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and Housing**

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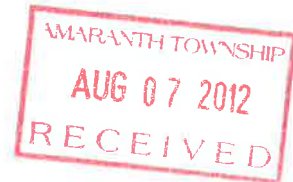
**Ministère des  
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July 27, 2012

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

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This letter is further to the Notice of Decision given on June 13, 2012 under subsection 17(35) of the *Planning Act* with respect to the Township of Amaranth Official Plan Amendment #4.

It is intended to provide you with the status of the decision on the Official Plan Amendment pursuant to subsections 17(36) and (38) of the *Planning Act* which pertain to appeals, when decisions become final, and when approvals come into effect.

Please be advised that one (1) appeal has been received by the Ministry from the Township of Amaranth (see attached). This appeal is policy specific. For ease of reference, attached is a marked-up copy of the Minister's Decision wherein policies that have been appealed are identified.

Section 17(38) of the *Planning Act* states that where no appeal is filed under subsection (36) in respect of all or part of the decision of the approval authority and the time for filing appeals has expired,

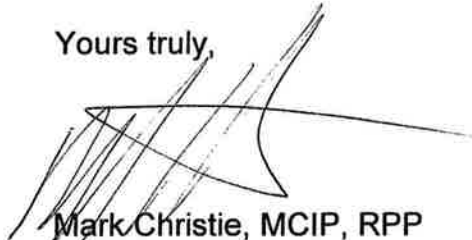
- (a) the decision of the approval authority or the part of the decision that is not the subject of an appeal is final; and
- (b) the plan or part of the plan that was approved and that is not the subject of

an appeal comes into effect as an official plan or part of an official plan on the day after the last day for filing a notice of appeal.

The last day for filing an appeal to the Ministry's decision was July 9, 2012.

Please contact me at (416) 585-6063 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'Mark Christie', with a long horizontal stroke extending to the right.

Mark Christie, MCIP, RPP  
Manager,  
Community Planning and Development

cc: Tanzeel Merchant, MEI  
Heather Doyle, MTO  
Barbara Slattery, MOE  
Amanda McLachlan, MNR  
Paula Kulpa, MTC  
Jackie Van de Valk, OMAFRA

# DECISION

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

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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.]

Comment [v1]: Modification appealed.

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”.

Comment [v2]: Modification appealed.

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.

**Comment [v3]:** Modification appealed.

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.

**Comment [v4]:** Modification appealed

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.

**Comment [v5]:** Modification appealed

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.”

**Comment [v6]:** Modification appealed.

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.”

**Comment [v7]:** Modification appealed.

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".

**Comment [v8]:** Modification appealed.

**Comment [v9]:** Modification appealed.

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)"; and



- 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."

Comment [v10]: Modification appealed.

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".

Comment [v11]: Modification appealed.

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)."

Comment [v12]: Modification appealed.

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."

**Comment [v13]:** Modification appealed

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;

**Comment [v14]:** Modification appealed

- 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)"

Comment [v15]: Modification appealed.

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)".

Comment [v16]: Modification appealed.

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.”

**Comment [v17]:** Modification appealed

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.""

Comment [v18]: Modification appealed.

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."

Comment [v19]: Modification appealed.

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."



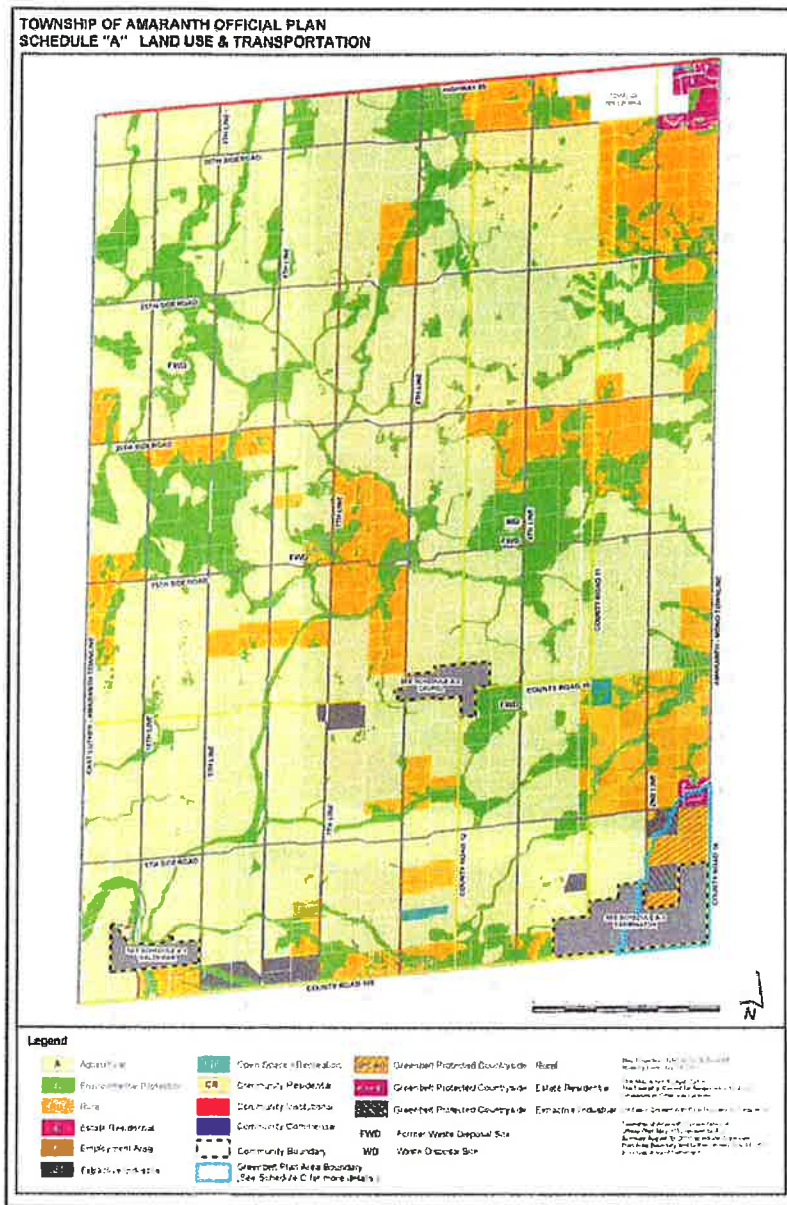
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Elizabeth Harding,  
Assistant Deputy Minister  
Ministry of Municipal Affairs and Housing

Dated at Toronto this 13<sup>th</sup> of June, 2012

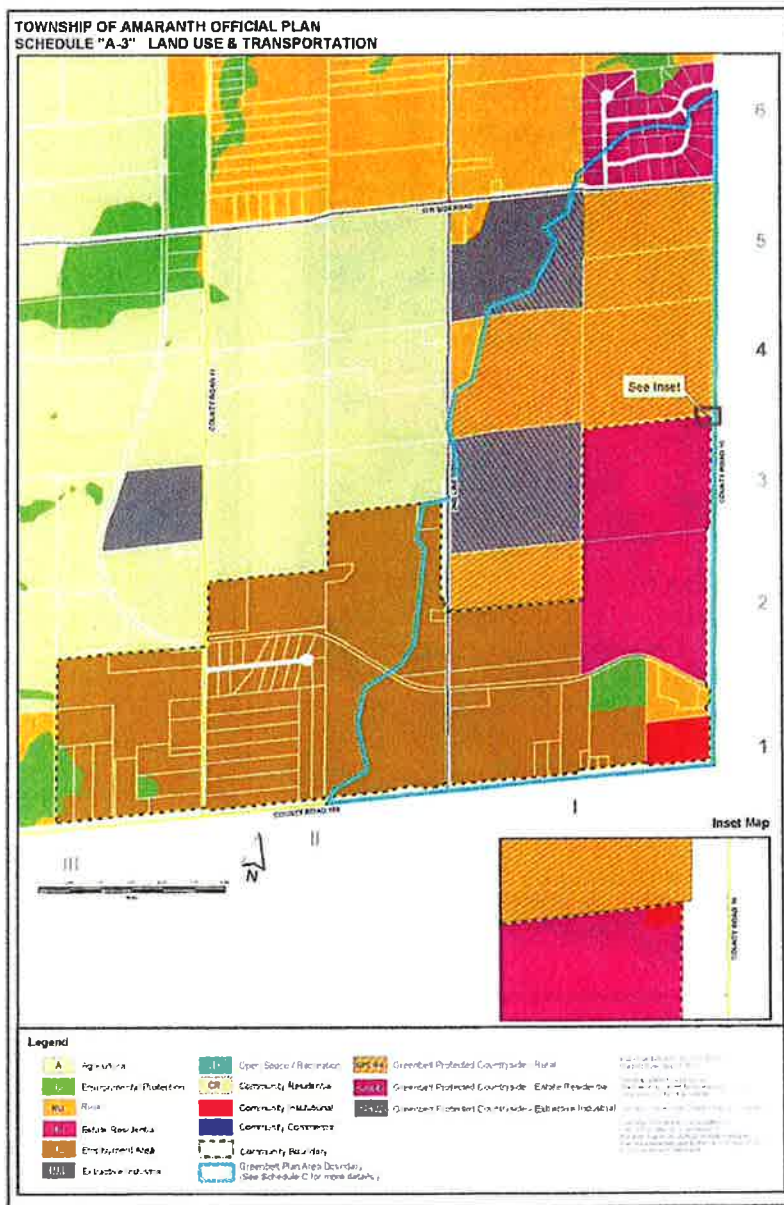
# Attachment #1

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.

**Comment [v20]:** Schedule C appealed in so far as it includes parts of Farmington within the boundary of the Greenbelt Protected Countryside.







## Christine Gervais

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**From:** Susan Stone [suestone@amaranth-eastgary.ca]  
**Sent:** Monday, July 15, 2013 10:16 AM  
**To:** dgermain@thomsonrogers.com  
**Cc:** 'Glenn Wellings'; 'Jeff Wilker'; 'Christine Gervais'  
**Subject:** OPA4 Minutes of Settlement  
**Attachments:** MINUTES OPA4\_20130715100944.pdf

Hi David

Please find attached OPA4 Minutes of Settlement for Amaranth, duly signed.

Please let me know if you need anything else.

Sue

*Susan M. Stone, A.M.C.T.*  
*CAO/Clerk-Treasurer*  
*Township of Amaranth*  
*Township of East Garafraxa*  
[suestone@amaranth-eastgary.ca](mailto:suestone@amaranth-eastgary.ca)