



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

**Delivered Electronically via E-mail  
to [dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca)**

January 31, 2025

**Denise Holmes, AMCT**  
**CAO/Clerk**  
**Township of Melancthon**  
157101 Highway 10  
Melancthon, ON  
L9V 2E6

Dear Ms. Holmes,

**RE: Township of Melancthon Official Plan Amendment & Zoning By-law Amendment  
Applications Proposed Strada Pit/Quarry – Strada Aggregates Inc.  
West Half of Lots 11, 12, 13 & 14, Concession 3, Township of Melancthon, County  
of Dufferin  
OUR FILE Y349I**

On behalf of our Client, Strada Aggregates Inc., and further to our Pre-consultation Meeting on April 25, 2024, we are pleased to submit the following Official Plan Amendment and Zoning By-law Amendment Applications for the proposed Strada Pit/Quarry. The Planning Act applications are for the lands legally described as West Half of Lots 11 and 12, Concession 3, Township of Melancthon, County of Dufferin. The lands are municipally known as 437075 4<sup>th</sup> Line, and 437031 4<sup>th</sup> Line, Melancthon.

The Strada Pit/Quarry is proposed to have a total licence area of 149.0 hectares. 123.7 hectares will be for pit extraction and within that 65.7 hectares is proposed for quarry extraction. The area of the Subject Site that is subject to the Planning Act applications is 47.6 hectares. The Official Plan Amendment Application proposes:

- re-designate portions of the Subject Lands from “Extractive Industrial”, subject to policy 5.6.2 (y) to “Extractive Industrial”;
- re-designate portions of the Subject Lands from “Extractive Industrial”, subject to policy 5.6.2 (y) to “Environmental Protection”, subject to policy 5.4.2 (j);
- re-designate a portion of the Subject Lands from “Environmental Protection”, subject to policy 5.4.2 (j) to “Extractive Industrial”; and,

- amend the existing “Environmental Protection” designation text to modify a portion of site-specific policy Section 5.4.2 (j). A proposed draft Official Plan Amendment is attached as **Appendix B**.

The Zoning By-law Amendment Application proposes:

- revise the boundaries of the ‘Open Space Conservation’ Exception one (OS2-1);
- rezone the remainder of the Subject Lands to the ‘Extractive Industrial Exception (M2-X)’ zone;
- delete the existing special provisions of the Extractive Industrial Exception three zone and replace them with new special provisions; and,
- amend a portion of the existing OS2-1 zone text to modify the last sentence of the OS2-1 zone provision to reflect the changes in the adjacent Extractive Industrial zoning. A proposed draft Zoning By-law Amendment is attached as **Appendix C**.

In support of the applications, please find the following documents enclosed with this submission:

	Document	Author	Date
1.	Planning Justification Report & Aggregate Resources Act Summary Statement	MHBC	January 2025
2.	Aggregate Resources Act Site Plans for the proposed Strada Pit/Quarry	MHBC	January 2025
3.	Strada Pit/Quarry Level 1 and 2 Hydrogeological Assessment	Tatham Engineering and Earthfx Inc.	January 31, 2025
4.	Strada Shelburne Pit/Quarry Maximum Predicted Water Table Report	Tatham Engineering	January 13, 2025
5.	Strada Pit/Quarry Natural Environment Assessment	Natural Resource Solutions Inc.	January 2025
6.	Traffic Impact Study, Strada Aggregates, Strada Pit and Quarry, Township of Melancthon, Ontario	HDR	August 20, 2024
7.	Noise Impact Study, Strada Aggregates Strada Pit/Quarry Township of Melancthon	Aeroustics Engineering Ltd.	January 24, 2025
8.	Stage 1 Archaeological Assessment of Strada Aggregates Existing Melancthon Pit, Part of West Half of Lot 11 and the West Halves of Lots 12, 13, 14, Concession 3 Old Survey, Melancthon Township, Dufferin County (CV's and Archaeological Screening Checklist have been included as separate documents from the report)	Archaeological Services Inc.	January 28, 2025

9.	Cultural Heritage Screening Report	MHBC	January 2025
10.	Blast Impact Analysis Strada Pit and Quarry Extension Part of Lots 11 to 14, Concession 3 Geographic Township of Melancthon Township of Melancthon County of Dufferin	Explotech Engineering Ltd.	January 27, 2025
11.	Cultural Heritage Screening Checklist	MHBC	January 2025
12.	Agricultural Impact Assessment	MHBC	January 2025
13.	Strada Aggregates Strada Pit/Quarry, Township of Melancthon, Ontario, Air Quality Assessment	RWDI	January 22, 2025

In addition to the above-noted documents, technical reports and site plan, the following is enclosed:

- a) Official Plan Amendment Form;
- b) Zoning By-law Amendment Form; and,
- c) Owner's authorization to authorize Strada Aggregates Inc. and MHBC to submit the applications.

The following Drop Box link includes the materials noted above. **The documents will be available until February 28, 2025.**

<https://www.dropbox.com/scl/fo/o1jvq0i1ngmuw294jtb26/AI9SiVJpNf4nMfQKaPiqkq4?rlkey=ulckr8b9r9ems9tam4q0ma691&st=omlftgif&dl=0>

Please advise if the Township requires any hardcopies of this application submission as we would be happy to provide upon request.

Two cheques in the amounts of \$15,000 and \$10,000 payable to the Township of Melancthon representing the Official Plan Amendment and Zoning By-law Amendment application fees and deposits for the proposed Strada Pit/Quarry have been couriered under separate cover.

In addition to the applications for an Official Plan Amendment and Zoning By-law Amendment through the Township, a new licence application for the proposed Strada Pit/Quarry has been submitted concurrently to the Ministry of Natural Resources. All of the technical reports and drawings listed above have been submitted to the Ministry of Natural Resources.

We look forward to working with the Township through the process of these applications. Please don't hesitate to contact our office if there is any additional information that you require.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'J Newlands', written in a cursive style.

James Newlands, HBComm, MSc, MCIP, RPP  
Associate

*cc. Silva Yousif, County of Dufferin  
Grant Horan, Strada Aggregates Inc.  
Greg Richards, Strada Aggregates Inc.  
Brian Zeman, MHBC*