

July 28th, 2026

GSAI File: 1610-001

Township of Melancthon
157101 Highway 10
Melancthon, ON, L9V 2E6

Attention: Liam Morgan, MCIP, RPP
Acting Planning Manager

RE: **Record of Indigenous Engagement**
County File: COPA2-25
Township File: MPC23-801
476420 3rd Line (Chipwoods Park Community)
1000719578 Ontario Inc.
Township of Melancthon (County of Dufferin)

Mr. Morgan,

Glen Schnarr & Associates Inc. ('GSAI') are the Planning Consultants for 1000719578 Ontario Inc., Owners of the lands municipally addressed as 476420 3rd Line, in the Township of Melancthon, County of Dufferin (the 'subject property').

As part of the planning process under County File COPA2-25, GSAI has been conducting an Indigenous consultation process in response to comments received on the first application submission in August 2025. The application was first circulated by Dufferin County to the below Communities/Nations:

- Mississaugas of the Credit First Nation
- Six Nations of the Grand River Elected Council
- Beausoleil First Nation
- Chippewas of Rama First Nation
- Haudenosaunee Development Institute (HDI)
- Metis Nation of Ontario

Application comments were received from the below Communities/Nations and received by GSAI:

- Mississaugas of the Credit First Nation
- Six Nations of the Grand River Elected Council

Mississaugas of the Credit First Nation (MCFN)

Comments were received from MCFN, dated September 19, 2025, from contact Payton Mitchell. MCFN comments noted no questions or comments at time of first circulation. MCFN requested to be notified of future project updates or changes, including opportunities to review environmental and archaeological assessments. GSAI will coordinate with Dufferin County to ensure future circulation of the updated Environmental Impact Study and Archaeology Assessment included in the second application submission.

Six Nation of the Grand River Elected Council (SNGREC)

Comments were received from SNGREC, dated October 1, 2025, from contact Emmett Vanson. SNGREC comments are noted on the topics of environmental buffers, tree compensation, study timing, proposed land use, storm water management, and black ash trees. Record of engagement with SNGREC is below:

- May 1, 2026: Email contact from Bruce McCall-Richmond (GSAI) to Emmett Vanson (SNGREC) requesting meeting to discuss first application comments;
- May 27, 2026: Email contact from Bruce McCall-Richmond (GSAI) to Emmett Vanson (SNGREC) to follow up on meeting request;
- May 28-29, 2026: Email coordination of virtual meeting between GSAI, Dufferin County, SNGREC, and representative of the applicant;
- June 1, 2026: Virtual meeting with Emmett Vanson (SNGREC), Bruce McCall-Richmond (GSAI), Zechariah Bouchard (GSAI), Liam Morgan (Dufferin County), Josh Blokhuis (applicant). Meeting was a discussion of SNGREC first submission comments (see appended meeting minutes below);
- June 1, 2026: Email contact from Bruce McCall-Richmond (GSAI) to Emmett Vanson (SNGREC) acknowledging receipt of expanded SNGREC comments.

The SNGREC comments received are responded to directly in the Comment Response Matrix included in resubmission, as well as the revised Environmental Impact Statement (Azimuth, July 2026). Specific site plan details mentioned in the comments are not yet studied at the current planning stage (County Official Plan Amendment) but will likely be provided in subsequent stages (Township Official Plan and Zoning By-law Amendments). Future studies/materials are anticipated to include an Arborist Report/Tree Preservation Plan, Landscape Plan, and Architectural Plans (with Bird/Light Friendly Design review), in response to SNGREC comments.

We trust the enclosed is sufficient for the County review. We look forward to engaging with staff further on this exciting project in the County and Township. Please contact the undersigned at brucemr@gsai.ca if you require anything further or wish to clarify anything contained in the enclosed.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



Bruce McCall-Richmond, MCIP, RPP
Senior Associate

cc. *J. Blokhuis, Sheldon Creek Developments*
A. Sihota, County of Dufferin
Z. Bouchard, GSAI