting on the subject property.	Section 1.3, Development Concept Plan, Elevations
3.7.3 Supportive Housing and Age-Friendly Communities		
<i>It is the policy of the County that:</i> <i>e) The County and local municipalities will encourage the provision of housing for aging-in-place for seniors so that:</i> <i>i. individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change;</i> <i>ii. where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is to be encouraged in residences for seniors, such as in a continuing care retirement community.</i>	e) The proposed redevelopment may attract seniors looking to downsize from their current homes and will rely on the Community Infrastructure in the Township and surrounding communities. Single-storey homes, including single detached and townhouses, will provide bathrooms, kitchens, and living areas on the ground floor. OBC accessibility requirements and specific requirements will be implemented. The subject property is well-served by existing Community Infrastructure as outlined in Section 3.3 of this Report.	Section 3.2, Elevations, Floor Plans
<i>f) The County and local municipalities will encourage the development of age-friendly communities through the provision of a diverse range of housing, housing in close proximity to available community services and facilities, and universal design principles which support various levels of need and accessibility.</i>	The proposed redevelopment provides new housing forms, contributing to the diversity of housing options. Section 3.3 of this Report provides in detail the nearby Community Services available to service the proposed redevelopment.	

These County of Dufferin housing initiatives and policies include forecasting population growth, identifying housing needs, and exploring ways to increase housing supply and affordability through innovative solutions and capitalizing on revitalization opportunities. The proposed redevelopment contributes directly to these goals and will assist in contributing to the supply of attainable and affordable housing in the County and Township.

4.5 GROWTH ANALYSIS AND MARKET FEASIBILITY

Dufferin County's Municipal Comprehensive Review ("updated COP") was conducted in three phases to amend the County's Official Plan Policy. Through County of Dufferin Official Plan Amendment #1, the County's population and employment growth forecasts were updated. This section of the Report assesses the anticipated growth and market demand for the proposed redevelopment while providing for a review of the County Official Plan, anticipated growth in the Township and how the proposed Homes will contribute to providing suitable housing for the growth anticipated.

Chapter 3 of the Official Plan sets out policies for Growth in the County as well as policies for Urban and Community Settlement Areas. The majority of growth is to be directed to Urban Settlement Areas on full municipal services and to Community Settlement Areas.

Section 3.1 of COP outlines growth management objectives, including the below:

3.1 e) Encourage opportunities for redevelopment, revitalization and intensification in appropriate locations and of a scale and character of development that is compatible with the community.

Since the growth forecasts have been updated through OPA #1 and #2, the updated COP growth forecasts to 2051 have been assessed with respect to the proposed Amendments. Section 3.2 *Growth Projections* provides policy direction related to the County's population and employment growth forecasts. Dufferin County has a population target of 100,700 people and an employment target of 40,900 jobs by 2051. It is further noted that Dufferin County is reviewing a new Official Plan Amendment No. 5 to update growth projections in alignment with recent Ministry of Finance projections released by the Province. Per Dufferin County staff report 2025-023 ('Proposed County Official Plan Amendment Five', March 27, 2025), we understand that there is an expected 10% increase in County growth projections through the future Amendment.

Section 3.2.2 – Growth Allocations estimates the current population of the Township of Melancthon to be 3,200 persons and allocates an additional 1,100 persons to the year 2051. The anticipated population to be accommodated over the time horizon by new growth is 4,300 persons. Given the Township's growth allocation of 1,100 persons to the year 2051, the Township is expected to accommodate approximately 44 persons annually.

It should be noted that the updated COP requires an increased emphasis on the provision of a range and mix of housing options, affordability sizes, types, tenures and densities. Further, Policy 3.3.1 i. of the updated COP requires that new housing options be introduced to previously developed areas and encourages redevelopment that results in a net increase in residential units. The proposed redevelopment will contribute toward the County's population and housing targets, as it will generate new housing opportunities for purchasers at an affordable price point and a mix of housing forms. The proposed redevelopment represents a long-term investment that will contribute to the affordable housing supply in the County and Township.

It is recognized that the County's settlement structure as identified on Schedule B may not provide sufficient land for the County as a whole, to accommodate all residential and employment growth as forecasted over the planning horizon. As such, it is anticipated that *urban settlement area* expansions will be required to allocate the future reserved population growth. As further discussed in Dufferin County staff report 2025-023, the expected increase in County growth projections through Official Plan Amendment No. 5 could have notable future implications on current settlement area boundaries.

As part of the County of Dufferin Official Plan Review, the WSP Land Needs Assessment Report (July 2022) estimates that a total demand of 227 dwellings is required in the Township to the year 2051. Over a five-year period, the proposed redevelopment will contribute to the Township's growth targets by providing 222 new affordable Homes. It is anticipated that 40-50 Units will be leased per year. Units will be made available for lease on a demand basis gradually opening occupancies to site rental. The proposed development with 222 Homes will eventually replace the existing homes on sub-standard servicing that are occupied on a year-round basis on the subject property.

Per Dufferin County's Municipal Fact Sheet (2024) and Statistics Canada census data, the Township of Melancthon's current housing stock is made up of 96.6% single-detached houses (1,000 units). There was an increase of 5 single detached units from 2016 to 2021, but an accompanying decrease of 10 row house units (ex. townhouses) and a decrease of 5 semi-detached units. The Township had 4.1% population growth from 2016-2021, or 20-30 persons over the period. Through 2021-2023, the Township issued 10 building permits with annual average of 3.33 per year. This is well below the housing needed for the growth of 44 persons annually provided for in the growth forecasts. Given the limited housing construction in the Township, the proposed redevelopment will directly contribute to the required supply of housing needed to accommodate projected growth.

Per Township of Melancthon Development Charges Background Report (Watson & Associates, 2024), the Township grew by 61 total households between 2011-2016, but experienced no further growth from 2016-2021. The total stock of multiple dwellings (ex. townhouses) has decreased since 2016, and there is no projected growth of this housing type to mid-2034. The Development Charges Background Report forecasts the housing stock to be made up of 97.8% single detached units by mid-2034. The Proposed Development will provide a range of housing units, including townhouse forms, and help accommodate the Township's expected growth.

At the time of the writing of this Report, there is one active development application in the Township, ongoing and not yet approved, within the Horning's Mills Community Settlement Area. That application proposes 26 new residential houses, a stormwater management facility and a future parkland lot within a Draft Plan of Subdivision.

Given that the three existing Community Settlement Areas in the Township are experiencing limited or no growth, the proposed redevelopment will help the County and Township meet housing forecasts, targets, and objectives. It is also noted that the growth targets within the County and Township are not implied maximums and are not intended to limit growth within the Township.

By further acknowledging that the provision of housing options (including attainable and affordable housing) is a primary objective of the County of Dufferin, increasing housing options should be a primary objective when considering the proposed Amendments. The proposed redevelopment will contribute to the supply of new housing while directly creating affordable Homes.

The proposal involves the introduction of a new Community Settlement Area to acknowledge the existing condition, nature and extent of the proposed redevelopment. The proposed Amendments seek to acknowledge the existence of an existing developed community and to formally recognize it through a new Community Settlement Area designation. In doing so, the proposal will implement a more efficient use of the subject property to facilitate affordable housing and a new housing choice in the Township to accommodate the growth expected over the planning horizon.

We note that the COP does not restrict growth or introduction of new community settlement areas, but rather emphasizes urban settlement areas as a preferred location for growth. Acknowledging the County's preferred location for growth, if existing settlement areas are not seeing growth, it is appropriate in this instance – with the overarching County objective to expeditiously provide affordable housing – to consider a new community settlement area over an existing residential communities that represents an opportunity to provide new affordable housing.

The proposed Homes will be attractive and marketable to people of all life stages, ages and economic abilities who wish to lease a new, moderately sized affordable dwelling in a rural setting. The proposed redevelopment will contribute to the County's population and housing growth targets, as it will provide new types of housing opportunities in the County and Township that are not readily available in this area or in other areas. The proposed redevelopment will contribute to the Township's ability to provide housing to accommodate anticipated growth targets over the planning horizon while simultaneously providing for affordable housing integrated within the existing rural setting.

5.0 POLICY ANALYSIS

The following sections of this Report provide for an evaluation of the proposed Amendments in the context of the following applicable land use policies:

- Planning Act (1990, as amended);
- Provincial Planning Statement (2024);
- County of Dufferin Official Plan (Office Consolidation 2017);
- Township of Melancthon Official Plan (Office Consolidation 2017); and
- Township of Melancthon Zoning By-law No.12-1979 (1996).

Rationale for the proposed Amendments recognizes that the subject property is a brownfield site in need of improvement and correction, and is a current non-agricultural use in a rural character area. Further, the proposed redevelopment provides benefit of affordable housing, housing growth, the protection of environmental, natural and hazards features, private communal servicing, and the ability to provide leasehold Homes on Units in a community through the application of a new Community Settlement Area in the County and Township. In this context, the proposed Amendments demonstrate consistency with the Provincial Planning Statement and conformity with the Township and County Official Plans. The following sections of this Report assess the relevant policies of the applicable planning instruments.

5.1 PLANNING ACT

The Planning Act sets out the land use planning rules in Ontario and provides the basis for matters of provincial interest including planning policies that will guide future development and establishing a streamlined planning process. The purpose of the Planning Act is to promote sustainable economic development in a healthy natural environment within a provincial policy framework, and provides a land use planning system that is led by provincial policy and integrates matters of provincial interest into provincial and municipal planning decisions.

Section 2 of the Planning Act establishes matters of Provincial interest and includes the protection of natural and ecological systems, the orderly development of safe and healthy communities, the protection of public health and safety and the establishment of appropriate locations for growth and development. Section 2 promotes the provision of affordable housing and built-forms that are well-designed, encourage a sense of place and provide for public spaces that are of high-quality, safe, accessible, attractive and vibrant.

Section 2 Matters of Provincial Interest of the Planning Act requires that the Council of a municipality, in carrying out its responsibilities, is *to have regard for* matters of Provincial interest. The matters of Provincial interest that are to be considered in relation to the proposed redevelopment are outlined in Section 2.(a) through (s). Consideration for Section 2 of the Planning Act is provided below in **Table 7**.

Table 7 – Policy Analysis Table – Planning Act Section 2

PLANNING ACT	ANALYSIS	REPORT
Section 2		
<i>(a) the protection of ecological systems, including natural areas, features and functions;</i>	The proposed redevelopment, as demonstrated in the EIS and on the Concept Plan and proposed Amendments, introduces an Environmental Protection zone over all identified natural heritage features, water resources and related functions.	EIS, Concept Plan, proposed Amendments
<i>(b) the protection of the agricultural resources of the Province;</i>	The AIA affirms the non-agricultural use of the lands and that the proposed redevelopment is unlikely to have any significant negative effects on the surrounding lands and community.	AIA
<i>(c) the conservation and management of natural resources and the mineral resource base;</i>	The EIS provides for environmental protection measures and there are no known impacts to the mineral base.	EIS, FSSR, AIA
<i>(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;</i>	The CHER (May 2025) and Stage 1 Archeological Statement (July 2025) demonstrate that there are no historical or archeological areas of interest on the subject property.	CHER, Stage 1 Archeological Statement
<i>(e) the supply, efficient use and conservation of energy and water;</i>	The subject property is currently serviced by Hydro One. The FSSR provides for a water supply and management system,	FSSR

PLANNING ACT	ANALYSIS	REPORT
<i>(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</i>	The proposed redevelopment will be served by private sanitary and water systems. The TIS demonstrates that 3 rd Line is suitable to accommodate the proposed redevelopment.	FSSR, TIS
<i>(g) the minimization of waste;</i>	The subject property will be improved through the proposed redevelopment and the existing on-site dump will be addressed. Existing waste will be removed and the areas brought up to environmental standard. A consolidated waste collection area is provided.	FSSR, Phase 1 ESA, Concept Plan
<i>(h) the orderly development of safe and healthy communities;</i>	The proposed redevelopment provides for the continuation and expansion of an existing residential use on already developed lands. No health or safety concerns have been identified. The proposed redevelopment will contribute to bringing the subject property up to safe water, stormwater and sanitary standards.	Figure 1b, Concept Plan
<i>(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;</i>	Ground related 1-storey homes will provide an accessible option for potential Home owners / leasehold tenants. A continuous 1.5 metre sidewalk connects all areas of the proposed redevelopment. OBC accessibility requirements will be incorporated, where possible.	Concept Plan, Floor Plans
<i>(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;</i>	Section 3.3 of this Report demonstrates that there are suitable health, social, cultural and recreational facilities available. The on-site recreation centre will be rehabilitated to serve the proposed redevelopment within the proposed commercial area.	Section 3.2 of Planning Justification Report
<i>(j) the adequate provision of a full range of housing, including affordable housing;</i>	The proposed redevelopment will provide for a range of unit types and affordable housing at a purchase price below the identified affordable threshold in the Township.	Concept Plan, Section 4.4 of Planning Justification Report
<i>(k) the adequate provision of employment opportunities;</i>	The proposed redevelopment will provide employment opportunities in the proposed commercial area as well as permissions for home occupations. Employment opportunities also exist in the Township's nearby community and several on-site jobs will be created through the proposed redevelopment.	Figure 1, Section 4.4 of Planning Justification Report
<i>(l) the protection of the financial and economic well-being of the Province and its municipalities;</i>	The proposed redevelopment is privately-initiated and will be privately serviced. There are no anticipated economic or financial issues to the Province or municipalities.	Concept Plan, Official Plan and Zoning By-laws proposed

PLANNING ACT	ANALYSIS	REPORT
<i>(m) the co-ordination of planning activities of public bodies;</i>	Concurrent County and Township Official Plan Amendments are proposed to ensure concurrence and coordination between public bodies.	Proposed Amendments
<i>(n) the resolution of planning conflicts involving public and private interests;</i>	The Community Engagement Strategy proposed will ensure that effective and open dialogue is maintained through the planning application process.	Section 2.3 of Planning Justification Report
<i>(o) the protection of public health and safety;</i>	No public health or safety issues have been identified in the preparation of the planning applications.	FSSR, Concept Plan, EIS
<i>(p) the appropriate location of growth and development;</i>	Section 4.5 of this Report demonstrates that to accommodate the growth anticipated in the Township, additional housing is required. This location is a unique opportunity to locate the proposed development on appropriate underutilized, disturbed lands.	Planning Justification Report Figures, Concept Plan
<i>(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;</i>	The proposed redevelopment provides for an interconnected sidewalk and walkway network. Section 3.2 of this Report demonstrates that there are suitable public transit opportunities nearby, given the rural context.	Planning Justification Report, TIS, Concept Plan
<i>(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;</i>	The proposed redevelopment will include affordable homes integrated with the existing rural and natural areas and in a community-like setting. The park-like setting of the existing community will be maintained and improved upon.	Concept Plan, Images and Renderings, Homes
<i>(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.</i>	Best practices through effective stormwater management, low impact development and site design will be implemented.	FSSR

As the proposed leasehold condominium application relates to Section 51 of the Planning Act, consideration for Section 51(24) is provided through **Table 8** below.

Table 8 - Policy Analysis Table - Planning Act Section 51(24)

PLANNING ACT	ANALYSIS	REPORT
Section 51(24)		
<i>(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future</i>	The proposed redevelopment will contribute directly to the supply of affordable housing. By creating alternative arrangements for shelter, the proposed redevelopment will assist the County and Township with providing adequate and attainable housing for persons of all abilities.	Concept Plan

PLANNING ACT	ANALYSIS	REPORT
<i>inhabitants of the municipality and to:</i>		
<i>(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	The proposed redevelopment has regard for matters of Provincial interest, as above.	Planning Justification Report
<i>(b) whether the proposed subdivision is premature or in the public interest;</i>	The subject property is currently in a state of disrepair, requires compliance with MECP, and several potential areas of contamination have been found. Redevelopment of the subject property will allow for remediation and improvements to take place to ensure MECP compliance and to provide opportunities for affordable housing.	Planning Justification Report
<i>(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The proposed redevelopment does not constitute subdivision or plan of subdivision on the subject property. Logical and appropriate OPAs to the COP and MOP have been proposed to ensure conformity with the applicable Official Plans. The COP and MOP are also recently amended or under review to align with recent Provincial direction and the proposed redevelopment is aligned with the future planning direction of the COP and MOP.	Proposed Amendments
<i>(d) the suitability of the land for the purposes for which it is to be subdivided;</i>	The current situation on the subject property has been assessed through the supporting studies in this Report. The land is suitable and appropriate for the proposed development of the land.	Planning Justification Report, Phase 1 ESA
<i>(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;</i>	The proposed Homes replace and improve the existing residences on the subject property but still maintain affordable tenure and purchase options. The Units are integrated with the natural landscape and surroundings.	Planning Justification Report, Section 4.4, Concept Plan, Elevations and Floor Plans
<i>(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The subject property is a four (4) minute drive to Highway 10 and historically shared an access easement with the adjacent key property to the east that served the Chipwoods residents and provided access through the seasonal period. As of July 2026, the adjacent key property has been acquired by the owners, with intent to improve the existing access and provide direct access to 3 rd Line.	TIS
<i>(f) the dimensions and shapes of the proposed lots;</i>	The area of the proposed Units ranges from approximately 600 – 1,000 square feet (across one- and two-storey forms), with 9 metres of front and rear yard setbacks. The moderately sized Homes occupy 22.2% or 33% of the gross site area (across detached and townhouse forms).	Concept Plan, Typical Site Statistics

PLANNING ACT	ANALYSIS	REPORT
<i>(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	Natural heritage and hazard restrictions.	Proposed Amendments
<i>(h) conservation of natural resources and flood control;</i>	The protection, enhancement and restoration of the Boyne River tributary floodplain and fish habitat management strategies is recommended. The defined natural features and protection areas inform the limits of the proposed redevelopment and natural boundaries.	EIS, FSSR
<i>(i) the adequacy of utilities and municipal services;</i>	The subject property is currently serviced with utilities including power. Arrangement will be made with municipal and utility service providers.	FSSR
<i>(j) the adequacy of school sites;</i>	Consultation with the school boards will be undertaken through the planning review process.	Section 3.2 of Planning Justification Report
<i>(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	Approximately 70% of the natural heritage system will be maintained and improved and this will be combined with an internal parkette and recreation area network.	Planning Justification Report, Concept Plan, EIS
<i>(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i>	Efficient use and conservation of energy will be implemented through improved servicing systems and connections to the existing Hydro One network. Existing energy use arrangements will be improved upon and formalized.	Planning Justification Report, EIS, FSSR
<i>(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).</i>	A Site Plan Approval application will be filed to apply the detailed specifications of the redeveloped Chipwoods Park community. Further, condominium documents will secure the Site lease obligations and requirements.	Section 1.3 of Planning Justification Report.

Planning Act Section 22 outlines aspects to be considered when a person or public body requests a council to amend its Official Plan. The proposed Amendments have been drafted in accordance with the provisions of Section 22 of the Planning Act. Section 34 of the Planning Act outlines the aspects that are to be considered when a person or public body requests a council to amend its Zoning By-

law. Accordingly, the Zoning By-law Amendment is made in accordance with the provisions of Section 34 of the Planning Act. The subject property is not part of the Greenbelt Plan.

Based on the above analysis, it is our opinion that the proposed Amendments and the development proposal have regard for matters of provincial interest including the adequate provision of a full range of housing, including affordable housing in the Township of Melancthon and County of Dufferin. The proposed Amendments included with this Report and as Appendix B, C and D will implement this vision and provide for necessary Amendments to the Official Plan and Zoning By-law to implement the proposed redevelopment.

5.2 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement, 2024 (the “PPS”) is a policy statement issued under the authority of Section 3 of the Planning Act, recently coming into effect on October 20th, 2024. The PPS applies to all decisions of any authority that affects a planning matter made on or after October 20, 2024. Section 3(5)(a) of the Planning Act requires that decisions affecting planning matters shall be *consistent* with policy statements issued under the PPS. This section of the Report provides for an overview of relevant PPS policies.

The PPS replaces the 2020 Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe and integrates both former planning documents into a single Province-wide land use planning document with the overarching objective to remove barriers to the approvals process with the intent of constructing 1.5 million new homes by 2031.

The PPS is to be applied in its entirety and relevant policies are to be applied to each situation. When more than one policy is relevant, the municipality with decision making powers should consider all relevant policies to determine how they work together. We note that this may be relevant in review of the proposed redevelopment, for a decision maker to weigh the priority of affordable housing and brownfield redevelopment policy.

The PPS, 2024, places increased emphasis on the expedient and efficient development of housing in a range and mix of housing options, types, affordability and densities. Housing options include a range of housing types and options including affordable housing and alternative housing arrangements such as the proposed leasehold community.

As identified in the County Official Plan, the subject property is currently designated Countryside Area and Prime Agricultural Area. While the Prime Agricultural Area designation has been recently applied to the subject property – there are presently no agricultural uses on the subject property, as demonstrated in the AIA, Phase 1 ESA and other supporting Studies (Section 4.3 of this Report). As the subject property is an existing developed property containing existing residential uses with areas of potential contamination, the subject property is also considered a Brownfield site.

Section 2.0 of the PPS encourages municipalities to plan for complete communities with a mix of housing options and densities. ‘Complete communities’ is defined in the PPS as: *“places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take*

different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.” The proposed redevelopment considers equitable access (affordable and senior-oriented units, accessible active transportation network), a range of housing options, an active transportation network, commercial uses, recreational uses, and on-site employment options.

PPS Section 2.2 – ‘Housing’ provides policies relating to the provision of housing options and affordable housing. The PPS definition of housing options includes affordable housing, land lease community homes, tiny homes, townhouses, and single-detached types. “Tiny home” is not defined by the PPS or County but the proposed Units are approximately 600 square feet, which is a relatively more compact housing option. The proposed redevelopment also provides for age-friendly options (1-2 storey ground-related homes).

Specifically, the PPS provides for the development of new housing options in previously developed areas and redevelopment which results in a net increase in residential units. The proposed redevelopment will provide for housing options and affordable housing, consistent with the PPS.

Section 2.3.1 of the PPS provides policies for Settlement Areas and suggests that Settlement Areas should be the focus of growth and development, and that housing options should be provided. Section 4.3.4.1 of the PPS (Removal of Land from Prime Agricultural Area) requires that “*Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 2.3.2.*” Section 2.3.2 of the PPS contains policy directives to guide the identification of new settlement areas or settlement area boundary expansions. The proposed Amendments consider the designation of a new Community Settlement Area on the subject property and requires that proposals for *new Settlement Areas* consider the following:

2.3.2 In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- c) whether the applicable lands comprise specialty crop areas;*
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;*
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
- g) the new or expanded settlement area provides for the phased progression of urban development.*

The subject property represents an existing residential community on already disturbed and developed land. Private communal servicing and infrastructure will be provided to replace the existing services which have been identified as requiring rehabilitation to meet MECP requirements. This is set out in the private servicing strategy outlined in the FSSR. The AIA demonstrates that the subject property is not currently in an agricultural use, does not comprise a specialty crop area, is not constrained by MDS I setback requirements, and that redevelopment of the subject property will not have any negative impacts to the surrounding agricultural system, save for the loss of 4.19ha of already disturbed agricultural lands. The AIA concludes that there are no reasonable alternative locations for the proposed redevelopment which avoid prime agricultural areas or have lesser impact on the agricultural system. Per the AIA, the Subject Lands are a reasonable choice of location for redevelopment. Edge planting techniques, including barrier fencing, vegetative planting, and building setbacks (rear yard), are proposed per the mitigation recommendations of the AIA.

PPS Sections 2.5 and 2.6 outline policies for the development of Rural Areas and Rural Lands. The subject property is identified as a Brownfield Site as it was previously developed and the Phase 1 ESA identifies potential areas of contamination. The PPS provides that regeneration and redevelopment of Brownfield sites should be promoted. As a Brownfield redevelopment, regeneration and redevelopment of the subject property is specifically contemplated by the PPS.

Section 4.1 Natural Heritage Features provides that development and site alteration shall not be permitted in significant features and wetlands of the Ecoregion 6E unless it has been demonstrated that there will be no negative impacts upon the feature and its ecological functions. An EIS was undertaken due to presence of mapped Woodlands, Unevaluated Wetlands and fish habitat within the study area. The proposed redevelopment considers the removal of 5.78ha of woodland, which would represent a minor loss (6.56%) of the overall contiguous woodland. The proposed development would retain approximately 82.31ha of 88.09ha (93.4%) of the overall contiguous woodland feature and would be anticipated to preserve woodland form and function as it relates to Woodland size and its associated significance. As such there is no expectation that the proposed redevelopment would result in negative impacts to Significant Woodland.

As demonstrated in the EIS, the proposed redevelopment will not negatively impact the ecological functions of Other Wetlands, Significant Woodland, or Candidate Significant Wildlife Habitat. When the appropriate mitigation measures and design elements are included with future in-water and near-water design elements, significant impacts to fish habitat will be mitigated and/or eliminated. The EIS concludes that provided the mitigation measures are undertaken and following completion of certain field studies, there will be no negative impacts on the natural features and ecological functions.

Section 4.2 – ‘Water’ provides for the protection of water resources from a quality and quantity perspective. The proposed redevelopment is proposed within the upland and historically utilized areas of the west half of the property, and ensures the protection and maintenance of the wetland features which surround this upland area. The FSSR compiles investigations related to the tributary of the Boyne River and associated floodplain and recommends a minimum buffer width of 6 metres from the floodplain. A 20 metre meander belt limit has also been applied to the tributary and both are reflected on the Concept Plan.

Section 6 - ‘Implementation and Interpretation’ provides that municipalities are to identify reasonable and attainable policies to facilitate development in suitable areas. The subject property and proposed redevelopment offer the County and Township the opportunity to generate affordable housing in a

locally supportable context through redevelopment of the existing residential community and integration with the rural characteristics of the surrounding area.

As the subject property can be considered a Brownfield site and is already developed, Section 2.3.2 of the PPS is an appropriate avenue for the purposes of ensuring the redevelopment of the subject property is consistent with the PPS, which would allow redevelopment to occur that would replace the existing residences with responsible servicing and affordable housing.

The proposed Amendments will recognize this condition and designate the subject property as a new Community Settlement Area. The proposed development is consistent with PPS policies by providing affordable housing options through the redevelopment of the existing Brownfield site, through implementation of a new Community Settlement Area and Chipwoods Park community that will result in a net increase in housing options at an affordable price point in the Township and County.

The following **Table 9** provides an analysis of relevant PPS policies and the related supporting study, document, Figure, Appendix or section of this Report.

Table 9 – Policy Analysis Table – Provincial Policy Statement (2024)

POLICY	ANALYSIS	REPORT
2.1 Planning for People and Homes		
<i>4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</i> <i>a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and</i> <i>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.</i>	The proposed development will provide for affordable, ground-related housing opportunities contributing to the range and mix of housing options in the Township and will contribute to providing suitable homes for the new growth anticipated. a) The proposed Amendments will establish residential land uses to provide for housing that will accommodate the Township's identified growth allocation for 15 years and beyond to the year 2051. b) The FSSR describes the proposed private servicing strategy and demonstrates sufficient capacity for the proposed development.	Planning Justification Report, Development Concept Plan, FSSR
<i>6. Planning authorities should support the achievement of complete communities by:</i> <i>a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and</i>	a) The proposed development will contribute to the range and mix of land uses and housing options in the Township through the provision of 222 affordable leasehold homes, as well as commercial and recreational areas. b) The proposed redevelopment provides for an accessible driveway and walkway system including sidewalks and roadways. The houses will be built per the Ontario Building Code and	Development Concept Plan, Section 3.2 of Planning Justification Report, Phasing Plan

POLICY	ANALYSIS	REPORT
<i>associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;</i> b) <i>improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and</i> c) <i>improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.</i>	will feature a variety of internal unit layouts, such as homes with bedrooms and washrooms on the ground floor. c) The proposed redevelopment will generally recreate features of the existing community, including landscape areas, open spaces, parkettes, and amenity areas and buildings. The proposed development will contribute to social equity by providing for affordable homes for people of all ages and incomes. The proposed redevelopment will provide internal commercial and recreational uses, as well as rely on nearby destinations and services as demonstrated in Section 3.2 of this Report.	
2.2 Housing		
1. <i>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</i> a) <i>establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</i> b) <i>permitting and facilitating:</i> 1. <i>all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and</i> 2. <i>all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;</i>	a) The proposed redevelopment will provide for affordable housing that will be attainable to low and moderate income households through a land lease structure that will allow tenants to own the home and rent the land to which it sits on. b) 1. Municipalities are required to provide housing options. The definition of Housing Options includes the provision of affordable housing, land lease community homes, tiny homes, townhouses, and single detached types. The proposed redevelopment provides a mix of housing options and will aid the municipality in meeting housing requirements established by the PPS. 2. The PPS specifically provides that new Housing Options are to be provided through the redevelopment of “previously developed areas”. Chipwoods Park has been operating for 50 years and evolved through formal and informal planning and development processes, including the installation of infrastructure. The <i>Planning Act</i> defines development in part as the laying out and establishment of sites for the location of three or more mobile homes. Mobile homes are further defined in part as any dwelling designed to be made mobile and provide a permanent residence. Further, the Landlord and Tenant Board ruled in July 2014 that the Residential Tenancies Act does apply to the existing permanent residents on site. The intent of the proposed redevelopment is to remedy, expand and upgrade the existing developed community	Development Concept Plan, Appendix D, FSSR

POLICY	ANALYSIS	REPORT
<i>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</i>	within the applicable policy framework and with the intent and purpose of providing affordable housing. The existing community and residents represent an older style of living that is difficult to reconcile under modern planning language, definitions, and standards. It is a fact that individuals have been living on the subject property continuously since at least the 1980s and the intent of this application is to improve those living conditions and advance an affordable housing development on the subject property. c) The proposed redevelopment will efficiently utilize underdeveloped existing residential lands and will be serviced by a new private servicing system.	
2.3.1 General Policies for Settlement Areas		
<i>1. Settlement areas shall be the focus of growth and development.</i> <i>2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:</i> <i>a) efficiently use land and resources;</i> <i>b) optimize existing and planned infrastructure and public service facilities;</i> <i>c) support active transportation;</i> <i>d) are transit-supportive, as appropriate; and</i> <i>e) are freight-supportive.</i> <i>3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.</i>	1. The proposed development constitutes the redevelopment of an existing residential community. The proposed redevelopment constitutes redevelopment of an existing developed community and will provide for Housing Options supported by the necessary upgraded private infrastructure and services. The proposed Amendments seek to establish a new Community Settlement Area in an appropriate location. 2. In support of complete communities, the proposed redevelopment contains a mix of land uses, including residential, commercial, recreational, and protected natural heritage. Within the residential area, a mix of housing options is provided, including single detached, townhouse, and affordable and age-friendly types. a) The proposed density is appropriate for a settlement area and represents a greater utilization of the subject lands than the existing condition. b) The proposed private servicing strategy will limit potential adverse impact on existing municipal infrastructure. c) An internal active transportation network (1.5 metre sidewalk) supports pedestrian and bicycle movement and connects all land uses and destinations within the proposed redevelopment.	Development Concept Plan,

POLICY	ANALYSIS	REPORT
	d) The proposed development is an appropriate density to support future public transit investment and is located near existing transit opportunities, given the rural context. e) No freight movement is proposed regarding the proposed development and no negative impact is anticipated to 3rd Line of potential goods movement in the area. 3. The proposed redevelopment represents gentle intensification of an underutilized site and provides a range and mix of housing options and land uses supported by an adequate private servicing strategy and surrounding public service facilities. The mix of housing options includes single detached, townhouse, land lease community homes, and affordable – as defined by the PPS.	
2.3.2 New Settlement Areas and Settlement Area Boundary Expansions		
<i>1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:</i> <i>a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;</i> <i>b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;</i> <i>c) whether the applicable lands comprise specialty crop areas;</i> <i>d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</i> <i>e) whether the new or expanded settlement area complies with the minimum distance separation formulae;</i> <i>f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact</i>	1. The identification of a new Community Settlement Area is permitted by PPS section 2.3.2 and will be facilitated through the proposed Amendments. As outlined in this Report and in Section 2.5 below, the subject property contains an existing residential community that has not been captured in the Township’s existing settlement area mapping and delineation. The proposed redevelopment provides the opportunity to recognize the existing community and designate the subject property for the expansion of affordable residential land uses, consistent with the existing rural condition. We also note that PPS policies require <i>consistency</i> and Section 2.3.2 requires <i>consideration</i> of the following: a) The provision of affordable housing will contribute to the Provincial priority of providing housing options, and additional housing options are proposed. A mix of land uses is also proposed, including residential, commercial, and recreational. b) As demonstrated in Section 3.2 of this Report, a range of public service facilities as defined by the PPS is available to service the proposed redevelopment. The potential capacity of surrounding facilities would be discussed through circulation of the proposed redevelopment application, with opportunity to discuss accommodations. Private communal	AIA, Figure 1b, Development Concept Plan, FSR

POLICY	ANALYSIS	REPORT
<i>assessment or equivalent analysis, based on provincial guidance; and g) the new or expanded settlement area provides for the phased progression of urban development.</i> <i>2. Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.</i>	water, sanitary, and stormwater infrastructure will service the proposed redevelopment. c) As demonstrated in the AIA, the subject property is not part of a specialty crop area. d) Per the AIA, the subject property contains existing residential uses and is not currently in agricultural use. The majority of the subject property contains Muck soils, not conducive to agricultural uses. The subject property consists of low priority agricultural lands and avoids lands which are used for agricultural production and lands which have not been disturbed by non-agricultural land uses. There are no better alternative locations for the proposed redevelopment. e) Per the AIA, the proposed redevelopment will meet minimum distance separation requirements (MDS). f) Per the AIA, there are no significant impacts anticipated to the agricultural system. Impacts to the Agricultural System associated with the proposed redevelopment will be primarily limited to the loss of approximately 4.19 ha of prime agricultural lands, the majority of which have already been disturbed. Potential impacts at the agricultural urban interface will be mitigated through edge planting techniques, including barrier fencing, vegetative planting (including native species), and sufficient setbacks (rear yard). g) We note that the PPS does not provide a definition for “phased” progression of growth. The proposed redevelopment is the continuation of an existing residential use, identifies an internal phasing plan to logically phase the redevelopment, and is notably located between two existing settlement areas along 3rd Line, which facilitates efficient investment of municipal resources. The Township has three existing Community Settlement Areas, including Shelburne and Horning’s Mills along 3rd Line. 2. As demonstrated in the FSSR and Section 3.2 of this Report, existing surrounding public service facilities and new private infrastructure will service the proposed redevelopment.	

POLICY	ANALYSIS	REPORT
2.5 Rural Areas in Municipalities		
<i>1. Healthy, integrated and viable rural areas should be supported by:</i> <i>a) building upon rural character, and leveraging rural amenities and assets;</i> <i>b) promoting regeneration, including the redevelopment of brownfield sites;</i> <i>c) accommodating an appropriate range and mix of housing in rural settlement areas;</i> <i>d) using rural infrastructure and public service facilities efficiently;</i> <i>e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;</i> <i>f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;</i> <i>g) conserving biodiversity and considering the ecological benefits provided by nature; and</i> <i>h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.</i>	a) The proposed redevelopment integrates with the rural characteristics of the surrounding area, and is generally self-contained regarding servicing strategy and visual impact to the surrounding rural area. b) The PPS defines Rural Areas as <i>a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource area</i> and the PPS defines Brownfield sites as <i>undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.</i> The subject property is a Brownfield site per the definitions in the PPS. Regeneration is to be promoted in already developed areas. Redevelopment is defined as the <i>creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.</i> As the proposed redevelopment is an expansion of a brownfield site and existing potentially contaminated residential use, regeneration and redevelopment of the Rural Area and subject property are specifically contemplated by the PPS. The PPS provides the opportunity for the redevelopment of new units in existing developed areas. The proposed Amendments will recognize this condition and designate the subject property as a new Community Settlement Area. c) An range and mix of housing is provided, including affordable detached and townhouse forms in a land lease tenure. A mix of economic opportunities is provided, including within the commercial area on site. d) a communal servicing strategy is proposed internal to the site, which will not require significant or inefficient municipal investment to operate. e) the proposed redevelopment is a residential community but includes a mix of uses, including commercial uses to provide resident amenities and support employment opportunities on site.	Development Concept Plan, Phase 1 ESA, FSSR

POLICY	ANALYSIS	REPORT
	f), g) The proposed redevelopment includes 26.02 hectares (69.6%) of protected NHS area on site. The protection and enhancement of NHS on site improves overall biodiversity and ecological health in the area, which thus supports the opportunities to leverage natural assets within the County. h) the proposed redevelopment is an existing disturbed site with no agricultural potential. Site improvements can be achieved without impeding the potential of surrounding agricultural uses. Site improvements will also ultimately protect NHS and improve ecological health, including along the site boundaries, which border active agricultural uses.	
<i>2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted</i>	As above, the subject property is not currently located in a rural Settlement Area. A new Community Settlement Area is proposed. The creation of a new community settlement area would not prevent the growth and development of existing settlement areas in the County. Per the language of 2.5.2, the proposed redevelopment does not impede the County or Township from continuing to “focus” on existing settlement areas or “promote” their regeneration. The proposed redevelopment is relatively self-contained in regard to servicing strategy and will require proportionately less municipal investment than a similar size redevelopment elsewhere in the Township. Further, 2.5.2 does not state an <i>exclusive</i> focus of growth, nor <i>existing</i> settlement areas. At 222 units and a projected population of approximately 300-400 people, the proposed redevelopment represents only 0.01% of the County’s future growth forecast to 2051 (32,300). As stated, the proposed redevelopment would not detract from the County’s continued focus for growth in settlement areas. Further to the planning merits of the proposed redevelopment, the proposed Amendments are synchronized with a comprehensive submission of reports, studies, documents and technical assessments. Consideration for the proposed redevelopment should also be assessed on the technical merits therein.	Planning Justification Report

POLICY	ANALYSIS	REPORT
3. <i>When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.</i>	The proposed redevelopment offers the Township the opportunity to provide <i>Housing Options</i> in a locally supportable context through redevelopment of the existing residential community and integration with the rural characteristics of the surrounding area.	Planning Justification Report, Elevations and Renderings
3.6 Sewage, Water and Stormwater		
3. <i>Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.</i>	As outlined in the FSR, the proposed redevelopment will provide for private communal sewage and water services. The proposed on-site water and sanitary treatment will ensure protection of the natural environment and is integrated with the Development Concept Plan, findings of the EIS and AIA.	FSSR, EIS, AIA
8. <i>Planning for stormwater management shall:</i> <i>a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;</i> <i>b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;</i> <i>c) minimize erosion and changes in water balance including through the use of green infrastructure;</i> <i>d) mitigate risks to human health, safety, property and the environment;</i> <i>e) maximize the extent and function of vegetative and pervious surfaces;</i> <i>f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and</i> <i>g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.</i>	a), b) Stormwater will directed to one of three stormwater management facilities through the storm sewer system for events up to and including the 5-100 year storm event with stormwater quality controls provided by an in-line-oil-grit- separator unit installed upstream of each of the three stormwater management facilities. c) Erosion and sediment control measures are provided for in the FSR, EIS. d) No risks to human health or safety have been identified. e) The stormwater management program proposed will ensure that pervious surfaces capture stormwater combined with the stormwater management system proposed. f) Stormwater management best practices will be implemented through the stormwater management system proposed. e) Cumulative impacts to the area and watershed are considered in the FSSR.	FSR, EIS

POLICY	ANALYSIS	REPORT
<i>3.9 Public Spaces, Recreation, Parks, Trails and Open Space</i>		
<i>1. Healthy, active, and inclusive communities should be promoted by:</i> <i>a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;</i> <i>b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;</i> <i>c) providing opportunities for public access to shorelines; and</i> <i>d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.</i>	The proposed redevelopment provides for an interconnected street and walkway network suitable for all persons. The subject property will continue to be located in a natural setting with over 69% of the natural heritage system maintained and concurrently integrated with the residential, parks and open space areas of the proposed redevelopment.	Development Concept Plan, EIS
<i>4.1 Natural Heritage</i>		
<i>1. Natural features and areas shall be protected for the long term.</i>	Through the proposed Amendments, identified natural areas will be delineated and protected for the long term.	Proposed Amendments, EIS
<i>2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</i>	Given that the proposed redevelopment avoids wetlands, the connectivity between various wetland elements within and adjacent to the property will be retained, avoiding wetland fragmentation, and maintaining the overall linkages and corridors which permit species and ecological processes function within the greater wetland. Further, given that the proposed redevelopment avoids woodland fragmentation, the connectivity between various woodland elements within and adjacent to the property will be retained, and maintaining the overall linkages and corridors which permit species and ecological processes function within the greater woodland.	EIS
<i>3. Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement</i>	The subject property and study area are located in Ecoregion 6E.	EIS

POLICY	ANALYSIS	REPORT
<i>areas, rural areas, and prime agricultural areas.</i>		
<i>4. Development and site alteration shall not be permitted in:</i> <i>a) significant wetlands in Ecoregions 5E, 6E and 7E1 ; and</i> <i>b) significant coastal wetlands.</i> <i>5. Development and site alteration shall not be permitted in:</i> <i>a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;</i> <i>b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;</i> <i>c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;</i> <i>d) significant wildlife habitat;</i> <i>e) significant areas of natural and scientific interest; and</i> <i>f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b), unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</i>	The EIS assessed natural heritage features including the ecological functions of other wetlands, significant woodland and wildlife habitat, threatened and endangered species in accordance with Provincial and Federal requirements and has tested the ecological function of the natural features. Wetlands within the study area were not identified as being provincially significant. No portion of the study area is identified as Significant Valleyland. The proposed redevelopment requires approximately 5.78ha of woodland removals. The removal of 5.78ha of woodland would represent a minor loss (6.6%) of the overall contiguous woodland feature to which property woodlands are connected, which measures approximately 88.09ha in size. The proposed redevelopment would retain approximately 82.31ha of 88.09ha (93.4%) of the overall contiguous woodland feature. Through further assessment found in the EIS and combined with the above, there is no expectation that the proposed redevelopment would result in negative impacts to Significant Woodland. The proposed redevelopment is not anticipated to result in a negative impact to natural heritage features or their ecological functions when the EIS recommendations are implemented to protect and improve the existing conditions. Recommendations include erosion and sediment control measures and fencing, inspections, maintenance, construction management, water testing and the minimization of site disturbances. Section 8.0 of the EIS provides a specific list of recommendations. The proposed redevelopment is not expected to negatively impact the ecological functions of the Other Wetlands, Significant Woodland, or Candidate Significant Wildlife Habitat.	EIS
<i>6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</i>	Watercourses and drainage features in the study area were evaluated by an Azimuth fisheries ecologist. The EIS suggests that if the appropriate mitigation measures and design elements are included in and near water design, significant impacts to fish habitat should be	FSSR, EIS

POLICY	ANALYSIS	REPORT
	mitigated and/or eliminated. A 20 metre direct fish habitat buffer has been applied to the Concept Plan in areas identified. The proposed redevelopment will provide for the protection, enhancement and restoration of fish habitat ecosystems through design and management strategies.	
<i>7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</i>	The EIS contains an assessment of all potential species at risk (SAR). Black Ash, Eastern Red Bat, Hoary Bat, Little Brown Myotis, Northern Myotis, Silver-haired Bat and Tricolored Bat were located in the study area. Given the limited woodlands removal and provided that the proposed redevelopment works occur in accordance with mitigation and other recommendations detailed in Section 8 of the EIS, there is no expectation that the proposed redevelopment would negatively impact Black Ash, Eastern Red Bat, Hoary Bat, Little Brown Myotis, Northern Myotis, Silver-haired Bat, Tricolored Bat, or the habitat upon which these species depend. A Black Ash assessment report may be required to be completed prior to any site alterations.	EIS
<i>8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</i>	The EIS demonstrates that there will be no negative impacts to natural heritage features and areas or their ecological functions.	EIS
4.2 Water		
<i>2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.</i>	The proposed redevelopment will avoid wetlands, and no direct impacts to wetland are anticipated. Further, a setback of 15 metres to the wetland edge will be maintained to the redevelopment limits. Many areas also exceed a 15 metre wetland setback, resulting in an average setback greater than 15 metres overall. The proposed works are not expected to negatively impact the ecological functions of the Other Wetlands, Significant Woodland, or Candidate Significant Wildlife Habitat outlined in Section 5 of the EIS if the appropriate mitigation measures outlined in Section 8 of the EIS are followed.	EIS, FSSR

POLICY	ANALYSIS	REPORT
4.3.4 Removal of Land from Prime Agricultural Areas		
<i>1. Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 2.3.2.</i>	The subject property is an existing developed state and contains both seasonal and permanent, year-round residences and is therefore not in current agricultural production and is not characterized as prime agricultural area. To facilitate the proposed redevelopment and affordable housing units, the lands are proposed to be removed from the prime agricultural area and to be designated as a new Community Settlement Area per policy 4.3.4 and 2.3.2 of the PPS.	AIA
4.6 Cultural Heritage and Archaeology		
<i>2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.</i>	No archeological resources or areas of archaeological potential were identified on the subject property.	Stage 1 Archeological Assessment
<i>3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.</i>	No protected heritage resources were identified on the subject property or nearby surrounding lands.	CHER
5.2 Natural Hazards		
<i>8. Further to policy 5.2.7, and except as prohibited in policies 5.2.3 and 5.2.6, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:</i> <i>a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;</i> <i>b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;</i> <i>c) new hazards are not created and existing hazards are not aggravated;</i> <i>and d) no adverse environmental impacts will result.</i>	The subject property is affected by the regulation due to unevaluated wetland, floodplain and erosion hazard areas. No redevelopment is proposed with any floodplain or hazards areas. A 6 metre buffer has been applied to the floodplain areas.	Concept Plan, FSSR, EIS

POLICY	ANALYSIS	REPORT
<i>6.1 General Policies for Implementation and Interpretation</i>		
<i>5. Official plans shall identify provincial interests and set out appropriate land use designations and policies. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas.</i> <i>In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with the Provincial Planning Statement. The policies of the Provincial Planning Statement continue to apply after adoption and approval of an official plan.</i>	The proposed Amendments will implement the policies of the PPS and will ensure that the County and Township Official Plans are updated to designate the subject property as a new Community Settlement Area to capture the renewed subject property and Chipwoods Park community.	Proposed Amendments
<i>7. Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.</i>	The proposed redevelopment is consistent with the PPS and directly implements several concurrent planning, housing, brownfield and environmental policies while facilitating new housing options and availabilities.	Planning Justification Report, Concept Plan
<i>8. In addition to land use approvals under the Planning Act, infrastructure may also have requirements under other legislation and regulations. For example, an environmental assessment process may be required for new infrastructure and modifications to existing infrastructure under applicable legislation.</i> <i>Wherever possible and practical, approvals under the Planning Act and other legislation or regulations should be integrated provided the intent and requirements of both processes are met.</i>	The appropriate approvals will be obtained through the necessary commenting processes and agencies, including ECAs for the proposed private servicing systems and NVCA Permit(s), where required, along with other standards and protocols.	FSSR, EIS, Phase 1 ESA

Based on the above analysis, the proposed Amendments and proposed redevelopment are consistent with the PPS.

5.3 DUFFERIN COUNTY OFFICIAL PLAN (2017)

The Dufferin County Official Plan (the “COP”) contains policies that guide land use planning in the County of Dufferin. The County’s Official Plan was adopted by Council on September 11, 2014 and was approved by the Ministry of Municipal Affairs and Housing (“MMAH”) on March 25, 2015. The most recent Office Consolidation of the COP incorporates all modifications, subsequent approvals, and approved amendments up to and including July 17, 2017.

Dufferin County is undertaking a Municipal Comprehensive Review to update its Official Plan (the “updated COP”) to align its policies with the latest policy direction from the Province of Ontario. The County has taken a phased approach to amend the COP through three (3) separate Official Plan Amendments. In October 2024, the MMAH approved Phase 1 and Phase 2 of the COP Update, with modifications, under OPA 2 and OPA 3. In July 2025, the MMAH approved Phase 3, with modifications, under OPA 4. As discussed below, OPA 4, as modified by the MMAH, specifically removed the prohibition on establishing new settlement areas (Section 3.3.1) and established permission to identify a new settlement area (Section 3.5.1).

The subject property is designated *Countryside Area* by Schedule B – Community Structure and Land Use and *Prime Agricultural Area* (refer to Figures 2 and 3). As well, the property is partially identified as *Woodlands, Watercourses and Waterbody* by Schedule E – Natural Heritage Features (Figure 4) and is located within the *County Preliminary Natural Heritage System* of Schedule E1 – Natural Heritage System (Figure 5).

The subject property is not located in a Provincial Plan Area or Specialty Crop Area and has limited agricultural characteristics given its disturbed state. The Prime Agricultural designation is not reflective of the on-the-ground reality on the subject property. The subject property is developed, considered to be a brownfield site and is in need of immediate improvements for the safety, health and security of current and future residents of the community.

As identified by the COP, the Township of Melancthon has three existing Community Settlement Areas: Horning’s Mills, Corbetton and Riverview. The subject property is not currently located within an existing Community Settlement Area. The proposed Amendments to the COP seek to remove the existing non-agricultural lands from the Prime Agricultural Area land use designation by establishing a new Community Settlement Area pursuant to Section 2.3.2 of the PPS and Section 3.5.1 of the COP. The proposed Amendments provide for a planning framework for the revitalization of the existing Chipwoods Park community with affordable housing. The proposed Development Concept Plan has been designed to both mimic the existing condition while allowing for additional affordable housing options and supply. As such, the proposed redevelopment will be redesigned to continue to integrate with the surrounding natural landscape and rural setting.

As noted above in Section 4.4 of this Report, the provision of affordable housing is a foremost County priority and unique solutions to providing for affordable housing types and options are to be pursued. The proposed redevelopment of Chipwoods Park will be centred around the provision of family-sized, grade-related rural affordable Homes.

The PPS, 2024, places increased emphasis on the necessity of providing Housing Options, as described in Section 5.2 of this Report. Consistent with the PPS, County-initiated OPA #4 was approved with the following additions and modifications to Section 3.3.1 (Settlement Areas) of the updated COP:

g) Local municipalities should establish land use patterns based on densities and a mix of land uses which adhere to the following:

vii. Accommodate the population allocations established in this plan, with an appropriate mix of housing sizes, types, and tenures to meet the diverse needs of residents.

h) Local municipalities are encouraged to promote the long-term economic prosperity of settlement areas through the following:

i. Support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

i) Local municipalities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by:

i. establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers and Dufferin County to address the full range of housing options including affordable housing needs;

ii. permitting and facilitating:

a. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

b. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in net increase in residential units in accordance with provincial guidance and this plan.

The proposed redevelopment and proposed COP Amendment directly addresses this directive by providing housing options and affordable housing to address socio-economic and demographic changes as evidenced through the ongoing housing crisis and recent policy updates to the PPS. In this instance, it is appropriate to seek application for approval to designate a Community Settlement Area over Prime Agricultural designated lands given the current disturbed and non-agricultural state of the subject property.

The following **Table 10** provide an analysis of relevant COP policies and the related supporting study, document, Figure, Appendix or section of this Report which addresses each policy directive.

Table 10 - Policy Analysis Table - County of Dufferin Official Plan (2017)

POLICY	ANALYSIS	REPORT
8.3.1 Amendments to the County Official Plan		
<i>c) The County will consider the following criteria when reviewing applications to amend this Plan:</i> <i>i. the manner in which the proposed amendment is consistent with Provincial Policy Statements issued under the Planning Act, and prevailing provincial policy and regulations, and the policies of this Plan;</i> <i>ii. the impacts of the proposed amendment on the provision of and local demand for municipal services, infrastructure and facilities;</i> <i>iii. the impact of the proposed amendment on surrounding land uses, the transportation system, municipal services and community amenities and services;</i> <i>iv. the impact of the proposed amendment on cultural heritage resources and/or natural heritage features and areas;</i> <i>v. the impact of the proposed amendment on prime agricultural areas and agricultural uses;</i> <i>vi. the impact of the proposed amendment on the financial sustainability of the County and local municipality; and</i> <i>vii. any other information determined by the County, in consultation with the local municipality(ies), and appropriate agencies, to be relevant and applicable.</i>	The proposed redevelopment is consistent with the PPS as a new Community Settlement Area is proposed in a prime agricultural area which has limited agricultural potential. In this regard, specific policies in Section 2.3.2 are met. Further, the proposal seeks to renew an existing brownfield site with affordable housing while protecting and enhancing the natural heritage system. The proposed redevelopment will be self-contained and will generally rely on internal amenities, existing external public services and private internal new amenity areas and infrastructure services. As discussed in Section 3.2 of this Report, there are multiple existing transportation options to access external amenities. The subject property is an existing disturbed and partially developed state. There are no anticipated impacts to the agricultural system, save for the loss of 4.19ha of already disturbed agricultural lands which are not currently in agricultural use. The subject property does not contain significant agricultural potential. No cultural heritage resources were identified. The EIS demonstrates how natural heritage features and areas are protected and enhanced.	Concept Plan, AIA, EIS, Stage 1 Archeological Assessment, CHER
<i>d) Where applications to amend both the County Official Plan and the local municipal official plan are required, the County will encourage the proponent to submit concurrent applications to amend both the County Official Plan and the local municipal official plan. For County Official Plan amendments that are determined to be primarily of a local significance, as determined in consultation with the County, the County may request endorsement of the local municipal official plan amendment by the Council of the respective local municipality prior to the consideration of a County Official Plan amendment.</i>	The proposed Amendments include both County and Township draft Official Plan Amendment text and Schedules.	Proposed Amendments

POLICY	ANALYSIS	REPORT
3.0 Growth and Settlement Areas		
<i>Growth in the County will be managed by focusing and promoting growth within settlement areas, thereby optimizing the use of existing infrastructure, developing complete communities, and protecting the natural environment and agricultural areas.</i> <i>The majority of future growth will be directed to the urban settlement areas with full municipal services, and to a lesser extent to the community settlement areas which are able to accommodate additional growth on partial, or private servicing.</i>	The COP's growth management strategy considered multiple elements in the allocation of population growth to settlement areas. Regarding optimizing the use of existing infrastructure, the proposed redevelopment will feature a communal servicing strategy that would not significantly impact existing municipal servicing capacity, and thus not impact that planning intent of the growth management strategy. The proposed redevelopment otherwise contributes to complete communities and protects the natural environment and agricultural areas. The proposed redevelopment maintains and does not contradict the intent of Section 3.0. Table 3.2a of the COP currently directs a majority of future growth to urban settlement areas, with 79% directed to urban settlement areas and 21% to Townships. The proposed redevelopment only represents 0.01% (300-400 people) of overall future County growth in 2021-2051 (32,300 people). The proposed redevelopment otherwise represents 27-36% (300-400 people) of overall future Township growth (1,100 people) over the same period.	
3.1 Growth Management Objectives		
<i>e) Encourage opportunities for redevelopment, revitalization and intensification in appropriate locations and of a scale and character of development that is compatible with the community.</i> <i>h) Encourage the provisions of a broad range of housing types and affordability to meet the needs of the existing and future residents of the County.</i>	The proposed redevelopment contributes to the County's overall growth management objectives directly by generating a new available supply of affordable single detached and townhouse housing in a rural community environment. The existing Chipwoods Park represents an opportunity to revitalize an existing brownfield site with affordable housing. Through protection of the existing natural features and integration with the rural setting, the proposed redevelopment will maintain and improve upon the park-like and rural setting that exists in the permanent residential community now.	Concept Plan, Elevations, Renderings, Sections 4.4, 4.5 of Planning Justification Report
3.3 Settlement Structure		
3.3.1 General Settlement Area Policies		
<i>a) The majority of growth will be directed to the County's settlement areas to focus public and private investment in built-up areas and to preserve the agricultural area and conserve the natural heritage features and areas.</i>	The proposed redevelopment will preserve and not impact the agricultural area and will contribute to the conservation and protection of identified natural features and areas. Edge planting techniques along the agricultural urban interface are proposed as mitigation, per recommendations of the AIA.	Concept Plan, EIS, AIA

POLICY	ANALYSIS	REPORT
3.3.3 Community Settlement Areas		
<i>Community settlement areas include small villages and rural hamlets. Community settlement areas include settlement areas that have historically been identified and delineated in the local municipal official plans and are identified on Schedule B. Community settlement areas may continue to experience limited growth through appropriate infilling and development of vacant lands, in accordance with the County and local municipal official plan.</i>	The proposed Chipwoods Community Settlement Area acknowledges a community historically present in the Township.	Figure 1b.
<i>It is the policy of the County that:</i> <i>a) Community settlement area and their boundaries are identified on Schedule B.</i> <i>b) Community settlement areas may continue to experience limited growth through infilling and development of vacant lands by way of consents or plans of subdivision as appropriate, in addition to limited residential intensification. It is recognized that certain community settlement areas may not accommodate additional growth and development, as established in the local municipal official plans.</i> <i>c) The range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the policies of this Plan.</i> <i>d) Community settlement areas will maintain a rural settlement character and evolve as service and residential centres for their surrounding Countryside Areas, where appropriate.</i> <i>e) Expansions of the boundaries of a community settlement area will only occur in accordance with the municipal comprehensive review policies in Section 3.5 of this Plan.</i> <i>f) Growth will be accommodated in accordance with the servicing policies of Section 7.3.</i> <i>g) Should a community settlement area demonstrate to the satisfaction of the Province and the County, that full municipal water services and municipal sewage services</i>	a) A new Community Settlement Area is proposed as illustrated on the proposed Amendments and accompanying Schedules. Redevelopment of the subject property will provide for individual Units with affordable homes, similar to the existing site condition containing both seasonal and year-round Units. b) The three existing Community Settlement Areas in the Township are experiencing limited growth. Establishment of a new Community Settlement Area in the Township will contribute to affordable housing construction and growth targets. c) A Township Official Plan Amendment has been submitted with this application. d) The proposed redevelopment will maintain the rural character of the area and will protect the surrounding natural heritage environment and will integrate with the rural landscape. Redevelopment is largely proposed over existing developed areas. e) An MCR is no longer required per the PPS. g) Private communal services are proposed to service the proposed redevelopment.	Sections 4.4 and 4.5 of Planning Justification Report, Concept Plan, Elevations, FSSR

POLICY	ANALYSIS	REPORT
<i>are available or planned to accommodate growth, the community settlement area would be considered an urban settlement area in the context of this Plan.</i>		
3.5.1 Settlement Area Expansions 3.5.1.1 County Official Plan Amendment		
<i>An expansion to settlement area boundaries will only be considered through a County Official Plan Amendment. Local municipalities, in consultation with Dufferin County, may identify a new settlement area or allow a settlement area boundary expansion where the infrastructure and public service facilities to support development are planned or available, in accordance with provincial guidance. Local municipalities are encouraged to consult with County staff to ensure applications are in conformity with the following policies and requirements of a complete application are achieved.</i> <i>A County Official Plan Amendment, for the purposes of a settlement area expansion, shall consider the following:</i> <i>a) whether sufficient opportunities to accommodate forecasted growth are available within the County and within the existing settlement area within the municipality in which the settlement area is located, through intensification, redevelopment and in designated greenfield areas, using the identified intensification target and density target;</i>	As discussed, Section 3.5.1.1 was modified through MMAH approval of OPA #4 to permit local municipalities to identify a new settlement area. The policies of 3.5.1.1 have been used to evaluate the proposed new Community Settlement Area: a) The current population of the Township of Melancthon is 3,200 persons with an additional 1,100 persons allocated to the year 2051. As discussed in Section 4.5 above, there is limited growth in the existing Township settlement areas. The proposed redevelopment will provide for 222 new affordable homes targeted to seniors, singles, those downsizing and or looking for rural detached or townhouse housing in the lower to middle income categories. Using an estimate of 1 to 2 persons per household and while considering the existing residences, the proposed redevelopment will accommodate approximately 300-400 persons. Over a 5-year period of development and construction, the proposed redevelopment would yield 40-50 homes per year which can assist to accommodate the expected population increase.	Section 4.4, 4.5 of Planning Justification Report
<i>b) whether the expansion makes sufficient land available to accommodate the forecasted growth not exceeding the horizon of this Plan;</i>	b) Leasehold Units will be sold in a Phased manner and based on the initial demand. The supply of affordable housing will be made available through the proposed Amendments and will allow the Township to achieve necessary growth with affordable price points, contributing to and ensuring that the 2051 objective will be met.	Section 4.4, 4.5 of Planning Justification Report
<i>c) the timing of the expansion and phasing of development will not adversely affect the achievement of the County's intensification target, and policies and the density target and policies for the designated greenfield areas;</i>	c) There are limited opportunities for affordable housing in the Melancthon and limited observed housing development. Given the limited opportunities in the existing Community Settlement Areas, additional growth can be accommodated in the proposed redevelopment and new settlement area.	

POLICY	ANALYSIS	REPORT
<i>d) the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the application of all the policies of this plan</i>	d) the subject property is an appropriate location for a new settlement area with a viable servicing strategy that would not impact future intensification opportunities in existing settlement area. The proposed development area will maintain/protect and improve NHS features and agricultural lands. The proposed redevelopment supports complete communities and cannot be reasonably accommodated within existing settlement area boundaries given parcel location, specific features of the proposed concept, and ownership interest. The location is appropriate as it facilitates the proposed development and 222 affordable homes in a mix of forms.	FSSR, EIS, AIA
<i>e) the proposed expansion is an efficient, sustainable, and logical extension of the settlement area and the existing or planned infrastructure, services, and facilities required to accommodate the forecasted growth, are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;</i>	e) The proposed redevelopment will rely on community services in the immediate surrounding area of the Township, in the Town of Orangeville and Shelburne. Private communal water and sanitary systems are proposed.	FSSR, EIS
<i>f) the land is physically suitable for development, considering any constraints to development, including topography, hazard lands, natural heritage features and areas, systems, natural resources and sourcewater considerations, and the protection of prime agricultural areas for the long term;</i>	f) The AIA demonstrates that the subject property is largely not suitable for agricultural uses. Natural hazards, limits and buffers are incorporated in the Concept Plan.	AIA, EIS
<i>g) where applicable, the proposed expansion will meet the requirements of the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan</i>	g) A Provincial Plan does not apply to the subject property.	
<i>h) where the expansion is considered on Agricultural Areas, the lands do not comprise specialty crop areas, alternative locations have been evaluated and there are no reasonable alternatives which avoid the Agricultural Areas, and, there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</i>	h) The subject property does not comprise specialty crop areas. The subject property is in a developed state and does not contain agricultural operations.	AIA

POLICY	ANALYSIS	REPORT
<i>i) the expanding settlement area is in compliance with the Province's Minimum Distance Separation Formulae;</i>	i) The proposed redevelopment meets MDS formulae.	AIA
<i>j) the transportation system can accommodate the additional volume of traffic and demand for services;</i>	j) The TIS demonstrates that the existing transportation and road network can accommodate the proposed redevelopment.	TIS
<i>k) a suitable plan for phasing, financing, and constructing of the infrastructure for the expansion is demonstrated;</i>	k) Private infrastructure proposed will obtain the necessary approvals and compliances requirements.	FSSR
<i>l) there is an adequate supply of land designated for employment within or in the immediate vicinity of the settlement area</i>	l) designated employment land is located in the surrounding area in Horning's Mills and Shelburne. Additional employment opportunities exist in surrounding rural and extractive lands, as well as the commercial lands on site.	
<i>m) the proposed expansion will not negatively impact cultural heritage resources;</i>	m) There are no cultural heritage resources present on the subject property.	
<i>n) where appropriate, cross-jurisdictional issues are considered;</i>	n) The NVCA, County and Township are all being consulted on the application.	
<i>o) impacts from expanding settlement area on agricultural operations which are adjacent or close to settlement area are mitigated to the extent feasible; and</i>	o) There are minimal to no impacts anticipated on the agricultural system.	AIA
<i>p) in determining the most appropriate direction for expansions to the boundaries of settlement areas, the policies of this plan shall be applied.</i>	p) The policies of the COP have been reviewed and applied to the proposed redevelopment.	
3.9.1 Community Design		
<i>Safe and attractive neighbourhoods contribute to the overall community health of the County. Community design is essential for creating a physical environment where people have the appropriate places to interact, live, work, recreate and learn.</i> <i>The County and local municipalities will promote appropriate community design through the review of new development applications, including plans of subdivision, infill development proposals, site plans and through community improvement.</i> <i>It is the policy of the County that:</i> <i>a) Local municipalities will seek to maintain and improve the physical design</i>	b) Since a new Community Settlement Area is proposed, the Community Design policies of the COP are assessed below. i. The proposed redevelopment seeks to maintain the existing park-like setting of the existing community. The subject property and already developed areas are set back from the natural features and buffers, and is setback from main roads. Improvements, remediation and environmental protection measures will be introduced to enhance the natural landscape and rural setting. ii. The proposed redevelopment is on existing developed and disturbed lands. Affordable housing will be developed and served by	

POLICY	ANALYSIS	REPORT
<i>characteristics of the urban settlement areas and community settlement areas in the context of new and existing development, and promote a high quality of community design and built form.</i> <i>b) Local municipalities, through the review of development applications will:</i> <i>i. ensure that new development is designed in keeping with the traditional character of the settlement areas and Countryside Areas in a manner that both preserves their traditional community image and enhances their sense of place within the County;</i> <i>ii. promote efficient and cost-effective development patterns that minimize land consumption;</i> <i>iii. promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;</i> <i>iv. encourage tree retention or tree replacement; and</i> <i>v. encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure.</i>	private investment. Remediation is likely required and redevelopment of the existing community will improve the subject property while concurrently providing affordable housing. iii. Improvements through delineation and protection of the identified natural features will occur through the proposed redevelopment. iv. The proposed redevelopment is expected to require less than 5.8ha of woodland tree clearance to accommodate proposed homes, access routes, grading and associated amenities within property woodlands, but would retain an estimated 82.3ha (93%) of the contiguous woodland areas within property wetlands, and within contiguous upland and wetland woodlands extending off-property into the local landscape. As such, no negative impacts are anticipated. v. The proposed redevelopment maintains the existing general internal road network and neighbourhood structure.	
4.2 Agricultural Areas 4.2.3 Land Use Policies		
<i>d) Proposed development in Agricultural Areas will be serviced with adequate sewage and water services. Development proposals for non-agricultural uses will demonstrate the suitability of the site for the proposed method of sewage and water services and stormwater management to the satisfaction of the local municipality, and any other required approval agencies.</i> <i>e) Land may only be removed or excluded from prime agricultural areas for expansions of settlement areas in accordance with the policies of this Plan.</i>	d) Private communal on-site water and sanitary services are proposed. e) A new Community Settlement Area is proposed consistent with Section 2.3.2 of PPS and Section 3.5.1 of the COP. Per PPS Section 4.3.4, lands may be excluded from prime agricultural areas for “<i>identification of settlement areas, in accordance with policy 2.3.2</i>”. Per Section 3.5.1.1 of the COP, local municipalities “<i>may identify a new settlement area where infrastructure and public service facilities to support development are planned or available</i>”. COP Section 3.3.1 was otherwise recently modified by the MMAH to remove the prohibition on identifying new settlement areas.	FSSR, Proposed Amendments

POLICY	ANALYSIS	REPORT
5.0 Natural Heritage and Water Resources 5.3 Natural Heritage Features and Functions		
<i>a) Schedule E is intended to reflect the following known natural heritage features and areas:</i> <i>i. Provincially Significant Wetlands (which are also designated on Schedule B);</i> <i>ii. Provincially Significant Areas of Natural and Scientific Interest (ANSI), including Earth Science and Life Science ANSI's;</i> <i>iii. Woodlands; and</i> <i>iv. Unevaluated wetlands and locally or regionally significant wetlands.</i> <i>The boundaries of these features and areas are considered to be approximate, and their boundaries may be further refined without an amendment to this Plan.</i> <i>An ecological site assessment by a qualified professional will be required for development applications where natural vegetation or landscape features exist on or near the property. Where natural heritage features and areas are identified, a more detailed assessment of the feature will be undertaken to determine the significance of the natural heritage feature and areas.</i>	The subject property is within Schedule E the Natural Heritage System (Figure 5). Section 5.3.11 of the COP requires that an EIS is to be prepared to demonstrate no negative impacts on significant natural heritage features, functions and systems. The EIS has assessed all potential impacts and has delineated the known features and boundaries and has confirmed that there will be no negative impacts of features or their functions as a result of the proposed redevelopment. An EIS was prepared by Azimuth Environmental Consulting, Inc. and has been reviewed in consideration for the below sections of the COP.	EIS
<i>b) Development and Site Alteration</i> <i>i. Development and site alteration will not be permitted in significant wetlands.</i> <i>ii. Development and site alteration will not be permitted in</i> <i>1. significant woodlands;</i> <i>2. significant valleylands;</i> <i>3. significant wildlife habitat; and,</i> <i>4. significant areas of natural and scientific interest,</i> <i>unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</i> <i>iii. Development and site alteration will not be permitted in fish habitat except in accordance with Provincial and Federal requirements.</i> <i>iv. Development and site alteration will not be permitted in habitat of endangered species</i>	The EIS assessed natural heritage features including the ecological functions of other wetlands, significant woodland and wildlife habitat, threatened and endangered species in accordance with Provincial and Federal requirements and has tested the ecological function of the natural features. Wetlands within the study area were not identified as being provincially significant. No portion of the study area is identified as Significant Valleyland. The proposed redevelopment requires approximately 5.78ha of woodland removals. The removal of 5.78ha of woodland would represent a minor loss (6.6%) of the overall contiguous woodland feature to which property woodlands are connected, which measures approximately 88.09ha in size. The proposed redevelopment would retain approximately 82.31ha of 88.09ha (93.4%) of	EIS

POLICY	ANALYSIS	REPORT
<i>and threatened species, except in accordance with Provincial and Federal requirements.</i>	the overall contiguous woodland feature. Through further assessment found in the EIS and combined with the above, there is no expectation that the proposed redevelopment would result in negative impacts to Significant Woodland. The proposed redevelopment is not anticipated to result in a negative impact to natural heritage features or their ecological functions when the EIS recommendations are implemented to protect and improve the existing conditions. Recommendations include erosion and sediment control measures and fencing, inspections, maintenance, construction management, water testing and the minimization of site disturbances. Section 8.0 of the EIS provides a specific list of recommendations. The proposed redevelopment is not expected to negatively impact the ecological functions of the Other Wetlands, Significant Woodland, or Candidate Significant Wildlife Habitat.	
5.3.1 Provincially Significant Wetlands	The wetlands on the subject property have not been identified as significant. A 15 metre setback to the existing wetland edge will be maintained and is illustrated on the Concept Plan. Many areas also exceed a 15 metre setback, resulting in an average setback greater than 15 metres overall. The EIS prepared demonstrates that there will be no negative impacts on significant wetlands.	EIS, Concept Plan
5.3.2 Habitat of Endangered and Threatened Species	The following Threatened or Endangered species are treated as present or confirmed to occur within the limits of the study area, Black Ash, Eastern Red Bat, Hoary Bat, Little Brown Myotis, Northern Myotis, Silver-haired Bat and Tricolored Bat. The proposed development is expected to require less than 5.8ha of woodland tree clearance. The proposal will retain an estimated 82.3ha (93%) of the contiguous woodland areas. There is no expectation that such minor removals would undermine potential bat maternity and/or day roosting function within the subject property, and it is expected that such habitat functions for species at risk would persist in the post-development setting.	EIS

POLICY	ANALYSIS	REPORT
	A Black Ash Assessment and Black Ash Assessment Report should be completed prior to site alteration.	
5.3.4 Woodlands	The proposed redevelopment involves woodland removals within the western portion of the study area, totaling approximately 5.78ha. The removal of 5.78ha of woodland would represent a minor loss (6.56%) of the overall contiguous woodland feature to which property woodlands are connected, which measures approximately 88.09ha in size. Based on the above, the proposed development would retain approximately 82.31ha of 88.09ha (93.4%) of the overall contiguous woodland feature, and would be anticipated to preserve woodland form and function and its associated significance. As such, there will be no negative impact on Significant Woodlands.	EIS
5.3.5 Wildlife Habitat Areas	The EIS demonstrates that there will be no negative impact to potential wildlife habitat areas including aquatic staging areas, bat maternity colonies, turtle wintering areas, woodland bird breeding habitat, rare wildlife species or snapping turtle.	EIS
5.3.6 Unevaluated Wetlands and Locally or Regional Significant Wetlands	The wetlands on the subject property have not been identified as significant. A 15 metre setback to the existing wetland edge will be maintained or exceeded.	EIS
5.3.7 Fish Habitat	From a fisheries perspective, the proposed redevelopment can be supported. There is no expectation that the proposed redevelopment would result in negative impacts to fish or fish habitat if the appropriate mitigation measures are implemented. A 20 metre buffer is applied to the watercourses and fish habitat studied.	EIS
5.3.8 Watercourses	A Geomorphological Assessment and Meander Belt Delineation prepared by GeoMorphix was prepared. The proposed redevelopment limits are outside of the meander belt and buffer applied of 20 metres.	FSSR, Geomorphological Assessment, Development Concept Plan
5.3.9 Adjacent Lands		
<i>Adjacent lands, as referenced in Sections 5.3.1 through 5.3.7, are the lands contiguous to a natural heritage feature or area where development or site alteration may have a negative impact on the natural heritage</i>	The EIS study area includes the property on adjacent lands within approximately 120 metres of the subject property limits. The EIS evaluates every feature on site and demonstrates that there will be no negative	AIA, EIS

POLICY	ANALYSIS	REPORT
<i>feature or area. For the purposes of this Official Plan, adjacent lands are determined to include all lands within the specified distance of the boundary of natural heritage features and areas as set out in Table 5.1.</i>	impacts on natural features or their ecological functions within the property or on adjacent lands to the feature provided the correct protection and mitigation measures are put in place.	
<i>Table 5.1 – Extent of Adjacent Lands Natural Heritage Feature Extent of Adjacent Lands to be 120 metres ...No development or site alteration will be permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated....</i>		
6.3.3 Potentially Contaminated Lands		
<i>Potentially contaminated lands represent a potential hazard to human health, ecological health and the natural environment, but also represent opportunities for potential redevelopment and reintegration into the community, if they are properly remediated to suit a new use of the site.</i>	The Phase 1 ESA identified sources of potential environmental concern on the northern portion of the subject property: i. The former presence of an on-Site dump and scrap metal storage; ii. The current on-Site storage of derelict RVs, trailers, and waste building materials; and iii. The presence of a liquid fuel AST with unknown historic use A Phase 2 ESA will be undertaken through the proposed redevelopment to confirm the presence or absence of any contamination and steps will be taken to resolve the matter if contamination is confirmed.	Phase 1 ESA
<i>It is the policy of the County that: a) The County and local municipalities will encourage remediation and their appropriate redevelopment, of contaminated sites, or land adjacent to known or potentially contaminated sites, in accordance with provincial regulations and procedures and the policies of this Plan and the local municipal official plan.</i>	If it is confirmed through a Phase 2 ESA that portions of the property are contaminated, the property will be properly remediated in accordance with Provincial requirements. Redevelopment of the subject property with affordable housing will stimulate and motivate remediation of the subject property by cleaning the soils and introducing safe infrastructure and environmental protections measures.	Phase 1 ESA
<i>b) For land with a historic use which may have resulted in site contamination or land adjacent to known or potentially contaminated sites, Environmental Site Assessments (ESAs) will be prepared as part of the development approvals process to determine whether contamination exists, its extent where it does exist, and to determine remediation requirements.</i>	A Phase 1 ESA was prepared. The Phase 1 ESA identified several potential areas of contamination. A Phase 2 ESA will be undertaken.	Phase 1 ESA

POLICY	ANALYSIS	REPORT
7.3 Sewage and Water Systems		
7.3.1 Sewage and Water Services Policies <i>It is the policy of the County that:</i> <i>a) Full municipal sewage services and municipal water services are the preferred form of servicing for all urban settlement areas. Intensification and redevelopment within urban settlement areas on existing municipal sewage services and municipal water services will be promoted, wherever feasible.</i> <i>b) Where municipal sewage services and municipal water services are not provided, municipalities may allow the use of private communal sewage services and private communal water services.</i> <i>f) The local municipality must confirm the availability of the required servicing capacity prior to development being approved, and not until an appropriate servicing agreement is in place to ensure that such capacity will be available to service the development within a reasonable timeframe. Such an agreement will be executed once the Environmental Assessment process has been completed, where applicable. Ministry of the Environment guidelines will be used when determining the remaining uncommitted reserve sewage system capacity and reserve water system capacity.</i>	The proposed redevelopment contemplates private communal sewage and private communal water services because the property is not on the municipal system. Individual domestic water and sanitary service will be provided to each home through the communal system. Further, the MECP requires that the subject property be brought up to required standards.	FSSR
7.3.2 Stormwater Management <i>It is the policy of the County that:</i> <i>a) The County will encourage local municipalities in their planning for stormwater management to:</i> <i>i. minimize, or, where possible, prevent increases in contaminant loads;</i> <i>ii. minimize changes in water balance and erosion;</i> <i>iii. not increase risks to human health and safety and property damage;</i> <i>iv. maximize the extent and function of vegetative and pervious surfaces; and</i> <i>v. promote stormwater management best practices, including stormwater</i>	a) The FSSR was prepared with consideration for the Ministry of the Environment's Planning and Design Manual and coordination with the NVCA. i. Any proposed infiltration will be for 'clean' runoff only (i.e., rooftops and pervious areas or lawn) and would not propose to infiltrate road contaminants such as chlorides or road sediment. ii. The SWM strategy attempts to mimic existing hydrologic regimes and provides the necessary water quality treatment per MECP guidelines through a treatment train approach. Infiltration options will be explored through detailed design following further groundwater monitoring to accurately assess the high	FSSR

POLICY	ANALYSIS	REPORT
<i>attenuation and re-use, and low impact development.</i>	groundwater level and ensure a 1 m clearance per MECP requirements. iii. There is no additional risk expected as a result of the LID or SWM strategies. iv. Where possible, vegetative and pervious surfaces will be encouraged to infiltrate either passively or actively through a designed system. This will be further explored through detailed design. v. The SWM strategy meets Ministry requirements by attenuating peak flow rates through multiple SWM facilities. Infiltration will be explored at detailed design to encourage the use of LID features where feasible.	

Based on the above analysis, the proposed Amendments and proposed redevelopment conform to the policies of the COP.

5.4 TOWNSHIP OF MELANCTHON OFFICIAL PLAN

The Township of Melancthon Official Plan, 2017, (the “Official Plan” or “MOP”) contains policies that guide land use planning and direct growth in the Township of Melancthon in a manner that ensures environmental protection and sustainability, is socially acceptable, and is sensitive to the community’s heritage and financial well-being.

All Township Council decisions on planning and development matters must conform with the Official Plan. When referencing this Plan with regard to any planning or development topic, consideration should be given to all applicable components of the Plan. It is important to note that the Plan must be read in its entirety with all relevant policies being applied in any specific situation.

The subject property is currently designated *Rural* and *Environmental Conservation* by Schedule A-5 Land Use and Roads Plan (Figure 6), *Locally Significant and Unevaluated Wetlands* by Schedule D Natural Heritage 1 (Figure 7), *Significant Woodlands* and *Watercourses* by Schedule E – Natural Heritage 2 (Figure 8), *Floodplain* by Schedule F - Natural and Human-made Hazards” (Figure 9), *Medium and High Vulnerability* by Schedule G – Aquifer Vulnerability Area (Figure 10) and partially identified *Sand and Gravel Resource Area* by Schedule H – Primary Mineral Aggregate Areas (Figure 11) of the Official Plan.

The brownfield status of the subject property generates this opportunity to improve the development and provide for affordable housing in the Township. Through the preparation of the planning applications for the proposed redevelopment, the Official Plan Schedules have been carefully assessed by the consultant team. The proposed Amendments intend to introduce the Community designation over portions of the subject property already disturbed with areas associated with the permanent uses and existing community. The proposed Amendments and Schedules illustrate the lands to be protected and enhanced through implementation of buffers and setbacks in the Environmental Conservation designation and to be protected through the Environmental Protection

designation and the related zoning. As well, the Amendments identify lands to be designated Community. This section of the Report considers the Township's Official Plan objectives and policy directives and assesses the relevant policies in the context of the proposed Amendments.

The following **Table 11** provides an analysis of relevant policies and the related supporting study, document, Figure, Appendix or section of this Report.

Table 11 - Policy Analysis Table - Township of Melancthon Official Plan (2017)

POLICY	ANALYSIS	REPORT
7.11 Official Plan Review and Updating		
<i>(a) In accordance with the provisions of the Planning Act in force at the time of approval of this Plan, Council shall, not less frequently than every five years after the Plan comes into effect, revise this Plan as necessary to ensure that it:</i> <i>i conforms with or does not conflict with Provincial plans;</i> <i>ii has regard to matters of Provincial interest as specified in the Planning Act;</i> <i>iii has regard to matters of local interest, changing local conditions or new information; and,</i> <i>iv is consistent with Provincial policies issued in accordance with the Planning Act.</i> <i>(b) Any amendment to this Plan relating to the above matters or any other aspect of this Plan will be subject to full public participation in accordance with the provisions of the Planning Act and, where deemed appropriate, extending beyond the requirements of the Act. The policies of section 7.12 and all other related policies of this Plan shall apply.</i>	Since approval of the Township's Official Plan, a new Provincial Planning Statement (2024) and County Official Plan have been introduced, including subsequent amendments to the County Official Plan. The proposed Amendments to implement the proposed land use designations and facilitate the proposed redevelopment are being requested now, in advance of a future update to the Township's Official Plan, whereby the Official Plan would formally be brought into conformity with the PPS and COP . Sections 5.1 and 5.2 of this Report demonstrate that regard has been had for the Planning Act and that the proposed development is consistent with the PPS. Redevelopment of the subject property is required to recognize and expand on local and historical conditions at the Chipwoods Park community. An engagement strategy is provided in Section 2.3 of this Report.	Planning Justification Report
2.2.1 Growth Management Objectives		
<i>(a) To maintain and enhance the Township's characteristic rural nature and significant environmental features and functions while accommodating a limited amount of population and employment growth consistent with the municipality's past growth patterns, Provincial policies and plans, and the other objectives of this Plan.</i> <i>(b) To continue to accommodate population growth in the three communities of Horning's Mills, Corbetton and Riverview, where appropriate in terms of servicing and other constraints.</i>	(a) The proposed redevelopment will provide for residential growth in the form of an affordable residential community in the existing developed areas of the subject property. (b) Chipwoods Park is an existing community not recognized by current Settlement Area mapping and updated Schedules. The Amendments propose to ensure this community is formally recognized in all planning documents. (c) The subject property and delineated existing disturbed and net redevelopment	Figure 1A, Concept Plan, EIS

POLICY	ANALYSIS	REPORT
(c) To accommodate growth by encouraging the utilization of appropriately sized and sited vacant lots and severed lots in both rural and community areas. (d) To accommodate growth by maximizing the use of the Township's housing stock and, to the extent possible, preventing the destruction of existing habitable or potentially habitable dwellings. (e) To manage growth in a financially and environmentally responsible manner.	areas inform the size of the area to be redeveloped. The subject property represents an opportunity to accommodate affordable housing in a rural setting integrated with the existing character of the surrounding area. (d) Land, homes, buildings and structures on the subject property are in need of remediation and rehabilitation. Services require updating to be MECP compliant. Existing housing on the subject property will be maintained as affordable. (e) An EIS was prepared to assess the disturbed natural heritage feature limits. Natural and environmental feature areas and limits will be improved and protected through the implementing Official Plan and Zoning By-law with the Township.	
3.0 General Planning Policies <i>The policies of this section apply generally throughout the Township. When considering the Plan's policies relating to specific land use designations, reference should also be made to the policies of this section. All development within the Township will be subject to the applicable policies of this section, although, depending on the circumstances, not all of these policies will apply in all cases.</i>		
3.1 Growth Management		
3.1.1 Population Growth and Growth Accommodation		
(a) Residential growth shall be accommodated at levels appropriate to a predominantly rural municipality. The Township's history is one of modest population growth within its rural area and its three small communities, primarily Horning's Mills, all of which lack municipal water and sanitary sewer services. It is anticipated that there will continue to be a market demand for residential development in rural and rural settlement areas during the period covered by this Plan.	a) The utilization of the existing Chipwoods Park community for alternative rural housing styles will reach those in the Township looking for a house in a rural setting at an affordable price point - allowing them to remain in the Township.	
(b) The Province has established year 2031 population and employment forecasts for the Township through the process of implementing the Dufferin County portion of the Growth Plan for the Greater Golden Horseshoe. That population forecast is for a total of 3,410 Township residents in 2031. The employment forecast is addressed in section 3.2.	b) The 2051 population and employment forecasts have been updated through the County MCR process. The Township Official Plan, adopted in 2014, has not yet been updated to conform with County and Provincial policy.	
(c) That population forecast represents a growth of 571 persons in the Township's population over the 2011 census figure of 2,839 persons. The average annual population growth over the 20	c) Estimates of the current population of the Township of Melancthon is 3,200 persons with allocation of 1,100 additional persons to the year 2051. The proposed	

POLICY	ANALYSIS	REPORT
<i>year period would be approximately 29 persons. At an average of 2.5 persons per dwelling unit there would be a need for approximately 1,364 dwelling units by 2031. This would be about 264 new units over the 1,100 units recorded in the 2011 census, an average of approximately 13 units annually.</i>	redevelopment will contribute 222 affordable small-sized ground related dwellings (single detached and townhouse), and approximately 400 persons to that updated growth target.	
<i>(d) Although the number of required new units referenced in subsection (c) immediately above could potentially be accommodated primarily through the use of existing vacant lots in combination with a strong level of second unit development in detached dwellings, it is a policy and objective of this Plan that new residential development also will be accommodated on the vacant lands designated Community on the west side of Horning's Mills. The use of these lands for growth accommodation:</i> <i>i is consistent with the Provincial Policy Statement since it is a form of growth accommodation within a settlement area;</i> <i>ii involves lands well suited physically to residential development;</i> <i>iii would facilitate the integration of new growth with the structure of the Township's principal community and with the associated infrastructure; and</i> <i>iv represents a continuation of a residential growth accommodation related designation in the Township's previous official plan.</i>	d) As discussed in Section 4.5 of this Report, very limited growth is observed in the Township. Between 2016-2021, a net growth of 0 housing units was identified in the 2024 Township of Melancthon Development Charges Background Study (Watson & Associates). As well, the number of required new units referenced in subsection (c) above has increased through recent County growth forecasts, and may further increase through future County OPA #5. Thus there is a greater need to accommodate residential growth in the Township. The proposed Amendments seek to establish a new Community Settlement Area consistent with the PPS given the lands' disturbed state, brownfield status and in recognition of the remediation required to bring the subject property up to standards. The year-round residential use of the subject property will continue.	
<i>(e) This Plan permits the following three principal methods of accommodating residential growth.</i> <i>i Residential development on most of those approximately 185 existing residential sized vacant lots in the Township that are appropriately designated and zoned, that appear to have sufficient area for on-site services and where the construction of a dwelling would be in conformity with the applicable policies of this Plan.</i> <i>ii Lot creation and appropriate intensification, including infilling, within the communities of Horning's Mills, Corbetton and Riverview.</i> <i>iii Limited rural residential development on new lots created by consents in areas within the Rural designation.</i>	e) As discussed in (c) above, existing residential development in the Township is limited and Township growth projections are evolving through updated County and Provincial policy. There is a greater need for housing in the Township. Further, PPS and County policy now explicitly permits the creation of new settlement areas as a means to accommodate residential growth. The Official Plan acknowledges the priority to be put on affordable housing. Since its enactment, the housing crisis has worsened and home ownership is further out of reach for many. To directly address this, the proposed redevelopment will offer detached and townhouse dwellings in a rural-style setting akin to the Township's rural and natural landscape. A sufficient private	

POLICY	ANALYSIS	REPORT
	servicing strategy is proposed to accommodate the growth.	
<i>(g) The population and dwelling unit forecasts referenced in subsections 3.1.1(b) and(c) are not intended as specific targets to be achieved but are forecasts that will be used to plan for and manage growth. In accordance with section 8.2, these figures are to be considered approximate and minor variations will not require an amendment to this Plan.</i>	(g) Acknowledged that growth forecasts are not specific targets, nor are they maximums.	
<i>(h) The creation of new communities or settlement areas is not permitted in the Township.</i>	(h) Per PPS Section 2.3.2 and amended COP Section 3.3.1, the creation of new settlement areas is permitted. The COP was recently amended by the MMAH (July 2025) to remove the prohibition on establishing new community areas and to include permission for same.	
<i>(i) In view of the Township's rural landscape and character, its lack of municipal water and sewage systems and the objective of this Plan to retain the area's character and landscape to the extent possible, it is not a primary objective of this Plan to fully implement all of the Province's housing density, intensification, diversity and affordability related policies. The majority of the Township's housing is affordable and it is anticipated this will continue to be a characteristic of the municipality's housing stock.</i> <i>The policies of sections 3.1.2(d)(iii) and 3.12 comply with Provincial legislation and provide for the potential development of additional affordable housing.</i>	(i) Per Statistics Canada, the 2021 average value of a dwelling in the Township was \$842,000 which is almost twice the \$450,100 affordable purchase price of a detached or townhouse home per recent 2025 Provincial Bulletin. As discussed above in this Report, since approval of the Township Official Plan, new provincial policy (PPS 2024) and County Official Plan (2024) have been introduced, including subsequent amendments to the COP. A future update to the Township Official Plan will be required to conform to this new policy framework. The COP established a 20% target for affordable housing as a component of all new residential development and intends for opportunities for affordable housing to be considered as they become available. The proposed redevelopment will assist the Township in achieving the projected supply of housing available to 2031 and the updated projection to 2051, including at an affordable price point.	
<i>(j) The Township will encourage the provision of affordable and accessible housing in all new development in order to contribute to the achievement of the County's 20% housing affordability target and to support the</i>	j) The proposed redevelopment will contribute directly to the County's 10-year housing affordability target.	

POLICY	ANALYSIS	REPORT
<i>implementation of the County's 10- Year Housing and Homelessness Plan (2013).</i>	On review of the Dufferin County Master Housing Strategy (2024), the Township contributed only 4% of the County's development activity in the 2019-2023 period, and had 0 housing units in the development approvals pipeline at the time of the 2024 Strategy. Per the 2024 Strategy, there is a significant demand for affordable housing units across the County, especially in more affordable, unique tenures and forms, and this proposed redevelopment can help meet that demand, ensuring those underhoused or seeking affordable housing in rural-style homes can be accommodated.	
<i>(k) It is also anticipated that a limited expansion in the range of housing types may be achieved through the narrow range of residential intensification forms appropriate to a rural municipality without municipal water and sanitary sewer systems.</i>	k) Rural detached and townhouse Homes are proposed, similar to the existing park-like condition present on the subject property now and expanding the range of housing types in the Township.	
<i>(l) It is, in part, a growth accommodation related objective of this Plan to minimize the loss of habitable dwellings and to maximize the retention of, and improvements to existing dwellings. The loss of habitable dwelling units as a result of farm consolidation or non-farm development such as mineral aggregate operations shall be discouraged.</i>	l) The replacement of existing structures and rehabilitation of the subject property will take place in the proposed redevelopment. There will be no net loss of habitable dwellings and if approved, a net increase of affordable dwelling units on the property. The proposed redevelopment will be privately serviced with no reliance on any municipal systems	Section 4.4, 4.5 of Planning Justification Report
3.1.2 Growth Accommodation and Intensification in Communities		
<i>(a) Limited residential growth in the Township's communities shall occur primarily in Horning's Mills, the largest community with the most appropriate areas for some additional greenfield and infill residential development. Riverview and Corbetton shall accommodate small amounts of new residential development in accordance with the applicable land use designations and policies of this Plan.</i> <i>(b) Consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and other provincial planning policies, growth accommodation through residential intensification and other means will be encouraged in the Township's communities, primarily Horning's Mills.</i>	The proposed Amendments are synchronized with a comprehensive submission of reports, studies, documents and technical assessments and Township consideration for the proposed redevelopment should be assessed on the technical merits therein. The FSSR report demonstrates that the redevelopment can be serviced with adequate communal water, sanitary and stormwater management in accordance with the Township of Melancthon, County of Dufferin and Province of Ontario requirements and standards. The proposed servicing strategy will not require a significant investment of municipal infrastructure or capacity, and will not	Concept Plan, FSSR

POLICY	ANALYSIS	REPORT
<i>(c) The residential intensification objective shall be balanced against the equally important objectives of providing appropriate servicing, respecting community character, and protecting and enhancing the Township's groundwater resources. Therefore, any residential intensification proposal will be assessed in the context of the applicable servicing and planning policies of this Plan and the requirements of all other agencies having jurisdiction.</i> <i>(d) Residential intensification shall conform to the following policies and all other applicable policies.</i> <i>i In view of the small size of the Township's communities, the use of individual on-site sewage and water systems, the low rate of growth, and the directions from the Province, a specific annual residential intensification target has not been identified. Council will attempt to achieve a limited increase in residential density within the Township's communities through appropriate residential intensification over the planning period.</i> <i>ii Horning's Mills, the municipality's largest community, will be the primary focus for residential intensification.</i> <i>iii Forms of residential intensification appropriate to the Township may include the creation of slightly smaller lots, the creation of second dwelling units within single detached dwellings, dwellings containing two or three units such as semi-detached dwellings and duplexes, infilling, redevelopment and the conversion or expansion of existing buildings.</i> <i>iv Residential intensification developments shall be of a scale and character appropriate to their site and setting within the community. Such projects may be subject to site plan control in accordance with the provisions of section 7.4 of this Plan.</i> <i>(e) In accordance with the servicing policies of this Plan and in recognition of the lack of municipal water and sewage systems in the Township, development within the communities will be permitted on the basis of individual on-site water and sewage services. Although full</i>	impact the future servicing and growth in Horning's Mills, Riverview, or Corbetton. The proposed redevelopment will contain detached Homes on 2,700 square foot Units, and townhouse Homes on 2,200 square foot Units. The proposed redevelopment is appropriate intensification of the existing site on smaller lots that facilitates more affordable housing. Large front and rear yards contribute to a park-like setting that currently exists at Chipwoods Park and in other seasonal campgrounds. The Concept Plan has been designed to follow the limits of the existing disturbed areas, natural features and their buffers. Commercial and recreational areas are provided for resident amenities on site.	

POLICY	ANALYSIS	REPORT
<i>municipal systems are ultimately the preferred method of servicing, such systems are unlikely to be viable here due to the small size of the Township's communities and the low growth rate. Proponents of significant new development proposals may be required to prepare a servicing options study for consideration by Council and the approval agencies.</i> <i>(f) There is little probability of any need for the expansion of any community boundaries during the period covered by this Plan. Other than minor boundary adjustments as referenced in section 8.1 of this Plan, any expansion of the boundaries of a settlement area as delineated on the schedules to this Plan shall be permitted only through a comprehensive review and only on the basis of documentation justifying the need for such expansion as well as its magnitude and configuration. That documentation shall comply with all applicable Provincial plans and planning policies as well as the relevant policies of this Plan.</i>		
3.1.3 Growth Accommodation Outside of Communities		
<i>(a) Rural residential development has always been a component of the Township's growth and character. Some additional growth accommodation shall continue to be provided over the planning period through the construction of dwellings on most existing vacant rural residential lots and limited rural residential lot creation through the policies of sections 5.3.3 and 7.2 for consents within areas designated Rural on the schedules to this Plan.</i> <i>(b) Rural residential development shall be permitted only in conformity with all applicable policies of this Plan and only on properties having lot areas and physical conditions suitable for individual on-site water and sewage systems unless alternative servicing is available.</i>	The proposed redevelopment will have on-site communal water and sewage systems and will implement modern sewage treatment plant and water pumping blocks. The physical condition of the subject property provides an opportunity to supply housing at an affordable price point in the Township. The proposed redevelopment will maintain its rural characteristics, through protection of the natural landscape with generous landscaping and retention of 70% of the natural areas.	Concept Plan, Elevations and Floor Plans, Streetview
3.5.3 Contaminated Sites		
<i>(a) If a change in land use is proposed for lands known or suspected to be contaminated due to previous use, Council shall require the proponent to demonstrate that the site has been assessed and, if necessary, remediated in accordance with the requirements of Ontario Regulation 153/04 as amended. The proponent shall complete sufficient work to enable a Qualified Person as defined under the Regulation</i>	(a) A Phase 1 Environmental Site Assessment (ESA) was prepared in support of the proposed redevelopment. The Phase 1 ESA identified several potential areas of environmental concern, including the former presence of an on-site dump and scrap metal storage, the current on-site storage of derelict RVs, trailers, and waste building materials; and the presence of a	

POLICY	ANALYSIS	REPORT
<i>to complete a Record of Site Condition and upload the Record of Site Condition to the electronic Brownfields Environmental Site Registry prior to the issuance of any final planning approval for the site's development.</i>	liquid fuel AST with unknown historic use. The Phase 1 ESA recommended a limited Phase II ESA be prepared, and a Designated Substance and Hazardous Materials Survey be conducted. Per 3.5.3(a), further study can be prepared and submitted with the intent to file a Record of Site Condition. Through redevelopment and improvement, the owners intend to bring the subject property into compliance with current MECP standards, as the MECP has issued a formal notice for the site to be remediated and rezoned to reflect the year-round residential uses. We note that the PPS defines brownfields as “undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.” The Phase 1 ESA suggests the site may be contaminated and a Phase 2 ESA is pending.	
<i>(b) Council may place lands which are known to be contaminated in a Holding (H) Zone to restrict development until clearance is provided in the form of an acknowledged Record of Site Condition.</i>	PPS Section 2.5.1 states that regeneration of brownfield sites should be promoted in rural areas, and the PPS defines regeneration is defined as the “creation of new units, uses, or lots on previously developed land in existing communities, including brownfield sites”. The COP further makes multiple references to the development and regeneration of brownfield sites. The proposed redevelopment intends to complete further site assessment, comply with MECP notice, and subsequently redevelop the subject property for affordable housing units. We acknowledge that a Holding Zone may be required through this application and suggest that it would be an appropriate process to move forward with this application. A Holding Zone would allow a ‘staged’ approach, where certain requisite reports, studies and servicing systems to be finalized and reviewed by the applicable reviewing agencies as the proposed redevelopment otherwise advances.	
5.5 Environmental Conservation		

POLICY	ANALYSIS	REPORT
<i>5.5.1 Permitted Uses</i> <i>(b) Nothing in these policies or elsewhere in this Plan shall be construed as restricting legally existing uses within the Environmental Conservation overlay designation. Although not considered nonconforming uses, the criteria in the policies of section 7.6(d) shall apply with regard to the expansion of such uses unless there are specific policies prohibiting or otherwise limiting such expansions in areas within the Environmental Conservation overlay designation.</i>	Uses in the Environmental Conservation designation include both key natural heritage features and areas and legally existing uses. The key natural heritage features will be protected through the delineation of the Environmental Conservation and Protection designations through this proposed Amendments. Expansion of existing residential uses is to be assessed with Section 7.6(d) and in accordance with the MOP.	
<i>5.7 Community</i> <i>(a) The purpose of the Community land use designation is to recognize the Township's three small settlement areas, to provide for a range of appropriate land uses in these areas, and to establish a planning policy framework for development within the designated areas, including moderate forms of residential intensification.</i>	The proposed Amendments contemplate introducing a new Community land use designation over the subject property to accommodate the proposed redevelopment. Consistent with the proposed COPA, the proposed Amendments will create a fourth Community Settlement Area in the Township.	Concept Plan
<i>5.7.1 Permitted Uses</i> <i>(a) Uses permitted in the Community designation include detached dwellings; home occupations; commercial uses serving the local area or the traveling public; small scale light industrial uses; institutional uses such as schools, churches, and government offices and agencies; community centres, community halls and libraries; parks and recreational uses; and bed and breakfast establishments. Permitted residential uses include second dwelling units that comply with the provisions of section 3.12</i>	a) Smaller single detached dwellings, bungalow townhouse dwellings, local commercial uses, a community hall, parks and recreational uses, communal servicing infrastructure, and private trails and walkways are proposed through this development consistent with the Community designation.	Elevations and Floor Plans, Concept Plan, proposed Amendments
<i>(b) Subject to the policies of subsections 5.7.2(i), 3.1.2, 3.12 and all other applicable policies, residential intensification is permitted in the Community designation. In addition to detached dwellings, residential intensification uses may include semidetached dwellings, duplex dwellings, triplexes, and second dwelling units in detached and semi-detached dwellings where there is compliance with the provisions of section 3.12.</i>	b) Leasehold condominium detached and townhouse dwellings are proposed. A new LCH zone is proposed to capture the specific residential land use and tenure.	Proposed Amendments
<i>5.7.2 Planning and Development Policies</i>		
<i>(a) The policies of subsection 5.7.1 permit a range of both residential and nonresidential uses that are generally typical of smaller rural communities. While some intermixing in the siting of such uses is also typical of these</i>	The reports and studies completed in support of the proposed redevelopment indicate that there are no potential agricultural or environmental	EIS, AIA, FSSR

POLICY	ANALYSIS	REPORT
<i>communities and is permitted by these policies, the intent is to ensure that situations of land use incompatibility are not created by future development approvals in these areas.</i>	incompatibility issues related to the proposed development.	
<i>(b) Residential uses are the most sensitive of the uses permitted and, therefore, shall be protected to the greatest extent possible from the potential adverse impacts of permitted nonresidential uses.</i>	The residential uses proposed will be integrated with and respect the existing natural and rural landscape. The MDS assessment affirms that surrounding agricultural operations will not impact the proposed redevelopment. There are no surrounding land uses that that may have any potential adverse impacts on the proposed development.	Phase 1 ESA, EIS, AIA
<i>(j) All development in the areas designated Community shall be properly serviced with water supply and sewage disposal facilities in accordance with the policies of sections 3.1.2 and 6.3 of this Plan.</i>	Communal water supply and sewage disposal and treatment facilities will serve the proposed redevelopment and will be designed to comply with MECP and provincial requirements. . Private infrastructure servicing is provided in accordance with Section 6.3 of the Official Plan as demonstrated below.	FSSR
<i>(l) Any community expansion beyond the settlement area boundaries shown on the schedules to this Plan may occur only through a comprehensive review in compliance with the policies of subsection 3.1.2(f) and all other applicable policies of this Plan</i>	As the subject property is currently outside of a Community land use designation, Section 3.1.3 Growth Accommodation Outside of Communities is assessed.	Figure 6; Planning Justification Report
3.1.3 Growth Accommodation Outside of Communities		
<i>(a) Rural residential development has always been a component of the Township's growth and character. Some additional growth accommodation shall continue to be provided over the planning period through the construction of dwellings on most existing vacant rural residential lots and limited rural residential lot creation through the policies of sections 5.3.3 and 7.2 for consents within areas designated Rural on the schedules to this Plan.</i> <i>(b) Rural residential development shall be permitted only in conformity with all applicable policies of this Plan and only on properties having lot areas and physical conditions suitable for individual on-site water and sewage systems unless alternative servicing is available.</i>	Chipwoods Park is an existing community and the subject property's 37 hectare size allows for appropriate space to provide communal on-site water and sewage systems to serve the proposed redevelopment. The proposed development and proposed Amendments have been assessed in the context of all applicable policies of this Plan and the proposed development is logical and appropriate from a planning perspective.	FSSR

POLICY	ANALYSIS	REPORT
2.2.2 Objectives Relating to the Natural Environment		
<i>(a) To protect significant natural heritage features and areas together with the associated functions.</i> <i>(b) To maintain and, where possible, increase the area's diversity of natural features.</i> <i>(c) To ensure that effects of development on the natural environment and existing land uses are fully addressed.</i> <i>(d) To ensure that the development review and evaluation process identifies, considers and addresses the potential effects on the natural environment.</i> <i>(e) To ensure there is no development or site alteration within provincially significant wetlands.</i> <i>(f) To regulate land uses proposed in areas adjacent to wetlands to ensure there will be no negative impacts on these environmentally important features or their functions.</i>	a) It is anticipated that the proposed redevelopment combined with the environmental protection measures is not anticipated to result in a negative impact upon natural heritage features or their ecological functions. b) Improvements and protection measures will be made to existing features and to the waterways. c), d) The potential effects of the redevelopment proposed are reviewed in the EIS. There are no anticipated negative impacts to key natural heritage and environmental features with implementation of the correct mitigation to be implemented through the proposed redevelopment. e) There are no Provincially significant wetlands present on the subject property or within the study area. The closest mapped provincially significant wetlands to the property are located approximately 4 kilometres (km) from the property boundary. f) Combined with municipal review, the appropriate agencies and regulating authorities will be consulted.	EIS
5.5.2 General and Natural Heritage Related Planning Policies		
<i>(a) New development related to a permitted use shall generally be sited and designed to be in harmony with the area's landscape character and shall be sensitive to the natural environment.</i> <i>(b) Any development of permitted uses should be planned and designed such that the ecological, educational, or interpretive values of the subject area are maintained.</i> <i>(c) Depending on the nature and location of a proposed development, the Township may seek the technical advice of the appropriate review agencies, including the appropriate conservation authority, when considering development proposals in or adjacent to this designation and such review shall be at the cost of the applicant. Conservation authority approval will be required</i>	The proposed redevelopment seeks to maintain and protect the subject property and existing natural features. There are no Provincially significant wetlands present on the subject property or within the study area. An EIS was prepared that thoroughly analyzes the existing site and surrounding areas. The natural heritage areas will be captured in the Environmental Conservation and Environmental Protection designations. The study area described in the EIS includes adjacent lands within approximately 120 metres of the property limits.	EIS

POLICY	ANALYSIS	REPORT
<i>for development proposals within an authority's regulatory limits.</i> <i>(d) Lands included in the Environmental Conservation overlay designation shall not be accepted as parkland dedication in the development process. Where deemed appropriate, the Township or another public agency may accept such lands to protect important environmental features or resources.</i> <i>(e) Where land included in the Environmental Conservation overlay designation is under private ownership, this Plan does not imply that such areas are free and open to the general public or will be purchased by the Township or any other public agency. There is no public obligation either to redesignate or to purchase any area included in the Environmental Conservation overlay designation.</i> <i>(f) Detailed mapping of some of the features and areas included in the Environmental Conservation overlay designation is not available. In addition, the mapping that is available is occasionally updated by the responsible Ministry or agency. Whenever new or updated mapping is available, the Environmental Conservation overlay designation on the schedules to this Plan may be revised accordingly through an amendment to this Plan.</i> <i>(g) The width of the adjacent lands associated with each of the natural heritage features and areas included in the Environmental Conservation overlay designation is:</i> <i>locally significant and unevaluated wetlands: 50 metres</i> <i>significant woodlands: 120 metres</i> <i>significant wildlife habitat: 120 metres</i> <i>significant areas of natural or scientific interest: 120 metres</i> <i>habitat of endangered species and threatened species 120 metres</i> <i>fish habitat. 120 metres</i> <i>The following policies shall apply to these adjacent lands. Development, including the creation of new lots, may be permitted on adjacent lands only if it will not have any negative impacts on the nearby natural heritage features and areas recognized by the application</i>	The EIS assessed natural heritage features including the ecological functions of other wetlands, significant woodland and wildlife habitat, threatened and endangered species in accordance with Provincial and Federal requirements and has tested the ecological function of the natural features. Wetlands within the study area were not identified as being provincially significant. No portion of the study area is identified as Significant Valleyland. The proposed redevelopment requires approximately 5.78ha of woodland removals. The removal of 5.78ha of woodland would represent a minor loss (6.6%) of the overall contiguous woodland feature to which property woodlands are connected, which measures approximately 88.09ha in size. The proposed redevelopment would retain approximately 82.31ha of 88.09ha (93.4%) of the overall contiguous woodland feature. Through further assessment found in the EIS and combined with the above, there is no expectation that the proposed redevelopment would result in negative impacts to Significant Woodland. The proposed redevelopment is not anticipated to result in a negative impact to natural heritage features or their ecological functions when the EIS recommendations are implemented to protect and improve the existing conditions. Recommendations include erosion and sediment control measures and fencing, inspections, maintenance, construction management, water testing and the minimization of site disturbances. Section 8.0 of the EIS provides a specific list of recommendations. The proposed redevelopment is not expected to negatively impact the ecological functions of the Other Wetlands, Significant Woodland, or Candidate Significant Wildlife Habitat.	

POLICY	ANALYSIS	REPORT
<i>of the Environmental Conservation overlay designation, or their ecological function.</i> <i>The policies of section 3.4.2 with regard to assessing environmental impact shall apply in addressing the provisions of subsection 5.5.2(g)i above. Generally, the construction of a dwelling or accessory buildings to a dwelling will not require an assessment of environmental impact.</i> <i>If it is determined that there is compliance with the requirements of this designation, development may be permitted on the adjacent lands in accordance with the land use designation on those lands. Development on adjacent lands may be subject to site plan control.</i>		
Locally Significant Wetlands and Unevaluated Wetlands		
<i>(h) Locally significant wetlands and unevaluated wetlands are shown on Schedule D. Generally, locally significant wetlands shall be protected and maintained in a natural state. They may be protected through stewardship agreements or conservation easements.</i> <i>(i) Wetland loss will be avoided where possible and the re-establishment and creation of wetlands will be encouraged if loss or degradation occurs.</i> <i>(j) The policies of section 3.4.2 with regard to assessing environmental impact shall apply to any development or site alteration within a locally significant wetland. Environmental impact documentation may also be required for any development on adjacent lands to a locally significant wetland. Generally, the construction of a dwelling or accessory buildings to a dwelling on such adjacent lands will not require an assessment of environmental impact.</i> <i>(k) Unevaluated wetlands shall be assessed for significance and for boundary delineation at the time of application for planning or building approvals involving such wetlands. The determination of the appropriate policies relating to development and site alteration will be based on the wetland's identified level of significance. A similar approach will be taken with regard to development on adjacent lands to unevaluated wetlands.</i>	The proposed redevelopment will avoid wetland, and so no direct impacts to wetland are anticipated. Further, a setback of 15 metres to the wetland edge will be maintained or exceeded by the redevelopment footprint. A further site visit and investigation in conjunction with the NVCA is being arranged to continue to ensure all environmental requirements are met.	EIS

POLICY	ANALYSIS	REPORT
<i>(l) Agricultural uses may continue within locally significant and unevaluated wetlands and such uses shall be encouraged to employ best management practices to protect and enhance wetland features</i>		
Significant woodlands		
<i>(m) The various areas of significant woodlands included within the Environmental Conservation overlay designation and shown in more detail on Schedule E are forested lands primarily 20 hectares in size or larger. This is in keeping with Provincial guidelines which identify this minimum size criteria as appropriate where woodland cover is in the range of 15 to 30 percent of the municipality, as is the situation in the Township. There are other criteria referenced in the Provincial guidelines but their application is not essential here since the use of this criterion results in the classification of most of the Township's wooded areas as being significant.</i> <i>*Background or Explanatory Information*</i> <i>(n) Some woodland areas designated on the schedules to this Plan are smaller than 20 hectares but have other important features such as a location either near other woodlands or in a headwater area or in a linkage feature between other natural heritage features and areas.</i> <i>(o) The policies of section 3.4.2 with regard to assessing environmental impact shall apply to any development or site alteration within significant woodlands. Environmental impact documentation may also be required for any development on adjacent lands to significant woodlands. The construction of a dwelling or accessory buildings to a dwelling on such adjacent lands may not require an assessment of environmental impact.</i> <i>(p) Proposed development or site alteration in significant woodlands may be subject to site plan control and have a site plan agreement containing specific management details regarding the protection of existing trees.</i>	The woodland edge presented in Figures 2 and 3 of the EIS and on the Development Concept Plan was confirmed through a joint woodland dripline staking exercise completed on July 30, 2024, with Azimuth, the Township and Burnside in attendance. The proposed redevelopment involves Significant Woodland removals within the western portion of the study area, totaling approximately 5.78ha. The removal of 5.78ha of woodland would represent a minor loss (6.56%) of the overall contiguous woodland feature to which property woodlands are connected, which measures approximately 88.09ha in size. No portions of the overall woodland feature would become fragmented/isolated as a result of the proposed redevelopment. The EIS concludes that the proposed redevelopment will have no negative impact on the Significant Woodland or on the ecological functions of significant woodlands.	EIS
Significant Wildlife Habitat		
<i>(q) Significant wildlife habitat as included in the Environmental Conservation overlay designation is shown more specifically on Schedule E. It is</i>	No redevelopment is proposed within 30 metres of the ponds or shallow marsh areas with potential to provide this significant wildlife habitat category. As such, the	EIS

POLICY	ANALYSIS	REPORT
<i>identified as deer wintering areas on that schedule.</i> <i>(r) While currently including only deer wintering areas, significant wildlife habitat may ultimately be expanded to represent such features or areas as the habitats of seasonal concentrations of various animals, rare vegetation communities or specialized habitat for wildlife, habitat of species of conservation concerns and animal movement corridors.</i> <i>(s) Development or site alteration will not be permitted in significant wildlife habitat unless it has been demonstrated through an Environmental Impact Study or site assessment in accordance with the policies of section 3.4.2 that there will be no negative impacts on the habitat or its ecological function.</i> <i>(t) Documentation such as that referenced in subsection (s) immediately above may also be required for any development on adjacent lands to significant wildlife habitat. Generally, the construction of a dwelling or accessory buildings to a dwelling on such adjacent lands will not require an assessment of environmental impact.</i> <i>(u) Development within significant wildlife habitat may be subject to site plan control and require a site plan agreement to implement aspects of the recommendations contained in the environmental documentation.</i>	proposed redevelopment will not result in negative impacts to significant wildlife habitat. The EIS concludes that the proposed redevelopment will have no negative impacts on significant wildlife habitat or on the ecological functions of significant wildlife habitat.	
<i>Significant Areas of Natural or Scientific Interest (ANSIs)</i>		
<i>(v) Significant areas of natural or scientific interest (ANSI) as included in the Environmental Conservation overlay designation are shown more specifically on Schedule E.</i> <i>(w) Development and site alteration will not be permitted within an ANSI unless:</i> <i>an Environmental Impact Study or site assessment in accordance with the policies of section 3.4.2 has demonstrated that there will be no negative impacts on the natural heritage features and ecological functions for which the area is identified;</i> <i>the development or site alteration does not significantly alter the natural topography or geological features of the ANSI; and</i>	Schedule D of the Official Plan and the EIS do not identify any ANSIs in the vicinity of the subject property.	EIS

POLICY	ANALYSIS	REPORT
<i>methods are employed to minimize the impact of the use on the values for which the site has been identified.</i> <i>(x) Development within an ANSI may be subject to site plan control and have a site plan agreement that would implement aspects of the recommendations contained in the environmental documentation.</i> <i>(y) Development on the adjacent lands within 50 metres of an Earth Science ANSI or within 120 metres of a Life Science ANSI may require an Environmental Impact Study or site assessment in accordance with the policies of section 3.4.2. Generally, the construction of a dwelling or accessory buildings to a dwelling on such adjacent lands will not require an assessment of environmental impact under those policies.</i>		
Habitat of Endangered Species and Threatened Species		
<i>(z) Development and site alteration shall not be permitted in habitat of endangered species and threatened species except in accordance with legislation and policies administered by the provincial or federal governments, where applicable, for the purpose of protecting species at risk and their habitat.</i> <i>(aa) While the Township is within the geographic range of many species at risk, the habitat of endangered species and threatened species is not shown on the schedules to this Plan because such detailed mapping is not available. When this type of mapping is provided through such sources as the Ministry of Natural Resources, environmental assessments or environmental impact studies, it may be added as further Environmental Conservation areas on the Plan's schedules. Alternatively, it may be determined that simply applying the above prohibitive policy in combination with the applicable provincial and federal legislation and policies is a more effective method of habitat protection.</i> <i>(bb) The policies of subsection 5.5.2(g) shall apply with regard to development or site alteration on adjacent lands to the habitat of endangered and threatened species.</i>	Habitat for Threatened or Endangered Species was identified in the EIS: • Black Ash • Eastern Red Bat, Hoary Bat, Little Brown Myotis, Northern Myotis, Silver-haired Bat and Tricolored Bat Recommendations have been made in Section 8.0 of the EIS which outline next steps relating to Black Ash and will be implemented through the proposed redevelopment. A suitable mitigation approach that would avoid any negative impacts to bats is detailed in Section 8.0 of the EIS.	EIS

POLICY	ANALYSIS	REPORT
<i>Fish Habitat</i>		
<i>(cc) Fish habitat may be present within the watercourses identified within the Environmental Conservation designation.</i> <i>(dd) Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</i> <i>(ee) Development and site alteration shall not be permitted on adjacent lands to fish habitat unless it has been demonstrated through an Environmental Impact Study or site assessment in accordance with the policies of section 3.4.2 that there will be no negative impacts on the habitat or its ecological function.</i>	The EIS provides that the proposed redevelopment can be supported based on the provided concept plan and anticipated works to be completed at the detail design stage. The EIS confirms that there will be no negative impacts to fish or fish habitat if the appropriate mitigation measures are implemented. A 20 metre buffer has been applied to potential fish habitat areas.	EIS, Concept Plan
<i>5.5.3 Floodplains, Watercourses and Drains Related Policies</i>		
<i>(a) The watercourses shown on the map schedules to this Plan are mapped by the Ministry of Natural Resources, the Grand River Conservation Authority or the Nottawasaga Valley Conservation Authority. The floodplains shown on Schedule F generally reflect estimated flood lines mapped primarily by the conservation authorities.</i> <i>(b) Development, and site alteration, other than that specifically permitted by the policies of this section, section 3.5.1 and section 5.5.1, will be set back from watercourses in order to protect the natural features and functions of the watercourse and related lands, protect fish habitat, provide riparian habitat and minimize the risk to public safety and property.</i> <i>(c) In general, those setback distances are represented by the floodplains as shown on Schedule F to this Plan. In site specific situations, such as those involving development proposals, both within and beyond the floodplains on these map schedules, the setback distance may be determined on-site in consultation with the conservation authority having jurisdiction. Floodplain limits may also be determined through a site specific floodplain analysis, with any such analysis being at the proponent's expense.</i> <i>(d) Where the extent of the floodplain has been confirmed by the Conservation Authority, development and site alteration shall not be permitted with the floodplain.</i>	A portion of the subject property is shown to be within the floodplain illustrated on Schedule F (see Figure 13). The floodplain has been assessed in the FSSR and will be contained and modified through introduction of new box culvert at the existing crossing. The flood elevation levels are expected to drop and will eliminate potential for ponding. The floodplain limit plus a 6 metre buffer is illustrated and incorporated with the Concept Plan and associated Reports and Studies. A Fluvial Geomorphology Assessment and Meander Belt Width Delineation was completed by GeoMorphix and has been applied to the Concept to ensure there will be no future safety concerns.	FSSR, GeoMorphix Assessment

POLICY	ANALYSIS	REPORT
<i>(e) In general, development should be set back a minimum of 30 metres from a watercourse regardless of whether or not that watercourse is shown on the schedules to this Plan. The Environmental Conservation overlay designations on the A, B and C schedules to this Plan generally include that minimum setback distance within frequently larger estimated floodplain areas. The policies in parts (f), and (g) immediately below relate more specifically to land uses and setbacks in the general vicinity of large scale drains including municipal drains.</i>		
6.3 Servicing Policies		
6.3.1 Water Supply and Sewage Disposal		
<i>Notwithstanding the provisions of subsections 6.3.1(a) and (b), the use of private communal water services and private communal sewage services may be permitted where justified on the basis of documentation provided by the applicant. That documentation will include a hydrogeological study in compliance with subsection 6.3.1(e) below. Approval for the use of such services may be granted only if that study is technically sound and clearly demonstrates that such services are technically and economically feasible and are the preferred servicing option for the proposed development.</i>	The proposed redevelopment is proposed to be serviced by a 50 mm diameter watermain distribution network and individual domestic services will be provided to each house. This watermain will connect from the proposed communal well system and water treatment will be provided through a centralized water treatment system located next to the wells. An internal sanitary sewer network that will collect sewage flows from each house via individual service connections, and convey sewage flows to a centralized advanced sewage treatment plant before discharging treated effluent to the existing tributary at a controlled release rate has been investigated. An approximate 940 square metre advanced sewage treatment block is anticipated to accommodate the size requirements for on-site sewage treatment and is captured in the Concept Plan and Zoning By-law and allocation of land.	FSSR, Hydrogeological Report
6.3.2 Stormwater Management and Drainage		
<i>(a) Stormwater management and drainage impacts shall be fully addressed prior to development proceeding in order to identify and prevent any potential flooding, erosion or deterioration of watercourses either on or off the site.</i> <i>(b) All new development shall incorporate technically and economically feasible and generally accepted best management practices and shall meet the following criteria:</i>	As per the FSSR, the proposed stormwater and site grading program have been designed to mimic the existing drainage patterns. The stormwater management facilities have been designed to control post-development peak flows to pre-development rates for the 2 year through 100 year storm events.	FSSR, EIS

POLICY	ANALYSIS	REPORT
<i>i no net reduction in aquifer recharge or discharge;</i> <i>ii minimize potential for pollution or contamination;</i> <i>iii minimize changes to base flow in receiving watercourses;</i> <i>iv no new or expanded flood or erosion problems;</i> <i>v no loss of fish habitat; and,</i> <i>vi where possible, enhance natural vegetation along stream corridors.</i>	Stormwater quality controls for the site will be provided by an in-line-oil-grit- separator unit installed upstream of each of the three stormwater management facilities. There will be no impacts to fish habitat and protections and enhancements to the natural features and stream corridors are proposed as part of the proposed Amendments.	

Based on the above analysis, the proposed Amendments and proposed redevelopment conform to the policies of the Official Plan.

5.5 TOWNSHIP OF MELANCTHON ZONING BY-LAW No. 12-1979

Township Zoning By-law 12-1979 currently zones the subject property *Open Space 1 - OS1, Open Space 2 - OS2, Rural Commercial – C3-2 and Agricultural - A1* (Figure 12). The OS1 zone permits a number of uses including a tourist trailer park, private parks, and convenience retail store as an accessory use and a single dwelling for the owner of the property to be used in conjunction with a permitted use. The OS2 zone permits primarily conservation related uses including forestry and the conservation of soils and wildlife and buildings and structures to be used for flood control purposes. The A1 zone permits primarily agricultural related uses and is limited to a small segment of the northern portion of the subject property, outside of the redevelopment area. An amendment is not proposed to the areas zoned A1. The southeast corner of the subject property is zoned Rural Commercial C3-2 which permits farm outlet, supplies, a welding or machine shop, agricultural auction establishment and open storage of goods accessory to the permitted uses. The C3-2 zoning will be rezoned to the Open Space 2 – Protection zone as part of the proposed Amendments.

The proposed Zoning By-law Amendment will refine the limits of the zones in the Schedule to reflect the private servicing infrastructure proposed and natural habitat and ecological areas and their buffers identified through the field studies completed over the last several years. Schedule A appended to the draft Zoning By-law Amendment illustrates zone boundaries proposed including the new LCH and LCH-S zones and the OS2 and OS2-P zones that reflect the technical limits and protection of the floodplain, wetland and wetland buffers, and delineates areas for stormwater management, water and sanitary servicing blocks through the proposed LCH-S zone.

While the draft implementing Zoning By-Law presents proposed site specific provisions for the proposed Units generally, site specific considerations for exact Site configurations and sizes for uniquely shaped Units and servicing areas are not fully understood at this time. As the planning applications progress, individual Units and servicing areas will be examined and site-specific zone regulations will be applied, where required. The condominium corporation will further define and establish community rules, including environmental protection requirements, and obligations for residents of the redeveloped Chipwoods Park.

Typical site statistics and the zoning regulations considered at this time are provided in **Table 12** below:

Table 12 - Proposed Unit/Home Statistics - Zoning By-law Amendment

PROPOSED UNIT STATISTICS – ZONING BY-LAW		
	SINGLE DETACHED	BUNGALOW TOWNHOUSE
Approx. Unit Area	251m ² (2,702ft ²)	210m ² (2,260ft ²)
Unit Coverage	22.2%	33%
Building Footprint	55.7m ² (600ft ²)	70m ² (750ft ²)
Landscape Area	177m ² (1,905ft ²)	141m ² (1,515ft ²)
Landscape as a percent of Unit Area	70.5%	67%
Maximum Height	6-7m	6m
Parking	One (1) parking space	One (1) parking space
Front Yard Setback	9.14m	9.14m
Rear Yard Setback	9.14m	9.14m
Interior Yard Setback	1.5m	1.5m (End Unit)

Table 12 - Proposed Unit/Home Statistics - Zoning By-law Amendment

The proposed Amendments will ensure that the correct zoning and regulations are applied to recognize the existing year-round residential use and proposed Homes, environmental and conservation areas and servicing areas contemplated and protected through the proposed Amendments.

6.0 CONCLUSION AND ANALYSIS OF PROPOSED AMENDMENTS

The objectives and policies of the Provincial Planning Statement, Dufferin County Official Plan, and the Township of Melancthon Official Plan will be achieved through the advancement of the proposed redevelopment and corresponding County Official Plan Amendment and Township Official Plan Amendment and Zoning By-law Amendment. Implementation of the proposed Amendments will facilitate the proposed redevelopment and the unique land lease community in a rural setting while concurrently protecting natural features and providing critical affordable housing options.

In our opinion, the proposed Amendments are consistent with the PPS and conform to the policies of the County of Dufferin Official Plan and Township of Melancthon Official Plan for the following reasons:

- Chipwoods Park has been operating for over 50 years. Chipwoods Park currently contains an existing recreational campground and year-round permanent residences, which are leased for both seasonal and year-round residential occupancy.
- Over time, the subject property's associated infrastructure and services have deteriorated and areas of potential contamination have been identified in the Phase 1 Environmental Site Assessment. Significant effort is required to improve the subject property and bring the essential infrastructure and services, including sanitary, water and stormwater management,

up to current regulations and standards. The Ministry of Environment, Conservation and Parks has issued a formal request that the entire sanitary system be brought up to current standards and that the correct zoning be obtained to reflect the year-round residential uses. The subject property can be considered to be a brownfield site opportune for correction through redevelopment. As Chipwoods Park has been in a state of disrepair for many years, comprehensive redevelopment of the subject property is understood to be the best path forward and to ensure that Chipwoods Park is a safe and livable community integrated with the natural and rural landscapes.

- Significant effort is required to improve the subject property and bring the essential infrastructure and services, including sanitary, water and stormwater management, up to current regulations and standards. As Chipwoods Park has been in a state of disrepair for many years, comprehensive redevelopment of the subject property is understood to be the best path forward and to ensure that Chipwoods Park is safe and livable community. The redevelopment of the subject property represents a unique opportunity to improve the existing subject property while concurrently bringing housing options, including affordable housing, to the Township of Melancthon and County of Dufferin.
- The proposed redevelopment seeks to improve the subject property by redesignating and rezoning it to facilitate a redevelopment which will protect and enhance all natural heritage features and related buffers, improve and provide viable and valid servicing options for water, wastewater and access provisions for the property, and to provide more appropriate and feasible options for attainable and affordable, leased residential dwellings to enable for more families to live on and enjoy the subject property and surrounding natural setting.
- The proposed redevelopment is consistent with the Provincial Planning Statement (2024) and is in conformity with the overarching goals and objectives of the County of Dufferin and Township of Melancthon Official Plans as it will protect and provide opportunity for enhancement of natural heritage features while providing for affordable housing options with appropriate available servicing for individuals and families in the County and Township.
- The proposed Amendments are required to assign a Community Settlement Area designation over the existing developed areas of the Chipwoods Park community and to implement the proposed redevelopment vision for a revitalized Chipwoods Park containing safe, economically attainable, rurally integrated housing. The proposed Official Plan Amendments will facilitate a related implementing Zoning By-Law to be applied to the subject property to recognize the existing permanent, year-round, residential community and to facilitate a logical and appropriate expansion of the existing residential uses to facilitate the provision of affordable housing on the currently disturbed and inefficiently utilized areas of the subject property.
- The Agricultural Impact Assessment (AIA) acknowledges the subject property's developed state and brownfield status due to the derelict nature of the previously developed and disturbed lands and the subject property's historic non-agricultural use. It is confirmed that the subject property contains mostly muck soils, having limited agricultural potential. There are no reasonable alternative locations for the proposed redevelopment and the disturbed Subject Lands are a reasonable choice. The AIA identifies that the majority of redevelopment

proposed is on non-prime agricultural lands and that there would be a loss of approximately 4.19 hectares of previously disturbed prime agricultural lands. The AIA studies the Minimum Distance Separation formulae requirements and finds that no MDS setbacks encroach into the subject property. The proposed redevelopment avoids lands currently used for agricultural production and there will be no impact on the surrounding agricultural operations and area, and complies with the MDS formulae.

- The proposal involves establishing a Leasehold Condominium Corporation on the property to provide 222 new residential Units for lease, to each be occupied by new, moderately sized attainable and affordable residential dwellings (Homes). Each Site will be occupied by a new Home, which would be purchased by a resident (Homeowner). Then, each individual Unit would be leased or rented to homeowners on a non-permanent basis. Overall operations and maintenance would be managed through the condominium corporation and Unit leases will be managed through the owners. The proposed redevelopment will provide for and support the provision of new attainable and affordable housing options within the Township of Melancthon and County of Dufferin and will contribute to the achievement of Provincial policies and objectives to provide for new affordable housing options while concurrently remediating an existing Brownfield site.

In summary, the Planning Act requires that municipalities have regard for the provision of affordable housing in their planning decisions. The PPS guides municipalities on how to handle land use and development, ensuring they align with provincial priorities like building more housing, including affordable housing and a range of housing options, making land available for development, and capitalizing on opportunities to redevelop previously developed lands in scenarios where the provision of affordable housing and housing options is deemed to be essential.

The proposed redevelopment is consistent with PPS and conforms to County brownfield policies. Based on the technical investigations completed, the proposed redevelopment represents an opportunity to redevelop the subject property with affordable housing, within the developed site limits, and while protecting and enhancing the NHS on site. The result will be lands that are left in a better condition than before, with affordable housing that is adequately serviced and with protections and enhancement to the natural environment.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.

A handwritten signature in blue ink, appearing to read 'Glen Schnarr', is written over a light blue grid background.

PLANNING JUSTIFICATION REPORT FIGURES

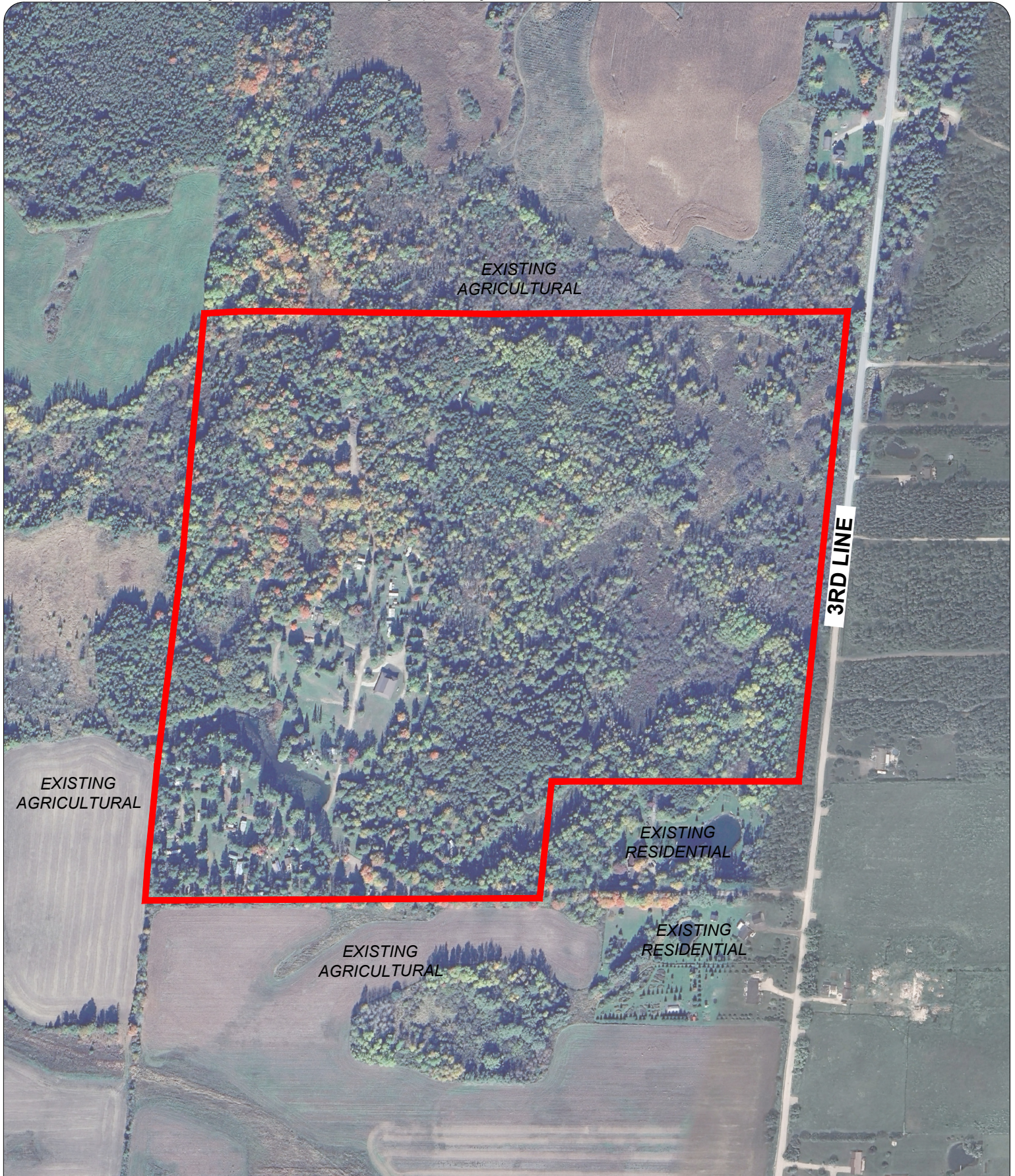


FIGURE
1
AERIAL CONTEXT PLAN
TOWN OF MELANCTHON

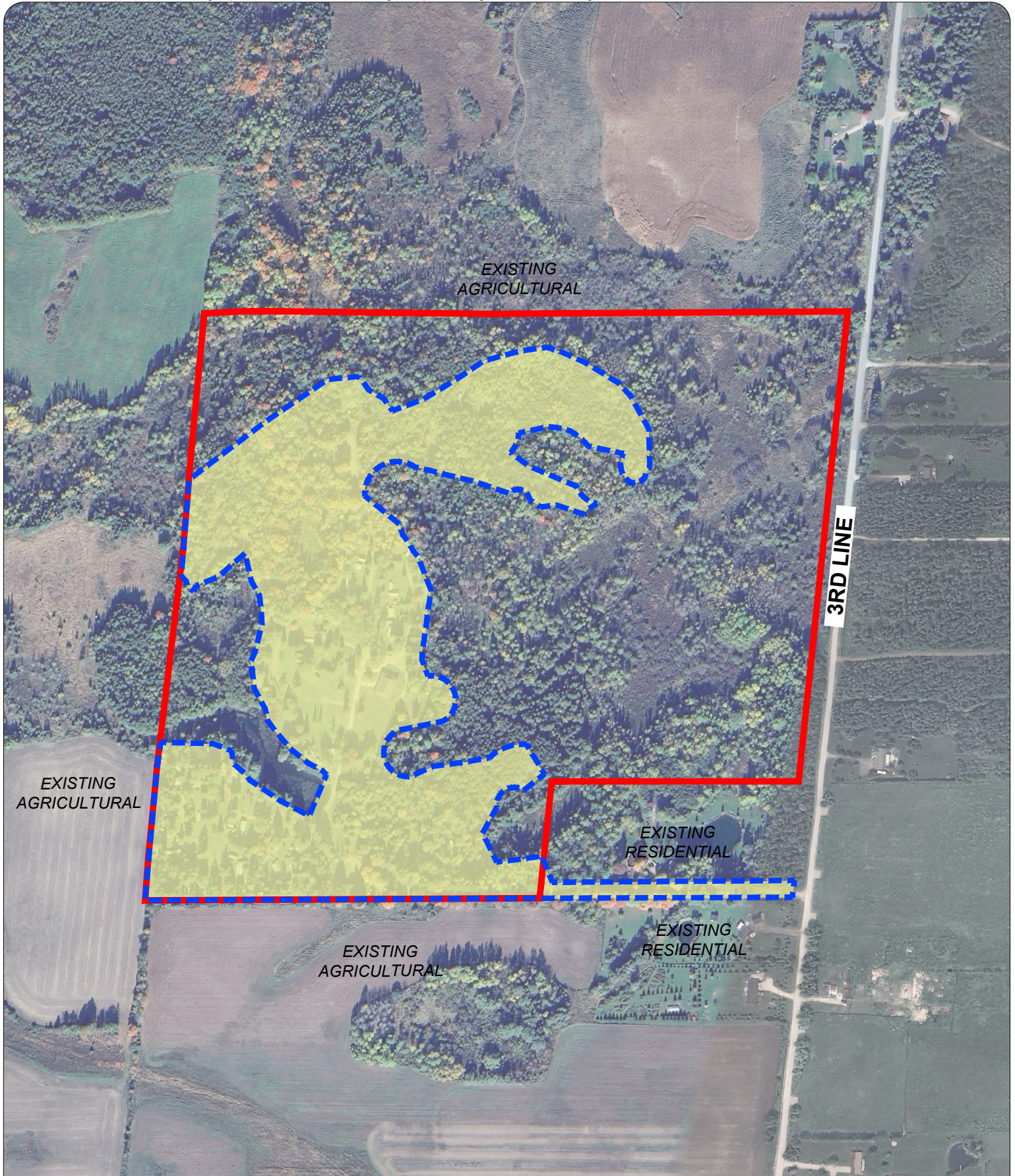
LEGEND

 Subject Lands

476420 3RD LINE.
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCTHON,
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025



FIGURE

EXISTING DISTURBED AREA

TOWN OF MELANCTHON

LEGEND

- Subject Lands
- Existing Disturbed Area

476420 3RD LINE.
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCTHON,
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025

LEGEND

- EXISTING WATERCOURSE
- EXISTING WATER FEATURE (AZIMUTH)
- ESTIMATED EX. REGIONAL FLOOD LINE (NVCA)
- EX. REGIONAL FLOOD LINE BUFFER (6m)
- WETLAND CONSTRAINT (AZIMUTH - JULY 30, 2024)
- WETLAND CONSTRAINT BUFFER (15m)
- EXISTING DEVELOPED AREA
- PERMANENT WATERCOURSE/DIRECT FISH HABITAT
- WATERCOURSE/DIRECT FISH HABITAT BUFFER (20m)
- DRAINAGE FEATURE/INDIRECT FISH HABITAT
- MEANDER BELT (20m)(GEOMORPHIX, 2025)

SITE STATISTICS - PROPOSED

	TOTAL SITE AREA (GROSS):	37.38ha (92.37ac)
	NET SITE AREA*:	11.42ha (28.22ac) (30.4%)
	RESIDENTIAL AREA:	6.26ha (15.47ac) (16.7%)
	ROADS / SIDEWALKS:	2.06ha (5.09ac) (5.5%)
	AMENITY REC. AREAS / PARKETTES:	0.72ha (1.78ac) (1.9%)
	LANDSCAPE OPEN SPACE:	0.82ha (2.03ac) (2.2%)
	ADVANCED TREATMENT SYSTEM BLOCK:	0.13ha (0.32ac) (0.4%)
	SWM BLOCKS:	1.38ha (3.41ac) (3.7%)
	NATURAL HERITAGE SYSTEM:	26.01ha (64.27ac) (69.6%)
	PHASING LIMITS	

*NOTE: NET SITE AREA EXCLUDES
NATURAL HERITAGE SYSTEM AREAS

FIGURE
1B

EXISTING
AGRICULTURAL

EXISTING
AGRICULTURAL

PHASE

PHASE

PHASE

3RD LINE

SUBJECT
LANDS

KEY PLAN

CONCEPT PLAN / PRELIMINARY PHASING PLAN
CHIPWOODS

476420 3RD LINE, PART OF LOT 8, CONCESSION 3, OLD SURVEY,
TOWNSHIP OF MELANCTHON, COUNTY OF DUFFERIN

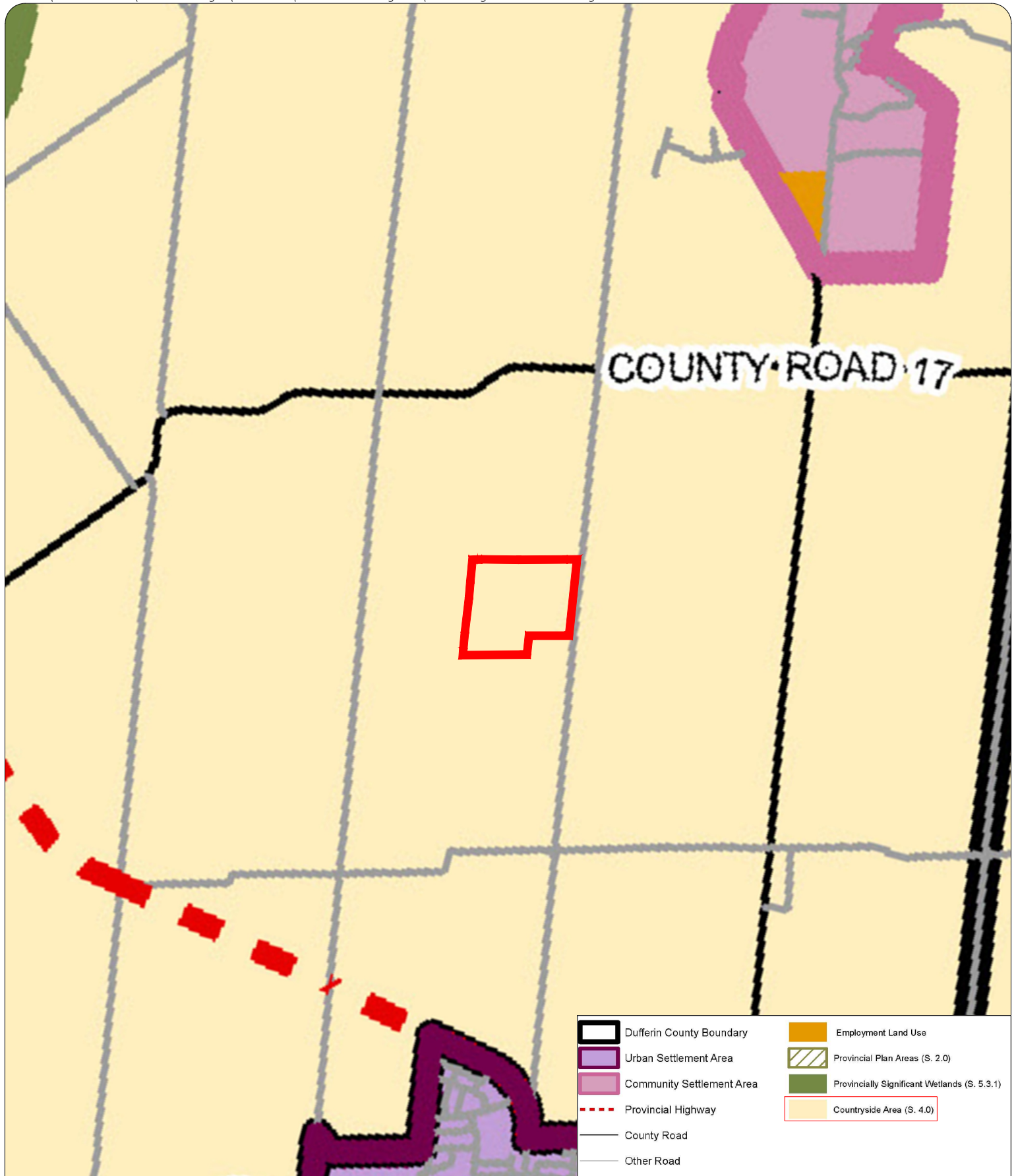
ADDITIONAL SITE STATISTICS

UNIT COUNTS:	224 UNITS (9.14m x 27.5m)
AMENITY AREA / RECREATION AREA / PARKETTES:	7,145m ² (6.26% OF NET SITE AREA)
VISITOR PARKING PROVIDED:	43 SPACES (0.19 SPACES / UNIT)



SCALE 1:3000
JULY 11, 2025

GSAI
Glen Schnarr & Associates Inc.



FIGURE

2

COUNTY OF DUFFERIN OFFICIAL PLAN

SCHEDULE 'B' - COMMUNITY STRUCTURE AND LAND USE

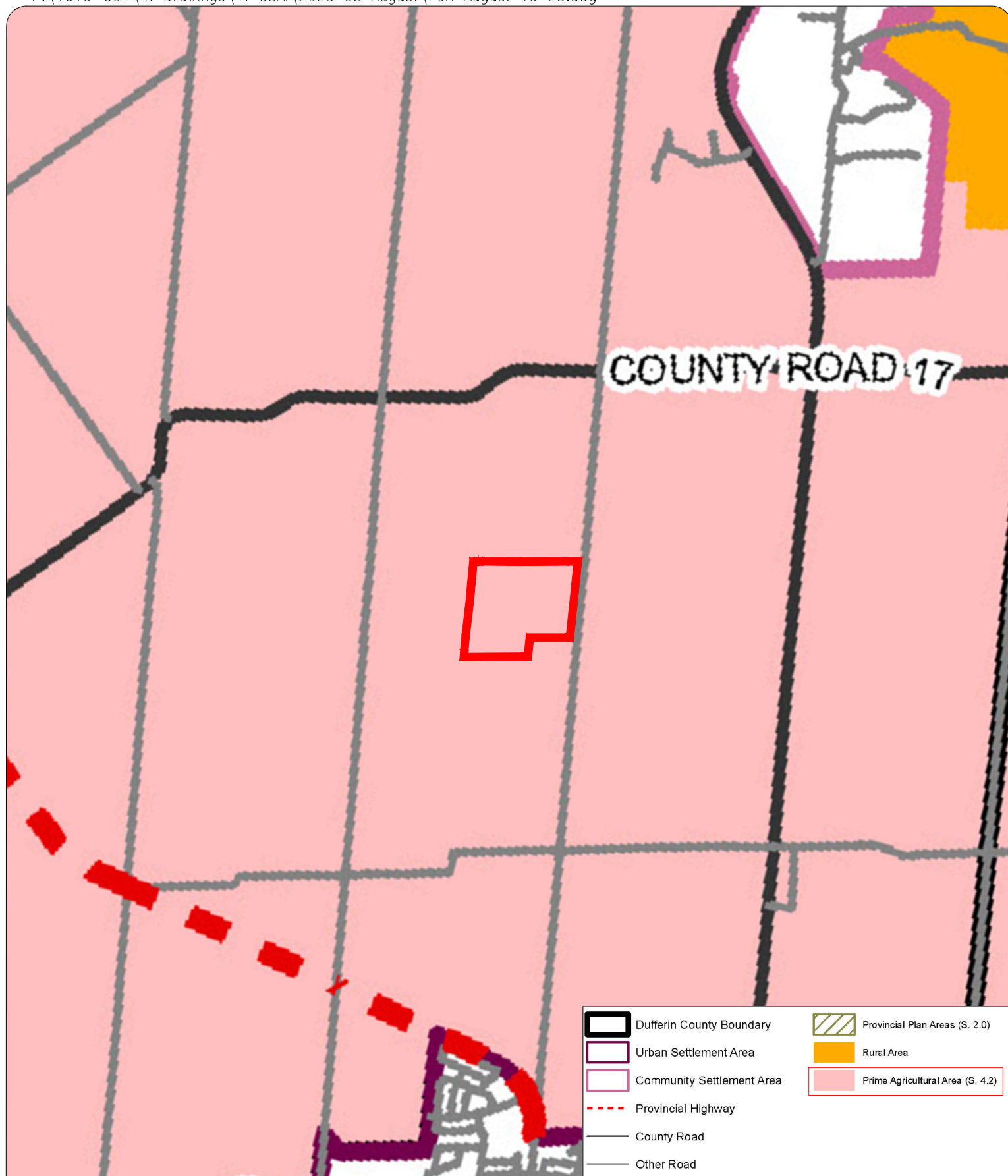
LEGEND

Subject Lands

476420 3RD LINE.
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCHTHON,
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025



FIGURE

3

COUNTY OF DUFFERIN OFFICIAL PLAN

SCHEDULE 'C' - PRIME AGRICULTURAL AREAS AND RURAL LANDS

LEGEND

Subject Lands

476420 3RD LINE.
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCHTHON,
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025

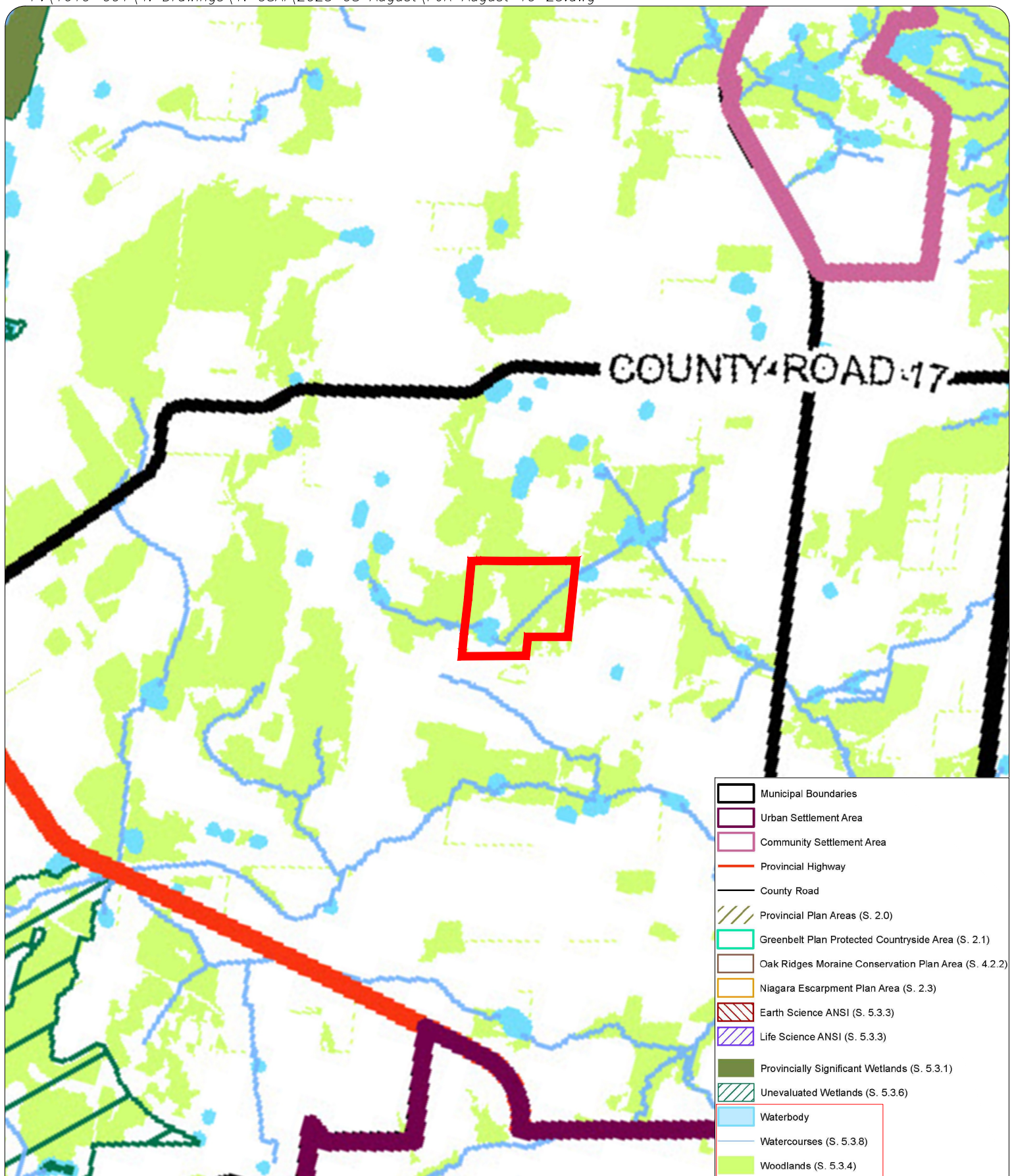


FIGURE
4 **COUNTY OF DUFFERIN OFFICIAL PLAN**
SCHEDULE 'E' - NATURAL HERITAGE FEATURES

LEGEND

Subject Lands

476420 3RD LINE.
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCHTHON,
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025

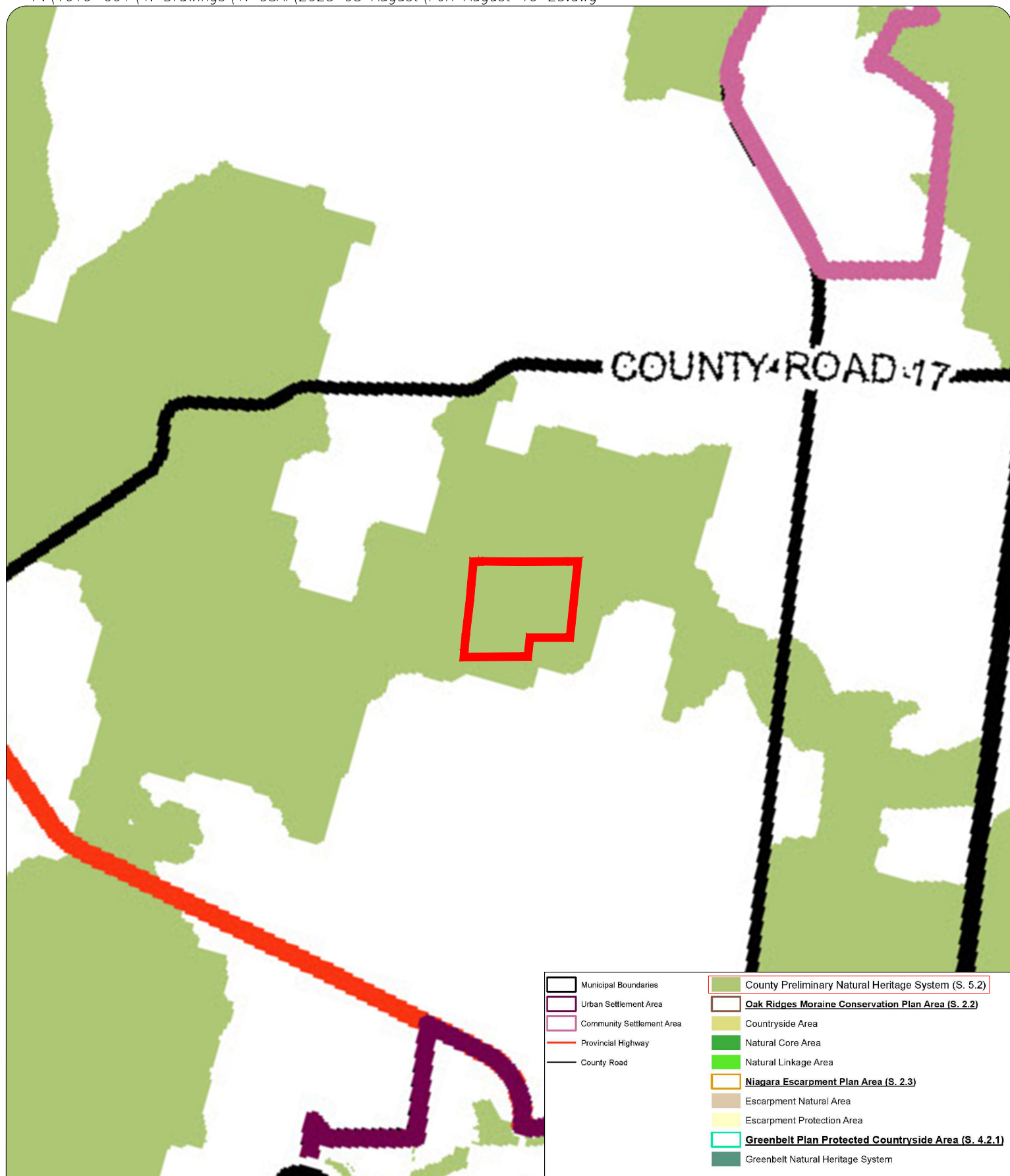


FIGURE
5
COUNTY OF DUFFERIN OFFICIAL PLAN
SCHEDULE 'E1' - NATURAL HERITAGE SYSTEM

LEGEND

Subject Lands

476420 3RD LINE,
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCHTHON,
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025

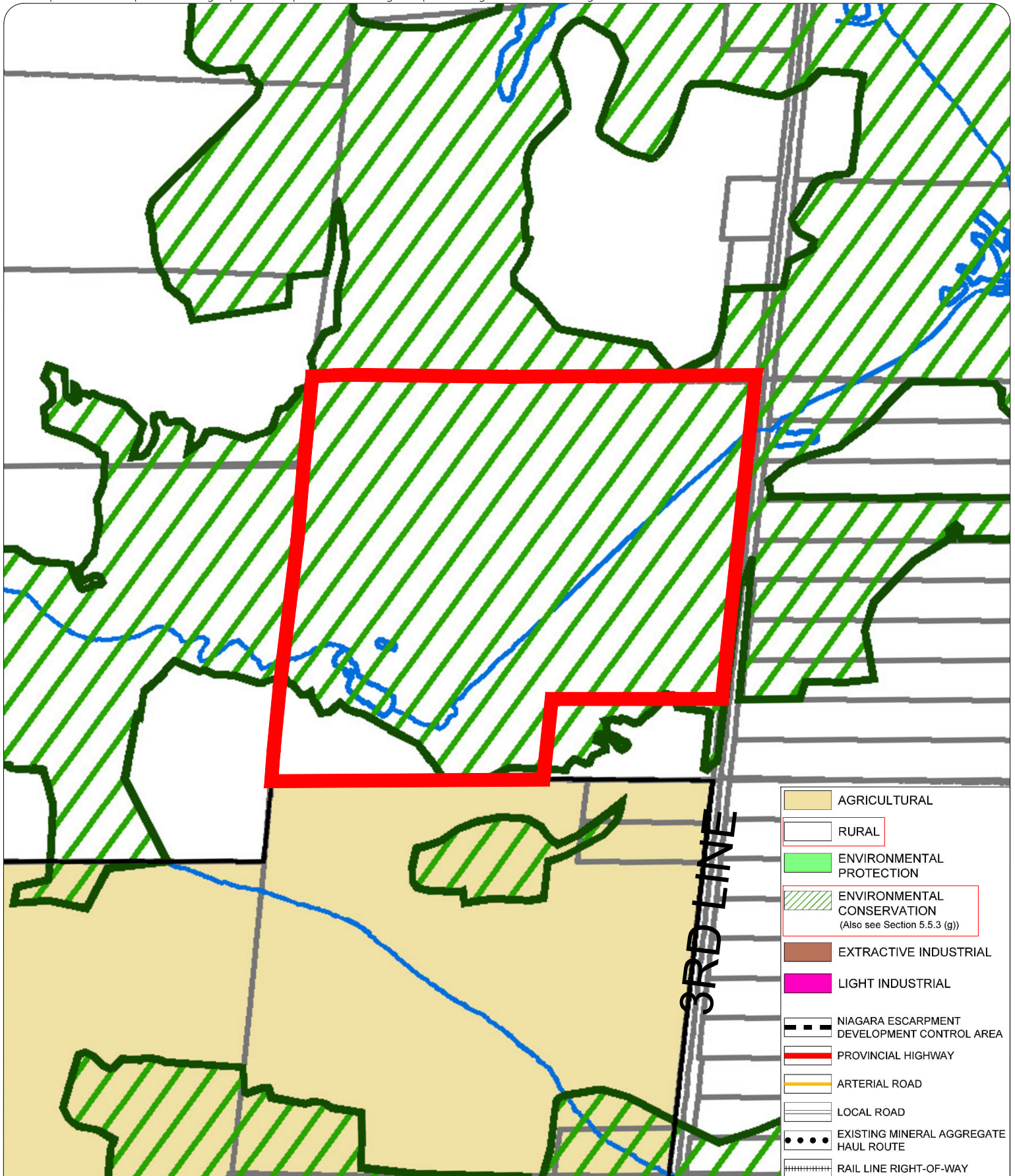


FIGURE
6
MELANCHTHON OFFICIAL PLAN
SCHEDULE 'A-5' - LAND USE AND ROADS PLAN

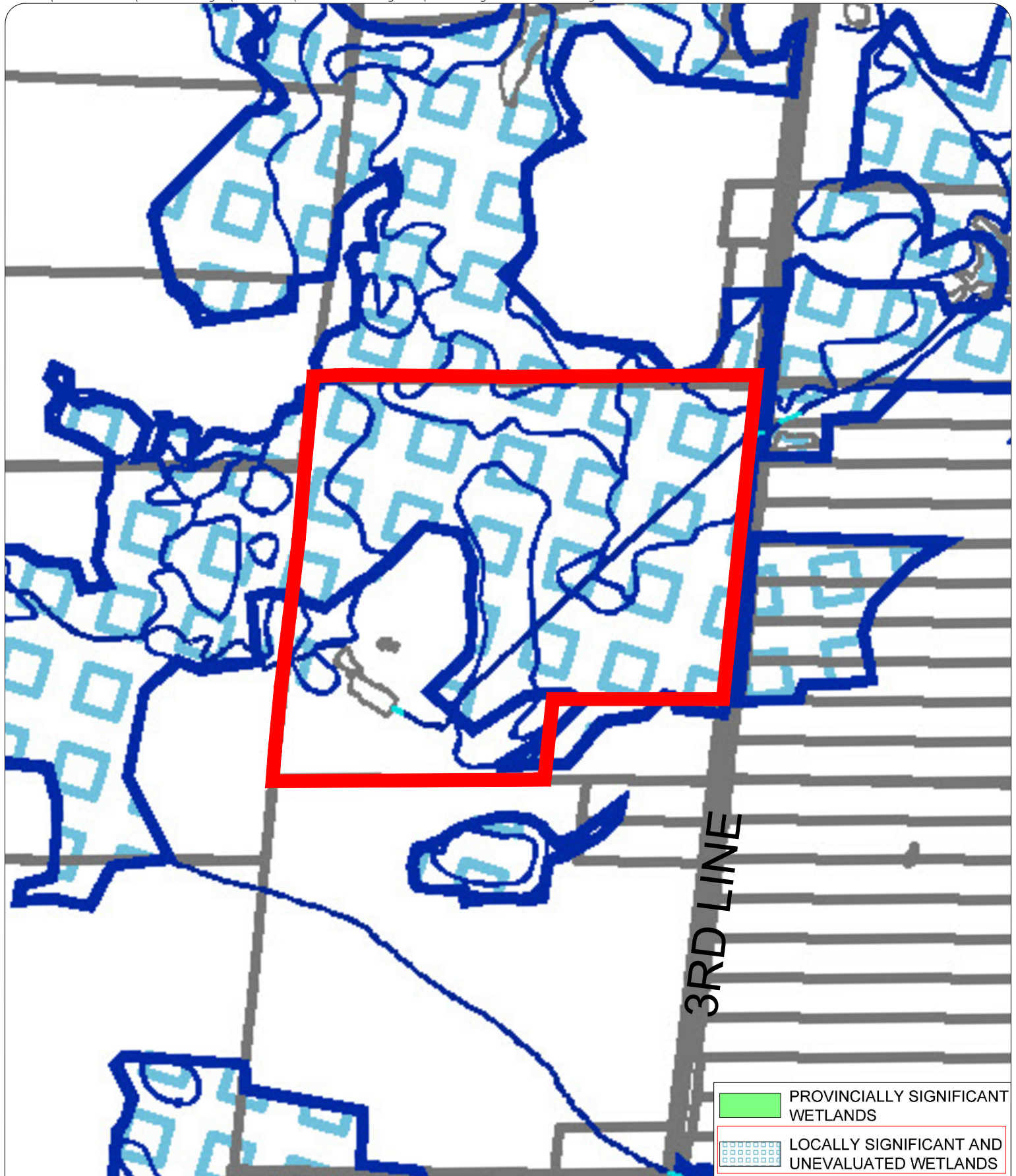
LEGEND

Subject Lands

476420 3RD LINE.
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCHTHON,
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025



FIGURE

7

MELANCHTHON OFFICIAL PLAN

SCHEDULE 'D' - NATURAL HERITAGE 1

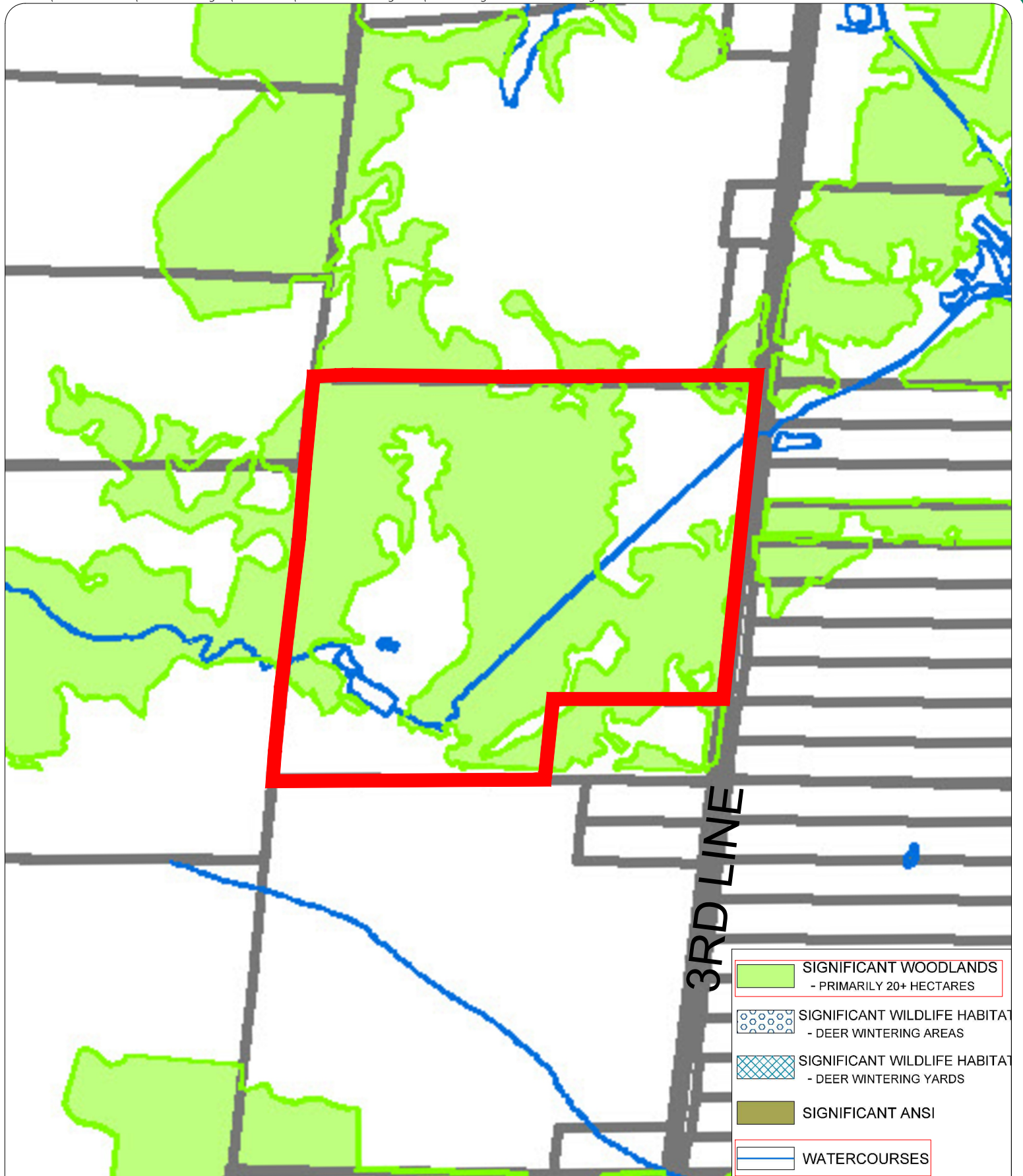
LEGEND

Subject Lands

476420 3RD LINE.
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCHTHON
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025



FIGURE

MELANCHTHON OFFICIAL PLAN

SCHEDULE 'E' - NATURAL HERITAGE 2

LEGEND

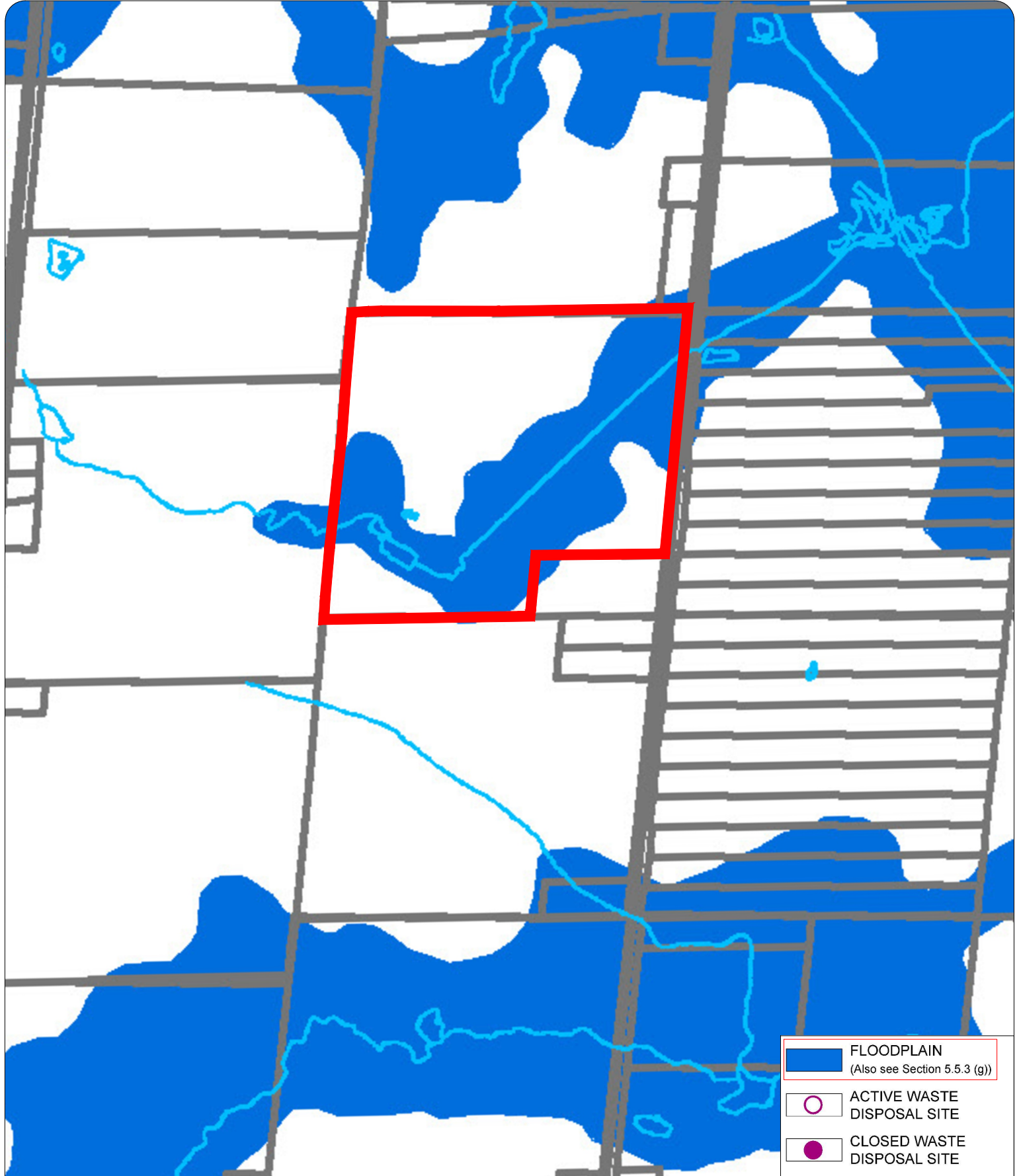
 Subject Lands

476420 3RD LINE.
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCHTHON,
DUFFERIN COUNTY

SCALE NTS
AUGUST 19, 2025



GSAI
Glen Schnarr & Associates Inc.



FIGURE

9

MELANCHTHON OFFICIAL PLAN

SCHEDULE 'F' - NATURAL AND HUMAN-MADE HAZARDS

LEGEND

 Subject Lands

476420 3RD LINE,
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCHTHON,
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025

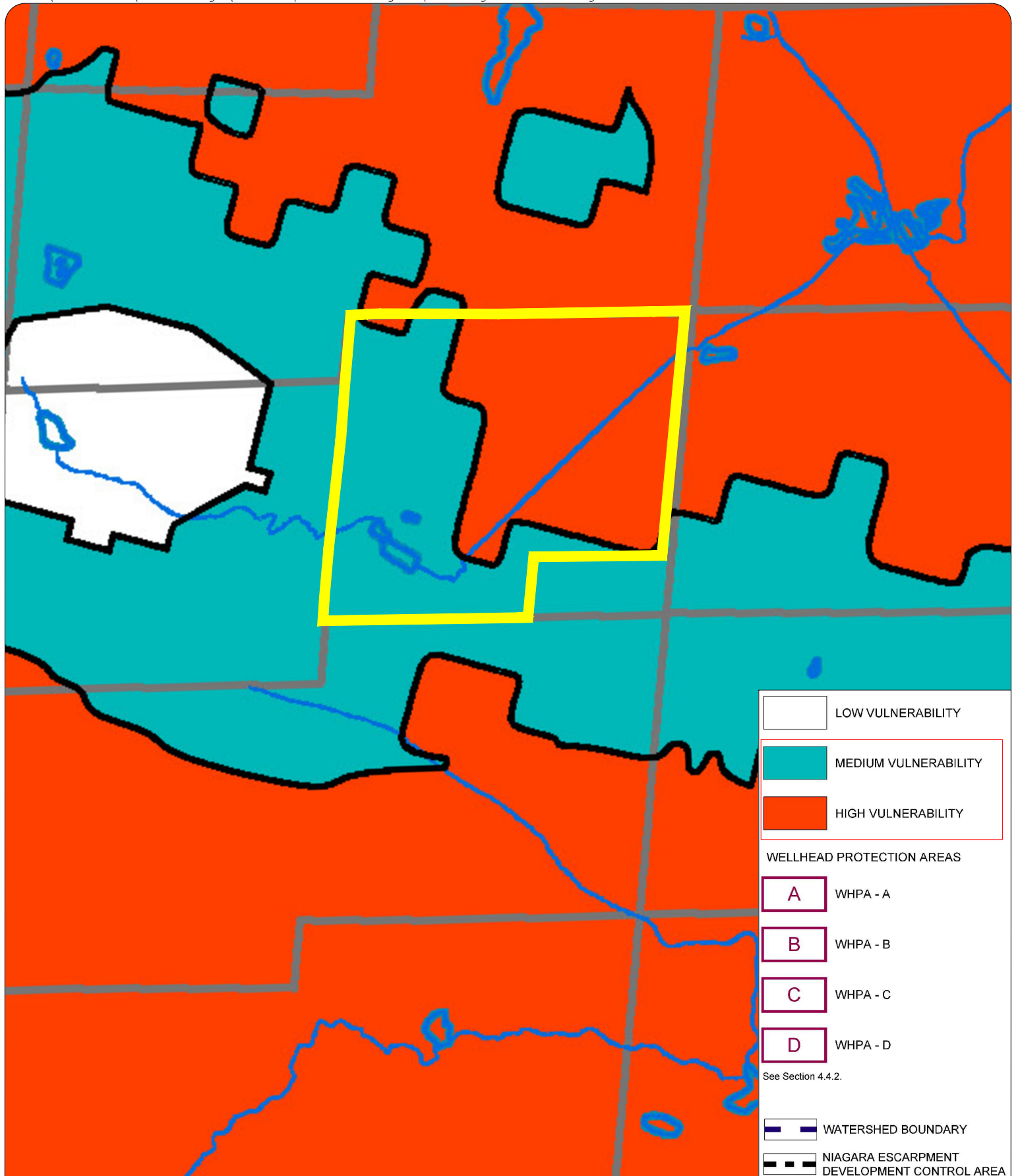


FIGURE
10 **MELANCHTHON OFFICIAL PLAN**
SCHEDULE 'G' - AQUIFER VULNERABILITY AREA

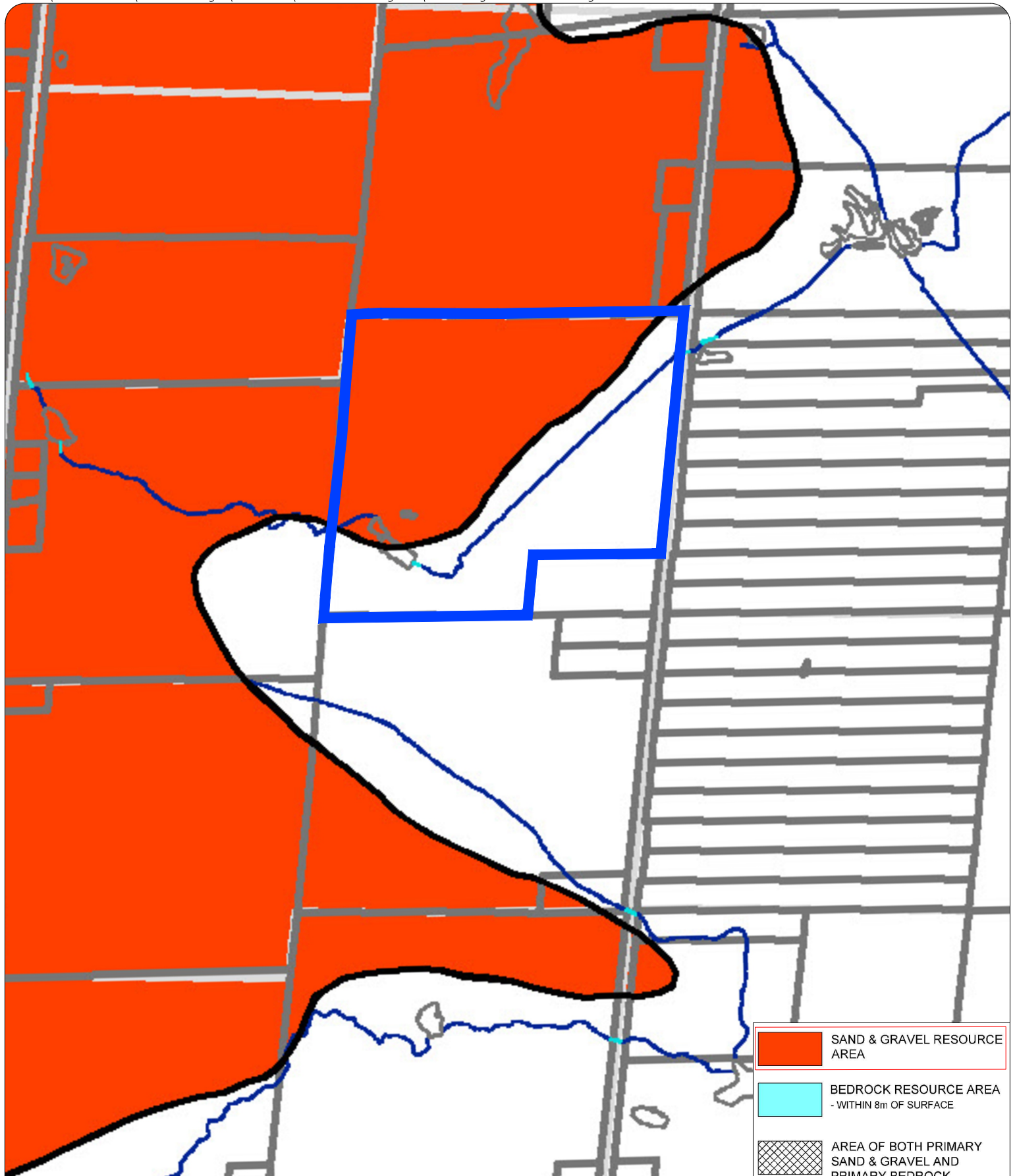
LEGEND

Subject Lands

476420 3RD LINE.
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCHTHON,
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025



FIGURE

11

MELANCHTHON OFFICIAL PLAN

SCHEDULE 'H' - PRIMARY MINERAL AGGREGATE AREAS

LEGEND

Subject Lands

476420 3RD LINE,
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCHTHON,
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025

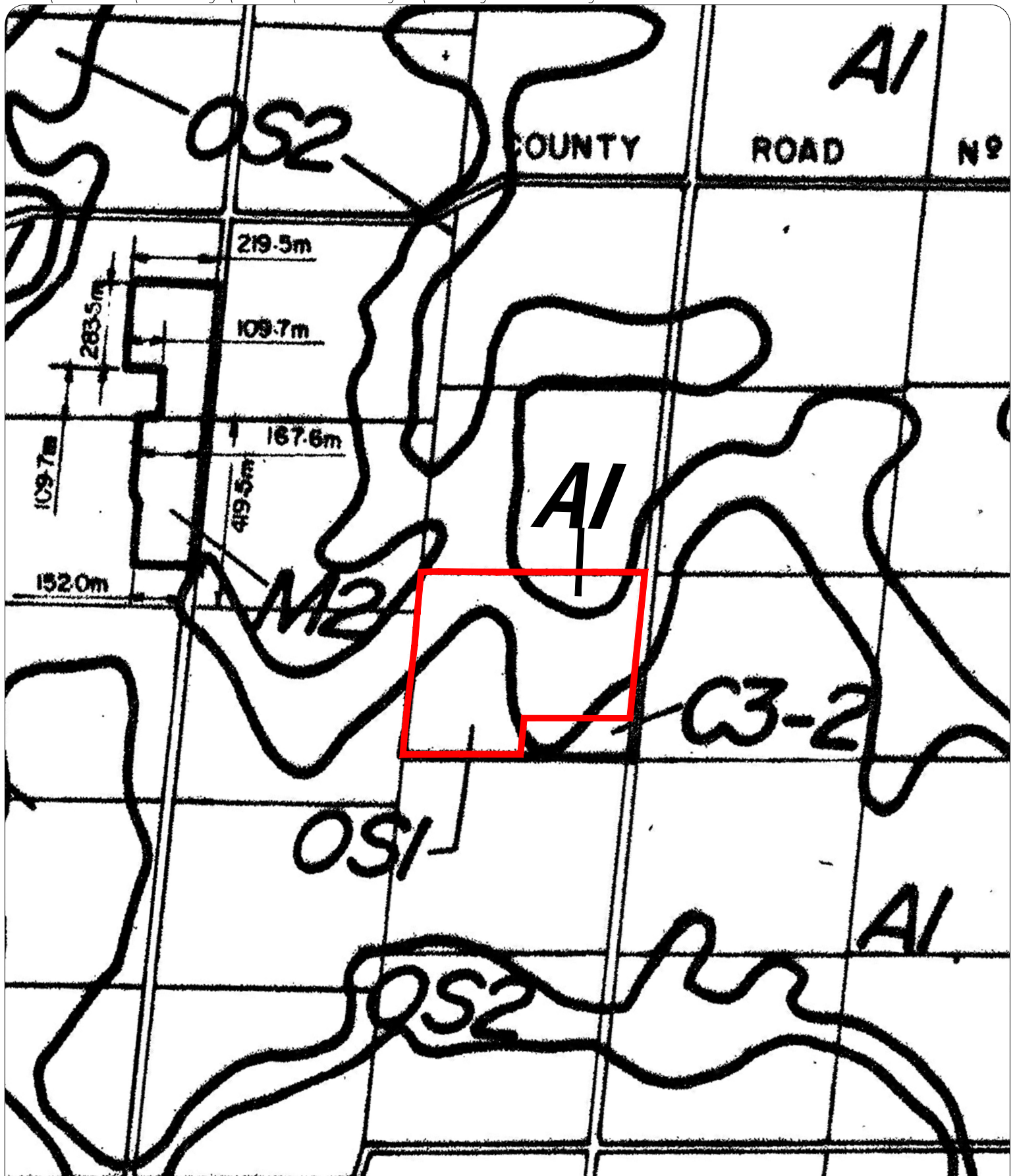


FIGURE 12 MELANCHTHON ZONING BY-LAW

476420 3rd LINE

LEGEND

 Subject Lands

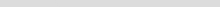
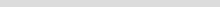
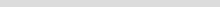
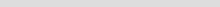
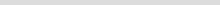
476420 3RD LINE.
PART OF LOT 8, CONCESSION 3 OS,
TOWN OF MELANCHTHON,
DUFFERIN COUNTY



SCALE NTS
AUGUST 19, 2025

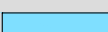
APPENDIX A – CONCEPT PLAN
(Revised July 2026)

LEGEND

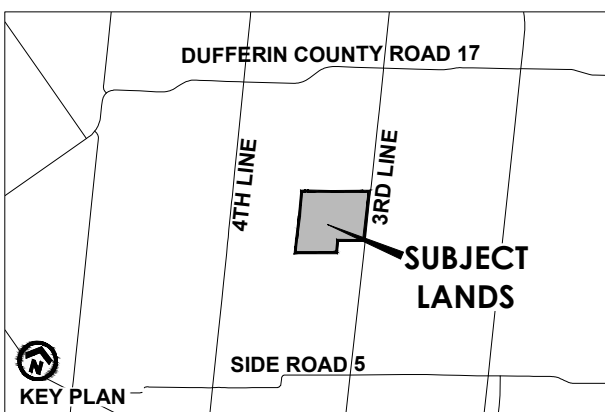
- | | |
|--|--|
|  | EXISTING WATERCOURSE |
|  | EXISTING WATER FEATURE (AZIMUTH) |
|  | ESTIMATED EX. REGIONAL FLOOD LINE (NVCA) |
|  | EX. REGIONAL FLOOD LINE BUFFER (6m) |
|  | WETLAND CONSTRAINT (AZIMUTH - JULY 30, 2024) |
|  | WETLAND CONSTRAINT BUFFER (15m) |
|  | EXISTING DEVELOPED AREA |
|  | PERMANENT WATERCOURSE/DIRECT FISH HABITAT |
|  | WATERCOURSE/DIRECT FISH HABITAT BUFFER (20m) |
|  | DRAINAGE FEATURE/INDIRECT FISH HABITAT |
|  | MEANDER BELT (20m) (GEOMORPHIX, 2025) |

*

SITE STATISTICS - PROPOSED

	TOTAL SITE AREA (GROSS):	37.38ha (92.37ac)
	NET SITE AREA*:	11.36ha (28.22ac) (30.4%)
	DETACHED RESIDENTIAL:	5.79ha (14.31ac) (15.5%)
	TOWNHOUSE (BUNGALOW) RESIDENTIAL:	0.36ha (0.89ac) (1.0%)
	COMMERCIAL AREA:	0.13ha (0.32ac) (0.3%)
	ROADS / SIDEWALKS:	2.05ha (5.07ac) (5.5%)
	AMENITY REC. AREAS / PARKETTES:	0.71ha (1.75ac) (1.9%)
	LANDSCAPE OPEN SPACE:	0.81ha (2.00ac) (2.2%)
	ADVANCED TREATMENT SYSTEM BLOCK:	0.13ha (0.32ac) (0.4%)
	SWM BLOCKS:	1.38ha (3.41ac) (3.6%)
	NATURAL HERITAGE SYSTEM:	26.02ha (64.30ac) (69.6%)

*NOTE: NET SITE AREA EXCLUDES NATURAL HERITAGE SYSTEM AREAS



CONCEPT PLAN CHIPWOODS

476420 3RD LINE, PART OF LOT 8, CONCESSION 3, OLD SURVEY,
TOWNSHIP OF MELANCTHON, COUNTY OF DUFFERIN

ADDITIONAL SITE STATISTICS

DETACHED UNITS (9.14m x 27.5m):	207 UNITS
TOWNHOUSE (BUNGALOW) UNITS (7.62m x 27.5m):	15 UNITS
TOTAL UNITS:	222 UNITS
COMMERCIAL / AMENITY / REC. AREA / REC. CENTRE / PARKETTES:	8,371m ² (7.39% OF NET SITE AREA)
VISITOR PARKING PROVIDED:	43 SPACES (0.19 SPACES / UNIT)



SCALE 1:3000
JULY 13, 2026



APPENDIX B – Proposed County of Dufferin Official Plan Amendment
(Revised July 2026)

AMENDMENT NO. XX

TO THE

DUFFERIN COUNTY

OFFICIAL PLAN

Location: This Official Plan Amendment applies to the lands located at 476420 3rd Line, Township of Melancthon, County of Dufferin and legally described as PT LT 8, CON 3 OS AS IN MF214174; T/W MF214174 ; MELANCTHON

Date: XXXXX

AMENDMENT NO. XX

To the Dufferin County Official Plan

The attached, constituting Amendment No. XX to the Dufferin County Official Plan, as authorized by the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13, was adopted by Council of Dufferin County by By-law 20XX-XX on the ____ day of _____ (Month), ____ (Year) in accordance with the Planning Act, R.S.O. 1990, c.P.13.

The following text and Schedules ("1" and "2") appended constitute Amendment No. XX to the Dufferin County Official Plan.

AMENDMENT NO. XX

To the Dufferin County Official Plan

PART A – THE PREAMBLE – does not constitute part of this Amendment.

PART B – THE AMENDMENT – consisting of the text and Schedules which constitutes Amendment No. XX

PART C – IMPLEMENTATION – the required further Amendments to the Township of Melancthon Official Plan and Zoning By-law 12-1979.

PART A – THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose and effect of this Official Plan Amendment is to establish a new Community Settlement Area in the Township of Melancthon and County of Dufferin over lands currently designated Prime Agricultural Area by the Official Plan.

This Official Plan Amendment will establish a new Community Settlement Area that will introduce affordable housing while maintaining the rural character of the lands and surrounding areas. This Official Plan Amendment is consistent with Provincial Policy Statement, 2024 policies (2.3.2) for new Settlement Areas and meets the policies for Settlement Area expansions set out in Policy 3.5.1.1 of the County of Dufferin Official Plan.

2.0 LOCATION

The lands to which this Official Plan Amendment applies are located on the west side of 3rd Line and are municipally addressed as 476420 3rd Line, Township of Melancthon. The lands are legally described as PT LT 8, CON 3 OS AS IN MF214174; T/W MF214174; MELANCTHON. The lands have a gross site area of 37.38 hectares (92.37 acres) and a net developable site area of 11.36 hectares (28.22 acres).

The lands are bound by 3rd Line to the east and existing agricultural and residential lands to the south, north and west. The lands currently contain an existing residential community and seasonal campground sited around a gravel road network, buildings and structures used for existing permanent residences, seasonal campground sites and trailers, a recreation centre building, natural heritage features including wooded areas which surround the existing developed areas as well as a pond and tributary associated with the Boyne River.

3.0 BASIS OF THE AMENDMENT

The current and in-effect Official Plan was adopted by the County of Dufferin in September 2014, MMAH-approved in March 2015, and consolidated in August 2025. A Municipal Comprehensive Review is underway to update the Official Plan to align its policies with the latest policy direction from the Province of Ontario and PPS, 2024. The County has taken a phased approach to update and amend the Official Plan through four (4) separate Official

Plan Amendments (the “OPAs”). In October 2024, the MMAH approved Phase 1 and Phase 2 of the COP Update under OPA 2 and OPA 3. In August 2025, the MMAH approved Phase 3 of the COP Update under OPA 4. OPA 4 included text modifications to the Official Plan that incorporated PPS, 2024 policies that encourage the provision of affordable and housing options, as well as permission for the establishment of new community areas.

The Official Plan Amendment represents good planning, will contribute to the creation of complete communities and is appropriate and desirable for the redevelopment of the lands for the following reasons:

1. The Official Plan Amendment is consistent with the PPS, 2024 and specifically the policies for Housing (2.2) and New Settlement Areas and Settlement Area Boundary Expansions (2.3.2);
2. The Official Plan Amendment conforms to the applicable Settlement Area Expansion policies of Section 3.5.1 of the Official Plan;
3. The Official Plan Amendment conforms to the applicable Housing policies of Section 3.7 of the Official Plan;
4. The proposal meets the goals, intent and objectives of the Official Plan;
5. An existing residential community exists on the lands now and requires updates to the existing servicing infrastructure for it to be in compliance with MECP requirements, standards and regulations;
6. The Official Plan Amendment will allow for appropriate water, stormwater and sanitary servicing through redevelopment of the existing community and the associated infrastructure;
7. The existing lands are potentially contaminated and represent the characteristics of a brownfield site providing a further opportunity for redevelopment;
8. Through the Official Plan Amendment, additional housing options and affordable housing will be created in a unique, rural setting;
9. The Official Plan Amendment will contribute directly to the County’s minimum target of 20% for all housing to be affordable residential development;
10. The proposed redevelopment and Official Plan Amendment will contribute to the County’s overall growth management objectives by generating a new available supply of affordable single detached housing in a rural setting;
11. The Homes proposed through the Official Plan Amendment will be attractive and marketable to people of all life stages, ages and economic abilities who wish to lease a new, moderately sized affordable detached dwelling in a rural setting;
12. The proposed redevelopment will contribute to the achievement of the County and Township’s population and housing growth targets, as it will provide new types of housing opportunities and options in the County and Township, that are not readily available in this area or in other areas;
13. Natural heritage features, hazards and ecological functions will be delineated, improved, conserved and protected;
14. The proposed redevelopment will preserve and not impact the overall agricultural area and systems;
15. The lands contain primarily previously disturbed muck soils and are not and have not historically been used for agricultural purposes;
16. The lands are suitable for the proposed uses and will not disrupt the existing agricultural operations and economy in the surrounding areas;

17. The proposed redevelopment will meet minimum distance separation (MDS) formulae and separation requirements; and
18. The Official Plan Amendment to introduce a new Community Settlement Area designation is appropriate and represents good planning, in this instance, based on the above.

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Mapping Amendments

The Dufferin County Official Plan Schedules are amended as follows and as shown on Schedule 1 and 2 of this Official Plan Amendment :

- Schedule B - Community Structure and Land Use, as amended by Official Plan Amendment #2 and #3, is further amended by changing the land use designation from Countryside Area to Community Settlement Area
- Schedule C - Prime Agricultural Areas and Rural Lands, as amended by Official Plan Amendment #2 and #3, is further amended by changing the land use designation From Prime Agricultural Area to Community Settlement Area

PART C – IMPLEMENTATION

Upon the approval of this Official Plan Amendment by the Council of the Corporation of the County of Dufferin, the Township of Melancthon Official Plan will be amended in accordance with this Official Plan Amendment.

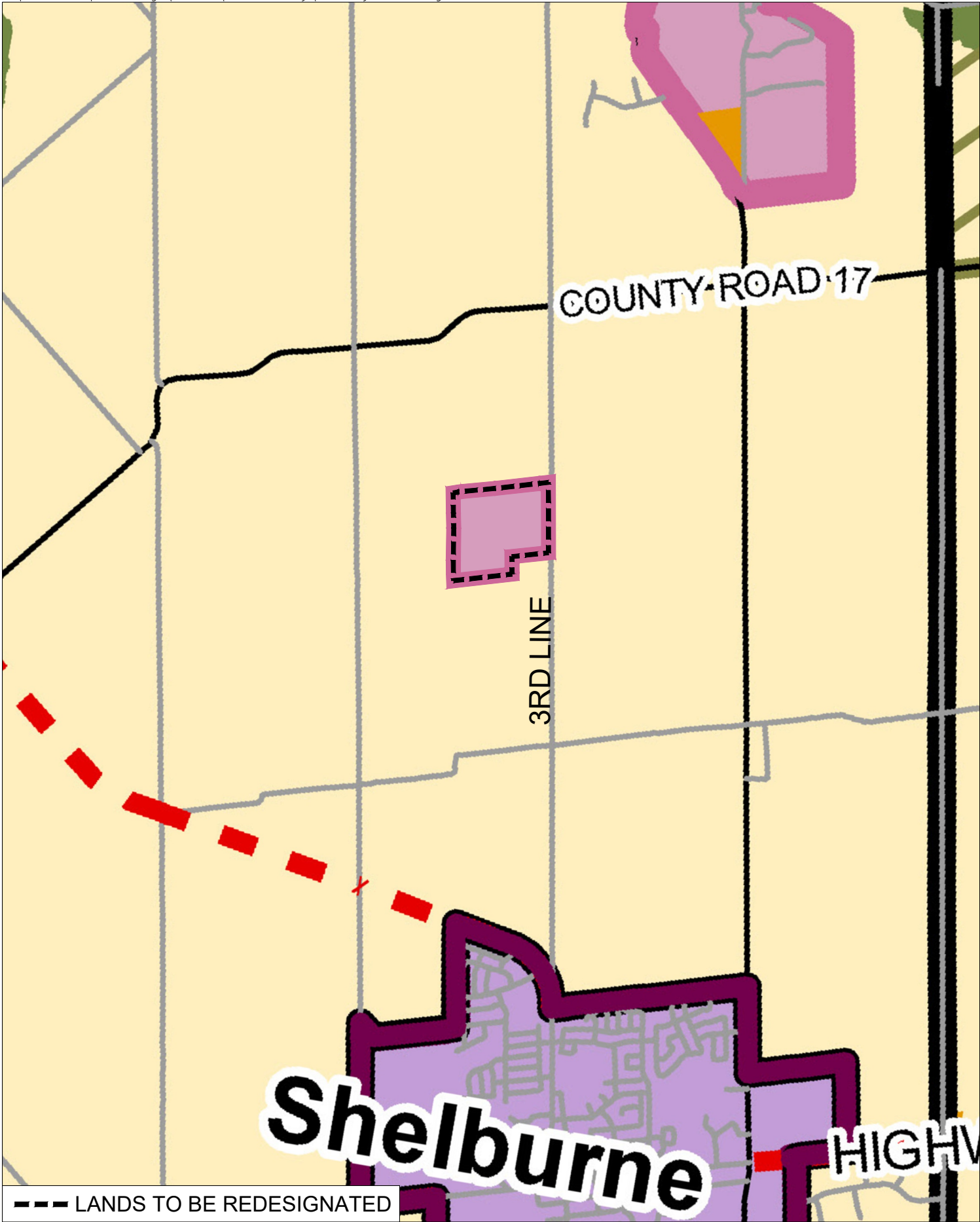
The lands will subsequently be amended in the Township of Melancthon Official Plan to introduce Community designation and redefine the Environmental Conservation and Environmental Protection designations.

The lands will subsequently be rezoned in the Township of Melancthon Zoning By-law 12-1979 to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of the County of Dufferin Official Plan, 2025, including Schedules and Mapping, and inclusive of County-initiated Official Plan Amendment #4.

SCHEDULE 1

DRAFT



--- LANDS TO BE REDESIGNATED

EXCERPT FROM SCHEDULE 'B' FROM THE OFFICIAL PLAN OF DUFFERIN COUNTY

LEGEND



URBAN SETTLEMENT AREA



COUNTRYSIDE AREA



COMMUNITY SETTLEMENT AREA



PROVINCIAL HIGHWAY



EMPLOYMENT LAND USE



COUNTY ROAD



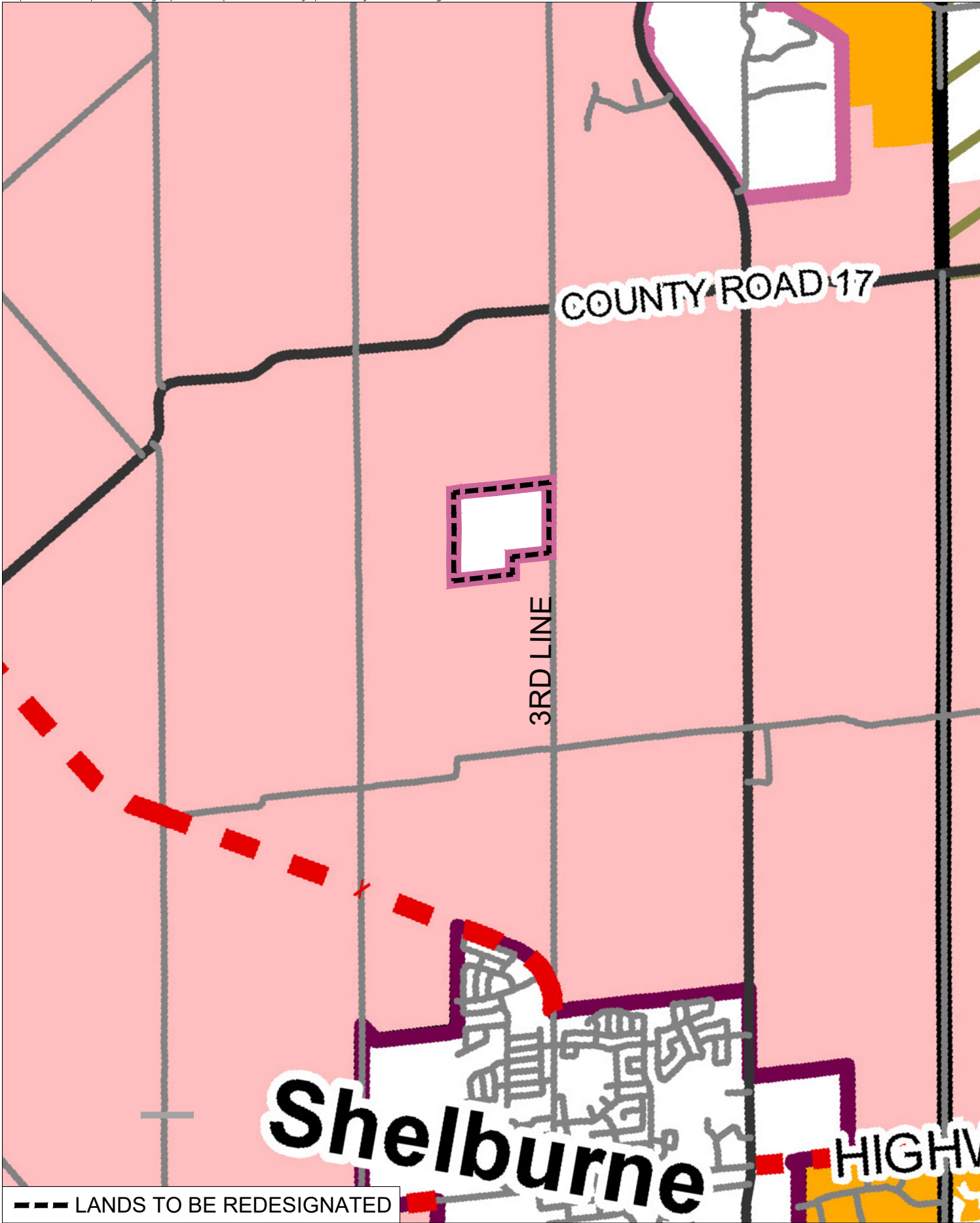
PROVINCIALY SIGNIFICANT WETLANDS



OTHER ROAD

SCHEDULE 2

DRAFT



--- LANDS TO BE REDESIGNATED

EXCERPT FROM SCHEDULE 'C' FROM THE OFFICIAL PLAN OF DUFFERIN COUNTY

LEGEND



URBAN SETTLEMENT AREA



COMMUNITY SETTLEMENT AREA



RURAL AREA



PRIME AGRICULTURAL AREA



PROVINCIAL HIGHWAY



COUNTY ROAD



OTHER ROAD

APPENDIX C – Proposed Township of Melancthon Official Plan Amendment
(August 2025)

AMENDMENT No. _____
TO THE
OFFICIAL PLAN FOR THE TOWNSHIP OF MELANCTHON

WHEREAS Section 17 and 22 of the Planning Act, R.S.O., 1990, c.P.13 authorizes Council to adopt an Official Plan that applies to the Township and to adopt amendment to the Official Plan;

AND WHEREAS, the Council of the Corporation of the Township of Melancthon deems it to be in the public interest to pass a By-law to adopt an Official Plan Amendment to its current Official Plan to establish new Community lands to provide for affordable housing;

NOW THEREFORE the Council of the Corporation of the Township of Melancthon, in accordance with the provisions of the Planning Act, R.S.O., 1990, c.P.13, as amended, hereby enacts as follows:

1. THAT Official Plan Amendment_(OPA# _____) to the Township of Melancthon Official Plan, being the attached text and Schedules '1,' '2' and '3,' is hereby adopted.
2. AND FURTHER THAT the Clerk is advised that approval of the related County of Dufferin Official Plan Amendment by the Council of the Corporation of the County of Dufferin has been granted, and that the Township of Melancthon Official Plan will be amended in accordance with the County of Dufferin Official Plan Amendment in accordance with Section 17 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

READ a first and second time this day of ____, 2025.

READ a third time and finally passed this day of ____, 2025.

This By-law shall come into force and take effect on the day of passing thereof, subject to the approval of the County of Dufferin.

MAYOR

CORPORATE SEAL OF TOWNSHIP

CLERK

AMENDMENT NO. _____
TO THE TOWNSHIP OF MELANCTHON
OFFICIAL PLAN

This Amendment applies to:

PT LT 8, CON 3 OS AS IN MF214174; T/W MF214174; MELANCTHON.

Adopted _____, 2025.

AMENDMENT No._____
TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF MELANCTHON

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Township of Melancthon consists of three (3) parts:

PART A – THE PREAMBLE

Consists of the purpose, location, and basis for the Amendment, and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

Which sets out the actual Amendment consisting of the text and Schedule ‘1,’ ‘2’ and ‘3’ which constitutes Amendment No._____ to the Official Plan for the Township of Melancthon.

PART C – THE APPENDICES

Consists of information pertinent to this Amendment in the form of background information. This Section does not constitute part of the actual Amendment.

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose and effect of this Official Plan Amendment is to establish a new Community designation over an existing developed seasonal and permanent residential community (Chipwoods Park) in the Township of Melancthon and County of Dufferin over lands currently designated Rural and Environmental Conservation by the Township of Melancthon Official Plan.

This Official Plan Amendment will establish a new Community designation that will introduce affordable housing while maintaining the rural character of the lands and surrounding areas. This Official Plan Amendment is consistent with Provincial Policy Statement, 2024 policies (2.3.2) for new Settlement Areas and meets the policies for Settlement Area expansions set out in Policy 3.5.1.1 of the County of Dufferin Official Plan.

2.0 LOCATION

The lands to which this Official Plan Amendment applies are located on the west side of 3rd Line and are municipally addressed as 476420 3rd Line, Township of Melancthon. The lands are legally described as PT LT 8, CON 3 OS AS IN MF214174; T/W MF214174; MELANCTHON. The lands have a gross site area of 37.38 hectares (93.37 acres) and a net developable site area of 11.42 hectares (28.22 acres).

The lands are bound by 3rd Line to the east and existing agricultural and residential lands to the south, north and west. The lands currently contain an existing residential community and seasonal campground sited around a gravel road network, buildings and structures used for existing permanent residences, seasonal campground sites and trailers, a recreation centre building, natural heritage features including wooded areas which surround the existing developed areas as well as a pond and tributary associated with the Boyne River. The lands are shown more precisely on Schedule 'A' attached to this Amendment.

3.0 BASIS

The Official Plan Amendment represents good planning, will contribute to the creation of complete communities and is appropriate and desirable for the redevelopment of the lands for the following reasons:

1. Section 17 and 22 of the Planning Act, which authorizes a Municipality to amend its Official Plan.
2. The Official Plan Amendment is consistent with the PPS, 2024 and specifically the policies for New Settlement Areas and Settlement Area Boundary Expansions (2.3.2);
3. The Official Plan Amendment conforms to the applicable Settlement Area Expansion policies of Section 3.5.1 of the County of Dufferin Official Plan;
4. The existing community represents a legal non-conforming use and the Official Plan Amendment conforms to the Legal Non-Conforming Use policies of Section 7.6 of the Township of Melancthon Official Plan;

5. The proposal meets the goals, intent and objectives of the Official Plan;
6. An existing residential community exists on the lands now and requires updates to the existing servicing infrastructure for it to be in compliance with MECP requirements, standards and regulations;
7. The Official Plan Amendment will allow for appropriate water, stormwater and sanitary servicing through redevelopment of the existing community and the associated infrastructure;
8. The existing lands are potentially contaminated and represent the characteristics of a brownfield site providing a further opportunity for redevelopment;
9. Through the Official Plan Amendment, additional housing options and affordable housing will be created in a unique, existing rural setting;
10. The Official Plan Amendment will contribute directly to the County's minimum target of 20% for all housing to be affordable residential development;
11. The proposed redevelopment and Official Plan Amendment will contribute to the Township's overall growth management objectives by generating a new available supply of affordable single detached housing in a rural setting;
12. The Homes proposed through the Official Plan Amendment will be attractive and marketable to people of all life stages, ages and economic abilities who wish to own a new, moderately sized affordable detached dwelling in a rural setting;
13. The proposed redevelopment will contribute to the achievement of the County and Township's population and housing growth targets, as it will provide new types of housing opportunities and options in the County and Township, that are not readily available in this area or in other areas;
14. Natural heritage features, hazards and ecological functions will be delineated, improved, conserved and protected;
15. The proposed redevelopment will preserve and not impact the overall agricultural area and systems;
16. The lands contain primarily previously disturbed muck soils and are not and have not historically been used for agricultural purposes;
17. The lands are suitable for the proposed uses and will not disrupt the existing agricultural operations and economy in the surrounding areas;
18. The proposed redevelopment will meet minimum distance separation (MDS) formulae and separation requirements; and
19. The Official Plan Amendment to introduce a new Community designation is appropriate and represents good planning, in this instance, based on the above.

PART B – THE AMENDMENT

Schedules A-1, A-5 and C-1 to the Township of Melancthon Official Plan are hereby amended by redesignating:

Lands located on PT LT 8, CON 3 OS AS IN MF214174; T/W MF214174; MELANCTHON., from the Rural and Environmental Conservation overlay designations to the Community, Environmental Conservation and Environmental Protection designations, as shown on Schedule '3' attached hereto and forming part of this Amendment and more specifically as follows:

REDESIGNATE 34.90ha OF "ENVIRONMENTAL CONSERVATION" LANDS &
2.48ha OF "RURAL" LANDS

TO

10.98ha OF "COMMUNITY" LANDS, 17.64ha OF
"ENVIRONMENTAL PROTECTION" LANDS & 8.76ha OF "ENVIRONMENTAL
CONSERVATION" LANDS

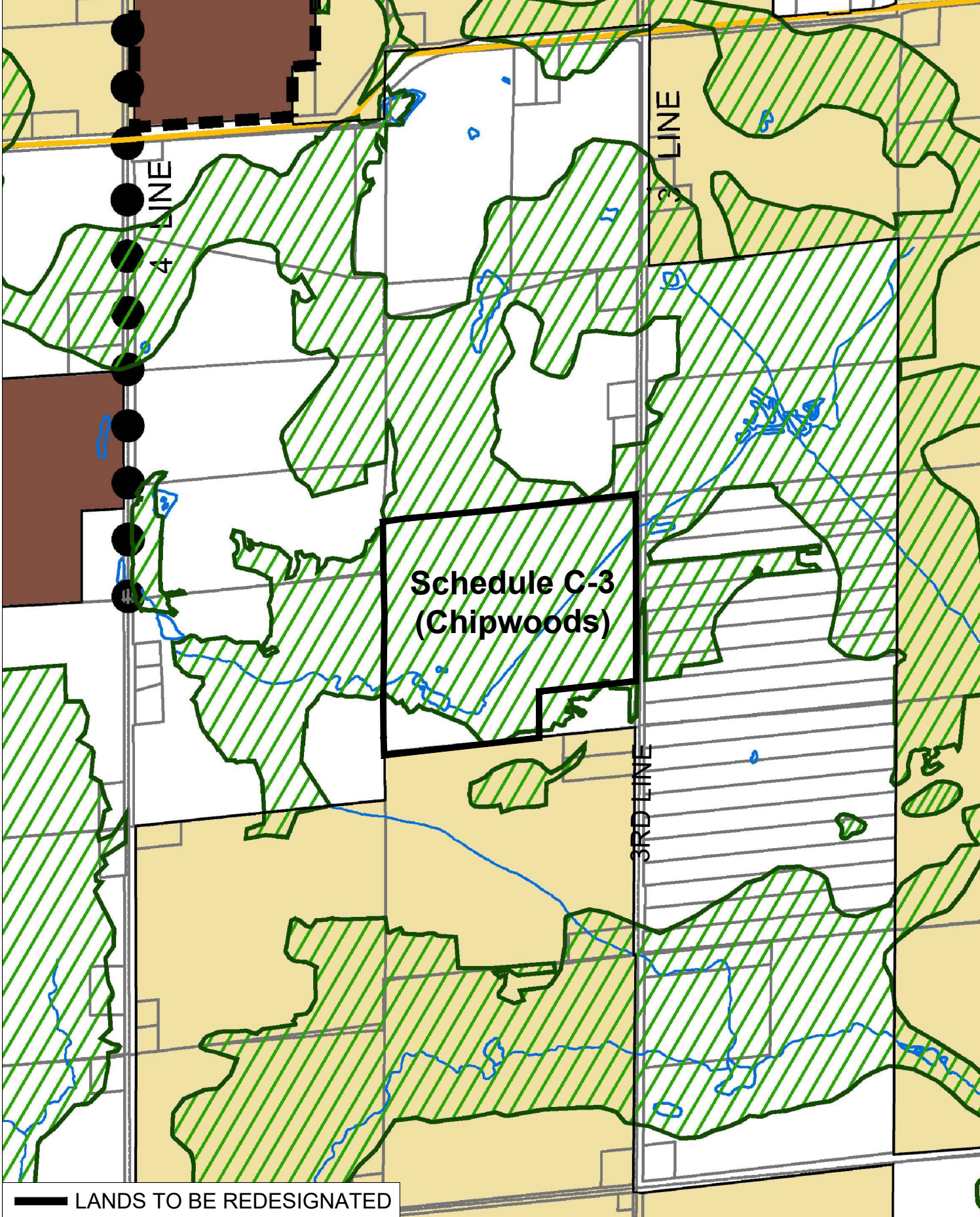
PART B – SCHEDULES

1. Schedule 1 – Amendment to SCHEDULE 'A-1'
2. Schedule 2 – Amendment to SCHEDULE 'A-5'
3. Schedule 3 – Amendment to SCHEDULE 'C-3'

PART C – THE APPENDICES

- Planning Justification Report, prepared by GSAI, dated July 2025, including:
 - Housing and Affordability Analysis
 - Growth Analysis and Market Feasibility
- Plan of Survey, prepared by Van Harten Land Surveyors, dated August 22, 2024
- Preliminary Geotechnical Investigation Report, prepared by Green Geotechnical Ltd., dated May 29, 2025
- Hydrogeological Investigation Report, prepared by C.F. CROZIER & ASSOCIATES INC., dated June 2025, including:
 - Water Resource Management Plan
- Phase 1 Environmental Site Assessment, prepared by C.F. CROZIER & ASSOCIATES INC., dated June 26, 2025
- Fluvial Geomorphology Assessment and Meander Belt Width Delineation, prepared by GEO Morphix, dated May 2025
- Floodplain Analysis Memo, prepared by C.F. CROZIER & ASSOCIATES INC., dated September 19, 2024
- Functional Servicing and Preliminary Stormwater Management Report, prepared by C.F. CROZIER & ASSOCIATES INC., dated June 2025

- Civil Drawings, prepared by C.F. CROZIER & ASSOCIATES INC., dated June 27, 2025, including:
 - Location Plan
 - Erosion and Sediment Control Plan
 - Preliminary Site Grading Plan (North)
 - Preliminary Site Grading Plan (South)
 - Preliminary Site Servicing Plan (North)
 - Preliminary Site Servicing Plan (South)
 - Stormwater Management Pond (North Block) – Plan and Profile
 - Stormwater Management Pond (Middle Block) – Plan and Profile
 - Stormwater Management Pond (South Block) – Plan and Profile
- Transportation Impact Study, prepared by C.F. CROZIER & ASSOCIATES INC., dated June 2025
- Agricultural Impact Assessment, prepared by Colville Consulting, dated July 2025, including:
 - Minimum Distance Separation Calculation
- Cultural Heritage Evaluation Report, prepared by CRM Lab Archaeological Services, dated May 2025
- Stage 1 Archaeological Background Study and Limited Stage 2 Archaeological Assessment, prepared by CRM Lab Archaeological Services, dated May 5, 2025
- Environmental Impact Study, prepared by Azimuth Environmental Consulting, dated August 2025



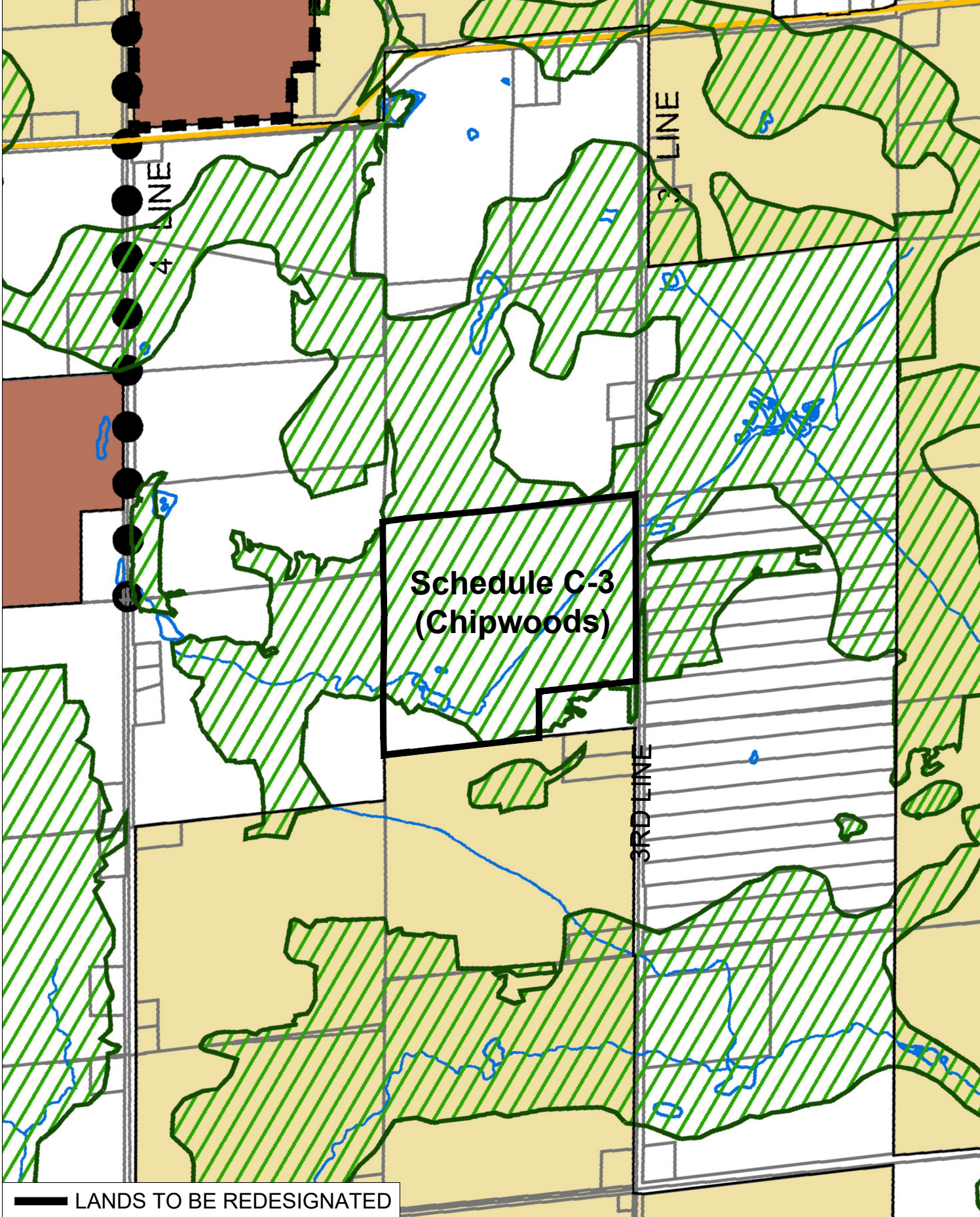
EXCERPT FROM SCHEDULE 'A-1' FROM THE OFFICIAL PLAN OF THE TOWNSHIP OF MELANCHTHON

LEGEND

- | | | |
|----------------------------|---|---------------------------------------|
| AGRICULTURAL | EXTRACTIVE INDUSTRIAL | ARTERIAL ROAD |
| RURAL | LIGHT INDUSTRIAL | LOCAL ROAD |
| ENVIRONMENTAL PROTECTION | NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA | EXISTING MINERAL AGGREGATE HAUL ROUTE |
| ENVIRONMENTAL CONSERVATION | PROVINCIAL HIGHWAY | RAIL LINE |



**SCHEDULE '1' TO OFFICIAL PLAN
AMENDMENT OP _____**



— LANDS TO BE REDESIGNATED

EXCERPT FROM SCHEDULE 'A-5' FROM THE OFFICIAL PLAN OF THE TOWNSHIP OF MELANCHTHON

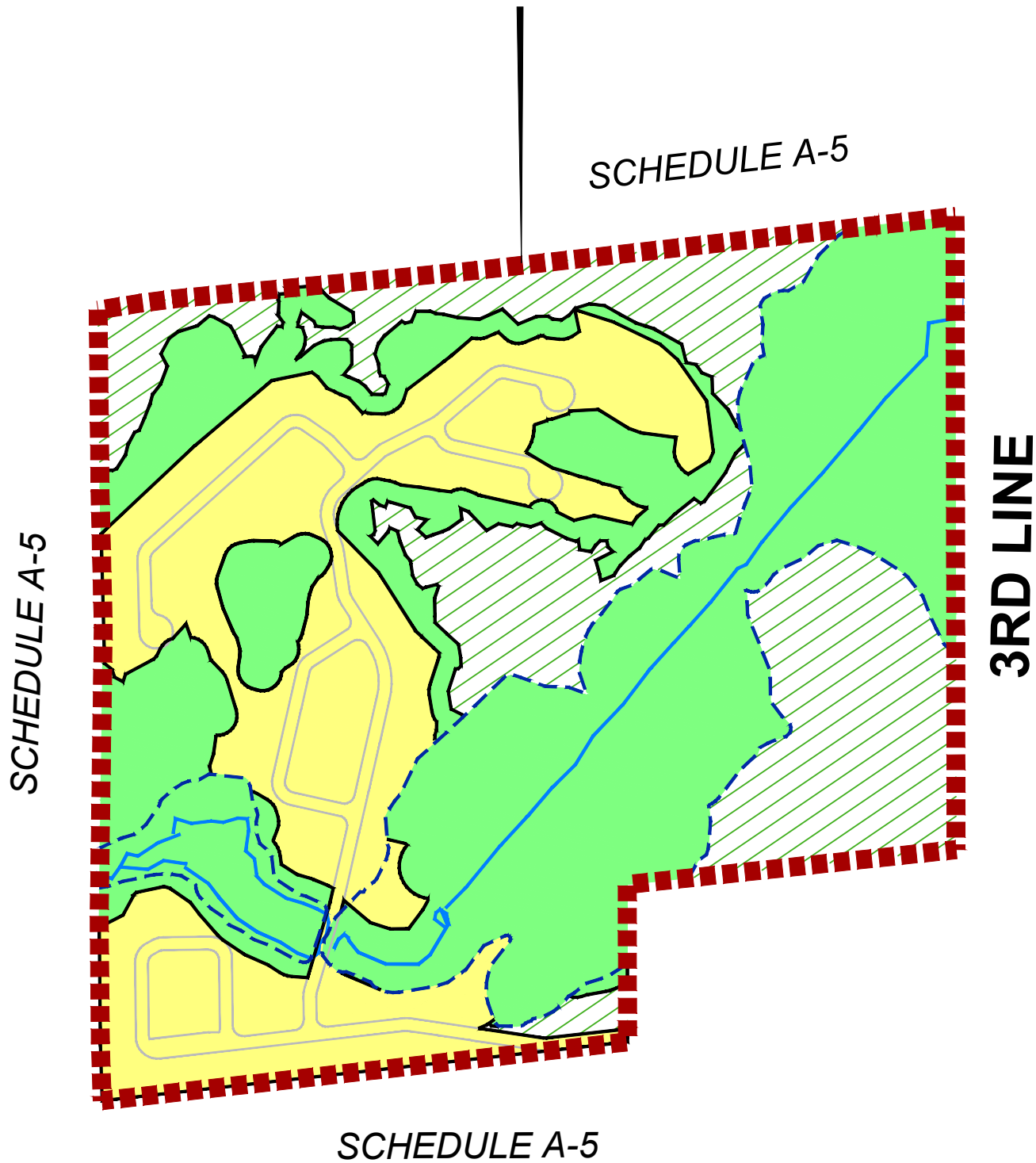
LEGEND

- | | | |
|---|---|---|
|  AGRICULTURAL |  EXTRACTIVE INDUSTRIAL |  ARTERIAL ROAD |
|  RURAL |  LIGHT INDUSTRIAL |  LOCAL ROAD |
|  ENVIRONMENTAL PROTECTION |  NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA |  EXISTING MINERAL AGGREGATE HAUL ROUTE |
|  ENVIRONMENTAL CONSERVATION |  PROVINCIAL HIGHWAY |  RAIL LINE |



SCHEDULE '2' TO OFFICIAL PLAN
AMENDMENT OP _____

**REDESIGNATE 34.90ha OF "ENVIRONMENTAL CONSERVATION" LANDS &
2.48ha OF "RURAL" LANDS
TO
10.98ha OF "COMMUNITY" LANDS, 17.64ha OF "ENVIRONMENTAL
PROTECTION" LANDS & 8.76ha OF "ENVIRONMENTAL CONSERVATION" LANDS**



PROPOSED SCHEDULE 'C-3' (CHIPWOODS) FOR THE OFFICIAL PLAN OF THE TOWNSHIP OF MELANCHTHON

LEGEND

- | | | |
|---|---|---|
|  COMMUNITY |  FLOODPLAIN BOUNDARY |  LOCAL ROADS |
|  ENVIRONMENTAL PROTECTION |  SETTLEMENT BOUNDARY | |
|  ENVIRONMENTAL CONSERVATION | | |



**SCHEDULE '3' TO OFFICIAL PLAN
AMENDMENT OP _____**

APPENDIX D - Proposed Township of Melancthon Zoning By-law Amendment
(August 2025)

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON BY-

LAW NO. _____ - 2025

Being a By-law to amend By-law No. 12-79, as amended, the Zoning By-law for the Township of Melancthon for lands located on Part of Lot 8, Concession 3 in the Township of Melancthon, County of Dufferin.

WHEREAS the Council of the Corporation of the Township of Melancthon is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O 1990;

AND WHEREAS 1000719578 ONTARIO INC. has submitted an application to amend the Township's Zoning By-law to permit a leasehold residential community on the lands above and known as Chipwoods Park;

AND WHEREAS the Council of the Corporation of the Township of Melancthon deems it advisable to amend By-law 12-79, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Melancthon enacts as follows:

1. Schedule 'A' to Zoning By-law No. 12-79, as amended, is further amended by rezoning a portion of the lands located on Part of Lot 8, Concession 3 from the Open Space Park (OS1), Open Space Conservation (OS2), Rural Commercial (C3-2) and Agricultural (A1) zones to the Leasehold Community Home (LCH), Leasehold Community Home – Servicing (LCH-S), Open Space (OS1) and Open Space – Protection (OS2-P) zones, as shown on Schedule 'A' attached hereto, which forms part of By-Law 12-79, as amended.
2. Section 3.2, Zones of Zoning By-law No. 12-79 as amended, is amended to add a new Section X - Leasehold Community Home (LCH) zone, Leasehold Community Home – Servicing (LCH-S) zone and Open Space – Protection (OS2-P) zone.
3. Section 2, Definitions, be amended to add Leasehold Community Home (LCH), *Leasehold Community Home - Servicing (LCH – S)* and *Open Space Conservation – Protection (OS2-P)* to list the list of definitions and interpretations.

Leasehold Community Home (LCH) – a residential home that is a permanent structure where the owner of the home leases the land to which it sits or intended for use as the site for the home. Such dwelling may be modular, prefabricated or traditionally constructed but does not include a mobile home.

Leasehold Community Home - Servicing (LCH – S) – lands primarily used for the private servicing of the LCH zone including water, stormwater and sanitary and sewage systems and areas.

Open Space – Protection (OS2-P) – lands used primarily for environmental and conservation protection purposes including forestry, wildlife, reforestation, floodplain, flood and erosion control, wetlands and wetland buffers.

4. The LCH zone shall contain no more than 224 Units for lease;
5. By-law No. 12-79, as amended, is here further amended by adding the Exception Table

contained in Schedule 'B' , which forms part of By-Law 12-79, as amended.

6. The 'LCH,' LCH-S' and 'OS2-P' zoning shall only apply to the lands which are shown on the attached Schedule 'A', deemed to be an integral part of the By-law, outlined on Schedule 'A' attached hereto.
7. In all other respects, the provision of By-law 12-79, as amended, shall apply.
8. This By-law shall not come into force until County of Dufferin Official Plan Amendment XX-XXXX and Township of Amaranth Official Plan Amendment XX-XXXX are in full force and effect.

This By-law shall come into effect upon the date of the passage hereof.

READ A FIRST AND SECOND TIME on the _____ day of _____ 2025.

READ A THIRD TIME and finally passed this _____ day of _____ 2025.

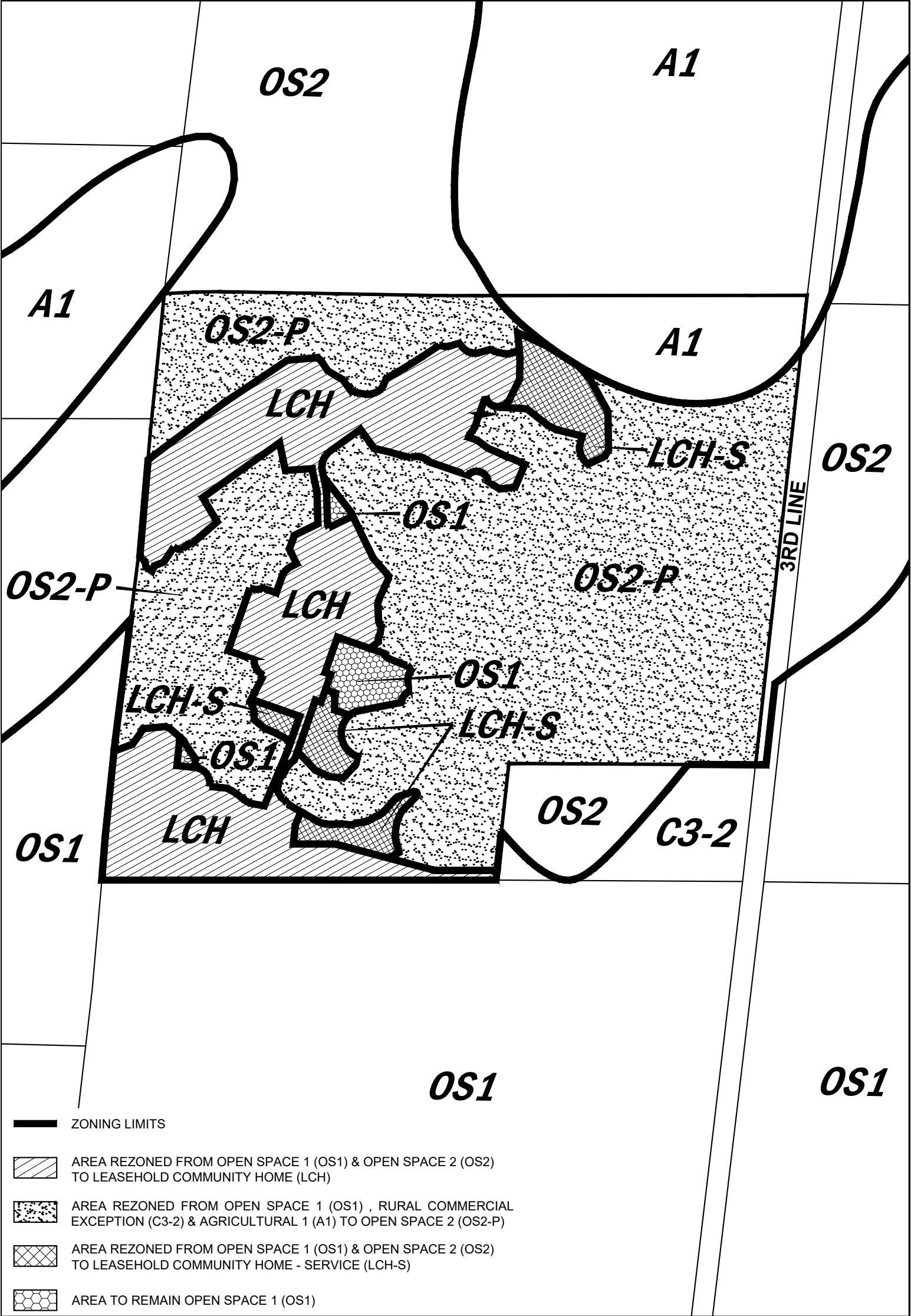
The Corporation of the Township of Melancthon

Mayor

Clerk

Schedule 'A'

DRAFT



476420 3RD LINE PART OF LOT 8, CONCESSION 3 TOWNSHIP OF MELANCTHON		TOWNSHIP OF MELANCTHON ZONING BY-LAW AMENDMENT	
BY-LAW _____ SCHEDULE A		Date: July 10, 2025	Drawn By:

Schedule B to By-law XX-XXXX

XX.1.1 Uses Permitted – LCH zone

No person shall within any LCH zone shall erect, alter or use any building or structure for any purpose except one or more of the uses:

- A Leasehold Community Home
- A Community Centre and Recreation Facility
- An accessory storage building;
- An accessory service building containing washer and dryer facilities
- An accessory service check-in kiosk and mail building
- A garbage collection area
- A mail collection area
- Uses accessory to other permitted purposes

XX.1.2 Zone Regulations – LCH Zone

No person shall within any LCH zone use any site or erect, alter or use any land, building or structure except in accordance with the provisions presented in Table XX.X:

TABLE XX.X: ZONE REGULATIONS		
Zone Provision	Leasehold Community Home (LCH)	Other Permitted Uses
Unit Area for a Leasehold Community Home, Minimum	250 square metres for a <i>unit, interior</i> or 250 square metres for a <i>unit, corner</i>	
Unit Frontage for a Leasehold Community Unit, Minimum	9 metres for a <i>unit, interior</i> or 9 metres for a <i>unit, exterior</i>	
Unit Depth for a Leasehold Community Home, Minimum	25 metres	
Yard, Front of a Leasehold Community Home, Minimum Depth	9 metres	
Yard, Rear of a Leasehold Community Home, Minimum Depth	9 metres	
Yard, Interior Leasehold Community Home, Minimum Width	1.5 metres	

Section XX – Leasehold Community Home

Minimum Ground Floor Area - 1 Storey Dwelling - 2 Storey Dwelling	- 600 square feet - 1,000 square feet	
Maximum Building Height, Leasehold Community Home	7 metres	
Site Coverage, Leasehold Community Home, Maximum	25%	
Landscape Percentage, Leasehold Community Home, Minimum	70%	
Off-street Parking	One (1) parking space per Leasehold Community Home	
Visitor Parking	0.19 parking spaces / unit	

XX.2 Uses Permitted LCH-S zone

No person shall within any LCH-S zone shall erect, alter or use any land, building or structure for any purpose except one or more of the uses:

- A stormwater management facility or pond
- A water treatment facility and well
- A wastewater treatment facility
- Uses ancillary too the above permitted uses

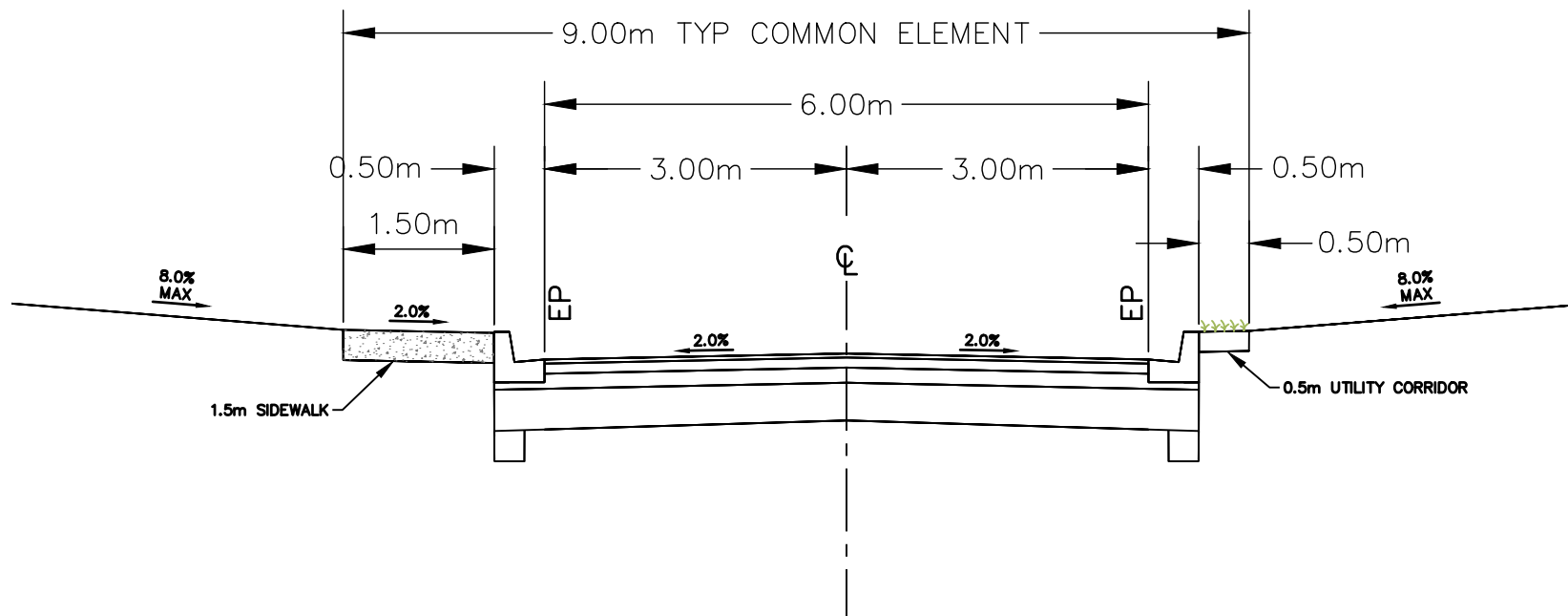
XX.2 Uses Permitted OS2-P

No person shall within any OS2-P zone shall erect, alter or use any land, building or structure for any purpose except one or more of the uses:

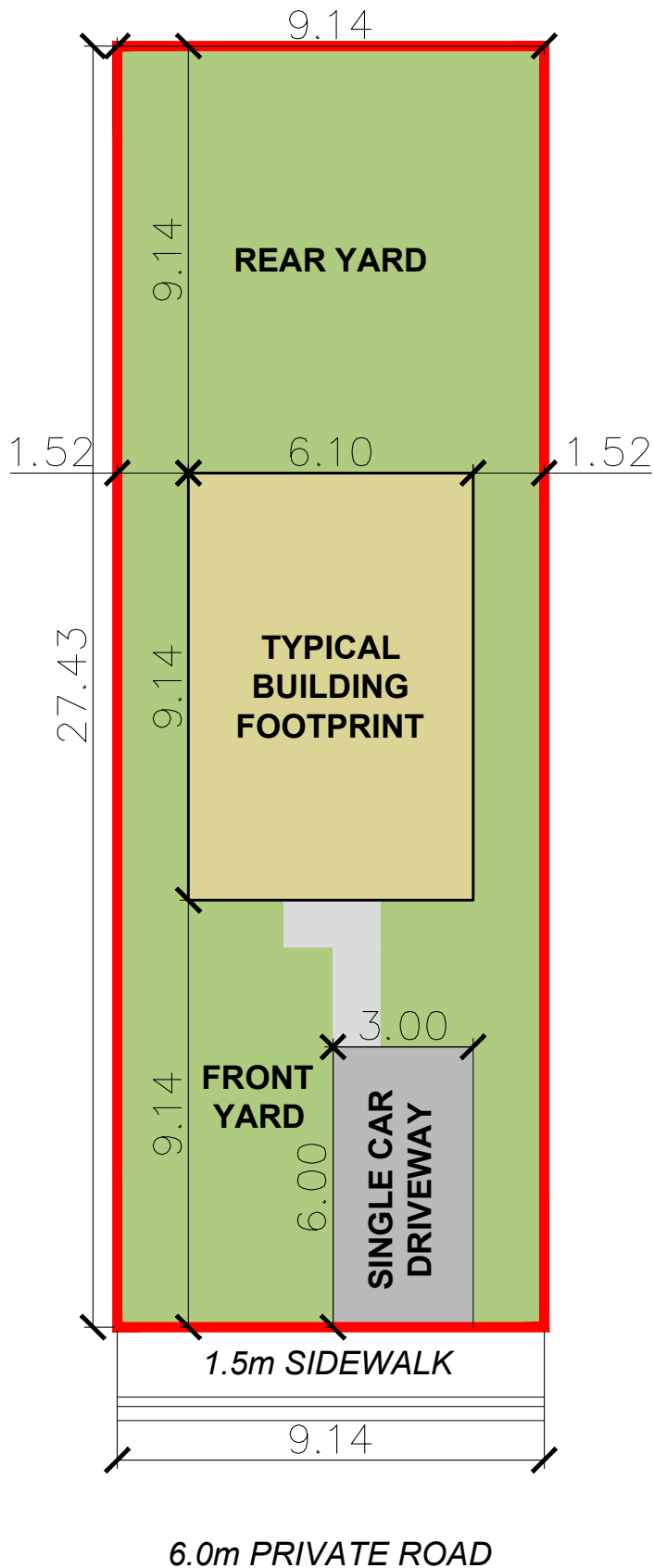
- Conservation uses
- Forestry, wildlife, reforestation, floodplain, flood and erosion control, wetlands and wetland buffers
- No building or structures shall be permitted in the OS2-P zone

APPENDIX E – Standard Road Cross Section

PRIVATE ROAD CROSS SECTION



APPENDIX F – Typical Unit Layout (Detached)

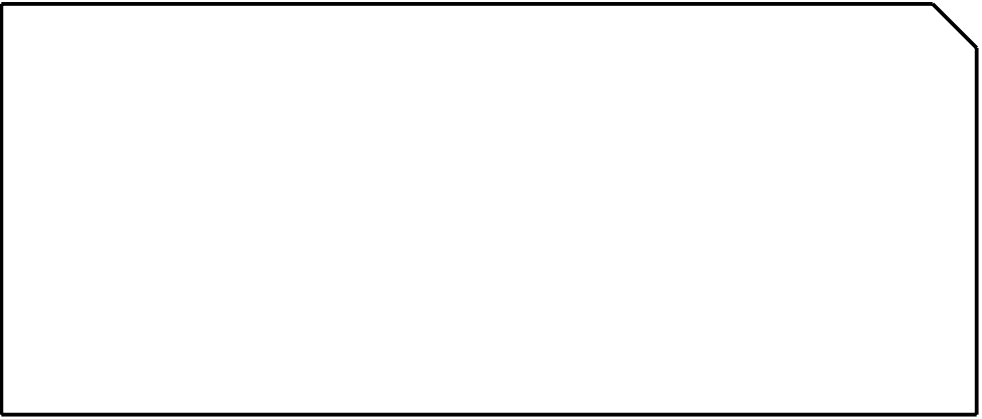


TYPICAL UNIT SITINGS STATISTICS

SITE AREA:	251m ² (2,702ft ²)
SITE COVERAGE:	22.2%
BLDG. FOOTPRINT:	55.7m ² (600ft ²)
LANDSCAPED AREA:	177m ² (1,905ft ²)
LANDSCAPE %:	70.5%
MAX. HEIGHT:	6-7m
PARKING:	1 SPACE

FRONT YARD SETBACK:	9.14m
REAR YARD SETBACK:	9.14m
INT. YARD SETBACK:	1.5m

APPENDIX H – Elevations, Streetscape and Floor Plans (Detached)





Sheldon Creek
HOMES



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1 STOREY HOME

CONCEPT 'A'
CHIPWOODS PARK
MELANCTHON, ON

CONCEPT

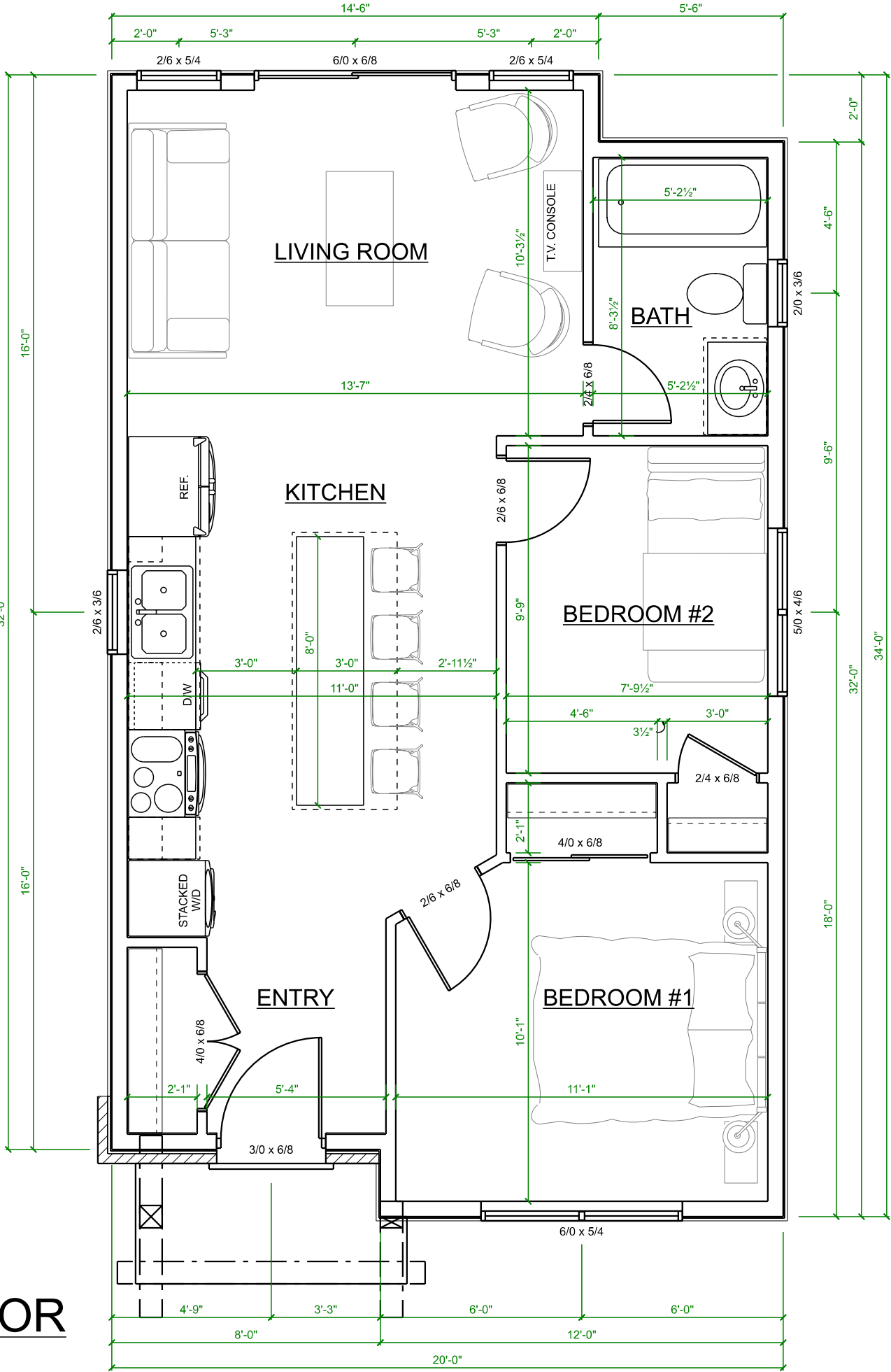
PROJECT NO: 24-129
STARTING DATE: Nov 21, 2024
LAST REVISION DATE: Nov 27, 2024
DRAWN BY: J.F.

SCALE: NOT TO SCALE

1

MAIN FLOOR

SCALE: 1/4" = 1'-0"



AREA SCHEDULE

BEDROOM #1 (MIN. 94.75 sq. ft.)	109 sq. ft.
BEDROOM #2 (MIN. 64.6 sq. ft.)	76 sq. ft.
MAIN FLOOR	657 sq. ft.

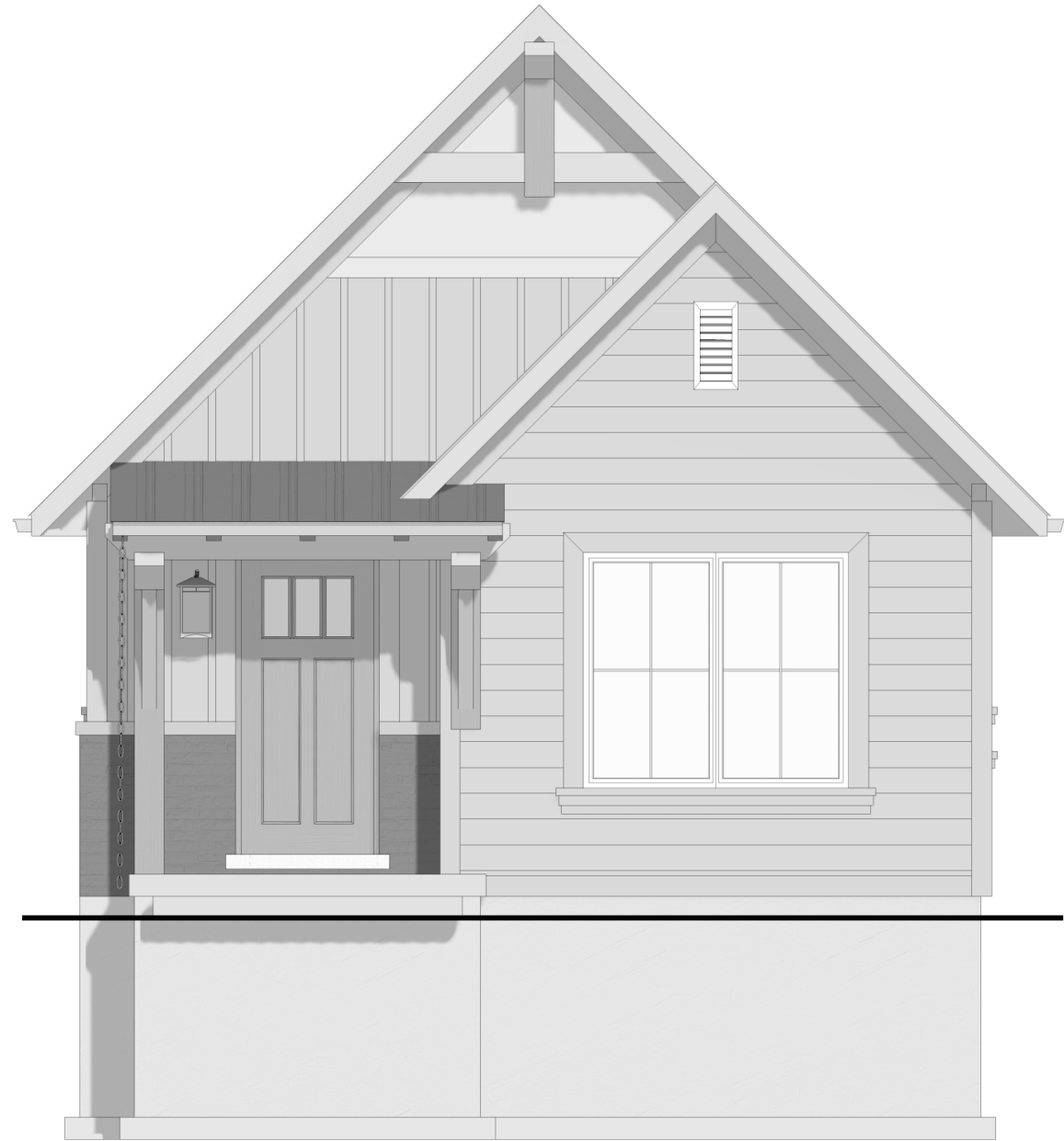


1 STOREY HOME
CONCEPT 'A'
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MAIN FLOOR

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SCALE: As Noted



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



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FRONT ELEVATION

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3



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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1 STOREY HOME
CONCEPT 'A'
CHIPWOODS PARK
MELANCTHON, ON

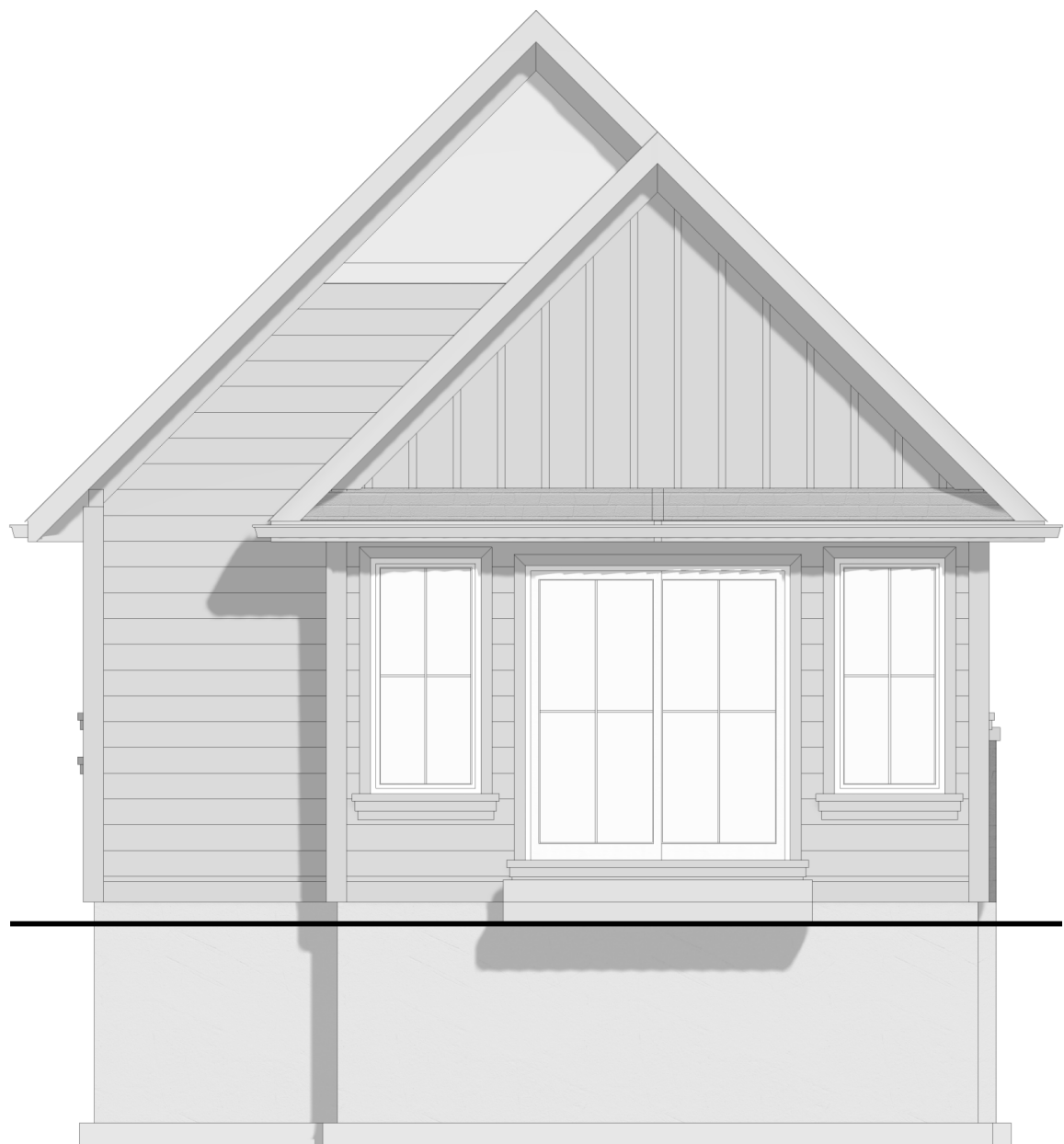
RIGHT ELEVATION

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SCALE: 1/4" = 1'-0"

4

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REAR ELEVATION
SCALE: 1/4" = 1'-0"



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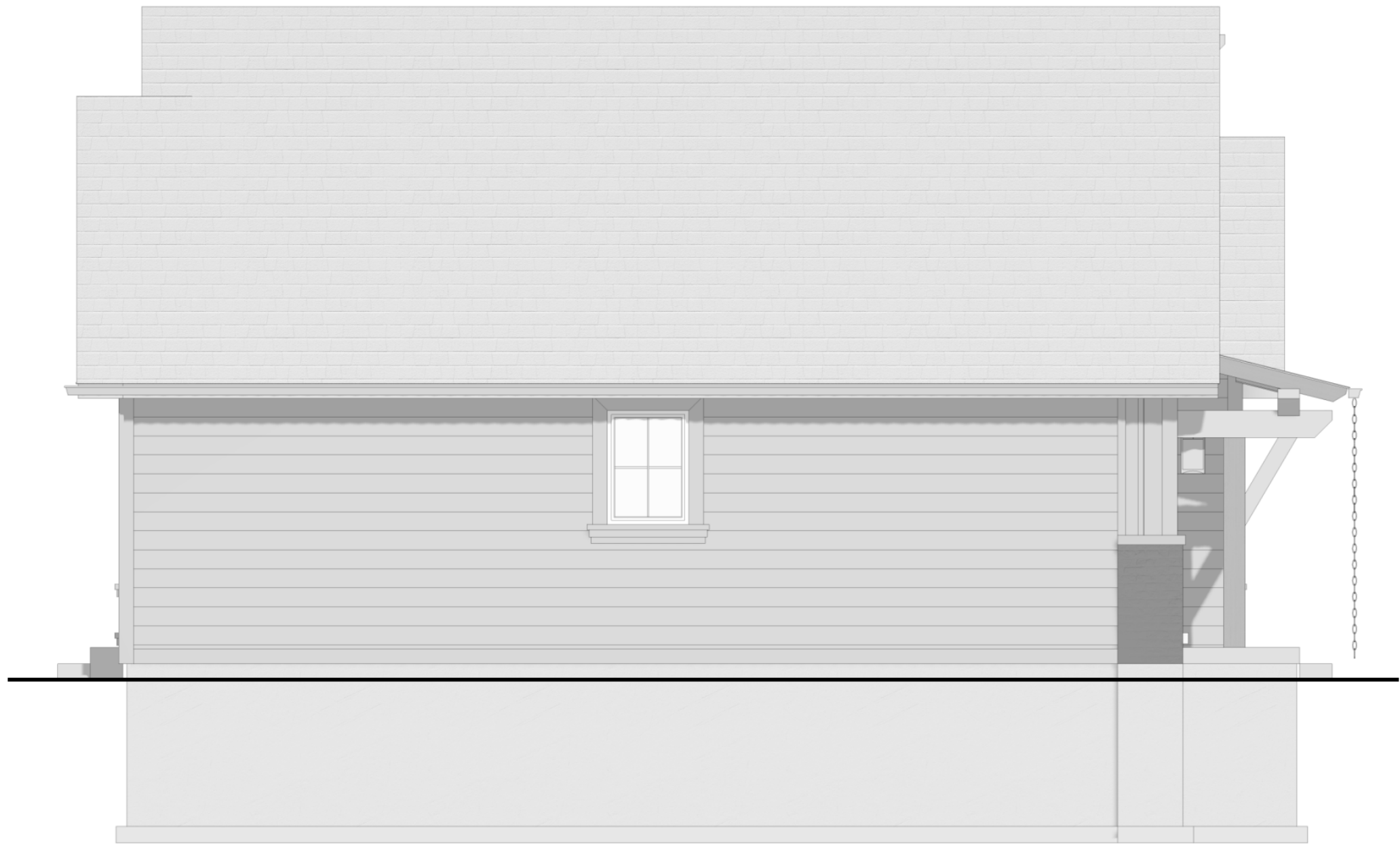
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1 STOREY HOME
CONCEPT 'A'
CHIPWOODS PARK
MELANCTHON, ON

REAR ELEVATION

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SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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LEFT ELEVATION

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SCALE: 1/4" = 1'-0"



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1 STOREY HOME
CHIPWOOD 'B'
CHIPWOODS PARK
MELANCHTON, ON

CONCEPTS

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STARTING DATE: Nov 21, 2024
LAST REVISION DATE: Nov 27, 2024
DRAWN BY: J.F.

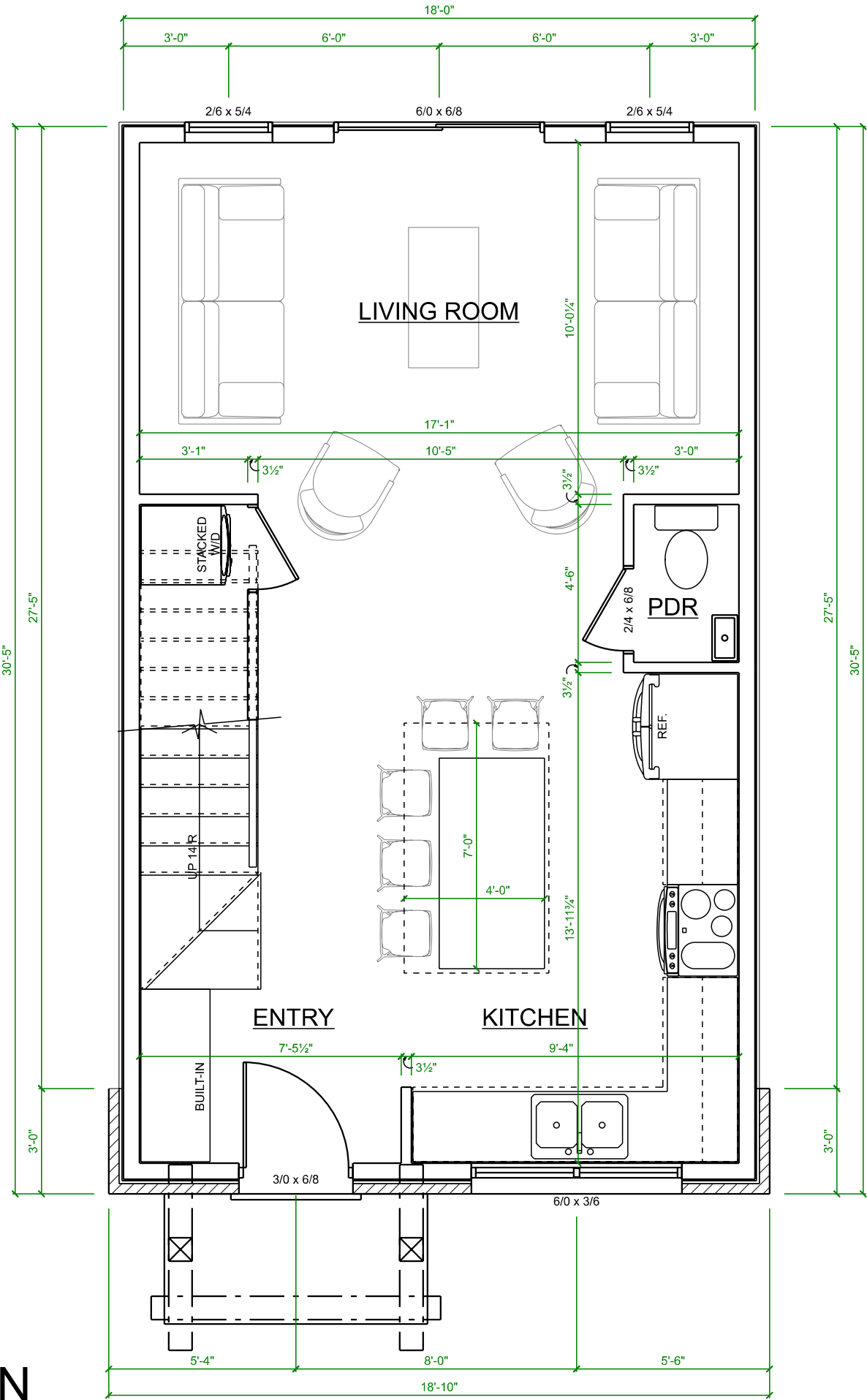
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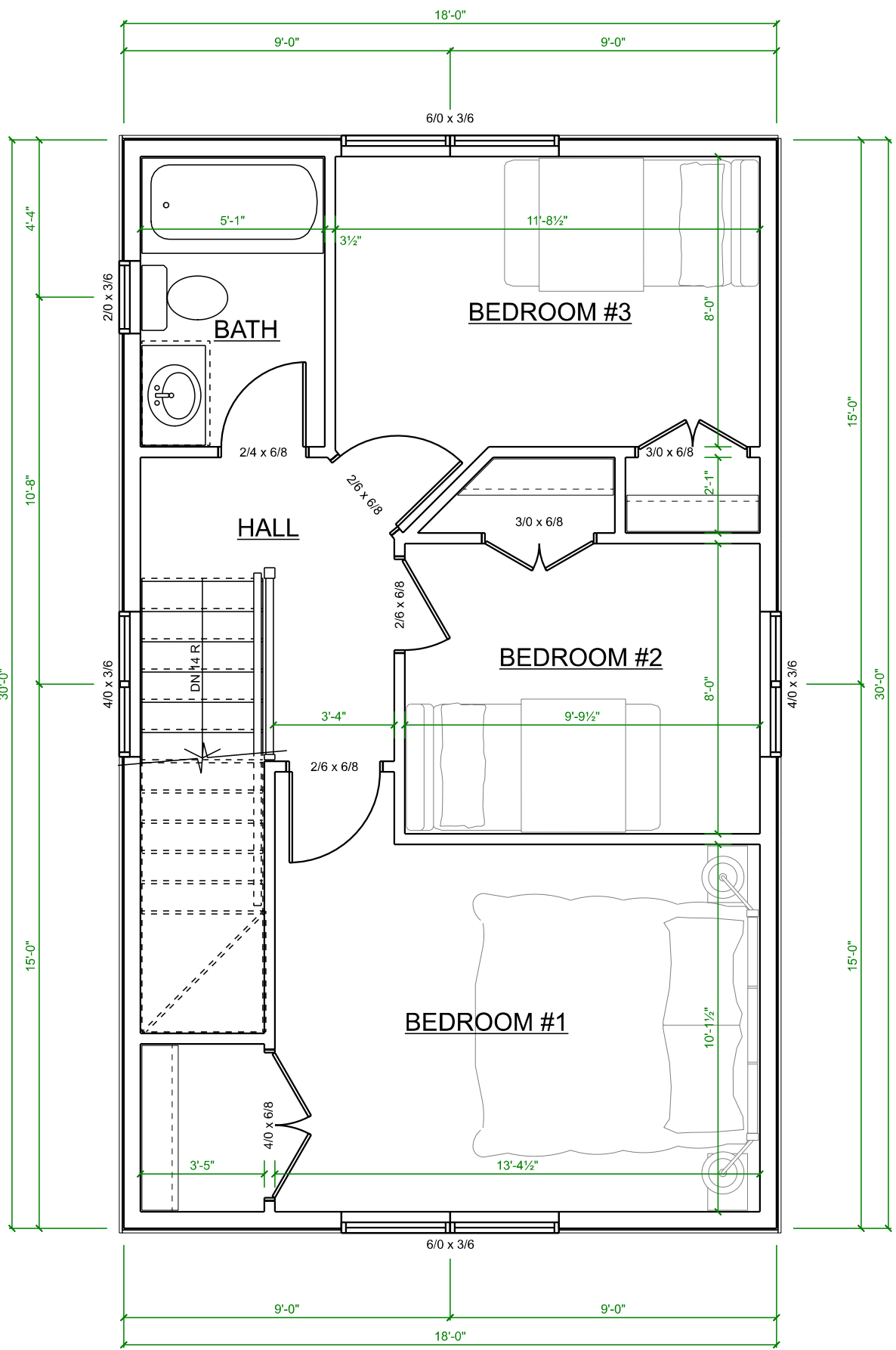
MAIN

SCALE: 1/4" = 1'-0"



SECOND FLOOR

SCALE: 1/4" = 1'-0"



AREA SCHEDULE

MAIN FLOOR	550 sq. ft.
SECOND FLOOR	540 sq. ft.
TOTAL	1090 sq. ft.



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CHIPWOOD 'B'
CHIPWOODS PARK
MELANCHTON, ON

FLOOR PLANS

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SCALE: As Noted

A2

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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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1 STOREY HOME
CHIPWOOD 'B'
CHIPWOODS PARK
MELANCHTON, ON

FRONT ELEVATION

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SCALE: 1/4" = 1'-0"

A3

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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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1 STOREY HOME
CHIPWOOD 'B'
CHIPWOODS PARK
MELANCHTON, ON

RIGHT ELEVATION

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SCALE: 1/4" = 1'-0"

A4

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REAR ELEVATION
SCALE: 1/4" = 1'-0"



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1 STOREY HOME
CHIPWOOD 'B'
CHIPWOODS PARK
MELANCHTON, ON

REAR ELEVATION

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SCALE: 1/4" = 1'-0"

A5

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LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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LEFT ELEVATION

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SCALE: 1/4" = 1'-0"

A6

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NEIGHBOURHOOD

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