



Township of Amaranth

374028 6th Line

Amaranth ON

L9W 0M6

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NOTICE OF COMPLETE APPLICATIONS TO AMEND THE TOWNSHIP OF AMARANTH OFFICIAL PLAN AND THE ZONING BY-LAW 2-2009 AND FOR A PROPOSED DRAFT PLAN OF SUBDIVISION

Applications File #:	S2-15, OPA2-15 and Z4-15		
Applicant / Owner:	Sarah Properties Ltd.		
Location:	Part of Lots 2 and 3, Concession 10, Registered Plan 4A, Waldemar	Area:	35.021 hectares (86.53 acres)
Present Zoning:	Hamlet Residential and Rural		
Present Official Plan designation:	Community Residential within the Waldemar Community		
Purpose:	To permit the development of a proposed residential subdivision containing 334 residential lots for single detached dwellings, a park, various blocks for services, internal public roads and road extensions, a walkway block and residential reserve blocks.		

Please take Notice that applications to amend the Township Official Plan and Zoning By-law and for a proposed Draft Plan of Subdivision have been filed with the Township of Amaranth to permit the development of 334 residential lots for single detached dwellings, a park, various blocks for services, internal public roads and road extensions, a walkway block and residential reserve blocks. The applications were deemed complete on October 21, 2016. The Draft Plan of Subdivision is proposed to be serviced by way of communal sewage treatment and an extension of the municipal water system.

These (Planning Act) applications will be integrated with a related Class Environmental Assessment (EA) process to address the future wastewater servicing of these lands. The proposed Problem and Opportunity Statement for wastewater Class EA is as follows:

Sarah Properties Ltd. is initiating a Municipal Class Environmental Assessment to determine the preferred wastewater treatment design and effluent disposal approach and design concept for the proposed Waldemar residential development in the Township of Amaranth. The wastewater treatment and effluent disposal system must have sufficient capacity to service the proposed residential development and to potentially service existing homes and other proposed developments in the Waldemar community.

The applicant's consultants have advised that a Notice of Commencement for the wastewater Class EA will be issued shortly.

The Applicant will be holding a public information center in the coming month of December and will provide further notification to you and/or advertise in a local newspaper with the date, time and location. The statutory public meeting of Council for the planning applications is not currently scheduled and will be held at a later date. The applications and supporting documents are available for review at the Administration Office, during regular office hours.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Council of the Township of Amaranth in respect of the proposed plan of subdivision and Zoning By-Law amendment before the approval authority gives or refuses to give approval to the application(s) or in respect to the proposed Official Plan amendment before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Township of Amaranth or the County of Dufferin to the Ontario Municipal Board;

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Council of the Township of Amaranth in respect of the proposed plan of subdivision and Zoning By-Law amendment before the approval authority gives or refuses to give approval to the application(s) or in respect to the proposed Official Plan amendment before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision in respect of the proposed plan of subdivision and/or Zoning By-Law amendment, you must submit a written request to the Township of Amaranth, 374028 6th Line, Amaranth, ON L9W 0M6. If you wish to be notified of the decision in respect to the proposed Official Plan amendment, you must submit a written request to the County of Dufferin, 55 Zina Street, Orangeville, ON L9W 1E5.

See Reverse for Location Map and Proposed Draft Plan of Subdivision

Dated: November 16, 2016
 Susan M. Stone AMCT
 CAO/Clerk – Treasurer
 TOWNSHIP OF AMARANTH

