



The Corporation of

THE TOWNSHIP OF MELANCTHON

157101 Highway 10, Melancthon, Ontario, L9V 2E6

Telephone - (519) 925-5525

Fax No. - (519) 925-1110

Website: www.melancthontownship.ca

Email: info@melancthontownship.ca

November 8th, 2024

Complete Application Letter
537086 Main Street, Melancthon

Dear Ms. Schmidt:

This letter is to confirm that Township Planning staff have received submission for a Draft Plan of Subdivision as per O. Reg 544/06 of the *Planning Act* on the lands legally known as Melancthon Con 2 OS PT Lot;13 and municipally referred to as 537086 Main Street.

The following documents were submitted by GSP Group (herein referred to as the 'applicant') in support of the application:

- Aggregate Resource Assessment
- Draft Plan of Subdivision
- Environmental Impact Study
- Functional Servicing Report
- Geotechnical Investigation Report
- Hydrogeological Assessment Report
- Ministry of Heritage, Sport, Tourism, Culture Industries Letter regarding Stage 1-2 Archaeological Assessment
- Planning Justification Report
- Stage 1-2 Archaeological Assessment
- Urban Design Guidelines
- Vegetation Protection and Preservation Plan
- Visual Impact Assessment



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- Draft Plan of Subdivision Application Form

The application was submitted by the applicant alongside a Zoning By-law Amendment application on July 9th, 2024. Initially the Township decided to proceed with addressing the Zoning By-law Amendment application first prior to moving to the Draft Plan of Subdivision application process. However, after circulating the submitted technical materials for comment to internal departments and external stakeholders, the Township was informed by the Niagara Escarpment Commission (NEC) that the subject lands were in the area of development control. As such, the Township Zoning By-law is **not in-effect** on the subject lands and the Township will now proceed solely with the Draft Plan of Subdivision application. The application and associated materials have been reviewed in accordance with O. Reg 544/06, as well as with the required studies checklist outlined in the Record of Pre-Consultation dated September 28th, 2023. Based on Township Planning staff's review, the application is deemed **complete** as of November 8th, 2024.

Sincerely,

A handwritten signature in black ink, consisting of the letters "LM" in a stylized, cursive font.

Liam Morgan, BES, MEPP, RPP Candidate

Development Planner

Township of Melancthon