



SUSAN M. STONE, C.A.O./Clerk-Treasurer
TELEPHONE: (519) 941-1007
FAX: (519) 941-1802
suestone@amaranth-eastgary.ca

NOTICE OF DECISION TO REFUSE AN OFFICIAL PLAN AMENDMENT BY THE CORPORATION OF THE TOWNSHIP OF AMARANTH APPLICATION OPA2-15

TAKE NOTICE THAT the Council of the Township of Amaranth refused a request to amend its Official Plan on the 13th day of June, 2018 under Section 22 of the Planning Act, as amended.

A person or public body that requested an amendment to the official plan of the Township of Amaranth may appeal the refusal of the requested amendment to the Local Planning Appeal Tribunal in respect of all or any part of the requested amendment by filing a notice of appeal with the clerk of the Township of Amaranth.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested official plan amendment was refused, the person or public body made oral submissions at a public meeting, if any, or written submissions to the Council of the Township of Amaranth or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must be filed with the Clerk of the Township of Amaranth at the address shown above, which must set out the reasons for the appeal and the specific part of the proposed official plan or plan amendment to which the appeal applies, and must be accompanied by the applicable fee required by the Tribunal payable by certified cheque or money order to the Minister of Finance. A copy of the appeal form is available at <http://elto.gov.on.ca/>.

The last day that this Council decision may be appealed to the Local Planning Appeal Tribunal is **July 11, 2018**.

PURPOSE AND EFFECT OF PROPOSED OFFICIAL PLAN AMENDMENT

The purpose of the Official Plan Amendment (OPA2-15) was to permit a communal wastewater treatment system to facilitate a development consisting of 334 new residential lots/dwellings on the East Part Lots 2 & 3, Concession 10, in accordance with Section 4.2.4 d) of the Township of Amaranth Official Plan, which states that any proposal to develop lands utilizing communal services shall require an amendment to the Official Plan.

THE EFFECT OF WRITTEN AND ORAL SUBMISSIONS ON THE DECISION

The majority of submissions received by Council were opposed to the proposed Official Plan Amendment. Nonetheless, Council's decision was ultimately based on the factors explained below.

EXPLANATION FOR THE REFUSAL

Council based its refusal of the application on the following reasons:

There has been inappropriate consideration of the implications of the proposed Official Plan Amendment and resulting scale of development on the rural characteristics of the Waldemar rural settlement in accordance with Policy 1.1.4.3 of the Provincial Policy Statement (2014) and therefore the proposed Official Plan Amendment is inconsistent with the Provincial Policy Statement (2014);

The proposed Official Plan Amendment and resulting lot yield does not conform to the Dufferin County Official Plan and Township of Amaranth Official Plan; and,

The financial impact of the proposed communal wastewater treatment system and the resultant future obligations placed upon the Township of Amaranth have not been satisfactorily addressed.

Council determined that a Municipal Responsibility Agreement for residential development as required as part of the proposal is not a responsibility that Township Council views is within the public interest, and therefore the Township shall not be entering into a Municipal Responsibility Agreement to support and guarantee the provision of communal wastewater services to service the Subject Lands owned by Sarah Properties Ltd.

The decision of the Council of the Corporation of the Township of Amaranth is final if a notice of appeal is not received on or before the day for filing of a notice of appeal.

DATED THIS 21st DAY OF JUNE, 2018.

Susan M. Stone, A.M.C.T.
CAO/Clerk-Treasurer
Township of Amaranth