

**Ministry of
Municipal Affairs
and Housing**

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**Ministère des
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TWP. OF AMARANTH

20-06-2012

RECEIVED

June 18, 2012

Ms. Susan Stone
CAO/Clerk Treasurer
Township of Amaranth
R.R. 7, Orangeville, ON L9W 2Z3

Dear Ms. Stone:

Re: Official Plan Amendment # 4
MMAH File No.: 22-OP-3593-004

Please find attached a copy of the Notice of Decision and Decision regarding Official Plan Amendment # 4 (OPA-4) for the Township of Amaranth. Following the 20-day appeal period as prescribed under the *Planning Act*, the Ministry of Municipal Affairs and Housing will notify you whether any appeals were lodged against this amendment.

The Ministry is satisfied that the Official Plan for the Township of Amaranth, as modified, conforms to the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe. The approval of OPA-4 will provide the necessary policy framework to effectively guide future growth and development in the Township over the next two decades.

I would like to take this opportunity to thank Township Council and planning staff for the hard work and effort that has been displayed in the preparation of OPA-4. We look forward to working with you in the future as you embark on Phase Two of your Official Plan update.

If you have any questions, please do not hesitate to contact Mark Christie, Manager of Community Planning and Development, at 416-585-6063.

Yours truly,

Larry Clay
Regional Director

cc: Christine Gervais, Township Planner
Glen Wellings, Welling Planning Consultants Inc- Township Planning Consultant

File No.: 22-OP-3593-004
Municipality: Township of Amaranth

Date of Decision: June 13, 2012
Date of Notice: June 18, 2012
Last Date of Appeal: July 09, 2012

NOTICE OF DECISION

With respect to an Official Plan
Subsection 17(35) of the Planning Act

A decision was made, on the date noted above, to approve with modifications, Official Plan Amendment No. 4 for the Township of Amaranth, as adopted by By-law No. 44-2010.

Purpose and Effect of the Official Plan

The purpose of Official Plan Amendment No.4 to the Township of Amaranth Official Plan is to incorporate revised and new polices and schedules into the Official Plan to ensure that it conforms with the Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe. The updated Official Plan will guide land use planning and development within the Township of Amaranth to the year 2031. A copy of the decision is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice, as shown above as the last date of appeal.

The appeal should be sent to the attention of the Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:

22-DP-5450-1004 (Draft)

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the Township of Amaranth.

Mailing Address for Filing a Notice of Appeal

Ministry of Municipal Affairs and Housing
Municipal Services Office - Central Ontario
777 Bay St., 2nd Floor
Toronto ON M5G 2E5

Submit notice of appeal to the attention of:

Carlene Whittingham
Community Planner
Tele: (416) 585-6085
Fax: (416) 585-6882

DECISION

With respect to Official Plan Amendment No. 4 Subsection 17(34) of the Planning Act

I hereby approve and modify Amendment No. 4 to the Official Plan for the Township of Amaranth, adopted by By-law No. 44-2010, subject to the following modifications:

1. **Part B – The Amendment, Details of the Amendment**, Item 1, is modified by:
 - a. Renumbering this item to be 1 (a),
 - b. Inserting the words “and the community boundary for Farmington” after the words “Greenbelt Plan boundary”
 - c. Deleting Schedule “A” Land Use and Transportation and replacing it with a new Schedule “A” Land Use and Transportation, as dated July 19, 2011 and as shown in Attachment # 1 to this Decision
 - d. A new item numbered to 1 (b) is inserted after the renumbered item 1(a) as follows:

“1 (b) A new Schedule “A-3”- Farmington, Land Use and Transportation Plan is hereby added to show the community of “Farmington” and its associated land use designations and the new Schedule “A-3” is hereto attached and forms part of this Amendment as shown as Attachment # 2.”
 - e. A new “Schedule ‘A-3’ – Farmington, Land Use and Transportation Plan” , as dated August 15, 2011, is added as shown in Attachment #2 to this Decision.
2. **Part B – The Amendment, Details of the Amendment**, Item 2, is modified by:
 - a. Inserting the words “and key hydrologic features and their associated vegetative protection zones” after the words “Greenbelt Protected Countryside.”
 - b. Deleting Schedule “C” Greenbelt and replacing it with a new Schedule “C” Greenbelt, as dated Aug 2011 and as shown in Attachment #3 to this Decision.

3. **Part B – The Amendment, Details of the Amendment**, Item 3, is modified by deleting the item in its entirety and replacing it with the following:

“3. Two new paragraphs are added to the end of Section 1.1 Introduction to read as follows:

“In 2005, the Province brought into effect the Provincial Policy Statement, 2005, (PPS). All planning decisions shall be consistent with the PPS 2005. Through a future amendment, the Town will update this official plan to ensure all policies are consistent with the PPS, 2005”.

“This Plan has been amended to conform to the Greenbelt Plan 2005 and the Growth Plan for the Greater Golden Horseshoe 2006.”

4. **Part B – The Amendment, Details of the Amendment**, Item 5, is modified by renumbering it as item 5 (b) and inserting a new item numbered 5 (a) as follows:

“5 (a) That the second bullet point in Section 1.4 – Basis, is hereby amended by deleting the words: “The May 1996 Provincial Policy Statement” and replacing them with the words: “The Provincial Policy Statement 2005 and the Growth Plan for the Greater Golden Horseshoe”.

5. **Part B – The Amendment, Details of the Amendment**, Item 5 now renumbered item 5 (b), is modified by deleting the word “persons” in the second line and replacing it with the words “residents and an employment forecast of 810 jobs”

6. **Part B – The Amendment, Details of the Amendment**, Item 8, Section 3.0, **Future Land Use** is modified by deleting bullets three and five.

7. **Part B – The Amendment, Details of the Amendment**, Item 9, Section 3.12.1 (c) is modified by:

a) replacing the word and number “five (5)” with the word and number “three (3)” in the second sentence, and

b) deleting subsections (iii) and (v) and renumbering accordingly.

8. **Part B – The Amendment, Details of the Amendment**, Item 9, Section 3.12.2 c) (ii), **Existing Uses**, is modified by replacing the words “and shall be limited in scope” with the words and punctuation “, shall be limited in scope, and kept within close proximity to the existing structure; and”.

9. **Part B – The Amendment, Details of the Amendment**, Item 9, Section 3.12.3, **Key Hydrologic Features**, is modified by:

- a) Deleting the second paragraph in subsection 3.12.3 a) and replacing it with the following:

“The boundaries of known *key hydrologic features* and any minimum *vegetation protection zone* are shown on Schedule “C”, Greenbelt.”

- b) Adding a new subsection to be numbered as 3.12.3 b) vii) as follows:

“vii) Where regulations or standards of other agencies or levels of government exceed the standards related to *key hydrologic features* in this Plan, such as may occur with hazardous lands under section 28 of the *Conservation Authorities Act* or with fisheries under the *Federal Fisheries Act*, the most restrictive provision or standards applies.”

10. **Part B – The Amendment, Details of the Amendment**, Item 9, Section 3.12.4, **Policies for Land Designated Greenbelt Protected Countryside–Rural**, is modified by:

- a) Deleting subsection 3.12.4 b) in its entirety and re-letter the subsequent sections accordingly in 3.12.4 accordingly;
- b) In subsection 3.12.4 f), now re-lettered (e), deleting the words “Severances of any additional farm dwellings or dwellings resulting from a farm consolidation” and replacing them with the words “Severances of any dwelling or dwellings surplus to a farming operation resulting from a *farm consolidation*”; and adding the words “created by severance” to the end of the last sentence.

11. **Part B – The Amendment, Details of the Amendment**, Item 9, Section 3.12.5 - **Policies for Land Designated Greenbelt Protected Countryside – Extractive Industrial**, is modified by:

- a) Adding new subsection to 3.12.5 b) iv) to read as follows:
- “iv) Except as provided in policy 3.12.5 (b) i, ii, and iii, final rehabilitation will appropriately reflect the long term use of the general area.”
- b) Deleting subsections 3.12.5 c), d), e) and g) in their entirety and re-lettering the subsections in 3.12.5 accordingly
- c) Deleting the word “and” at the end of 3.12.5 (f), now lettered 3.12.5 c), and adding a *period* at the end of the subsection.

12. **Part B – The Amendment**, Details of the Amendment, Item 9, Section 3.12.6 - **Policies for Land Designated Greenbelt Protected Countryside – Estate Residential**, is modified by:

- a) In line four of the first paragraph, deleting the words “do not” and the words “and the lands are subject to”; and inserting the words “as well as” before the words “the Estate Residential policies”.
- b) Adding the following new paragraphs after the first paragraph to read as follows:

“Where site specific Planning Act applications are proposed, all efforts shall be made to seek to achieve or improve conformity with the Greenbelt Plan.

All existing uses lawfully used for such purposes on or before December 16, 2006 are permitted.

Single dwellings are permitted on existing lots of record, provided they were zoned for such as of the date the Greenbelt Plan came into force, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior to December 14, 2003 but which application did not proceed.

Expansions to existing buildings and structures, accessory structures and uses, and/or conversions of legally *existing uses* which bring the use more into conformity with the Greenbelt Plan, are permitted.”

13. **Part B – The Amendment**, Details of the Amendment, Item 9, Section 3.12.7 - **Policies for Land Designated Greenbelt Protected Countryside – Employment Area**, is deleted in its entirety.

14. **Part B – The Amendment**, Details of the Amendment, Item 9, Section 3.12.8 - **Policies for Land Designated Greenbelt Protected Countryside – Environmental Protection**, is deleted in its entirety.

15. **Part B – The Amendment**, Details of the Amendment, Item 11, is modified by:

- a) Deleting the second sentence in the first paragraph in the new Section 4.2.1, **Provincial Growth Plan** and replacing it with the following:

“Based on the recommendations in the Growth Management Study, the population forecast for the Township of Amaranth is 4,680 residents to the year 2031 and the employment forecast is 810 jobs to the year 2031.”

- b) Deleting, in their entirety, the second and third paragraphs in the new Section 4.2.1.

16. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 12 and to read as follows:

- “12. The last line of Section 1.3.3 - **Future Land Use** is modified by deleting the words “and “A-2” “ and replacing them with the following words and punctuation “,”A-2” and “A-3”.”

17. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 13 and to read as follows:

- “13. The second paragraph of Section 1.3.4 is modified to by adding punctuation and the words “while Schedule “C” identifies those lands that are within the Greenbelt Protected Countryside and its known key hydrological features” at the end of the sentence.”

18. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 14 and to read as follows:

- “14. Section 3.0 is modified by replacing the words “and Laurel” with the words and punctuation “, Laurel and Waldemar”, and replacing the words “and Schedule “A-2” with the words and punctuation “, Schedule “A-2” and Schedule “A-3”, in the second paragraph.”

19. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 15 and to read as follows:

- “15. Section 3.1.3 a) is modified by:
 - a) Deleting the word “or” before the word “fur” in line three;
 - b) Adding the words “or fibre,” after the word “fur”;
 - c) Adding the word “apiaries,” before the word “agroforestry”.

20. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 16 and to read as follows:

- “16. Section 3.1.3 f) - Agricultural Permitted Uses is modified by inserting the following “, and the use is justified” before the words “as per Section 3.1.5”.

21. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 17 and to read as follows:

“17. Section 3.1.4 - Severance Policy is modified by:

- a) deleting item (d), in its entirety, and renumbering the subsequent sections accordingly ;
- b) modifying subsection (e) iii), now renumbered (d) iii), inserting the words “is required for legal or technical reasons and” after the words “boundary adjustment which is” ;
- c) inserting a new subsection (d) iv) and re-number the subsequent sections accordingly. The new subsection iv) reads as follows:
 - “iv) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of ways” ;
- d) in renumbered subsection (d) v), deleting the words: “either of”, and the letter “s” in the word “circumstances”;
- e) in the renumbered subsection (d) v) 1) replacing the word “may” with the word “shall”, and replacing the punctuation and word “; or” at the end of the subsection with a period;
- f) deleting the renumbered subsection (d) v) 2), in its entirety; and
- g) in the last paragraph, replacing the word “these” with the word “this” and removing the letter “s” from the word “circumstances”.”

22. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 18 and to read as follows:

“18. Section 3.1.5 Development Policies is modified as follows:

- a) in subsection b) inserting the words “size and” before the word “nature”
- b) in subsection b) replacing the words “farm families or employees” with the words “full time farm labour”;
- c) in subsection f) by joining the first and second sentences with the insertion of the word “and” by inserting the words “and the use is justified” before the words “as per Section 3.1.5 g)”;

- d) in subsection h), by deleting the words: “and shall not exceed 10 livestock units as defined-in the Minimum Distance Separation Formulae (MDS) as amended from time to time.”

23. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 19 and to read as follows:

“19. Section 3.1.6 Zoning is modified as follows:

- a) In subsection b), inserting the words: “that are small in scale and directly related to the farm operation and are required in close proximity to the farm operation” after the words “industrial uses”, and
- b) In subsection c), replacing the word “may” with the word “will”.

24. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 20 and to read as follows:

“20. Section 3.2.5 f) Rural - Development Policies is modified by deleting the words: “and shall not exceed 10 livestock units. A Nutrient Management Plan will be not be required provided that the maximum number of animals does not exceed a maximum density of 2.0 units per hectare (0.8 units per acre).”

25. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 21 and to read as follows:

“21. Section 3.3.1 a) - Estate Residential, Identification, is modified by replacing the words: “where this form of development is planned for the future” with the following words: “areas designated Estate Residential prior to June 16, 2006”.

26. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 22 and to read as follows:

“22. Section 3.3.4 - Subdivision Development Policies is modified by deleting subsection a) in its entirety and renumbering subsequent subsections accordingly.”

27. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 23 and to read as follows:

“23. Section 3.4.3 is modified by:

- a) deleting the words “and Waldemar” in the first line of the first paragraph and replacing them with the words “, Waldemar and Farmington” , and inserting the words “and employment” after the word “residential”;
- b) deleting the word “and” after the word “communities” ,in subsection (ii) and adding a *semi colon*;

- c) deleting the words “developments” and replacing it with the word “development” in subsection (iii):
- d) deleting the comma and inserting the word and punctuation“; and” after the word “community”, in subsection (iii); and
- e) adding a new subsection iv) that reads as follows;
 - “iv) the majority of new growth is directed to these communities.””

28. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 24 and to read as follows:

“24. Section 3.4.4.1 a) - Community Residential is modified by replacing the words “Single detached” with the words: “A mix and range of dwelling types.”

29. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 25 and to read as follows:

“25. Subsection 3.4.5. Community Development Policies is modified by:

- a) adding a new subsection c) to read as follows:

“ c) To achieve the County’s intensification targets Secondary Suites within existing or new homes are permitted subject to meeting the requirements of the Ontario Building Code and where permitted by the Township Zoning by-law.”;

and renumbering the subsequent subsections accordingly;

- b) adding a new subsection f) to read as follows:

“f) Expansions to the boundary of these settlement areas are subject to a countywide municipal comprehensive review exercise pursuant to Section 2.2.8 of the Growth Plan.”

- c) Inserting a new subsection g) to read as follows:

“g) No expansions of the settlement area within the Greenbelt Protected Countryside is permitted.”

30. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 26 and to read as follows:

“26. Subsection 3.5.2 - Employment Area Objectives is modified by adding two new subsections to read as follows:

- “d) To direct the designation of new employment areas to settlement areas.
- e) Expansions of employment areas outside of lands designated “Community” is discouraged.””

31. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 27 and to read as follows:

“27. Section 3.5.3 - Uses Permitted is modified by adding the word “existing” after the word “one” in subsection j)”

32. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 28 and to read as follows:

“28. Section 3.6.4 - Extractive Industrial Development Policy is modified as follows:

- a) In subsection f) the words: “as an interim use” are inserted after the words “may occur”
- b) Adding a new paragraph after the first paragraph in subsection f) to read as follows:

“Complete agricultural rehabilitation is not required if:

- i) There is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
 - ii) Other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Classes 1, 2, and 3; and
 - iii) Agricultural rehabilitation in remaining areas is maximized.”
- c) In subsection k) ii) the reference, to “Section 3.6.4g)” is replaced with, “Section 3.6.4.k)”.

33. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 29 and to read as follows:

“29. Section 3.8.3 - Permitted Uses is modified by adding the phrase “and expansions to existing agricultural buildings and structures, and accessory uses to both;” after the word “operations”.”

34. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 30 and to read as follows:

“30. Section 3.8.4 - General Development Policies is modified by adding a new item j) to read as set out below, and subsequent sections are renumbered accordingly:

“j) Notwithstanding the foregoing, nothing in this Plan is intended to limit the ability of existing agricultural uses to continue on lands designated Environmental Protection..”

35. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 31 and to read as follows:

“31. Section 3.9.6 - Development Policies Transportation and Utilities is modified by adding the following “, for lands within the Greenbelt Plan, Section 4.2 of the Greenbelt Plan also applies” after the word “facilities” in the second line.

36. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 32 and to read as follows:

“32. Section 4.1.2 - Stormwater Management is modified by adding a new bullet e) to read as follows:

“e) For lands within the Greenbelt Protected Countryside shown on Schedule “C”, the Stormwater Management Plan shall also address the requirements provided in Section 4.2.3.2 and 4.2.3.3 of the Greenbelt Plan.”

37. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 33 and to read as follows:

“33. Section 4.2.3 is modified by:

- a) Deleting the word “existing” before the word “settlement”,
- b) Deleting the words “and Waldemar” in the second line and replacing them with the words and punctuation “, Waldemar and Farmington,.”

38. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 34 and to read as follows:

“34. Section 4.2.4 d) - Growth Management Lot Creation is modified by adding the words “within lands designated estate residential prior to June 16, 2006,” after the words “estate residential development.””

39. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 35 and to read as follows:

“35. Section 4.2.5 - Municipal Water and Sewage Servicing is modified as follows:

a) In subsection (b) iii) the words “and communal” are deleted ;

b) In subsection d) in the second sentence, the words “to those matters to be considered in accordance with Section 5.7 of this Plan” are deleted.”

40. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 36 and to read as follows:

“36. Section - 5.4 Official Plan Amendments, the third paragraph is modified by replacing the words “and “A-2”” with the words and punctuation “, “A-2” and “A-3”.”

41. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 37 and to read as follows:

“37. Section - 6.1 Plan Boundaries is modified by replacing the words “and “A-2”” with the words and punctuation “, “A-2” and “A-3”.”

42. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 38 and to read as follows:

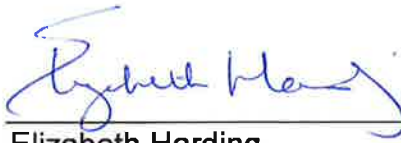
“38. Section - 6.4 Land Use Designations, the second paragraph is modified by replacing the words “and “A-2”” with the words and punctuation “, “A-2” and “A-3”.”

43. **Part B – The Amendment, Details of the Amendment**, is modified by adding a new Item, to be labeled as Item 39 and to read as follows:

“39. Section 6.0 - Interpretation is modified by adding new subsections as follows:

6.7 DEFINITIONS

Terms used in this plan that are also found in the Provincial Policy Statement and provincial plans are defined as per the applicable Provincial document.”

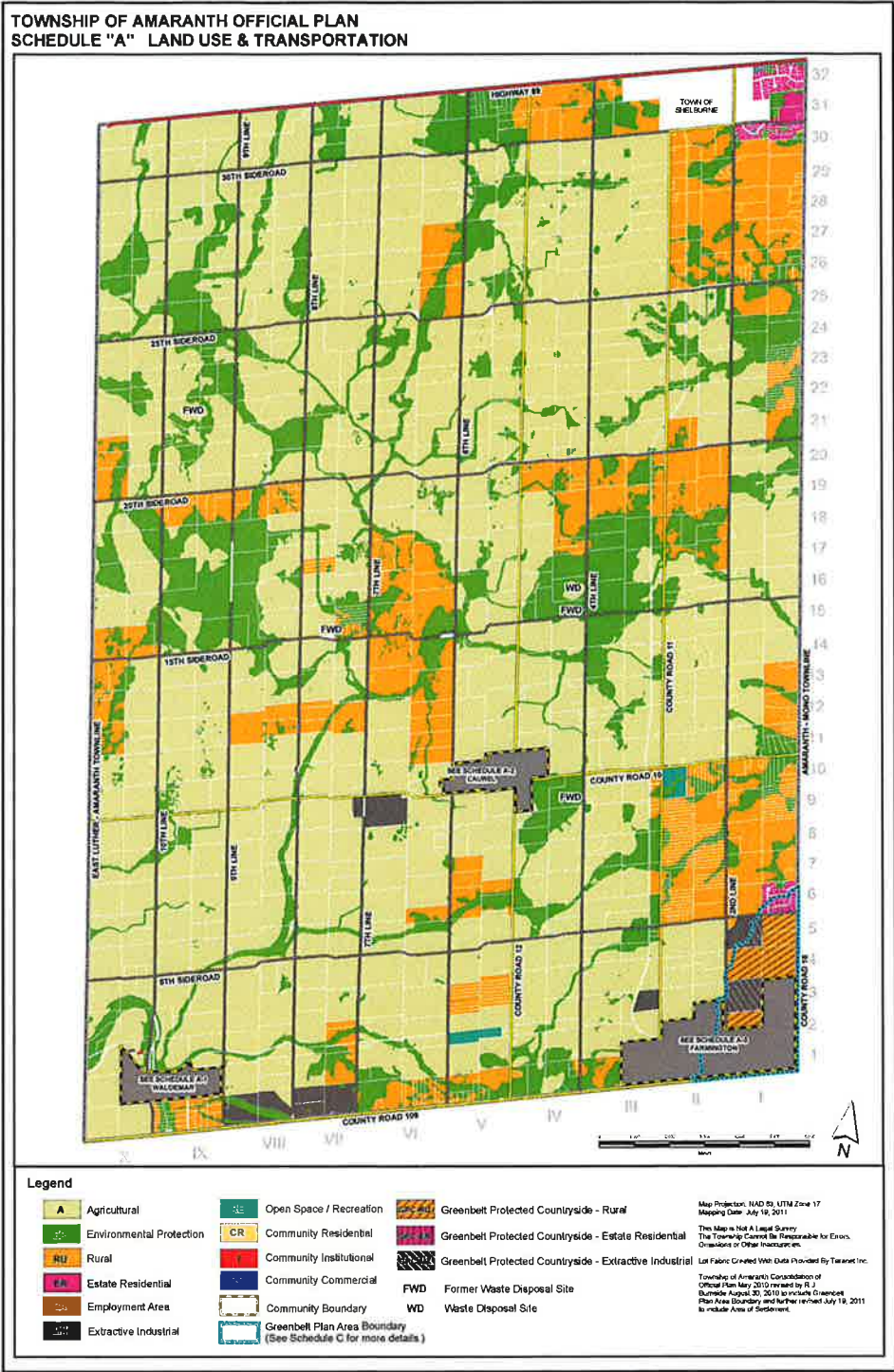


Elizabeth Harding,
Assistant Deputy Minister
Ministry of Municipal Affairs and Housing

Dated at Toronto this 13th of June, 2012

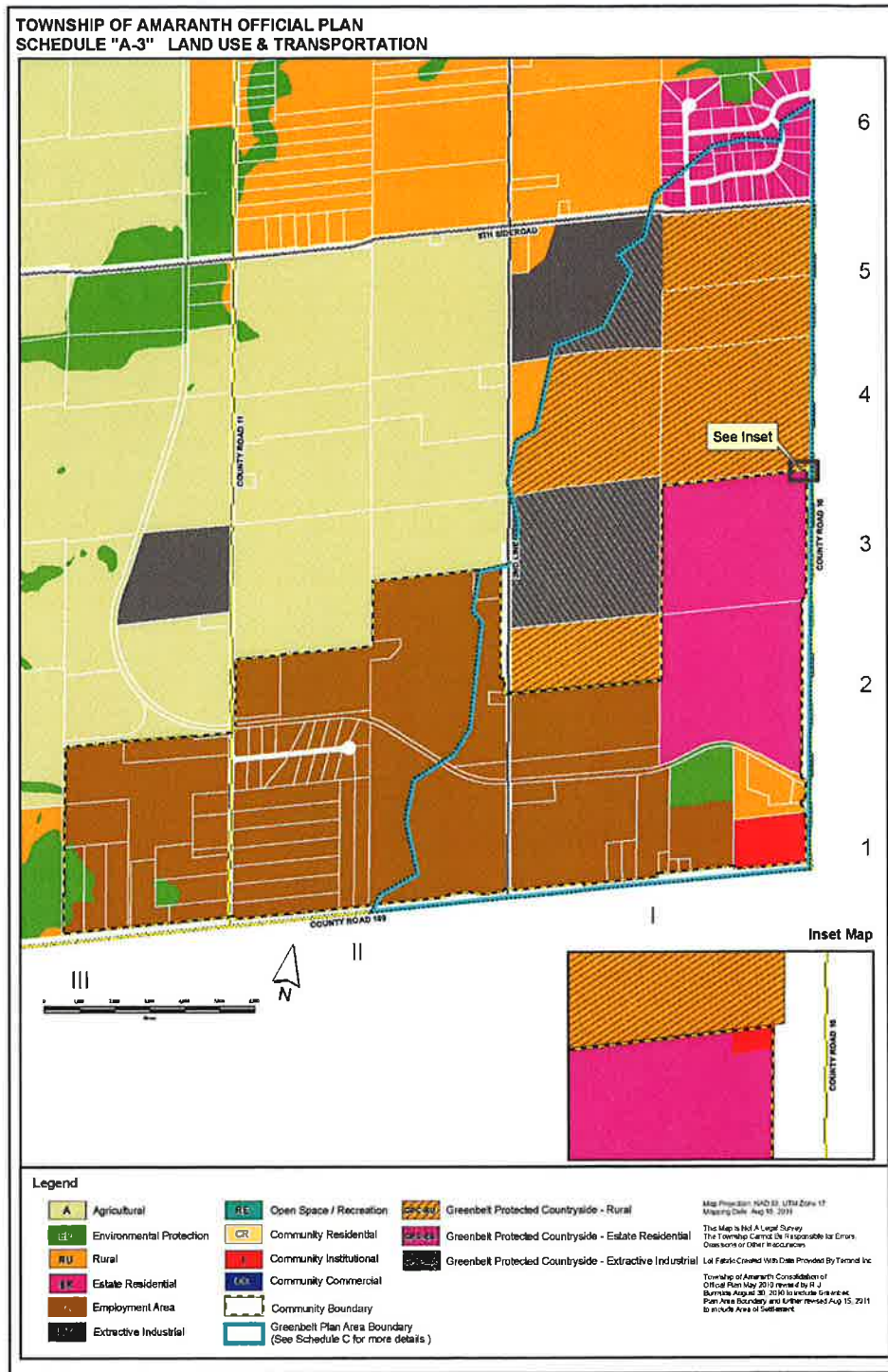
Attachment #1

Minister's Decision regarding Amendment 4 to the Township of Amaranth Official Plan.



Attachment #2

Minister's Decision regarding Amendment 4 to the Township of Amaranth Official Plan.



Attachment #3

Minister's Decision regarding Amendment 4 to the Township of Amaranth Official Plan.

