

August 18, 2023

BY EMAIL: Julianna.Zhuo@ontario.ca

Municipal Services Office – Central Ontario
16th Floor
777 Bay Street
Toronto, ON
M7A 2J3

Attention: Julianna Zhuo

RE: ERO Number: 019-7119
Ministry Reference Number: 22-OP-238596
Notice Type: Instrument
Act: Planning Act, R.S.O. 1990
Instrument Type: Approval of a municipality's Official Plan
County of Dufferin

P.I.N.: 34128-0099 - Pt Lot 2, Con 1 OS AS IN MF144571 Town of Melancthon; County of Dufferin

We represent Bonnymere Holdings Inc., the owner of the lands described as Pt Lot 2, Con 1 OS AS IN MF144571 Town of Melancthon; County of Dufferin (the "Land" as highlighted in red on Schedule "A"). The Land is comprised of approximately 97 acres located in the southeast quadrant of the Town of Melancthon directly abutting the Town of Shelburne Urban Boundary to the West. The site is bound by residential lands within the Town of Shelburne to the south and to the west and agricultural lands in the Town of Melancthon to the north and to the east.

We are writing in response to the posting 019-7119 on the Environmental Registry of Ontario, whereby the Ministry of Municipal Affairs and Housing has received Official Plan Amendment No. 2 from the County of Dufferin for a decision. OPA No. 2 proposes to update the County's population and employment figures to 2051 and implement the County's Land Needs Assessment to conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe for all lands within the County of Dufferin.

The Official Plan Amendment No. 2 was adopted by Dufferin County Council on April 13th, 2023, by-law No. 2023-25. The Official Plan Amendment is now with the Minister of Municipal Affairs and Housing for approval.

Official Plan amendment No.2 is phase 1 of the County's Municipal comprehensive review process and proposed to effectuate the population and employment forecasts set out in schedule 3 of a Place to Grow Growth Plan for the Greater Golden Horseshoe to the year 2051. Which will also set intensification targets, and land allocation for residential, commercial and employment needs to the County's lower tier municipalities, in keeping with the County's Land Needs Assessment.

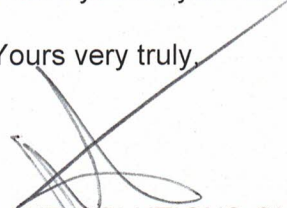
With the appropriate development permissions in place, the Land is well suited for community development within the 10-year period wherein the province seeks to build 1,500,000 homes to address the housing crisis currently facing Ontario.

The Town of Melancthon is primarily agricultural and their Official Plan does not support development of agricultural Lands, nor do they have the capacity to service the subject site. As such, we are asking the province to evaluate the annexation of the Land from the Town of Melancthon to the Town of Shelburne and re-evaluate the limits of the Town of Shelburne Urban Boundary to include the subject Lands.

In summary, we are respectfully requesting the province to re-evaluate the Land for future development as we are of the opinion that the Land should be intensified beyond the current permissions, designations, and boundary limitations. The Land is currently within proximity to substantial existing community infrastructure within the Town of Shelburne. Expediting the permissions for development will assist with meeting the province's strategic objective of adding housing supply which will result in the provision of a greater variety of housing options at various levels of affordability and attainability.

Thank you for your consideration.

Yours very truly,



LAND SOLUTIONS ONTARIO
Melissa Fasullo
Principal
Phone (647) 898-2190
Encl.

SCHEDULE A

"Shelburne Site" – Bonnymere Holdings
Town of Melancthon, Dufferin County (*beside* Town of Shelburne)
97 acres gross

