

# ***RESTRUCTURING PROPOSAL FOR THE CORPORATIONS OF THE TOWN OF SHELBURNE AND THE TOWNSHIP OF MELANCTHON***



## **EFFECTIVE DATE**

The following proposal is submitted to the Minister of Municipal Affairs and Housing for implementation, effective January 1, 2002.

## **DESCRIPTION OF PROPOSAL**

This proposal is an annexation of properties, comprised of a total of 406.2 acres (164.4 Hectares), from the Township of Melancthon to the Town of Shelburne. The lands which are subject to the proposal are more particularly described in Appendix A to the proposal. Both municipalities are located within the County of Dufferin.

## **NAME AND STATUS**

Certain lands as legally described in Appendix A will be annexed from the Township of Melancthon and be located in the corporate limits of the Town of Shelburne.

The Corporation of the Town of Shelburne and the Corporation of the Township of Melancthon shall maintain their name and status as a municipality within the County of Dufferin. The new corporate limits of the municipalities of Shelburne and Melancthon are shown in Appendix B and C, respectively.

## **REPRESENTATION**

There are no changes to representation within the Town of Shelburne, Township of Melancthon or the County of Dufferin as a result of the restructuring proposal.

## **LOCAL BOARDS**

There are no changes to local boards within the Town of Shelburne, Township of Melancthon or the County of Dufferin as a result of the restructuring proposal.

## MUNICIPAL SERVICES

There are no changes to the provision of municipal services within the Town of Shelburne, Township of Melancthon or the County of Dufferin as a result of the restructuring proposal. The annexed properties, which currently must be serviced by private well and sewage system, will be provided with municipal water and sewage services from the Town of Shelburne, if requested, and at the Town's discretion, following the implementation of the restructuring proposal. The Town may complete a Secondary Study for lands which are the subject of this proposal prior to permitting development of the lands.

The Road Allowance between Concessions 3 and 4 shall be a shared roadway from the Highway 89 intersection north to the north limit of the former CPR right-of-way.

The lands shall continue to have electricity provided and serviced by Hydro One.

## FINANCIAL ISSUES

All taxes, charges or rates levied by the Township of Melancthon under any legislation shall be collected and paid to the Township of Melancthon as of the implementation date. All arrears or uncollected payments as of the implementation date shall be paid to the Township of Melancthon.

Following the implementation date, all taxes, charges and rates levied under any legislation shall be collected and paid to the Town of Shelburne, by the property owners.

Commencing on the implementation date, Shelburne shall pay to Melancthon in each year the amount that is equal to the assessed value, upon the implementation date, of the lands described in Appendix A, multiplied by the applicable local tax rate for the year that would have applied to the lands in Melancthon, had the lands remained in Melancthon and in their present use. The payment shall be made quarterly, forthwith after each instalment date. In the event that a property is developed and is assessed at a higher value and at a higher tax rate as a result of the development, the payments to Melancthon shall continue at the undeveloped assessed value and tax rate. The payments to Melancthon shall terminate upon the tenth anniversary of the implementation date, or upon general restructuring of the municipalities, whichever occurs first.

Shelburne shall in each year with each tax bill provide an adjustment to the owners of each undeveloped property in the lands described in Appendix A, so that the dollar amount demanded of the owner is the same as the amount paid to Melancthon. This provision shall terminate upon the tenth anniversary of the implementation date, or upon general restructuring of the municipalities, whichever occurs first.

Shelburne shall contribute to the capital improvement costs of the shared boundary road allowance between Concessions 3 and 4 from the railway crossing to Highway 89. The formula for the contributions shall be based upon a formula that uses the variables of the estimated number of residences in the annexed area, the estimated number of trips and the current number of trips. An example of the calculation is attached as Appendix E which is estimated to be a 90/10 split Shelburne/Melancthon.

Shelburne shall contribute an annual amount to Melancthon in the amount of \$5,000, to maintain the shared road allowance between Concessions 3 and 4 to be adjusted annually based on the C.P.I. (Consumer Price Index) as of December 31 of each year.

### MUNICIPAL BYLAWS

Zoning by-laws that were passed under Section 34 of the *Planning Act* and any provisions of an Official Plan which were approved under the *Planning Act* by the Township of Melancthon which affect the annexed property shall become part of the zoning by-law and Official Plan of the Town of Shelburne and remain in force until amended or repealed.

Any procedure to enact a by-law or adopt an Official Plan amendment or amendments that apply to the annexed lands and are not in force, the Council of the Town of Shelburne may continue the procedures.

Following the implementation date, and with the exception of the above paragraph, the property shall comply with any bylaws, policies or resolutions of the Town of Shelburne.

### INTERIM COUNCIL AND TRANSITIONAL ISSUES

There are no additional transitional issues to be addressed, and no impact on municipal Councils, as a result of the municipal restructuring proposal.

### BOUNDARY DESCRIPTION

The parcels of land to be annexed from the Township of Melancthon to the Town of Shelburne is described as:

Parts of the West Halves of Lots 1, 2, and 3, Concession 3, Old Survey,  
Including Part of the Road Allowance Between Concessions 3 and 4, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 190.26 acres (77 Hectares);  
As shown on Compiled Plan 1, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document

Parts of the East Halves of Lots 3 and 4, Concession 3, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 68.45 Acres (27.7 Hectares);  
As shown on Compiled Plan 2, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document.

Parts of the East Half of Lot 2, Concession 2, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 50 Acres (20.1 Hectares);  
As shown on Compiled Plan 3, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document.

Parts of the West Half of Lot 1, Concession 1, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 97.85 acres (39.6 Hectares)  
As shown on Compiled Plan 4, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document.

The new boundary of the Corporation of the Town of Shelburne is comprised of the total area of the former Corporation of the Town of Shelburne and the addition of the lands known as:

Parts of the West Halves of Lots 1, 2, and 3, Concession 3, Old Survey,  
Including Part of the Road Allowance Between Concessions 3 and 4, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 190.26 acres (77 Hectares);  
As shown on Compiled Plan 1, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document

Parts of the East Halves of Lots 3 and 4, Concession 3, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 68.45 Acres (27.7 Hectares);  
As shown on Compiled Plan 2, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document.

Parts of the East Half of Lot 2, Concession 2, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 50 Acres (20.1 Hectares);  
As shown on Compiled Plan 3, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document.

Parts of the West Half of Lot 1, Concession 1, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 97.85 acres ( 39.6 Hectares)  
As shown on Compiled Plan 4, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document.

The new boundary of the Corporation of the Township of Melancthon is comprised of the total area of the former Corporation of the Township of Melancthon, with the exception of those lands known as:

Parts of the West Halves of Lots 1, 2, and 3, Concession 3, Old Survey,  
Including Part of the Road Allowance Between Concessions 3 and 4, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 190.26 acres (77 Hectares);  
As shown on Compiled Plan 1, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document

Parts of the East Halves of Lots 3 and 4, Concession 3, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 68.45 Acres (27.7 Hectares);  
As shown on Compiled Plan 2, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document.

Parts of the East Half of Lot 2, Concession 2, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 50 Acres (20.1 Hectares);  
As shown on Compiled Plan 3, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document.

Parts of the West Half of Lot 1, Concession 1, Old Survey,  
Township of Melancthon, County of Dufferin  
Comprising Approximately 97.85 acres (39.6 Hectares)  
As shown on Compiled Plan 4, prepared by P. J. Williams, dated 18 May 2001,  
attached in Appendix A to this document.

The new boundary of the Corporation of the Town of Shelburne is shown on Appendix B.

The new boundary of the Corporation of the Township of Melancthon is shown on Appendix C.

## Appendix A

### Description of lands being annexed from the Township of Melancthon to the Town of Shelburne

The following compiled plans have been prepared by P. J. Williams, Ontario Land Surveyor, dated and signed 18 May 2001. The following compiled plans are attached to and form part of Appendix A to this agreement.

#### Compiled Plan 1

Part of the West Half of Lot 1, and all of the West Half of Lot 2, and part of the West Half of Lot 3, Concession 3, Old Survey; and,

Part of the original road allowance between Concessions 3 and 4, Old Survey, (adjacent to part of Lot 1, all of Lot 2 and part of Lot 3); and,

Part of Lots 1-19 (inclusive), and all of Lots 20-67 (inclusive), and all of King Street and all of Queen Street and part of Prince Street, (all closed by Court Order registered as Inst. MF62334) Registered Plan 28A,

Township of Melancthon, County of Dufferin

#### Compiled Plan 2

Parts of the East Halves of Lots 3 and 4, Concession 3, Old Survey, Township of Melancthon, County of Dufferin

#### Compiled Plan 3

Part of the East Half of Lot 2, Concession 2, Old Survey, Township of Melancthon, County of Dufferin

#### Compiled Plan 4

Part of the West Half Lot 1 Concession 1, Old Survey, Township of Melancthon, County of Dufferin

## **APPENDICES**

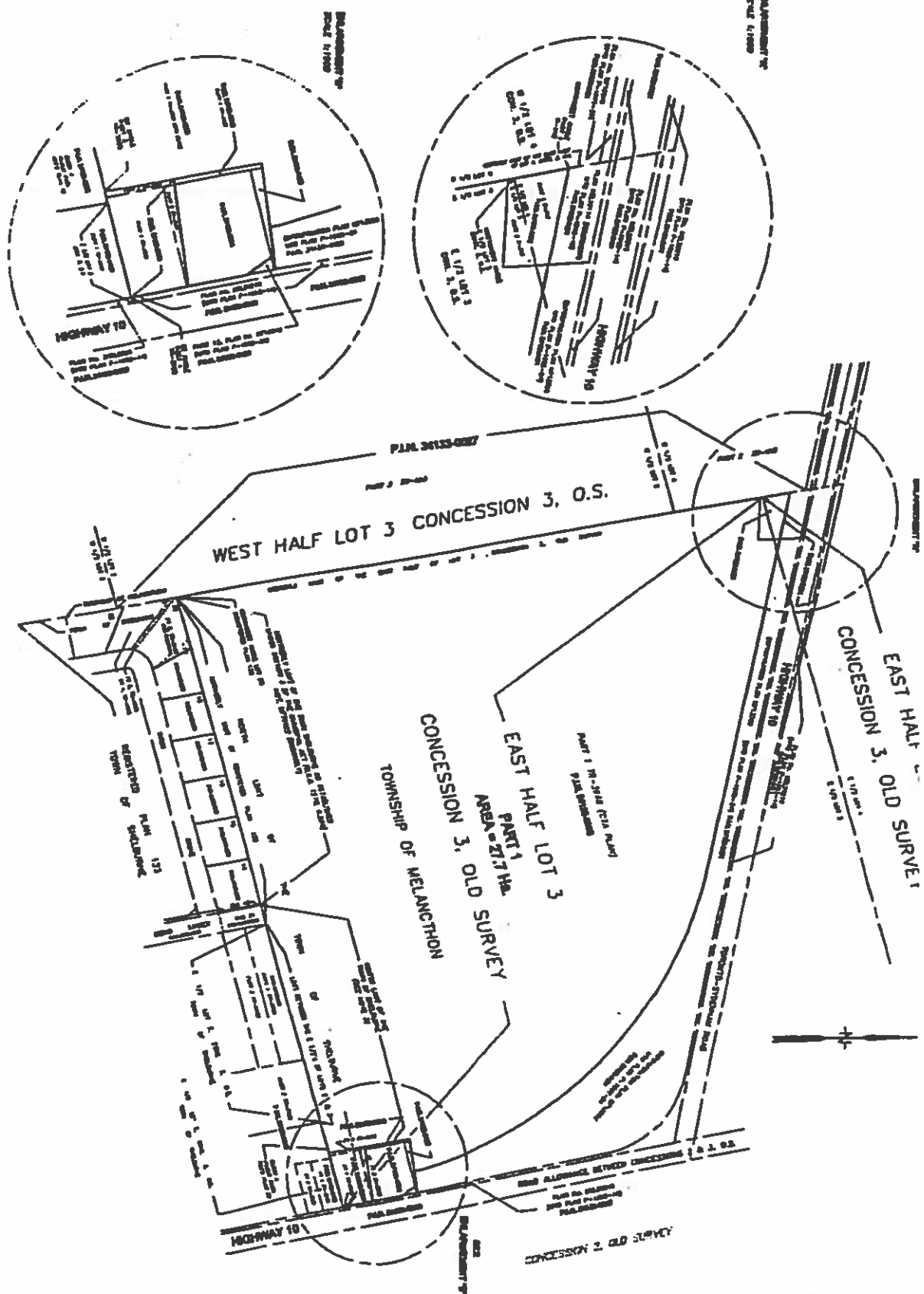
**Appendix A - Description of lands being annexed from the Township of Melancthon to the Town of Shelburne, and compiled survey plans.**

**Appendix B - Corporation of the Town of Shelburne Boundary**

**Appendix C - Corporation of the Township of Melancthon Boundary**

**Appendix D - Certified Copies of Resolution in support of Restructuring Proposal from the Town of Shelburne, Township of Melancthon and the County of Dufferin**

**Appendix E - Example of Boundary Road Capital Improvement Cost Sharing Formula**



NOT REGISTERED

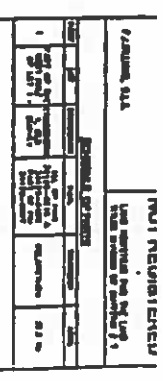
Land registered and the Land  
owner's name as shown on the map

REGISTERED BY

NAME	DATE	NAME	DATE	NAME	DATE
1	1911	2	1912	3	1913
4	1914	5	1915	6	1916
7	1917	8	1918	9	1919
10	1920	11	1921	12	1922
13	1923	14	1924	15	1925
16	1926	17	1927	18	1928
19	1929	20	1930	21	1931
22	1932	23	1933	24	1934
25	1935	26	1936	27	1937
28	1938	29	1939	30	1940
31	1941	32	1942	33	1943
34	1944	35	1945	36	1946
37	1947	38	1948	39	1949
40	1950	41	1951	42	1952
43	1953	44	1954	45	1955
46	1956	47	1957	48	1958
49	1959	50	1960	51	1961
52	1962	53	1963	54	1964
55	1965	56	1966	57	1967
58	1968	59	1969	60	1970
61	1971	62	1972	63	1973
64	1974	65	1975	66	1976
67	1977	68	1978	69	1979
70	1980	71	1981	72	1982
73	1983	74	1984	75	1985
76	1986	77	1987	78	1988
79	1989	80	1990	81	1991
82	1992	83	1993	84	1994
85	1995	86	1996	87	1997
88	1998	89	1999	90	2000
91	2001	92	2002	93	2003
94	2004	95	2005	96	2006
97	2007	98	2008	99	2009
100	2010	101	2011	102	2012
103	2013	104	2014	105	2015
106	2016	107	2017	108	2018
109	2019	110	2020	111	2021
112	2022	113	2023	114	2024
115	2025	116	2026	117	2027
118	2028	119	2029	120	2030
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130	2040	131	2041	132	2042
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256	2166	257	2167	258	2168
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298	2208	299	2209	300	2210
301	2211	302	2212	303	2213
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334	2244	335	2245	336	2246
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568	2478	569	2479	570	2480
571	2481	572	24		





[illegible]

14-00000  
14-00000

**I GUESS THAT**  
 YOU'VE BEEN AN OUTSTANDING STUDENT SINCE YOU STARTED WORKING  
 ON THIS BOOK.

**BECAUSE OTHERWISE,**  
 YOU'D HAVE AN OUTSTANDING NUMBER OF BOOKS IN YOUR OWN  
 COLLECTION. BUT BECAUSE YOU'RE NOT A COLLECTOR, YOU  
 HAVE TO READ THEM FIRST. AND THAT'S WHY YOU'RE  
 HERE. AND THAT'S WHY YOU'RE NOT A COLLECTOR.

10. The respondents did not agree and totally opposed 64.1% for item 10. The mean for item 10 was 1.24.

**WARNING: THIS FILM IS FOR AMATEUR USE ONLY!**

**1. Insert**

Insert the film in the back of the camera. The film is loaded from the top of the camera. The film is loaded from the top of the camera. The film is loaded from the top of the camera.

CONCESSION 1, OLD SURVEY  
TOWNSHIP OF MELANCTHON  
COUNTY OF DUFFERIN

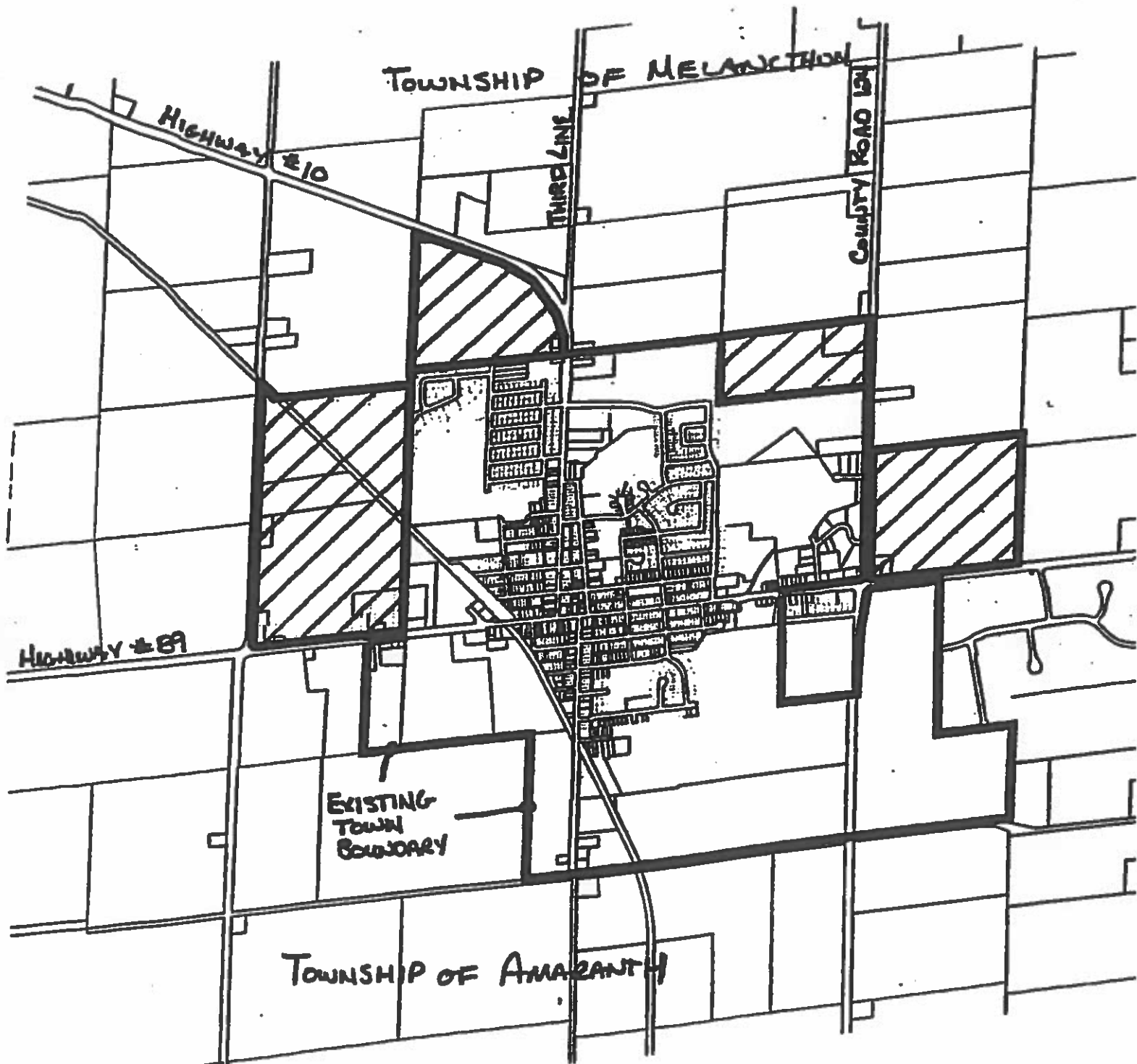
2000 1000 500 0 500 1000 2000

PLAN 10000 111

JOURNAL OF PRICES				
DATE	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
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2	1000 lbs of No. 2	1000	0.80	800.00
3	1000 lbs of No. 3	1000	0.60	600.00
4	1000 lbs of No. 4	1000	0.40	400.00
5	1000 lbs of No. 5	1000	0.20	200.00
6	1000 lbs of No. 6	1000	0.10	100.00
7	1000 lbs of No. 7	1000	0.05	50.00
8	1000 lbs of No. 8	1000	0.02	20.00
9	1000 lbs of No. 9	1000	0.01	10.00
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46	1000 lbs of No. 46	1000	0.00	0.00
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63	1000 lbs of No. 63	1000	0.00	0.00
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65	1000 lbs of No. 65	1000	0.00	

## Appendix B

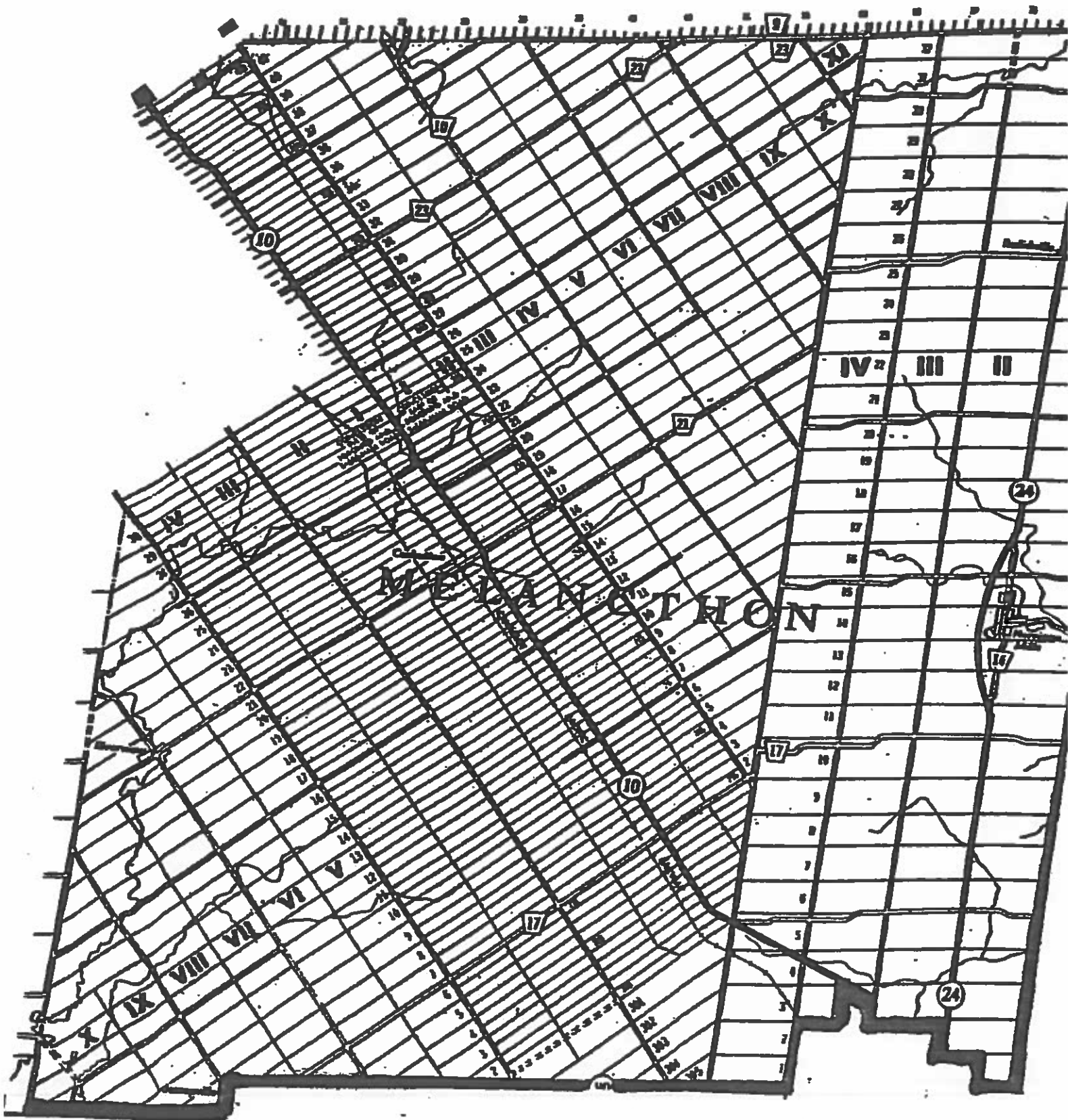
### Corporation of the Town of Shelburne Boundary



 - LANDS SUBJECT TO PROPOSAL

## Appendix C

### Corporation of the Township of Melancthon Boundary



## Appendix D

### Certified Copies of Resolution in Support of Restructuring Proposal

Resolution of the Town of Shelburne

DATE: October 18, 2001

MOVED BY: Walter Benotto

SECONDED BY: Randy Chambers

Be it resolved that the Restructuring Proposal for the Corporation of the Town of Shelburne and the Township of Melancthon be amended as follows:

Page 3, Paragraph 1 – add at end - “which is estimated to be a 90/10 split Shelburne/Melancthon.”

Page 3, Paragraph 2 – add at end – “to be adjusted annually based on the C.P.I. (Consumer Price Index) as of December 31 of each year.”

And further that the Town of Shelburne now approves the restructuring proposal in its entirety.

Carried: J. Ed Crewson

Certified by:  .....

Joanne A. Oatman, Town Clerk

Date:  October 19, 2001 .....



# TOWN OF SHELburnE

## COUNCIL RESOLUTION

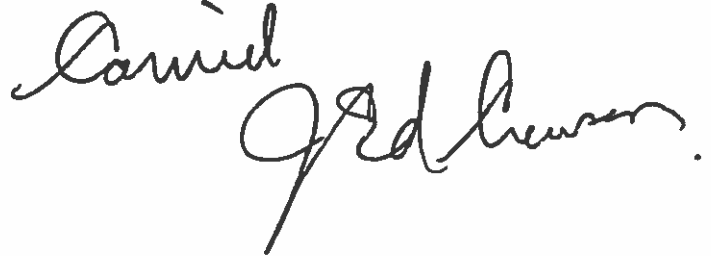
Date: October 15, 2001


Moved by: 

Seconded by: 

Whereas Section 25.2(2) of the Municipal Act authorizes a municipality, or local body in a locality, to make a restructuring proposal to restructure municipalities;

Now therefore be it resolved that the Town of Shelburne supports the attached restructuring proposal in its entirety.



I, Joanne A. Dufman Clerk of the Corporation of the Town of Shelburne do hereby under my Hand and Seal of the Corporation, Certify this to be a true copy of Resolution of Shelburne Council  
Dated this 16 day of October, 2001  
  
Signature

Recorded Vote Requested [ ] Yes ☒ No

	Yea	Nay
Councillor Ken Bennington	[ ]	[ ]
Councillor Tom Egan	[ ]	[ ]
Deputy-Reeve Geoff Dunlop	[ ]	[ ]
Councillor Walter Benotto	[ ]	[ ]
Councillor A.J. Cavey	[ ]	[ ]
Reeve Randy Chambers	[ ]	[ ]
Mayor Ed Crewson	[ ]	[ ]

# Corporation of the Township of Melancthon

Moved by Bill Hill

Seconded by Bruce Humphrey

Date OCT. 18 year 2001

Be it resolved that:

WHEREAS SECTION 25.2(2) OF THE MUNICIPAL ACT AUTHORIZES  
A MUNICIPALITY OR LOCAL BODY IN A LOCALITY TO MAKE A  
RESTRUCTURING PROPOSAL TO RESTRUCTURE MUNICIPALITIES;  
NOW THEREFORE IT IS RESOLVED THAT THE TOWNSHIP OF  
MELANCTHON SUPPORT THE ATTACHED RESTRUCTURING PROPOSAL  
IN ITS ENTIRETY AND THE REEVE AND CLERK BE AUTHORIZED  
TO SIGN THE AGREEMENT AS AMENDED AND HERETOBY  
THE TOWN OF SHELBURNE AND TOWNSHIP OCT. 18 2001

CARRIED  
Reeve Gary Nant

I, Denise B. Holmes, Clerk of the  
Corporation of the Township of Melancthon  
do hereby certify that this is a true copy of a  
motion passed by the Council on the 18<sup>th</sup>  
day of October, 2001.

Dated this 19<sup>th</sup> day of October, 2001.

Denise B. Holmes  
Denise B. Holmes, AMCT



**Dufferin County Council**November 8<sup>th</sup>, 2001

# 2001-254

Moved By:

Seconded By:

*"WHEREAS Section 25.2(2) of the Municipal Act authorizes a municipality or local body in a locality, to make a restructuring proposal to restructure municipalities;*

*NOW THEREFORE BE IT RESOLVED, that the County of Dufferin supports the restructuring proposal for the Corporations of the Town of Shelburne, and the Township of Melancthon in its entirety in accordance with the attached proposal."*

*Carried / John E. Halman.*

I, Jim Hillock Deputy Clerk of the Corporation of the County of Dufferin do hereby, under my Hand and Seal of the Corporation, Certify that this is a true copy of Motion No. 2001-254 passed in open Council on Nov 8/01

Dated this 30th day of Nov. 2001

Jim Hillock  
Deputy County Clerk

## Appendix E

### Example of Boundary Road Capital Improvement Cost Sharing Plan

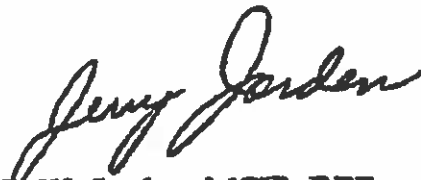
#### **SHELBURNE ANNEXATION**

#### **BOUNDARY ROAD COST SHARING CONSIDERATIONS**

The following are generalized calculations for Council's considerations with regard to forming a basis for an intermunicipal agreement on the sharing of capital costs on the boundary road in the Shelburne annexation proposal.

- |    |   |            |
|----|---|------------|
| 1. | Size of area to be annexed abutting the boundary road .....               | 200± acres |
| 2. | Assumed area to be developed residentially (75%) .....                    | 150± acres |
| 3. | Approximate number of residences (at 5 units per acre) .....              | 750        |
| 4. | Trips per day per residential unit (Institute of Traffic Engineers) ..... | 10         |
| 5. | Trips per day from annexed area (750 x 10) .....                          | 7,500      |
| 6. | Trips per day on boundary road (assume 50/50 split) .....                 | 3,750      |
| 7. | Current trips per day on boundary road .....                              | 260        |
| 8. | Percentage distribution urban/rural trips .....                           | 93.5/6.5   |

It is acknowledged that this analysis is comparing current rural trips with future trips from a fully developed urban area. However, in view of the restrictive planning policies in the rural area there is little likelihood of significant increase in rural generated trips on this boundary road. Also, a cost sharing arrangement based on, perhaps, a 90/10 Shelburne/Melancthon split would include a reasonable provision for some limited increase in rural generated traffic. It should also be noted that this very generalized analysis does not take into consideration the possibility of any future commercial or industrial uses being developed in this portion of the annexed lands.

  
G. W. Jorden, MCIP, RPP