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Township of Amaranth
Council Agenda
Wednesday, November 18, 2020
6:00 p.m.

-
1. **Call to Order**
 2. **Added Items (Late Submissions)** - To be in the office prior to the meeting
 3. **Approval of Agenda**
 4. **Disclosure of Pecuniary Interest and General Nature Thereof**
 5. **Approval of Minutes**
 - 5.1 Regular meeting of Council minutes held November 4, 2020
 - 5.2. Special meeting of Council minutes held November 10, 2020
 - 5.3. Special meeting of Council minutes held November 17, 2020 (to follow)
 6. **Public Question Period**

*A maximum of 15 minutes will be set aside for Public Question Period, with each speakers comments limited to two minutes. Questions will be responded to with a brief response from the Chair, who may also request a response from other Council members and/or staff. All questions are read by the Clerk.

Please send your name, email, comment and phone number to the Clerks Office at deputy.clerk@amaranth.ca by NOON on Tuesday, November 17, 2020 to be added to the speaking list during the comment period. Additionally, questions can be submitted through the secure drop box located at the Municipal Office by NOON on Tuesday November 17, 2020.

7. **Delegations/Presentations**

7.1. None at this meeting

8. **Public Meeting**

Members of the public and agents or applicants are invited to submit their comments regarding the Planning files by email, indicating their name, comment and phone number to the Clerks Office at nmartin@amaranth.ca by NOON on Tuesday November 17, 2020 to be added to the speaking list during the comment period. Additionally, questions can be submitted through the secure drop box located at the Municipal Office by NOON on Tuesday November 17, 2020. Public will be invited to make comments at the meeting.

8.1 **B04/2020 Consent Application Besley County Market Limited** – Severance of a 7.96 Ac lot to be merged with 201 Wellington Street in the Town of Shelburne.

8.2. **B05/2020 Consent Application Beattie**– Severance of a surplus farm dwelling from the retained agricultural lot. The application does not include an application for a Zoning By-Law Amendment at this time.

9. **Unfinished Business**

9.1. **Memo to Council 2020-032**
Aggregate Resource Property Valuation support resolution

9.2. **Memo to Council 2020-033**
Governing Body for Cannabis support resolution

9.3. **Memo to Council 2020-034**
Municipal Elections Act support resolution

9.4. **Memo to Council 2020-035**
Council vacancy

9.5. **Memo to Council 2020-036**
site alteration permit – 285462 County Road 10

10. **Planning Department**

10.1. Other, if any.

11. **Public Works Department**

11.1. **Township of Melancthon**

Notice of a Public Meeting regarding Zoning Provisions to Implement the Minimum Distance Separation Formula

11.2. Other, if any.

12. **County Council Business**

12.1. **Council Agenda** – [November 12, 2020](#)

12.2. Diversity, Equity and Inclusion Community Advisory Committee – [November 11, 2020](#)

12.3. Other, if any.

13. **Committee Reports**

13.1. **Nottawasaga Valley Conservation Authority**

Media Release – NVCA extends healthiest section of the Nottawasaga River

13.2. **Dufferin POA**

Q3 Disbursements

13.3. **Grand Valley Public Library**

October Library Board Minutes

13.4. **Shelburne and District Fire Board**

Minutes from July 28, 2020

13.5. Other, if any.

14. **General Business and Correspondence**

14.1. AMO Policy Update – [2021 OMPF Allocations, LTC Home Community Paramedicine Program](#)

14.2. AMO Policy Update – [Standards of Care in Long-Term Care Homes](#)

- 14.3. AMO Policy Update – [COVID-19 Response Framework, AMO's Bill 218 Submission](#)
- 14.4. AMO Policy Update – [Additional Funding for Broadband](#)
- 14.5. AMO WatchFile – [November 5, 2020](#)
- 14.6. AMO Policy Update - [\\$1.75 Billion Announced for Broadband Across Canada](#)
- 14.7. AMCTO Policy Blog - [2021 OMPF Announcement](#)
- 14.8. AMCTO Advocacy Update – [Letter to the Government on Bill 218](#)
- 14.9. FCM Voice : [New Funding for deeply affordable housing](#)
- 14.10. Municipal Finance Officers Association of Ontario
[Summary of the 2020 Provincial Budget](#)
- 14.11. Government of Ontario News: [November 9, 2020](#)
- 14.12. FCM Communique: [Ottawa launches Universal Broadband Fund](#)
- 14.13. AMO WatchFile – [November 12, 2020](#)
- 15. **Treasury/Accounts**
 - 15.1. **Bills and Accounts**
General Accounts
 - 15.2. **Bills and Accounts**
Road Accounts
 - 15.3. Other, if any
- 16. **Added Items (Late Submissions)**
- 17. **New Business**
 - 17.1. **Report to Council 2020-028**
2021 meeting dates calendar
- 18. **Notice of Motions**
- 19. **Closed Meeting**

- 19.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and/or Advice that is subject to solicitor-client privilege, including communications necessary for that purpose

Employee Grievance

20. **By-Laws**

Notice of intention to pass the following By-Laws:

- 20.1. Leave be given to introduce a by-law to authorize the execution of a Site Alteration Agreement between the Township of Amaranth and Jordan Tennen being the owner of lands known municipally as 285462 10th Line, and that it be given the necessary readings and be passed and numbered as ____ - 2020
- 20.2. Leave be given to introduce a by-law to appoint Nicole Martin as CAO/Clerk for the Township of Amaranth and that it be given the necessary readings and be passed and numbered ____ - 2020

21. **Confirming By-Law**

22. **Adjournment**

- 22.1. To meet again for the Regular Meeting of Council on Wednesday, December 9, 2020 at 10:00 a.m. or at the call of the Mayor.



**Township of Amaranth
Council Minutes
Wednesday, November 4, 2020
10:00 a.m.**

Electronic Meeting

The Township of Amaranth Council held an electronic regular meeting on Wednesday, November 4, 2020, commencing at 10:00 a.m.

Council Present:	Mayor	B. Currie
	Deputy Mayor	C. Gerrits
	Councillor	G. Little
	Councillor	H. Foster

Staff Present:	Acting CAO/Clerk	N. Martin
	Township Planner	J. Johnstone (for parts)
	Treasurer	F. Quadri (for parts)

1. Call to Order

Clerk determined quorum was obtained and the meeting was able to proceed.

Mayor Currie called the Meeting to Order at 10:01 a.m.

2. Added Items (Late Submissions) –

Added item to closed 6.3

Added item to 10.1 Unfinished Business item moved from 6.4

Added item to 11.3 Notice of a Complete Application and Notice of a Public Meeting for file B05/2020

3. Approval of Agenda

Resolution #1

Moved by: C. Gerrits – Seconded by: H. Foster

BE IT RESOLVED THAT:

Council do hereby approve the agenda as amended.

CARRIED

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

4. Disclosure of Pecuniary Interest with Reasons

None declared at this time, Council was reminded that if a conflict arises throughout the meeting it can be declared at any time.

5. Approval of Minutes

5.1. Regular Meeting of Council Minutes held October 22, 2020

Resolution #2

Moved by: H. Foster – Seconded by: C. Gerrits

BE IT RESOLVED THAT:

Council do hereby adopt the minutes of the Regular Meeting of Council held on October 22, 2020 as circulated.

CARRIED

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

Resolution #3

Moved by: H. Foster – Seconded by: C. Gerrits

BE IT RESOLVED THAT:

Item 6.4 be moved to open session to unfinished business item 10.1

CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

6. Closed Meeting

Resolution #4

Moved by: C. Gerrits – Seconded by: H. Foster

BE IT RESOLVED THAT:

Council move to a Closed Meeting pursuant to Section 239 of the Municipal Act, 2001, as amended for the following reasons:

- 6.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and
 Advice that is subject to solicitor-client privilege, including
 communications necessary for that purpose;
 Labour relations or employee negotiation;
 Personal matters about an identifiable individual, including municipal or local board employees; and
 Information explicitly supplied in confidence to the municipality
CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

Resolution #5

Moved by: C. Gerrits – Seconded by: G. Little

BE IT RESOLVED THAT:

Council do now rise and report from Closed Meeting.

CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

It was confirmed that the only items discussed in closed session were those items on the closed session agenda. Council confirmed that instruction was given to staff and the solicitor in closed, there were no further matters arising from closed session.

7. **Public Question Period**

The following is a letter received from a ratepayer and was read and will form part of the minutes.

Pursuant to the registration of Mark Tijssen, the Municipal Act contains three options in order to fill the vacancy one of which is the candidate with the most number of votes in the previous election.

I, Susan Graham am the candidate with 604 votes obtained in the previous election and I am ready willing and able to fill the vacancy.

I am a Law Clerk wherein I have worked in all facets of the legal field for over 40 years with the last 30 years for an Orangeville Law firm. I was instrumental in bringing gas to Waldemar and I volunteered and was an active member of the Waldemar Water Committee. I have kept up to date with all goings on at the Township by reading and reviewing the minutes, listening to the audio meetings and attending any Township meetings. I am now retired and am able to concentrate my full attention to the Township, I along with 604 voters feel with my experience and dedication to the Township of Amaranth that I would be an asset to council for the Township of Amaranth.

In a telephone conversation with Mr. Gerrits I reiterated the above experience and stated that I am most willing and able to fill the vacancy. Yet Mr. Gerrits would rather have residents apply for this position ignoring the fact that you have a resident that received 604 votes that is most ready, willing and able to fill the vacancy.

I along with other residents do not understand why Mr. Gerrits and Ms. Little would not agree to have me fill this seat.

Mr. Gerrits and Ms. Little do 604 residents that voted for me have no merit?

Susan Graham

The second letter read as follows:

Here is my question.

As I have been following along the path of the resignation of Councillor Tijssen and the lack of a path for his replacement, i would like to put myself forward for the empty seat. I am a father of 3 children in the area, i work from my home office for the majority of my time, and I am quite concerned with the current situation on the council. I currently hold the role of Vice President of Client Solutions for my company, a role that comes with a large focus on both budget management combined with a future initiative focus. I feel that my business creativity coupled with my concern for our community make me an excellent addition to the council for the time until the next election. I hope you will consider me as a viable option for your vacant seat.

Thank you for getting it in if you can.

It took a lot of thought before hitting send.

Todd Whittington

Council briefly discussed the letters received, no further instruction was provided concerning the vacant council seat.

8. **Delegations/Presentations**

- 8.1. **Headwaters Health Care Centre**
Township of Amaranth One Community, Caring Together

Council reviewed the delegation information regarding Headwaters Health Care Centre and thanked those involved for their efforts during the pandemic.

Resolution #6

Moved by: C. Gerrits – Seconded by: H. Foster

BE IT RESOLVED THAT:

Council do hereby receive information regarding Township of Amaranth One Community Caring Together from the delegate Headwaters Health Care Centre.
CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

9. **Public Meeting**

9.1. None at this meeting

10. **Unfinished Business**

10.1. **Workplace Harassment investigative summary**
Item added as schedule “A” to the minutes.

Council discussed the summary report and identified that there are issues within the office and within the Council chambers.

Resolution #7

Moved by: G. Little – Seconded by: H. Foster

BE IT RESOLVED THAT:

Council hereby seek quotes from Ward & Uptigrove to do a Workplace Harassment information session or sessions with Council and staff.
CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

Council further discussed the summary report and asked for additional protocols and framework around staff/council relations and clarity around duties of council to be discussed at a future meeting.

Resolution #8

Moved by: C. Gerrits – Seconded by: G. Little

BE IT RESOLVED THAT:

Council hereby receive the summary report letter addressed to the Deputy Mayor concerning the Workplace Harassment Investigation.
Further resolved that Council hereby discuss any corrective action.
CARRIED.

Recorded Vote	Yea	Nay	Abstain
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

11. **Planning Department**

11.1. **Site Plan Approval**
Dynevor Express Limited – 473032 County Road 11

Council heard from the Township Planner that an application had been received for 473032 County Road 11 to allow 30 to 50 tractor trailers to be parked on the property. The Planner reviewed the identified wetlands and woodlands and the comments received from the Grand River Conservation Authority. Council was asked for any comments to be incorporated into the Site Plan Agreement. Council has some concerns around the increased truck traffic and has indicated they would like to ask the County of Dufferin roads department to review. Council was concerned about the number of truck trailer lots in the area.

Resolution #9
Moved by: C. Gerrits – Seconded by: G. Little
BE IT RESOLVED THAT:

Council do hereby receive the report to Council concerning the Site Plan Application on behalf of Dynevor Express Limited and provide instruction to staff to prepare a Site Plan Agreement for execution.
CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

The following items were reviewed and dealt with:

- 11.2. **Town of Shelburne**
Planning Application 501 and 505 Main Street West
- 11.3. **Township of Amaranth File B4-20 and File B5-20**
Notice of a Complete Application & Notice of a Public Meeting

Council again indicted that regarding application B4-20 they were not in favour of a severance that would cause the property to be moved out of Township of Amaranth assessed property.

- 11.4. Other, if any.

Council discussed a chicken by-law as they have received a concern from a ratepayer. Staff has been asked to develop a draft for review to allow for hens in the hamlet areas of the Township.

Lunch was called from 12:17 to 1:00 p.m.

12. **Public Works Department**

The following items were reviewed and dealt with:

- 12.1. **Report to Council 2020-027**
Director of Public Works update
- 12.2. **Memo to Council 2020-031**
Renovation to Public Works Building

Council discussed the quotes provided and felt that it was not a budgeted amount. Council would like quotes for the windows and bathroom renovation and any other safety items. Council asked that the building department determine if the stairs could be removed or blocked off.

- 12.3. **20TH Sideroad Resurfacing Project**

Verbal concerns from Councillor Foster

Council discussed the project and the delay in completing the project. Council was concerned that the contract did not have a finish date and required payment if a delay occurred.

12.4. Other, if any. Nothing discussed.

13. **County Council Business**

The following items were reviewed and dealt with:

13.1 **Building Department**

MPAC Submission Report – September 2020

13.2 **Diversity, Equity and Inclusion Community Advisory Committee**

Press Release

13.3. Dufferin County Council Agenda – [October 28, 2020](#)

13.4. **County of Dufferin Economic Development**

Agriculture and Rural Business Roundtable

13.5 Other, if any.

Council discussed the C.D.R.C. and starting a Jr A “Super League” hockey league and the COVID-19 protocols that are suggested to be in place.

14. **Committee Reports**

The following were received and/or dealt with:

14.1 **Grand River Conservation Authority**

[New grant program for farmers in upper Nith River subwatershed](#)

14.2 **Grand River Conservation Authority**

[Apply for scholarships through the Grand River Conservation Foundation](#)

14.3 **Grand River Conservation Authority**

Summary of the General Membership Meeting – [October 23, 2020](#)

14.4. **Shelburne Public Library**

Minutes of September 22, 2020 meeting

14.5. **Grand River Conservation Authority**

Final Natural Heritage Characterization Reports

14.6. **Grand River Conservation Authority**

[Forest improvements planned for Damascus Reservoir property](#)

14.7. Other, if any

Council discussed the vacant seat on the Grand Valley Library Board, Councillor Gail Little volunteered to fill the vacancy as needed. Council felt that since there was already representation on the other boards that former Councillor Tijssen sat on that was fine for the time being.

Resolution #10

Moved by: C. Gerrits – Seconded by: H. Foster

BE IT RESOLVED THAT:

Council nominate Gail Little to sit on the Grand Valley Library Board.

CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

15. **General Business and Correspondence**

The following were received and/or dealt with:

- 15.1. **AMO Communications** – [Municipal Cyber Security 101: What you need to know](#)
- 15.2. **AMO Policy Update** – [COVID-19 Liability Protection, Municipal Elections Act; An Ontario Digital Identity; Public Health Orders; and Child Care](#)
- 15.3. **AMO WatchFile** – [October 22, 2020](#)
- 15.4. **AMO Policy Update** – [New Legislation Expedites Provincial Infrastructure, Reduces Red Tape, and Allows Off-Peak Deliveries](#)
- 15.5. **AMO Policy Update** – [2020 Provincial Budget Date Announced](#)
- 15.6. **Government of Ontario News:** [Tuesday October 20, 2020](#)
- 15.7. **Government of Ontario News:** [Wednesday October 21, 2020](#)
- 15.8. **Government of Ontario News:** [Thursday October 22, 2020](#)
- 15.9. **Government of Ontario News:** [Friday October 23, 2020](#)
- 15.10. [ROMA 2021](#) Annual General Meeting and Conference Connection Rural Ontario
- 15.11. **AMCTO** [Fall Budget Date will be November 5th](#)
- 15.12. **MP Kyle Seebach** – [Update from your Member of Parliament](#)
- 15.13. **Township of South-West Oxford**
Assessing Aggregate Resource Properties resolution

Council supported this resolution and asked for it to be brought back to the next meeting.

- 15.14. **Northumberland County Council**
Resolutions adopted

Council supported the resolutions relating to aggregates, cannabis and the Elections Act and asked for it to be brought back to the next meeting.

- 15.15. **Township of Oro-Medonte**
Request for Support to Declare Snowsports, Skiing and Snowboarding, Alpine and Nordic Deemed Essential
- 15.16. **Township of Huron-Kinloss**
Resolution Heritage Bill
- 15.17. **Township of Huron-Kinloss**
Resolution Municipal Elections Act

- 15.18. MPAC – [October 2020 InTouch](#)
- 15.19. **Town of Orangeville**
New Municipal Water Supply Schedule B Municipal Class EA
- 15.20. **Township of Mulmur**
Letter of Support
- 15.21. **AMO Policy Update** – [COVID-19 Resiliency Stream Launch and New Funding to Fight Human Trafficking](#)
- 15.22. **Government of Ontario News:** [Wednesday, October 28, 2020](#)
- 15.23. **AMO WatchFile** – [October 29, 2020](#)
- 15.24. **AMCTO Policy Blog** – [Ontario ICIP Resiliency Stream Launched](#)
- 15.25. Other, if any

Council discussed the Ontario Bill 128, Supporting Recovery and Municipal Elections Act 2020. Provincial Bill 218 was recently introduced to the legislature as Supporting Ontario’s Recovery and Municipal Elections Act 2020. As part of this bill, it was proposed to remove the framework for conducting ranked ballot municipal elections for the 2022 election, citing cost as the reason for the change.

This proposed change results in further erosion of local decision-making by repealing the ranked ballot voting system utilized very effectively by London, Ontario in the last municipal election. This is a system that could and perhaps should be adopted by other municipalities around Ontario. It is felt that the system encourages more candidates and improved participation of voters.

Bill 218 also proposed shortening the nomination period of the 2022 municipal election to approximately six weeks.

Resolution #11

Moved by: G. Little – Seconded by: H. Foster

BE IT RESOLVED THAT:

The Township of Amaranth request the Provincial Government of Ontario rescind the proposed changes regarding ranked ballot voting and the nomination period included as part of bill 218.

Further resolved that a letter regarding this resolution be forwarded to Doug Ford, Premier of Ontario, Sylvia Jones, MPP Dufferin-Peel and Steve Clark, Minister of Municipal Affairs and Housing. Letter to be copied to AMO and all Ontario Municipalities.

CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

16. **Treasury/Accounts**

The following were received and/or dealt with:

- 16.1. Preliminary 2021 Budget dates to be set.

Council discussed the budget dates and decided on the first date to discuss the budget be November 10, 2020 to start at 9 a.m.

16.2. Other, if any.

Council inquired about the invoices received regarding the 20th Sideroad project. Council inquired about the FIT program from 2018 for solar panels on the public works yard building.

17. **Added Items - Late Submissions (to be in office prior to meeting)**

17.1. None at this meeting.

18. **New Business**

18.1. **Dufferin County CP Rail Trail**
Cycling and walking trails/routes

Council discussed the trail and encourages the County of Dufferin to improve the trail for walking and cycling.

Resolution #12

Moved by: G. Little – Seconded by: C. Gerrits

BE IT RESOLVED THAT:

Council support that the County of Dufferin undertakes additional work be done on the CP Rail Trail for the purposes of cycling and walking so that this beautiful tract of land can be enjoyed by all.

CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

18.2. **Town of Grand Valley/Royal Canadian Legion (Orangeville and Shelburne)**
Remembrance Day Request for support

Council discussed the requests and instructed staff to purchase three wreathes that will be pre-positioned at the Shelburne, Orangeville and Grand Valley cenotaph.

18.3. **Report to Council 2020-026**
Holiday Closure schedule

Council discussed the request and the recent new staff hired that do not have vacation time to cover the time off. Council has requested staff to develop a policy going forward in this regard. Council has also asked for information around the roads department in this regard.

Resolution #13

Moved by: G. Little – Seconded by: H. Foster

BE IT RESOLVED THAT:

Council accept the report to Council 2020-026 and close the office on December 29, 30 and 31 as paid time off for staff.

Further resolved that December 24 is a half day off with a full day paid time off.

CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

18.4. **The Royal Canadian Legion Ontario Command**
 8th Annual Military Service Recognition Book request for support

Council discussed the request and agreed to purchase a business card size for \$290.00.

19. **Notice of Motions**

20. **By-Laws**

Notice of intention to pass the following By-Laws: None at this meeting

21. **Confirming By-Law**

Resolution #14

Moved by: C. Gerrits – Seconded by: H. Foster

BE IT RESOLVED THAT:

Leave be given to introduce a by-law to confirm the Regular Meeting of Council of the Township of Amaranth for November 4, 2020; and that it be given the necessary readings and be passed and numbered 66-2020.

CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

22. **Adjournment**

Resolution #15

Moved by: C. Gerrits – Seconded by: H. Foster

BE IT RESOLVED THAT:

Council do now adjourn to meet again for the Regular Meeting of Council on Wednesday, November 18, 2020 at 6:00 p.m. or at the call of the Mayor.

CARRIED.

Recorded Vote	Yea	Nay	Absent
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

There being no further business the meeting adjourned at 2:40 p.m.

Head of Council

Acting CAO/Clerk



374028 6TH LINE • AMARANTH ON • L9W 0M6

September 30, 2020

Deputy Mayor Chris Gerrits

Dear Mr. Gerrits:

Re: C. Gerrits complain involving M. Tijssen and B. Currie

As a result of the May 13, 2020 Order of MLTSD Inspector Cheryl Masse, a number of complaints that you have raised under the Township's Harassment and Respectful Workplace Policy (the "*Policy*") were investigated. Michael Arntfield, Senior Investigator at Corporate Investigation Services was retained to conduct an independent investigation into your complaints. I now write to advise you of the findings of the investigation and the corrective action that has or will be taken as a result of the investigation as provided for in the Policy.

The allegations that you made in your complaint were:

1. Councillor Mark Tijssen ("*Tijssen*") and Mayor Bob Currie ("*Currie*") both individually and in concert, recurrently targeted a variety of current and former Township employees for acts of bullying, the most recent being former Township Clerk, Christine Hickey ("*Hickey*");
2. You were threatened with a lawsuit for defamation by Currie for making the statements set out in paragraph 1, above;
3. You were subjected to a barrage of caustic and false accusations including "extortion" by Tijssen;
4. Currie cultivated a poisoned workplace dominated by fear and intimidation at the Township in part by:
 - (a) routinely threatening to fire staff members without cause while overstating his authority;
 - (b) indulging in name calling, the use of racial epithets, and screaming while generally displaying unwarranted animus and hostility toward a wide range of workers;

- (c) padlocking and illegally restraining access to the workplace over the course of the 2019 Christmas holiday closure, something requiring police attendance and intervention to cut and remove the locks;
 - (d) calling the police to have Councillor Gail Little, forcibly removed from Council chambers during a public meeting following a disagreement over his mistreatment of the then CAO Susan Stone;
 - (e) his generally abusing his role by intimidating and pressuring newer staff to carry out tasks they were not authorized to complete; and,
 - (f) requiring the new Township Treasurer, Fazal Quadri, to be singled-out and ordered to unnecessarily report to the workplace to carry out duties able to be conducted remotely in accordance with provincial guidelines established during the pandemic state of emergency;
5. Tijssen, as an agent provocateur, has manipulated Currie to dismantle the existing Township infrastructure.

The foregoing allegations can be summarized into 3 areas respecting each of Tijssen and Currie:

- 6. The Respondents violated the Policy in his dealings with one or more current or former “workers” since taking office in December 2018;
- 7. The Respondents violated the overarching Dufferin County “Prevention of Violence in the Workplace” policy in his dealings with one or more current or former “workers” since taking office in December 2018;
- 8. Though a continued course of workplace harassment, the Respondents created systemically deleterious conditions at the Township qualifying it as a “poisoned work environment” under the Policy and on the “objective reasonable bystander” standard.

The Investigation into these matters included interviews with you as complainant, Currie and Tijssen as respondents and some additional 15 witnesses. Considerable documentary evidence was also reviewed.

The investigation has concluded that the foregoing three areas of complaint against Tijssen were not supported based on the facts discovered by the investigation.

The investigation has concluded that each of the foregoing three areas of complaint against Currie were supported on the facts discovered by the investigation.

Since Currie is the elected Mayor of the Township only the Township Council can take corrective action against the Mayor. Accordingly, the issue of the corrective action that will be taken as a result of the investigation has been remitted to the Township Council

for action. As a member of Township Council, you are aware of the status of that matter.

Yours truly,

Nicole Martin
Acting CAO/Clerk



**Township of Amaranth
Special Meeting of Council Minutes
Tuesday, November 10, 2020
9:00 a.m.**

Electronic Meeting

The Township of Amaranth Council held an electronic special meeting on Tuesday, November 10, 2020, commencing at 9:00 a.m.

Council Present:	Mayor	B. Currie
	Deputy Mayor	C. Gerrits
	Councillor	G. Little
	Councillor	H. Foster

Staff Present:	Acting CAO/Clerk	N. Martin
	Treasurer	F. Quadri

The Acting CAO/Clerk having determined a quorum was present and that the meeting would be able to continue.

1. Call to Order

Mayor Currie called the Meeting to Order at 9:01 a.m.

2. Added Items (Late Submissions) – added items listed below

Mayor Currie asked for an added item to be discussed.

3. Approval of Agenda

Resolution #1

Moved by: H. Foster – Seconded by: C. Gerrits

BE IT RESOLVED THAT:

Council do hereby approve the agenda as amended.

CARRIED

Recorded Vote	Yea	Nay	Abstain
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

Council discussed additional paving be investigated at the intersection of 4th Line and 20th Sideroad as the paving of the 20th Sideroad is currently being completed. Staff has been asked to contact R. J. Burnside for pricing for the additional paving.

4. Disclosure of Pecuniary Interest with Reasons

None at this time, Council was reminded that a declaration can be made at any time during the meeting.

5. Treasury/Accounts

5.1 2021 Draft Budget

Council discussed the budget as presented. Council went line by line on the budget. Council did not provide for a Cost of Living increase for the 2021 Council wages. Council asked for the Integrity Commissioner line be broken out into two lines as it

represents more than just Integrity Commissioner investigations. Council has requested more information for the insurance rates, Employers Health Tax, C.P.P., E.I. and other general benefits/insurances for employees. Council reviewed the budget amounts for Council, Administration, Recreation, Gravel Pits, Fire Protection, Conservation Authority, Protection to Persons and Property, Police, and Public Works.

6. **Confirming By-Law**

Resolution #2

Moved by: C. Gerrits – Seconded by: H. Foster

BE IT RESOLVED THAT:

Leave be given to introduce a by-law to confirm the Special Meeting of Council of the Township of Amaranth for November 10, 2020; and that it be given the necessary readings and be passed and numbered 67-2020.

CARRIED.

Recorded Vote	Yea	Nay	Abstain
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

7. **Adjournment**

Resolution #3

Moved by: H. Foster – Seconded by: C. Gerrits

BE IT RESOLVED THAT:

Council do now adjourn to meet again for the Regular Meeting of Council on Wednesday, November 18, 2020 at 10:00 a.m. or at the call of the Mayor.

CARRIED.

Recorded Vote	Yea	Nay	Abstain
Deputy Mayor Chris Gerrits	X		
Councillor Heather Foster	X		
Councillor Gail Little	X		
Mayor Bob Currie	X		

There being no further business the meeting adjourned at 11:37 a.m.

Head of Council

Acting CAO/Clerk



November 2, 2020

Nicole,

Please find the letters and pictures. Hopefully you can resolve the situation or remove the problem of wasted taxpayers dollars.

Our driveway after Picture 1 was repaired from the 8 inch raised level. We went to trial. At trial, Ryzenbol said the normal level was 2 to 3 inches. Again we have the end of the drive flooded with water. It will be icy in the winter. Mayor Currie has already seen this and knows with the road again raised 9 inches that action is required. Is the sky the limit?

The ditches on the west side of the 4th Line need to be cleaned out because there is no way water can flow with the ditches in the present condition. There is also a culvert that is damaged as well as being too small for the water flow that should be replaced. Flooding takes place and washed out the road. Our driveway also flooded in the last rain. The culvert that crosses the road at the north end of our property is also washing out and needs stone to stop the destruction of our gardens and the weakening of the edge of the road.

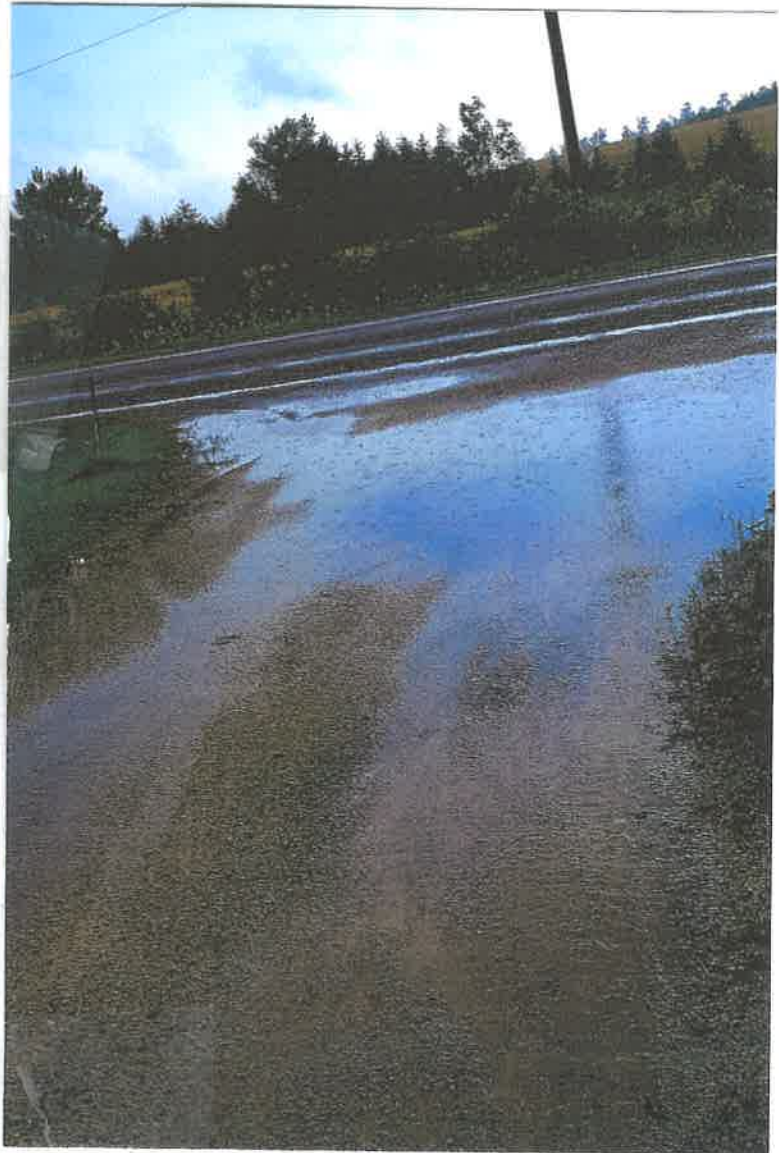
Mr. Ryzenbol who is in charge of roads needs to take care of these problems.

At trial he said normal maintenance 2-3"

Keith McKibbin



2



3

Nicole Martin

From: Heather Foster
Sent: Tuesday, November 10, 2020 12:37 PM
To: Nicole Martin
Subject: Re: Culvert replacement and ditching.

If you could include this in our next council meeting agenda.

Many thanks.

Sent from my iPhone

On Nov 4, 2020, at 9:05 AM, Theo Gerrits

Good morning.

I recently returned home from being away and noticed that the culvert work on 20 side road had been attended to.

I would like to thank everyone involved in seeing this completed. It should help immensely with future spring runoffs and preventing water from pooling on our property.

Thank You
Theo Gerrits

The Township of Amaranth - Planning Report (B04-2020)

To: Mayor Currie and Members of Council

From: James Johnstone, Township Planner

Date: November 12, 2020

Applicants/Owners: Besley County Market Limited

Address: 716 Victoria Street, Shelburne, Ontario

Subject: Application for Consent (B04-2020)

Official Plan Designation: Agricultural (A) and Environmental Protection (EP)

Zoning: Agricultural (A) and Environmental Protection (EP)

1.0 Purpose of Application

An Application for Consent (the “Application”) has been submitted by Besley Country Market Limited (the “Owner”) for 716 Victoria Street, Shelburne, Ontario (the “Property”). The purpose of the Application is a lot addition.

The Subject Property is legally referred to as Part Lot 31, Concession 3, Amaranth, County of Dufferin and now designated as Part 1 on Registered Plan 7R-6410, Township of Amaranth, County of Dufferin. The Subject Property is currently designated “Agricultural” and Environmental Protection” in the Township Official Plan. The Subject Property is currently zoned “Agricultural (A)” and “Environmental Protection” in the Township Zoning By-Law. The Subject Property is designated “Countryside Area” in the County Official Plan.

The Subject Property has an approximate area of 59.6 hectares with an approximate frontage of 370.8 meters. The Subject Property is used for agricultural purposes and has multiple agricultural buildings and structures. The retained and severed parcels will have areas of 56.4 hectares and 3.2 hectares respectively. The retained parcel will have a frontage of 370.8 metres while the severed parcel will not have frontage on a public road. Table 1 – Parcel Descriptions summarizes the areas and frontages of existing, retained and severed parcels.

Table 1 – Parcel Descriptions

Parcel	Area	Frontage
Existing	59.6 hectares	370.8 metres
Retained	56.4 hectares	370.8 metres
Severed	3.2 hectares	NA

2.0 Analysis

a) Provincial Policy Statement (2020)

The Provincial Policy Statement came into effect on May 1, 2020 and provides policy direction on building strong health communities, wise use and management of resources and protecting public health and safety in Ontario. Applicable policies include:

- Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons such as easements, corrections of deeds, quit claims and minor boundary adjustments which do not result in the creation of a new lot (Policy #2.3.4.2).
- New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum separation distance formulae (Policy #2.3.3.3).

a) Provincial Growth Plan (2019)

The Provincial Growth Plan for the Greater Golden Horseshoe (“Provincial Growth Plan”) came into effect on May 16, 2019 and provides policy direction on growth, infrastructure conservation in the Greater Golden Horseshoe Planning Area. Applicable policies include:

- The Provincial Growth Plan (2019) does not have specific policies that address lot adjustments for legal/technical reasons; in such cases the policies of the Provincial Policy Statement (2020) prevail (Policy #1.2.3).

b) Provincial Greenbelt Plan (2017)

The Provincial Greenbelt Plan came into effect on July 1, 2017 and provides policy direction on urbanization and the protection of the agriculture landbase/environmental features in the Greenbelt Planning Area.

- The policies of the Provincial Greenbelt Plan do not apply as the Property is not located in the Provincial Greenbelt Planning Area.

c) Provincial MDS Formulae (2017)

The Provincial Minimum Distance Separation Formulae (“Provincial MDS Formulae”) came into effect on March 1, 2017 and provides regulation on to separate uses so as to reduce incapability concerns about odor from livestock facilities. Applicable implementation guidelines:

- MDS 1 setbacks shall be met prior to the approval of proposed lot creation (Implementation Guideline #2).

d) County Official Plan (2015)

The County Official Plan came into effect on March 27, 2015 and provides policy direction for growth in settlement/countryside areas, natural heritage and water resources, natural and human-made hazards and infrastructure servicing. Applicable policies include:

- Lot adjustments in the agricultural area may be permitted for legal or technical reasons as defined in Provincial Policy Statement (Policy #4.2.5e).
- All farm and non-farm development, including lot creation and new or expanding livestock facilities, will comply with the Minimum Distance Separation Formulae as implemented through the applicable local municipal planning documents (Policy #4.3.3e)

e) Township Official Plan (2005)

The Township Official Plan came into effect on October 26, 2005 and provides policy direction on future land use and development criteria for environmental/growth management. Applicable policies include:

- Lot adjustments in agricultural areas may be permitted for legal or technical reasons as defined in the Provincial Policy Statement and does not create an additional lot or result in the significant reduction of the land area actively farmed (Policy #3.1.4diii).
- All farm and non-farm development will comply with the Minimum Distance Separation Formulae (MDS) established by the Province in order to minimize odor conflicts between livestock facilities and development, as amended from time to time (Policy #3.1.4b).

f) Township Zoning Bylaw (2009)

The Township Zoning Bylaw came into effect on January 7, 2009 and provides regulation on the use of land by specifying a specific range of permitted uses and functions. Applicable policies include:

- The minimum lot area for agricultural uses in agricultural zones shall be 19 hectares (Policy #4.1.2i)
- The minimum frontage for agricultural uses in agricultural zones shall be 150 metres (Policy #4.1.2ii).
- No person shall erect any building or structure in any Zone after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected has frontage upon an improved public road that is maintained year round and such building or structure complies with the setback provisions of this By-law (Policy #3.3).

3.0 Comments

- a) Nottawasaga Valley Conservation Authority
 - No objection to the approval of the consent application; however, any future development will require municipal site plan control and conservation authority permit for development on regulated areas.
- b) Enbridge Gas
 - No objection to the proposed application.
- c) County Planning Department
 - Confirmation be provided as to whether the woodlands located on the subject property are deemed significant;
 - Confirmation be provided as to whether an Environmental Impact Statement (EIS) is required relative to the presence of woodlands and wetlands on the subject property; and,
 - Consultation occur with the Township and the Nottawasaga Valley Conservation Authority (NVCA) related to the potential impacts to source water because the subject property is located within a source water protection area (Municipal Wellhead Protection Area and Low Vulnerability Aquifer), as indicated in Appendix 2 of the Dufferin County Official Plan (2017).
- d) Canada Post
 - No concerns with proposed consent application.
- e) Town of Shelburne
 - No comments received.

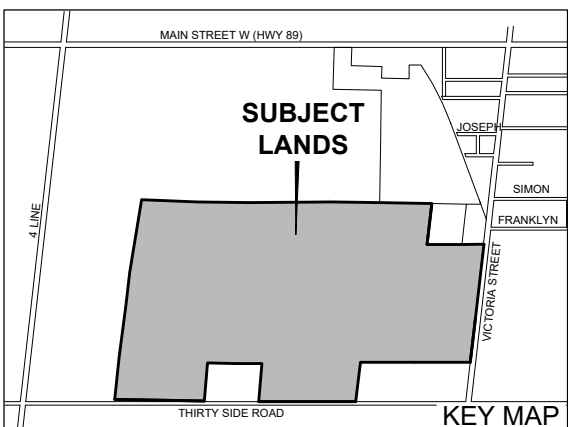
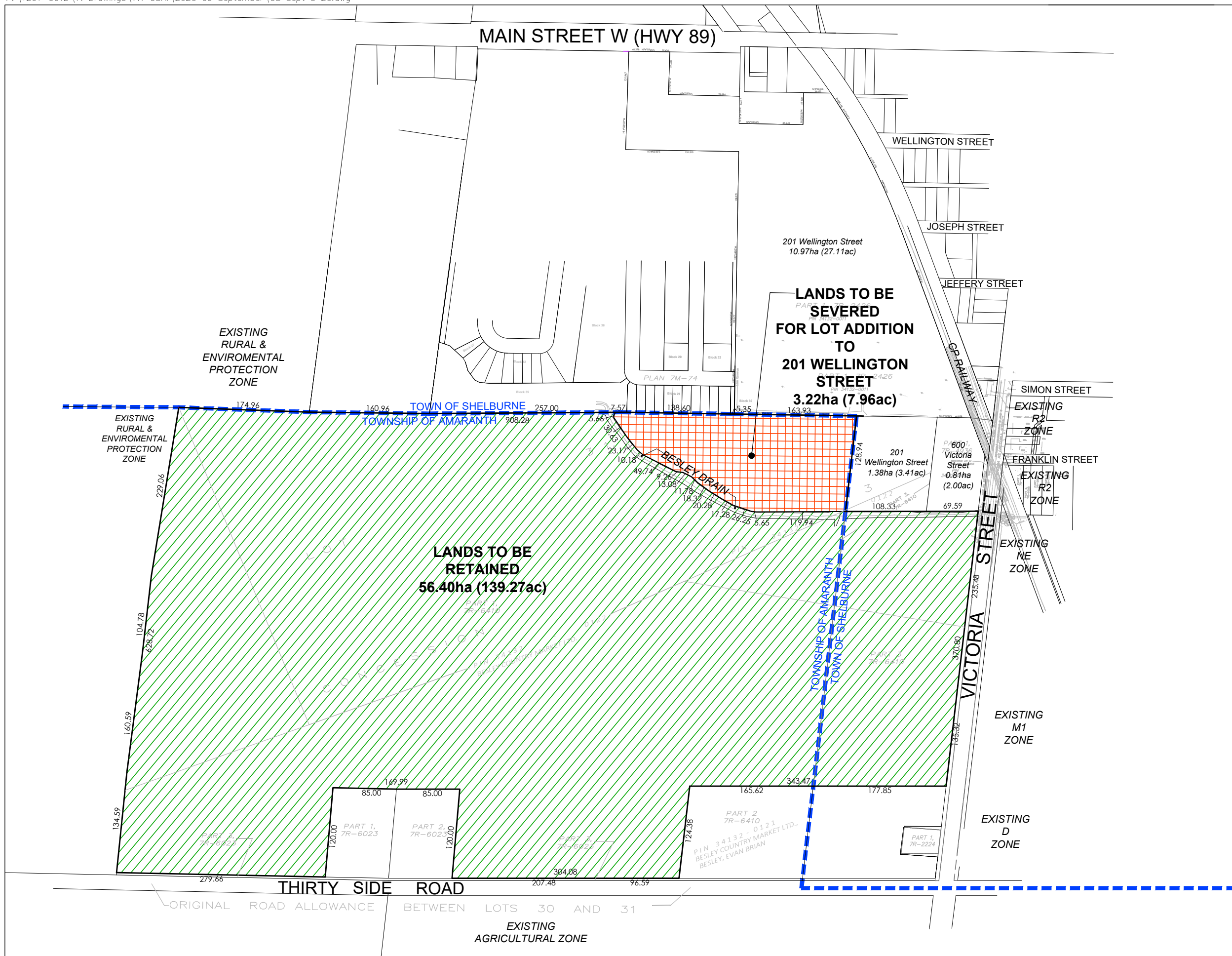
4.0 Recommendation

Subject to the consideration of any input received at the public meeting, it is recommended that the application for consent be deferred in order for staff to get a legal opinion from the Township Solicitor on the following question:

- Does the proposed lot addition in a prime agricultural area constitute a legal or technical reason for a lot adjustment?

Respectfully Submitted,



James Johnstone, Township Planner



**CONSENT SKETCH
BESLEY COUNTRY MARKET LTD.**

PART OF LOT 31,
CONCESSION 3,
DESIGNATED AS PARTS 1 & 3
TOWNSHIP OF AMARANTH;
7R-6410
TOWN OF SHELBURNE
DUFFERIN COUNTY

CONSENT STATISTICS

	LANDS TO BE RETAINED:	56.40ha (139.27ac)
	LANDS TO BE SEVERED FOR LOT ADDITION TO 201 WELLINGTON STREET:	3.22ha (7.96ac)
TOTAL		59.62ha (147.33ac)

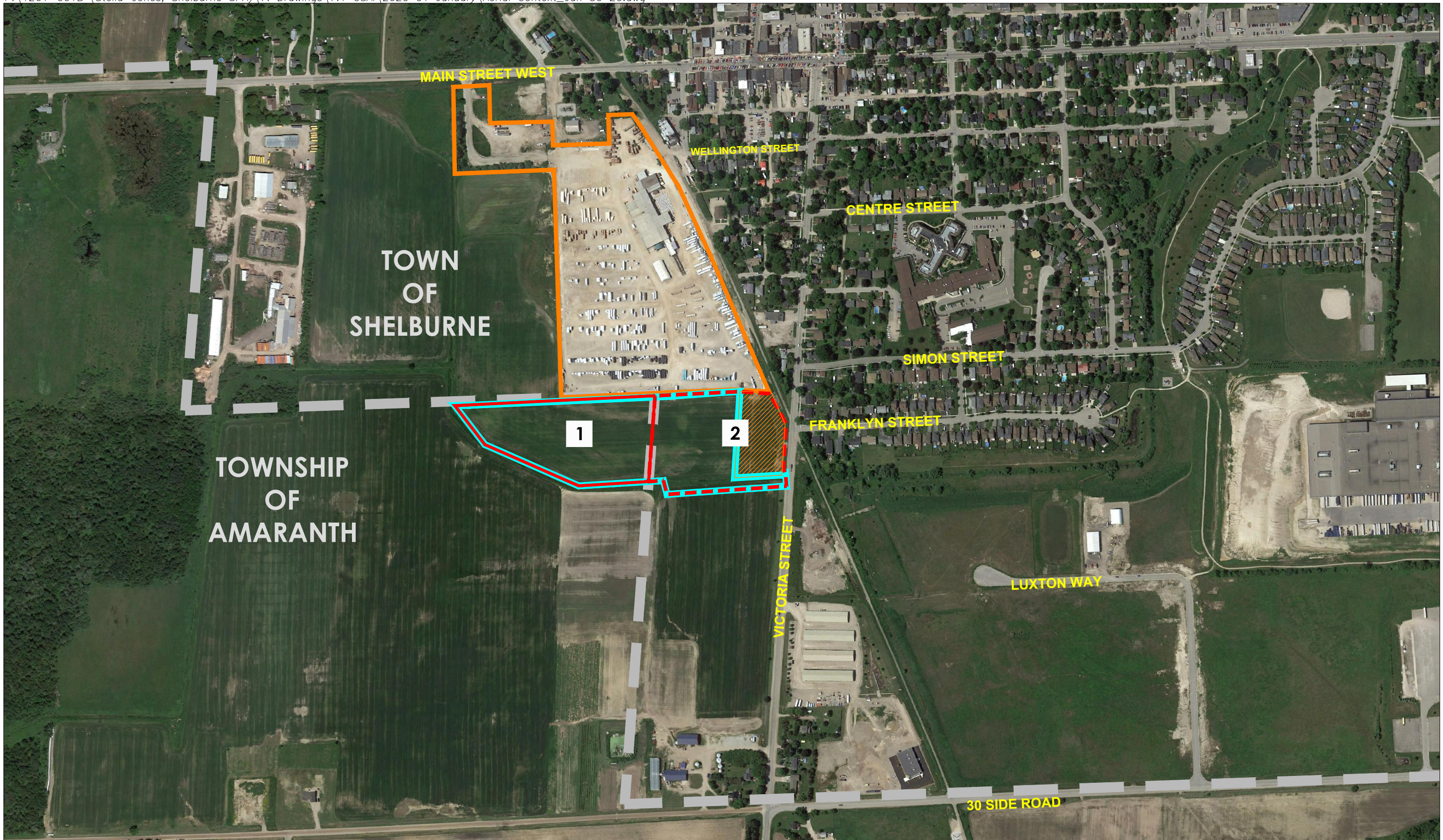
Notes

-Severed Lands to be accessed via 600 Victoria Street and 201 Wellington Street



Scale 1:5000
September 3, 2020





ATTACHMENT 1
AERIAL CONTEXT PLAN
TOWNSHIP OF AMARANTH, COUNTY OF DUFFERIN &
TOWN OF SHELBURNE, COUNTY OF DUFFERIN

- 1 PORTION OF SUBJECT PROPERTY WITHIN THE TOWNSHIP OF AMARANTH
- 2 PORTION OF SUBJECT PROPERTY WITHIN THE TOWN OF SHELBURNE
- MUNICIPAL BOUNDARY

- 600 VICTORIA STREET
- EXISTING WOOD TREATMENT PLANT (201 WELLINGTON STREET)
- EXPANSION PROPERTY

*ALL BOUNDARIES/ AREAS
APPROXIMATE*





September 11th, 2020

GSAI File No.:1261-001D

Township of Amaranth
374028 6th Line
Amaranth, ON
L9W 0M6

Attention: Mr. Mark Potter
Clerk – Treasurer

Mr. James Johnstone
Planner

Re: Application for Consent (Lot Addition)
Besley Country Market Ltd.
PART OF LOT 31 CON 3 AMARANTH DESIGNATED AS PARTS 1 & 3,
7R-6410; TOWN OF SHELBURNE
Township of Amaranth
County of Dufferin

We are pleased to submit this application for Consent (Lot Addition) for the above-noted lands, located in Township of Amaranth (herein referred to as the “subject property”, shown as Part 1 on the survey included with this submission) on behalf of Besley Country Market Ltd., owners of the subject property and Stella-Jones Inc. (“Stella-Jones”), the recipient of the lands proposed to be severed.

This Consent application proposes to sever the portion of the subject property wholly located within the Township of Amaranth and north of the existing drainage ditch (the “Severed Parcel”) for the purposes of a Lot Addition. The drainage ditch (the “Besley Drain”) bisects the subject property and creates the natural southerly and westerly boundary for the Severed Parcel. The Lot Addition would see that the properties merge with the existing Stella-Jones properties at 201 Wellington Street, immediately adjacent and to the north and east of the Severed Parcel. The easterly limit of the Severed Parcel is informed by the property line of the portion of the subject property within the Town of Shelburne. At the time of the writing of this letter, an application for Consent (Lot Addition) has been submitted to the Town of Shelburne to facilitate a Lot Addition to merge with the same property at 201 Wellington Street. The property located at 600 Victoria Street is also owned by Stella-Jones (see included Attachment #1 – Consent Sketch) and will



ultimately be merged with 201 Wellington Street which has existing access to Main Street (Highway 89) in the Town of Shelburne.

Creation of the Severed Parcel will facilitate a Lot Addition with the adjacent property 201 Wellington Street. The Severed Parcel and 201 Wellington Street are located in separate municipalities. The merger across municipal boundaries can still occur from a legal and Land Titles perspective, as demonstrated by the existing subject property, which is partially within the Township of Amaranth and the Town of Shelburne and under one ownership name. Upon finalization of this Consent and the purchase and sale agreement, the Severed Parcel will merge with the adjacent properties under the same ownership name. The remaining portion of the subject property is located within the Township of Amaranth and the area nearest Victoria Street is within the Town of Shelburne (the “Retained Parcel”) and generally south and west of the Severed Parcel. The proposed Lot Addition is referenced herein as the “proposed Severance.”

Subject Property

The subject property is an irregular shaped parcel located on the west side of Victoria Street and north of Thirtieth Side Road. The municipal boundary between the Township of Amaranth and Town of Shelburne bisects the subject property approximately 178 metres from Victoria Street in a north-south fashion. The subject property is legally described as PART OF LOT 31 CON 3 AMARANTH DESIGNATED AS PARTS 1 & 3, 7R-6410; TOWN OF SHELBURNE. The subject property has a total land area of 59.62 hectares (147.33 acres) and has a frontage of approximately 370.80 metres (1,216.53 feet) on Victoria Street. The subject property is currently used for agricultural and rural purposes.

Proposal / Background

The Severed Parcel will follow the natural boundary along the existing Besley Drain and is a suitable candidate for Lot Addition given this existing natural feature and the alignment of properties north of the Besley Drain. Stella-Jones intends to maintain the existing agricultural use on the Severed Parcel and in the future may expand that use to include the growing of trees not for harvest or sale. There is no intention to develop or change the agricultural use of the lands. Business operations of the existing wood processing and treatment facility at 201 Wellington Street will continue to be wholly contained within the urban area of the Town of Shelburne.

Besley Country Market Ltd. and Stella-Jones have entered into a purchase and sale agreement for the Severed Parcel. Upon Consent Certificate issuance and completion of the purchase and sale agreement, the Severed Parcel will merge with the lands located at 201 Wellington Street



East and 600 Victoria Street. This Consent application is required to facilitate the Lot Addition and to finalize the purchase and sale agreement. We expect that a Condition of Approval will be applied to the Severed Parcel requiring it to merge with 201 Wellington Street to satisfy frontage and access requirements.

Proposed Lot Addition

The Retained Parcel of land will:

- Maintain the agricultural and rural uses and operation;
- Have a frontage of approximately 370.80 metres (1,216.53 feet) on Victoria Street and 207.08 metres (679.40 feet) and 279.66 metres (917.51 feet) on Thirty Side Road (unchanged);
- Have a depth of approximately 1,016 metres (3,333 feet) (unchanged);
- Have a resulting area of 56.40 hectares (139.27 acres);

The Severed Parcel for the purposes of a Lot Addition will:

- Maintain the agricultural and rural uses and operation;
- Be located entirely north of the Besley Drain;
- Have the southerly boundary delineated by the existing Besley Drain which forms a natural boundary between the Retained and Severed Parcels;
- Will not have frontage on a public road but will be merged with the property located at 201 Wellington Street, which will create the necessary access and frontage requirements;
- Have an area of 3.22 hectares (7.96 acres).

Policy Summary

The Severed and Retained Parcels are within the County of Dufferin's "Countryside Area" as illustrated on Official Plan Schedule B – Community Structure and Land Use. Schedule C – Agricultural Area and Rural Lands designates portions of the Severed and Retained Parcels "Rural Lands". The Besley Drain is identified as a "Watercourse[e]" by Schedule E – Natural Heritage Features and "County Preliminary Natural Heritage System" by Schedule E1 – Natural Heritage System.

The subject property is illustrated and zoned "Rural - RU" and "Environmental Protection - EP" by the Township of Amaranth Official Plan – Schedule A – Land Use and Zoning By-law.



Schedule B – Environmental Features illustrates the subject property to be partially within a “Floodplain” south of the Besley Drain and to be part of the “Significant Habitat” overlay. The Besley Drain is illustrated as a “Water Feature” on Schedule B.

The subject property is located within the Province’s Agricultural land base system and current mapping illustrates the entirety of the subject property to be within the “Prime Agricultural Area.”

The property located at 201 Wellington Street is entirely within the Town of Shelburne Community and Urban Settlement Areas.

Planning Analysis

In support of the proposed Severance (Lot Addition), we have conducted an assessment of the Planning Act, the Provincial Policy Statement, 2020 (the “PPS”), the Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”), the County of Dufferin Official Plan (the “County Official Plan”), the Township of Amaranth Official (the “Amaranth Official Plan”) and the Township of Amaranth Zoning By-law (the “Zoning By-law”).

Planning Act

Matters of Provincial interest must be considered when reviewing any development application. Section 2 of the Planning Act outlines the criteria that the municipality must have regard for when reviewing a development application. The proposed Severance (Lot Addition) will not impede the continued operation and conservation of the existing Besley Farm and will protect the ecological/natural resource being the Besley Drain by allowing for its continued maintenance by establishing sole access from the Besley Farm. The proposed Severance (Lot Addition) will provide for orderly development along a natural boundary between properties that is established by the Besley Drain feature and will not impede and will contribute to the orderly development of safe and healthy communities.

Provincial Policy Statement

The PPS contains policy direction on matters of Provincial interest related to land use planning and development. The proposed Severance (Lot Addition) must demonstrate consistency with the PPS and conform and not conflict with any applicable Provincial Plan. The Severed Parcel is partially located within the Township’s Rural Area and is designated Rural by the Zoning By-



law. Provincial mapping currently identifies the subject property and Severed Parcel as a Prime Agricultural Area.

The PPS policies applying to Lot Creation and Lot Adjustments within Prime Agricultural Areas should be considered as portions of the Besley Farm currently operate as agricultural and rural uses. The PPS has specific policies with respect to severances with agricultural areas. Section 2.3.4.2 of the PPS provides that:

Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

Legal or technical reasons are defined by the PPS as:

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Since the Severed Parcel will ultimately be merged with 201 Wellington Street, it is considered a Lot Addition and not the creation of a new lot. The Besley Drain and severance limits established create the natural and inherent division between the Severed Parcel and the existing agricultural and rural uses spanning the subject property. Therefore, the proposed Severance (Lot Addition) is consistent with the PPS and does not conflict with the above policy.

Section 3.0 of the PPS provides direction with respect to development and its impact on natural or human-made hazards. Development is required to be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Specifically, Section 3.1.1 provides that:

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*



c) hazardous sites.

The Retained and Severed Parcels are split by an existing man-made drainage ditch, the Besley Drain. There is no future development contemplated on the Severed Parcel. Maintenance has also been accommodated, as the actual severance line is set back from the Besley drain to allow the continuation of access from the Besley Farm on either side of the Besley Drain. No development is proposed on the Severed Parcel.

Based on the above analysis, it is our opinion that the proposed Severance (Lot Addition) is consistent and does not conflict with the policies of the PPS.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan is intended to be a companion document to the PPS and to manage growth and development in support of the economy and environment combined. The Growth Plan requires municipalities to direct growth to existing built-up areas.

The Growth Plan should be considered in this assessment of the Consent application as the subject property is located within the Greater Golden Horseshoe Area and the Growth Plan's Agricultural Land Base mapping and Agricultural System while the Severed Parcel is located within a built-up area, the Town of Shelburne's Urban Area.

Section 4.2.6 of the Growth Plan provides policies with respect to the protection and alteration of the agricultural land base. Relevant policies include:

- 1. An Agricultural System for the GGH has been identified by the Province.*
- 2. Prime agricultural areas, including specialty crop areas, will be designated in accordance with mapping identified by the Province and these areas will be protected for long-term use for agriculture.*
- 3. Where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an agricultural impact assessment.*



4. *The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network will be maintained and enhanced.*
5. *The retention of existing lots of record for agricultural uses is encouraged, and the use of these lots for non-agricultural uses is discouraged.*

The proposed Severance (Lot Addition) will not prevent the existing agricultural uses on the Besley Farm from continuing and there are no adverse impacts anticipated to land use compatibility. The geographic continuity of the Agricultural System will be maintained as the Severed Parcel is delineated by the existing Besley Drain. The Retained Parcel is of suitable size for continued agricultural operations (56.40 hectares). The proposed Severance (Lot Addition) therefore conforms with the policies of the Growth Plan.

County of Dufferin Official Plan

The subject property is within the County of Dufferin's "Countryside Area" as illustrated on Official Plan Schedule B – Community Structure and Land Use. Schedule C – Agricultural Area and Rural Lands designates portions of the Severed and Retained Parcels "Rural Lands". The Besley Drain is identified as a "Watercourse[e]" by Schedule E – Natural Heritage Features and "County Preliminary Natural Heritage System" by Schedule E1 – Natural Heritage System.

The subject property is located within the Countryside Area and as such corresponds with the Prime Agricultural Areas. Lands within the Countryside Area capture Agricultural and Rural Lands and are to be protected for agricultural uses and agriculture-related uses. The proposed Severance (Lot Addition) will facilitate the continued operation of an agricultural related use within a Provincially identified Prime Agricultural Area.

Lot creation within the Prime Agricultural Area is generally discouraged and only permitted in accordance with Provincial policy and the policies of the local municipal Official Plan. The County Official Plan also directs that the minimum lot area will be established in the local municipal Official Plan. Deviation from the agricultural and rural uses on the Retained or Severed Parcels and lands located within the County's Countryside Area is not contemplated as the creation of a new Lot is not proposed.

While the County Official Plan does not explicitly designate the subject property Agricultural, the subject property has been identified as a Prime Agricultural Area by the Province and the relevant Agricultural policies should be considered in the context of the Severed and Retained Parcels and the Countryside Area designation. Section 4.2.5 - Agricultural Lot Creation and Adjustment provides guidance with respect to the proposed Severance (Lot Addition):



a) Lot creation in the Agricultural Area will generally be discouraged and only permitted in accordance with provincial policy and the policies of the local municipal official plan. The minimum lot area of both the retained and severed lots will be established in the local municipal official plans in accordance with the lot creation policies for the uses set out below.

The proposed Severance (Lot Addition) does not contemplate the creation of a new Lot.

b) For agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operations. For prime agricultural areas within the Greenbelt Plan Protected Countryside, the minimum lot size will be 40 hectares (100 acres).

The Retained Parcel will maintain a lot area of 56.40 hectares (139.27 acres) and the Severed Parcel will be merged with the property at 201 Wellington Street. The Severed Parcel will have an area of 3.22 hectares (7.96 acres) which is sufficient in size to continue the agricultural operation. The subject property is not located in the Greenbelt Plan.

c) Where a previous or current farm acquisition has rendered a residence surplus to a farming operation, a consent may be permitted subject to the following conditions:

- i. the retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;*
- ii. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
- iii. the surplus dwelling parcel will be subject to Minimum Distance Separation I setback provisions, and be zoned to recognize the non-farm residential use, as required.*

The Severed and Retained Parcels will maintain the existing Rural – RU and Environmental Protection – EP zoning. A land use change is not proposed. MDS setback provisions do not apply in this instance.

d) For agriculture-related uses, the lot created will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.



If required, sewage and wastewater services can be accommodated from the existing property at 201 Wellington Street. The existing agricultural uses do not require sewage and water services.

e) Lot adjustments in the Agricultural Area may be permitted for legal or technical reasons. Lot line adjustments will be interpreted to prohibit the creation of new residential or non-farm parcels.

The proposed Severance (Lot Addition) will facilitate a technical/legal severance (Lot Addition) for reasons noted above and in accordance with the PPS definition of legal or technical reasons. The agricultural use is maintained and a non-farm use is not proposed.

f) For the creation of a lot to permit new infrastructure uses where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

g) The creation of new residential lots in the prime agricultural area shall not be permitted except in accordance with policy 4.2.5 (c).

The creation of a new lot or residential lot is not proposed.

The Retained Parcel will have a lot area of 59.62 hectares (147.32 acres) which can satisfy minimum lot area requirements for agricultural operations. As such, the agricultural use on the Retained Parcel will continue to function unimpeded. The Besley Drain forms the natural boundary for the southerly limit of the Severed Parcel along with the municipal boundary between the Township of Amaranth and the Town of Shelburne, which creates the easterly limit of the Severed Parcel. There are no residential uses proposed.

As such, it is our opinion that the proposed Severance (Lot Addition) conforms to the County Dufferin Official Plan.

Town of Amaranth Official Plan

The subject property is illustrated and zoned “Rural - RU” and “Environmental Protection - EP” by the Township of Amaranth Official Plan – Schedule A – Land Use and Zoning By-law. Schedule B – Environmental Features illustrates the subject property to be partially within a “Floodplain” south of the Besley Drain and to be part of the “Significant Habitat” overlay. The Besley Drain is illustrated as a “Water Feature” on Schedule B.



The Township's Rural and Agricultural severance policies should be considered with respect to the proposed Severance (Lot Addition) and under the Provincial Prime Agricultural Area designation. The existing use will be maintained.

The following Severance policies apply to Agricultural lands:

3.1.4 Severance Policy

a) It is the policy of this Plan that the agricultural land base is to be preserved as much as possible in large parcels. The severed and retained parcels are to be of an appropriate size for the type of agricultural uses common in the area and sufficiently large to maintain flexibility for future changes in the type or size of the agricultural operation. In general, severances are discouraged. The basic farm unit in this category will be the original surveyed parcel of land, of approximately 40 hectares, the farm residence, barns and other buildings and structures which together support the farm operation.

The Retained Parcel will have a resulting land area of 56.40 hectares (139.27 acres). On the opposite side of the Besley Drain, the Severed Parcel will merge with the adjoining property at 201 Wellington Street.

b) All farm and non-farm development will comply with the Minimum Distance Separation Formulae (MDS) established by the Province in order to minimize odour, conflicts between livestock facilities and development, as amended from time to time.

No new development is proposed.

c) Existing agricultural operations should not be subdivided into smaller parcels of land where the severance would reduce the long-term flexibility and viability of the existing farm unit.

The existing farm unit on the Retained Parcel will be maintained and is of a suitable size for continued operations.

d) In addition to farm related severances, consents may be permitted for the following purposes:

i) an easement or right of way;



- ii) to recreate original parcels of approximately 40 hectares along the original lot lines; or*
- iii) a lot addition, deed correction or boundary adjustment which is required for legal or technical reasons and does not create an additional lot or result in the significant reduction of the land area actively farmed; or*
- iv) Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.*
- v) to create one additional lot in either of the following circumstances: Modification # 21 Decision pending*
 - 1) to sever a dwelling built prior to 1978 that is surplus to a farm operation as the result of a farm consolidation. Farm consolidation means the acquisition of an additional farm parcel to be operated as one farm operation, normally within the County of Dufferin and where the remaining lands shall be zoned to prevent further residential building.*
 - 2) to permit infilling between two non-agricultural dwellings where the proposed residential lot is between two existing non-farm dwellings that are on similar sized lots on the same side of the road and are not more than 100 metres apart; or Modification # 21 Decision pending**Lots created in these circumstances shall be of a size and location that minimizes the removal of productive agricultural lands and meets the MDS formula. Modification #21 Decision pending*

Policy 3.14 d.) permits severances for the purposes of Lot Additions for legal or technical reasons. As demonstrated in the PPS section of this letter, the proposed Severance constitutes a legal or technical severance that will not create a new Lot. The function of the existing farm will not be impeded and will remain of a suitable size for continued operations. The proposed Severance (Lot Addition) is thus permitted by the Official Plan's agricultural policies.

The following severance policies apply to Rural lands:

3.2.4 Severance Policy

New lots may be created for the following purposes:

- a) a maximum of three severances from any original Township lot of approximately 40 hectares shall be permitted provided that the severed and retained lots are of a sufficient size to be sustainable on the appropriate water and sewage systems, generally 1.0 hectares or larger; and,*



The Retained Parcel will have a resulting land area of 56.40 hectares (139.27 acres). This Lot Addition will facilitate a severance along the established limit of the Besley Drain. A Lot Addition is concurrently being processed in the Town of Shelburne. The subject property was previously severed and three new Lots were created by separate applications, shown as Parts 1 and 2 Plan 7R-6023 and Part 2 at the southeast corner of the subject property. The proposed Severance does not contemplate the creation of a new Lot and thus the limit of three severances can be maintained.

b) creating lots of approximately 2 hectares in size within existing clusters of existing lots having frontages of less than 100 metres and areas of 4 hectares to 12 hectares that existed as of the date of adopting this Plan.

New lots shall reflect the physical characteristics of the land and the lot pattern in the immediate vicinity and shall not adversely affect agricultural uses in the Township. In assessing applications for severance, priority over the application will be given to nearby agricultural operations on lands designated Agricultural under this Plan.

The Severed Parcel will have an area of 3.22 hectares (7.96 acres) and will have frontage and access from the property at 201 Wellington Street. There are no anticipated adverse impacts to adjacent or nearby agricultural uses and the farming operation on the Retained Parcel will continue to operate. The proposed Severance will be congruent with the existing characteristics of the land, being the Besley Drain.

Town of Amaranth Zoning By-law

The subject property is zoned “Rural – RU” and “Environmental Protection - EP.” The “Environmental Protection – EP” zone generally follows the Besley Drain. The continued agricultural use of the subject property, Severed Parcel (Lot Addition) and Retained Parcel are consistent with the existing permitted agricultural uses. While the Rural – RU zone requires a Minimum Lot Area of 10.0 hectares, the severed Parcel (Lot Addition) will be merged with 201 Wellington Street and 600 Victoria Street, which will, combined have a resulting total area of 16.38 hectares in the Town of Shelburne and Town of Amaranth. The Retained Parcel will also meet the Minimum Lot Area requirements. Minimum Lot Frontage requirements will also be satisfied through the merger. As such, conformity with the Town’s Zoning By-law can be achieved once the Lot Addition occurs.



The proposed Severance (Lot Addition) will respect the “Environmental Protection – EP” zone boundaries and will reinforce the natural division between the Severed (Lot Addition) and Retained properties.

Nottawasaga Conservation Authority

Development is not proposed on either the Retained or Severed (Lot Addition) Lots. The existing agricultural operations will continue and no buildings, residences or development is proposed. In accordance with the PPS Natural Hazard policies discussed above, the proposed Severance will facilitate unimpeded maintenance of the Besley Drain from one side.

Conclusion

Based on the above analysis, it is our opinion that the proposed Severance (Lot Addition) is consistent with the Planning Act and PPS and conforms to the Growth Plan, County Official Plan, Town of Amaranth Official Plan and Town of Amaranth and Zoning By-law. This letter demonstrates how Severance policies at the County and Municipal levels have been addressed and how access and lot size requirements can be met on an interim and future basis through the facilitation of the Lot Addition with the adjacent property 201 Wellington Street which will be under the same ownership.

Submission Materials

Enclosed, in support of the application please find, the following materials:

1. Application for Consent;
2. Plan of Survey 7R-6410; and
3. A Severance Sketch prepared by Glen Schnarr and Associates Inc. dated September 3, 2020.

The required fees have been hand delivered to the Township.

We trust this information is sufficient to support of the proposed Severance application and look forward to your review and comments and the item being placed on the next available meeting agenda. Should you have any questions, please do not hesitate to contact me at 905-568-8888 ext. 257.



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Bruce McCall-Richmond, MCIP, RPP
Associate

- c. V. Schmidt, Town of Shelburne
S. Couture, Stella-Jones Inc.
M. Cugino, VTX Consulting Services Inc.

Date: November 11th, 2020

To: James Johnstone, Director of Planning, Township of Amaranth

RE: Application for Consent to Sever (B4-2020)-716 Victoria Street, Concession 3, Part Lot 31, 7R-6410, Part 1, Amaranth ON

The County's Department of Planning, Economic Development and Culture have reviewed the above noted Consent application B4-2020 and provide the following summary of comments and recommendations along with the detailed comments provided by our consulting planners:

The proposed Consent application for a lot addition to sever a 3.22-hectare portion of the subject property in the Township of Amaranth and merge it with the adjoining property at 201 Wellington Street in the Town of Shelburne is consistent with the Countryside Area designation and the related policy in the County's Official Plan (2017) provided that:

- Confirmation be provided as to whether the woodlands located on the subject property are deemed significant and whether an Environmental Impact Statement (EIS) is required in regards to the presence of woodlands and wetlands on the subject property and
- Consultation occur with the Township and the Nottawasaga Valley Conservation Authority (NVCA) related to the potential impacts to source water because the subject property is located within a source water protection area (Municipal Wellhead Protection Area and Low Vulnerability Aquifer), as indicated in Appendix 2 of the Dufferin County Official Plan (2017).

If you have any questions regarding the comments outlined above or in the detailed memo, please do not hesitate to contact the undersigned

Regards,

Darrell Keenie, Director of Planning, Economic Development and Culture

Jenny Li, Planning Coordinator



MEMO

TO: Jenny Li, Planning Coordinator, County of Dufferin

FROM: Matt Alexander, Project Manager, WSP
Tommy Karapalevski, Planner, WSP

SUBJECT: Application for Consent to Sever (File #: B4-2020) – 716 Victoria Street, Amaranth, ON

DATE: November 11th, 2020

Recommendation

Based on our review, the application for Consent to Sever is consistent with the Countryside Area designation and the related policies in the Dufferin County Official Plan, provided that:

- Confirmation be provided as to whether the woodlands located on the subject property are deemed significant;
- Confirmation be provided as to whether an Environmental Impact Statement (EIS) is required relative to the presence of woodlands and wetlands on the subject property; and,
- Consultation occur with the Township and the Nottawasaga Valley Conservation Authority (NVCA) related to the potential impacts to source water because the subject property is located within a source water protection area (Municipal Wellhead Protection Area and Low Vulnerability Aquifer), as indicated in Appendix 2 of the Dufferin County Official Plan (2017).

Summary

The purpose of application for Consent to Sever is to sever a 3.22 hectare portion of the subject property and merge it with adjoining property at 201 Wellington Street (existing wood processing and treatment facility). The retained lands will maintain its agricultural and rural uses and operation and have an area of approximately 56.04 hectares within both the Township of Amaranth and the Town of Shelburne. The retained lands will also maintain 370.80 metres of frontage onto Victoria Street and 207.08 metres and 279.66 metres on Thirty Side Road. The Severed Parcel of land will also maintain the agricultural and rural uses operation.

The documents received by WSP on October 27th, 2020 include:

- Public Meeting Notice;
- Application for Consent; and
- Consent Justification Letter.

The circulation documents were reviewed against the Province of Ontario's Natural Heritage mapping and the Dufferin County Official Plan.

Province of Ontario's Natural Heritage Mapping

As a result of the Growth Plan 2019, the Province's Agricultural Area and Natural Heritage mapping must be studied and implemented into the County's Official Plan before it can be applied at a local level. However, as it relates to land use designations, the mapping should continue to be used as a guide to determine if the subject property is identified as agriculturally sensitive or with identified Natural Heritage features, should the County or local Official Plans not reflect current mapping.

Under Ontario's Agricultural Area mapping, the subject property is located within Prime Agricultural Lands. Per Section 2.3 of the PPS, Prime Agricultural Areas shall be protected for the long-term use of agriculture. Permitted uses and activities in these areas are restricted to agricultural uses, agriculture-related uses and on-farm diversified uses.

Per Section 2.3.4.2, lot adjustments in prime agricultural areas may be permitted for legal or technical reasons. Since the Severed Parcel will ultimately be merged with 201 Wellington Street, it is considered a Lot Addition and not necessarily the creation of a new lot.

Under Ontario's Natural Heritage mapping, the subject property (retained parcel only) contains woodlands and unevaluated wetlands.

Dufferin County Official Plan (2017)

The subject property is within the Countryside Area designation under Schedule B (Community Structure and Land Use) and within the Rural designation under Schedule C (Agricultural Area and Rural Lands) of the County Official Plan. The intent of the Rural Lands designation is to protect the natural amenities and rural character of the County while providing opportunities for rural and other agricultural uses and resource-based activities, and recreational and tourism opportunities. Per section 4.3.2 (e) of the County Official Plan, the specific permitted uses and accessory uses will be established in the local municipal official plans and implementing zoning by-laws.

Schedule E (Natural Heritage Features) identifies woodlands and wetlands on the subject property (retained lands only). Given that the proposed development is located in proximity to woodlands, further consultation with the NVCA should be undertaken to determine whether the woodlands are deemed significant. Section 5.3.4 of the County Official Plan directs that development and site alteration adjacent to significant woodlands is not

permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through preparation of an EIS.

Section 5.3.6 of the County Official Plan directs that development and site alteration adjacent to unevaluated wetlands is not permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through preparation of an EIS.

Given that the subject property is not located on a County road, the Township should provide comments regarding road access.

Under Appendix 2 (Source Water Protection) the subject property is located within a Municipal Wellhead Protection Area and Low Vulnerability Aquifer. Policy 5.4.2(c) states that prior to the approval of development applications within designated vulnerable areas, the proponents shall demonstrate to the satisfaction of the County, local municipality, Conservation Authority and Province, where necessary, that the quality and quantity of municipal drinking water sources will not be negatively impacted. It is anticipated that the NVCA will provide further review and comments with respect to the Stormwater Management Plan and requirements for Source Water Protection as it relates to the development proposed on the subject property.

Recommendation

Based on our review, the application for Consent to Sever is consistent with the Countryside Area designation and the related policies in the Dufferin County Official Plan, provided that:

- Confirmation be provided as to whether the woodlands located on the subject property are deemed significant;
- Confirmation be provided as to whether an Environmental Impact Statement (EIS) is required relative to the presence of woodlands and wetlands on the subject property; and,
- Consultation occur with the Township and the Nottawasaga Valley Conservation Authority (NVCA) related to the potential impacts to source water because the subject property is located within a source water protection area (Municipal Wellhead Protection Area and Low Vulnerability Aquifer), as indicated in Appendix 2 of the Dufferin County Official Plan (2017).



DELIVERY PLANNING
200 – 5210 BRADCO BLVD
MISSISSAUGA, ON L4W 2G7
416-262-2394
CANADAPOST.CA

October 30, 2020

James Johnstone
Township of Amaranth
374028 6th Line
Amaranth, ON
L9W 0M6

Reference **Township of Amaranth Application for Consent and Request for comments**
201 Wellington St
Town File Number: B4-2020
Addition to a Lot (Severed property from Amaranth Township to be merged with 201 Wellington Street in Town of Shelburne).

Canada Post Corporation appreciates the opportunity to comment on the above noted application.

Canada Post has reviewed the proposal for severed lot at 201 Wellington St for the above noted Development Application and has determined that mail delivery will remain as it is currently; which is delivery to a community mailbox.

Nothing is required by the Builder/Developer to put out for Canada Post at this time. If facility type changes or unit/civic numbers change or are added, please contact me to adjust our records, to ensure accurate and timely delivery.

I have no further requests or comments at this time and no objections to the site plan application.

Should you require further information, please do not hesitate to contact me at the above telephone number or mailing address.

Regards,

Lorraine Farquharson

Lorraine Farquharson
Delivery Services Officer | Delivery Planning - GTA
lorraine.farquharson@canadapost.ca

James Johnstone

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Monday, November 2, 2020 10:49 AM
To: James Johnstone
Subject: RE: RE: Township of Amaranth Application for Consent (B4-2020) - Request for Comments from Enbridge Consumer Gas

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel. For more details contact SalesArea20@Enbridge.com.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE
TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com
Safety. Integrity. Respect.

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Tuesday, October 27, 2020 11:26 AM
To: Municipal Planning <MunicipalPlanning@enbridge.com>
Subject: [External] RE: Township of Amaranth Application for Consent (B4-2020) - Request for Comments from Enbridge Consumer Gas

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Morning,

The Township of Amaranth has received a completed application for consent (B4-2020). This email is to provide notice of a public meeting taking place electronically on Wednesday, November 18, 2020 (starting at 6:00PM). Notice of public meeting is attached.

Could you please provide comments for this application by **November 12, 2020**.

Thank you,

James Johnstone

Director of Planning | Township of Amaranth
374028 6th Line | Amaranth | ON | L9W 0M6
Tel: 519-941-1007 ext. 228 | Fax: 519 - 941-1802

All municipal facilities and parks are closed until further notice during the COVID-19 pandemic. Staff is working to keep critical services operational during this difficult time. Updates will be posted to our website (www.amaranth.ca) and through our Facebook accounts. Calls to the office at 519-941-1007 will be answered as soon as possible.

For accurate information on COVID-19 please visit: www.ontario.ca/COVID-19



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Nottawasaga Valley
Conservation Authority

November 11, 2020

SENT BY EMAIL

Township of Amaranth
74028 6th Line
Amaranth, ON L9W 0M6

Attn: Mr. James Johnstone
Director of Planning
jjohnstone@amaranth.ca

Dear Mr. Johnstone,

**RE: Consent Application B04/20
716 Victoria Street
Township of Amaranth
NVCA ID # 36399**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of a consent application for a boundary adjustment. The purpose and effect of the application is to sever a portion of the property to have a land area of approximately 7.96ac (3.22ha) to merge with adjoining property at 201 Wellington Street in the Town of Shelburne. The retained lands will have an area of approximately 139.37ac (56.40ha). The retained lands will maintain frontage onto 30th Sideroad. The subject lands are currently used for agricultural and rural uses.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 172/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Township.

Ontario Regulation 172/06

The property falls partially within an area affected by Ontario Regulation 172/06 (the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation) due to the Besley Drain, floodplain and meander hazard areas. In addition, the retained portion is also regulated due to the presence of an unevaluated wetland and associated buffers. Permits are required from NVCA prior to construction or grading on regulated portions of this property

Provincial Policy Statement (2020)

The PPS is silent as it relates to policies for boundary adjustments save and except applications within prime agricultural areas.

Staff note that the entire severed portion will be subject to the site plan control process. At that time the applicant will be required to provide the NVCA with the required technical studies for review and approval. These studies are to confirm the limits of development and ensure that no development will occur within existing floodplain and meander erosion hazards.

Nottawasaga Valley Conservation Authority

8195 8th Line, Utopia, ON L0M 1T0

T: 705-424-1479 F: 705-424-2115

admin@nvca.on.ca • nvca.on.ca

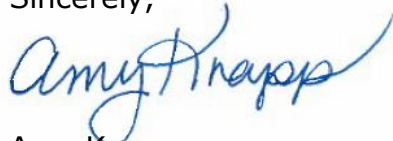
A member of Conservation Ontario

Conclusion

The NVCA has no objection to the approval of the consent application as applied for. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Thank you for circulating this application and please forward a copy of any decision.

Sincerely,



Amy Knapp
Planner III



Township of Amaranth
374028 6th Line
Amaranth ON L9W 0M6
Telephone: (519) 941-1007
Fax: (519) 941-1802
info@amaranth.ca

NOTICE OF A COMPLETE APPLICATION & NOTICE OF PUBLIC MEETING
TO CONSIDER AN APPLICATION FOR CONSENT UNDER THE PLANNING ACT

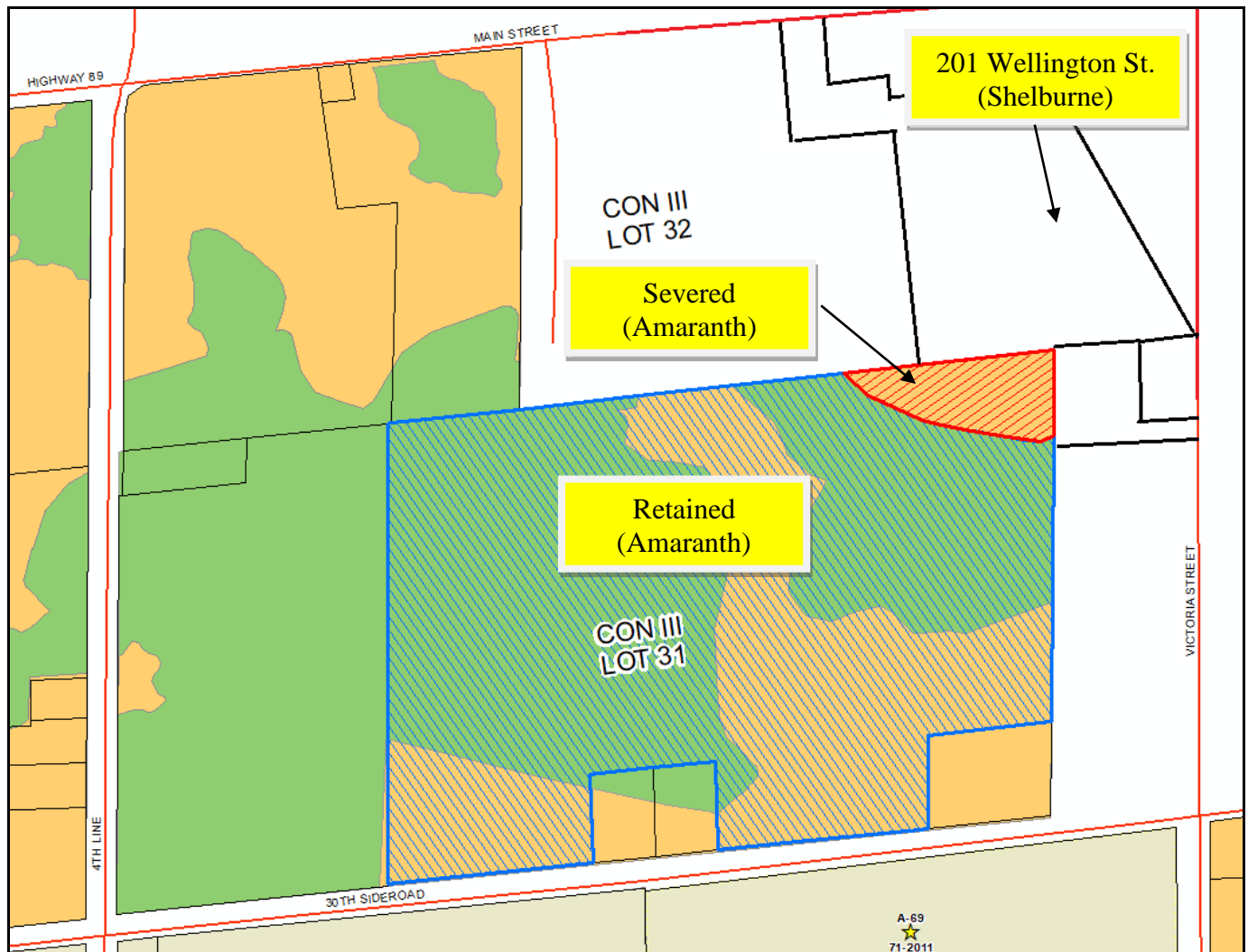
A public meeting will be held electronically, to consider the following application for a consent:

Application Number:	B4-20		
Owner/Applicant:	Besley Country Market Ltd. (c/o Brian Besley)		
Location:	Concession 3, Part Lot 31, 7R-6410, Part 1 (716 Victoria Street)		
Severed Area (approx.):	7.96ac (3.22ha)	Retained Area (approx.):	139.37ac (56.40ha)
Statutory Public Meeting/Council Meeting:	Wednesday, November 18, 2020 (Meeting starts at 6:00PM)		
Purpose:	Addition to a Lot (Severed property from Amaranth Township to be merged with 201 Wellington Street in Town of Shelburne).		

PUBLIC MEETING: You are entitled to attend this public hearing electronically to express your views about the proposed consent or you may be represented by counsel for that purpose. If you wish to make written comments, they may be forwarded to the Acting CAO/Clerk at the address shown above before **November 13, 2020**. A copy of the application is available for consultation at the Administration Office during regular office hours.

FAILURE TO ATTEND HEARING: If a person or public body that files an appeal of a decision of the Council of the Township of Amaranth in respect of the proposed consent does not make written submissions to the Council of the Township of Amaranth before it gives or refuses to give a provisional consent, the Local Planning Appeal may dismiss the appeal.

DECISION: If you wish to be notified of the Decision of the Council of the Township of Amaranth in respect of the proposed consent, you must submit a written request to the Township of Amaranth at the address above noted. This will entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing.



For illustration purposes only. This is not a plan of survey

Dated: October 26, 2020
Nicole Martin, Dipl. M.A.
Acting CAO/Clerk
TOWNSHIP OF AMARANTH

The Township of Amaranth - Planning Report (B05-2020)

To: Mayor Currie and Members of Council

From: James Johnstone, Township Planner

Date: November 12, 2020

Applicants/Owners: John Beattie Farms Limited

Address: 335524 7th Line, Amaranth, Ontario

Subject: Application for Consent (B05-2020)

Official Plan Designation: Agricultural (A)

Zoning: Agricultural (A)

1.0 Background

An Application for Consent (the “Application”) has been submitted by John Beattie Farms Limited (the “Owner”) for 335524 7th Line, Amaranth, Ontario (the “Property”). The purpose of the Application is the creation of a lot from a residence surplus to a farming operation.

The Subject Property is legally referred to as East Part Lot 29, Concession 7, Amaranth, County of Dufferin and now designated as Part 1 on Registered Plan 7R-402, Township of Amaranth, County of Dufferin. The Subject Property is currently designated “Agricultural” in the Township Official Plan. The Subject Property is currently zoned “Agricultural (A)” in the Township Zoning By-Law. The Subject Property is designated “Countryside Area” in the County Official Plan.

The Subject Property has an approximate area of 40.0 hectares with an approximate frontage of 538.5 meters. The Subject Property is used for agricultural purposes and has two dwellings, three barns and one anaerobic digester. The retained and severed parcels will have areas of 39.4 hectares and 0.6 hectares respectively. The retained and severed parcels will have frontages of 176.8 metres and 65.3 metres respectively. Table 1 – Parcel Descriptions summarizes the areas and frontages of existing, retained and severed parcels.

Table 1 – Parcel Descriptions

Parcel	Area	Frontage
Existing	40.0 hectares	538.5 metres
Retained	39.4 hectares	176.8 metres
Severed	0.6 hectares	65.3 metres

2.0 Analysis

a) Provincial Policy Statement (2020)

The Provincial Policy Statement came into effect on May 1, 2020 and provides policy direction on building strong health communities, wise use and management of resources and protecting public health and safety in Ontario. Applicable policies include:

- Lot creation in prime agricultural areas is permitted for a residence surplus to a farming operation as a result of farm consolidation provided that:
 - the severed parcel is limited to a minimum size to accommodate appropriate sewage and water services; and
 - new residential dwellings are prohibited on retained parcels (Policy #2.3.4.1c).
- Lot creation in prime agricultural areas shall comply with the minimum distance separation formulae (Policy #2.3.3.3).

b) Provincial Growth Plan (2019)

The Provincial Growth Plan for the Greater Golden Horseshoe (“Provincial Growth Plan”) came into effect on May 16, 2019 and provides policy direction on growth, infrastructure conservation in the Greater Golden Horseshoe Planning Area. Applicable policies include:

- The Provincial Growth Plan (2019) does not have specific policies that address lot adjustments for legal/technical reasons; in such cases the policies of the Provincial Policy Statement (2020) prevail (Policy #1.2.3).

c) Provincial Greenbelt Plan (2017)

The Provincial Greenbelt Plan came into effect on July 1, 2017 and provides policy direction on urbanization and the protection of the agriculture landbase/environmental features in the Greenbelt Planning Area. Applicable policies include:

- The policies of the Provincial Greenbelt Plan do not apply to the Application as the Property is not located in the Provincial Greenbelt Planning Area.

d) County Official Plan (2015)

The County Official Plan came into effect on March 27, 2015 and provides policy direction for growth in settlement/countryside areas, natural heritage and water resources, natural and human-made hazards and infrastructure servicing. Applicable policies include:

- Lot creation in agricultural areas is permitted for a residence surplus to a farming operation as a result of farm consolidation provided that:
 - the severed parcel is limited to a minimum size to accommodate appropriate sewage and water services;
 - new residential dwellings are prohibited on retained parcels; and
 - the severed parcel will be subject to Minimum Distance Separation (MDS1) setback provisions (Policy #4.2.5c).

e) Township Official Plan (2005)

The Township Official Plan came into effect on October 26, 2005 and provides policy direction on future land use and development criteria for environmental/growth management. Applicable policies include:

- Lot creation in agricultural areas is permitted for a residence to a farming operation as a result of farm consolidation provided that:
 - new residential dwellings are prohibited on retained parcels; and
 - the severed and retained parcels will be subject to the Minimum Distance Separation setback provisions (Policy #3.1.4).

f) Township Zoning Bylaw (2009)

The Township Zoning Bylaw came into effect on January 7, 2009 and provides regulation on the use of land by specifying a specific range of permitted uses and functions. Applicable policies include:

- The minimum lot area for agricultural uses in agricultural zones shall be 19.0 hectares (Policy #4.1.2i)
- The minimum frontage for agricultural uses in agricultural zones shall be 150 metres (Policy #4.1.2ii).
- The minimum lot area for agricultural uses in agricultural zones shall be 0.6 hectares (Policy #4.1.2i)
- The minimum frontage for agricultural uses in agricultural zones shall be 60 metres (Policy #4.1.2ii).

g) Provincial MDS Formulae (2017)

The Provincial Minimum Distance Separation Formulae (“Provincial MDS Formulae”) came into effect on March 1, 2017 and provides regulation on to separate uses so as to reduce incapability concerns about odor from livestock facilities. The Provincial MDS Formulae contains the following applicable implementation guidelines:

- MDS 1 setbacks for lot creation for a residence surplus to a farming operation apply:
 - Where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS1 setback is not required for the consent application unless otherwise required by municipal official plan policy;
 - An MDS1 setback is always required for a proposed lot with an existing dwelling when prior to the consent, that dwelling is located on the same lot as the existing livestock facility or anaerobic digester and after the consent, the dwelling would be on a lot separate from that same existing livestock facility or anaerobic digester; and
 - When a new lot is proposed with an existing dwelling and an existing livestock facility or anaerobic digester on it, an MDS1 setback is not required for that livestock facility or anaerobic digester (Implementation Guideline #9).

3.0 Comments

a) Grand River Conservation Authority

- No objection to the proposed consent application as both the severed and retained parcels do not contain any features regulated by the GRCA.

b) Hydro One

- No comments or concerns.

c) County Planning Department

- The Planning Justification Report in support of the application notes that the proposed Severed Lot containing the surplus dwelling parcel will meet Minimum Distance Separation I setback provisions as there are no nearby livestock facilities.
- A zoning by-law amendment is required to prevent development of a dwelling on the retained agricultural property in accordance with the County Official Plan policies;
- Consultation occur with the Province to confirm the significance of the mineral resources on the subject property;
- Confirmation be provided that the proposed severed lot is an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands located on the subject property are deemed significant;
- Confirmation be provided as to whether an Environmental Impact Statement (EIS) is required in regard to the presence of woodlands and wetlands on the subject property; and
- Consultation occur with the Township of Amaranth and the Grand River Conservation Authority (GRCA) related to the potential impacts to source water as the subject properties are located within a source water protection area (Low and Medium Vulnerability Aquifer).

4.0 Recommendation

Subject to the consideration of any input received at the public meeting, it is recommended that conditional approval be granted for the Application for Consent for the following reasons with associated conditions:

- The creation of a lot from a residence surplus to a farming operation is supported by policies in the Provincial Policy Statement (2020), County Official Plan (2015) and Township Official Plan (2005).
- The Grand River Conservation Authority has no objections to the proposed consent application as no wetlands or other regulated features are located on the severed or retained parcels.
- The severed parcel meets the minimum lot area requirements which have been sized in order to accommodate of sewage and water services as contained in Township Zoning Bylaw (2009). Because minimum lot area requirements have been met, the application satisfies requirements for sewage and water services as outlined in the Provincial Policy Statement (2020), County Official Plan and Township Official Plan (2005).
- A condition of approval should be the completion of a zoning bylaw amendment which prevents the development of a dwelling on the retained parcel in accordance with the Provincial Policy Statement (2020), County Official Plan (2015) and Township Official Plan (2005).
- A condition of approval should be the successful completion of MDS1 analysis in order to confirm that setback provisions are met in accordance with Provincial Policy Statement (2020), County Official Plan (2015) and Township Official Plan (2005). Although the County Planning Department states that MDS1 setback provisions have been met for the severed parcel as there are no nearby livestock facilities/anaerobic digesters according to the Planning Justification Report, the application for consent state there are potential livestock facilities/anaerobic digesters within 500 metres of the property. The County Official Plan (2015) requires the severed parcel is subject to Minimum Distance Separation (MDS1) setback provisions (Policy #4.2.5c).
- A condition of approval should be the demolition of the livestock facility/anaerobic digester and dwelling on the retained parcel. These two demolitions address requirements for no dwellings on retained parcel and MDS1 requirements between the severed and retained parcels. The owner has agreed to demolish the livestock facility/anaerobic digester and dwelling on the retained parcel.
- A condition of approval should be the taking of road widenings on both the retained and severed parcels.

Respectfully Submitted,

James Johnstone, Township Planner

INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



335524 7th Line

PLANNING JUSTIFICATION REPORT

AMARANTH, ON

IPS NO. 20-962

OCTOBER 2020



EMAIL: info@ipsconsultinginc.com
WEB: www.ipsconsultinginc.com



647 WELHAM ROAD, UNIT 9A
BARRIE, ON L4N0B7



TEL: (705) 812-3281

335524 7TH LINE

TOWNSHIP OF AMARANTH

APPLICATION FOR

CONSENT

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

647 WELHAM ROAD, UNIT 9A

BARRIE, ONTARIO L4N 0B7

TEL: (705) 812-3281

FAX: (705) 812-3438

ON BEHALF OF

JOHN BEATTIE FARMS LTD.

OCTOBER 2020

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FIGURES

FIGURE 1:	Location of Subject Property
FIGURE 2:	Location of Farm Dwellings
FIGURE 3:	Surrounding Land Uses
FIGURE 4:	Land-use Designation
FIGURE 5:	Zoning

TABLES

TABLE 1:	Zoning Table for Severed Lot
TABLE 2:	Zoning Table for Retained Lot

APPENDICES

APPENDIX 1:	Severance Sketches
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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by John Beattie Farms Ltd. to prepare a Planning Justification Report relative to a Consent application, for lands legally known as Part of Lot 29, Concession 7 East, and municipally known as 335524 7th Line in the Township of Amaranth.

The subject lands are located approximately 620 metres south of the intersection of 30th Sideroad and the 7th Line. The subject lands have a total area of 40.06 hectares (99 acres) with approximately 538.5 metres (1,765 feet) of frontage along the 7th Line.

Figure 1 shows the location of the subject lands.

The subject lands are designated '*Countryside Area*' in the Dufferin County Official Plan, designated '*Agricultural*' in the Township of Amaranth Official Plan, and zoned '*Agricultural Exception Fifty-Two (A-52)*' in the Zoning By-law.

The purpose of the subject Consent application is to facilitate the severance of a surplus farm dwelling as a result of a farm consolidation, as seen in the severance sketches provided in **Appendix 1**.

The following report will review the applicable policies found within the documents noted below to demonstrate consistency with good planning principles:

- Provincial Policy Statement, 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation
- Dufferin County Official Plan, 2016
- Township of Amaranth Official Plan, 2018 Consolidation
- Township of Amaranth Zoning By-law 2-2009, 2010 Consolidation



LEGEND

 Subject Lands

Figure 1
SUBJECT LANDS AERIAL

Source: Dufferin County Open Data, 2020.

Drawn By: KT

File: 20-962



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2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

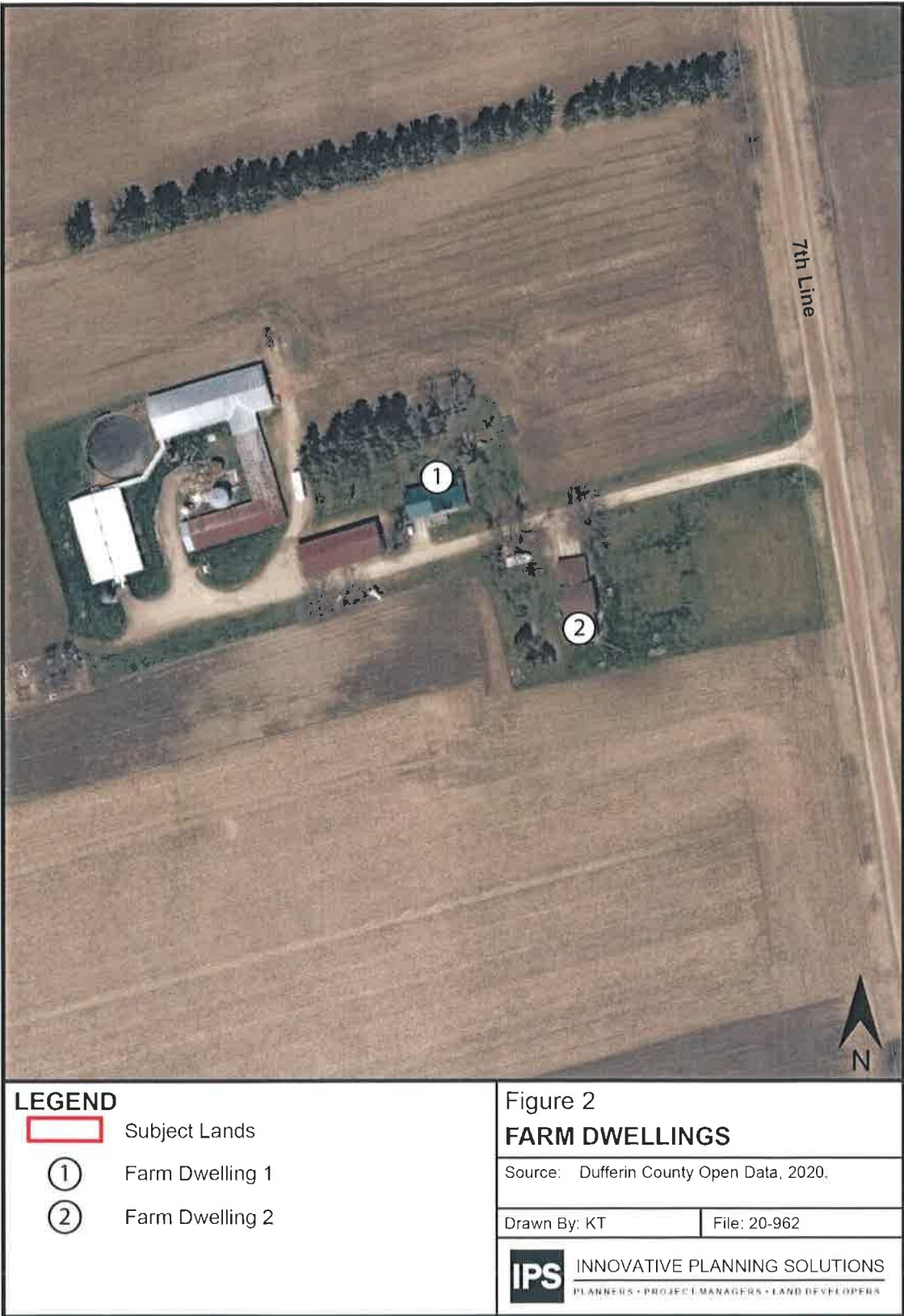
The subject lands are located approximately 620 metres south of the intersection of 30th Sideroad and the 7th Line. The subject lands have a total area of 40.06 hectares (99 acres) with approximately 538.5 metres (1,765 feet) of frontage onto the 7th Line.

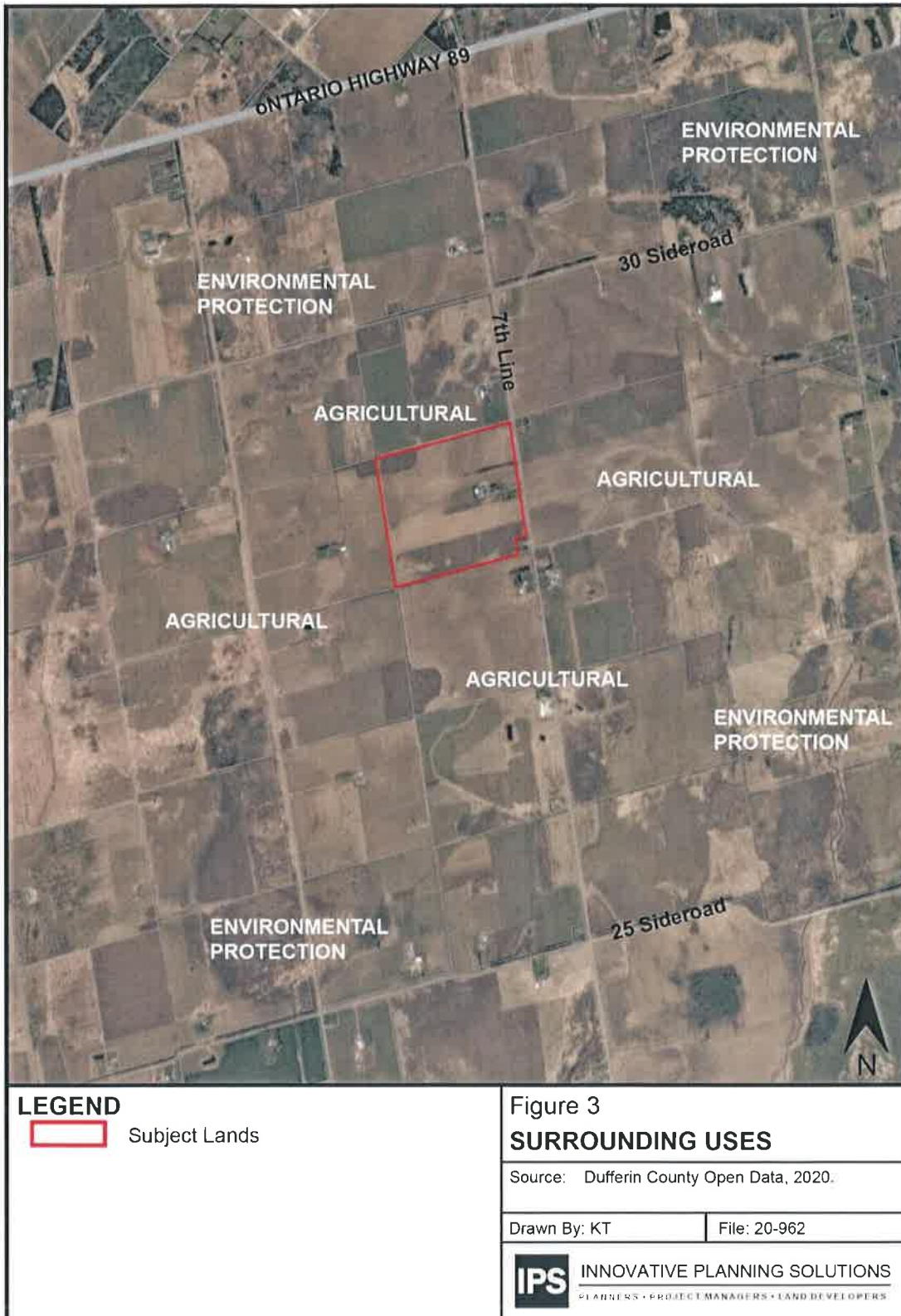
The lands are currently used for agricultural purposes. The subject lands contain two (2) single detached dwellings and three accessory agricultural structures accessed from 7th Line, as seen in **Figure 2**. One wind farm turbine is located in the southwest corner of the subject lands. This wind turbine is one (1) of twenty-two (22) wind farm turbines that form the Melancthon II Wind Farm Project. The wind farm turbine on the lands is accessed via a driveway which runs through the lot to the north, located at 335576 7th Line. A wooded area exists along the northwest corner of the subject lands, with additional sparse vegetation and a hedgerow located in proximity to the existing dwellings and agricultural buildings. The lands are relatively flat with very little change in elevation.

The property is bound on all sides by agricultural lands. A few environmental protection lands and rural lands are found as you move further out from the site. Ontario Highway 89 lies approximately 2 kilometres north of the subject lands. The subject lands and surrounding uses are outlined in **Figure 2** and summarized below:

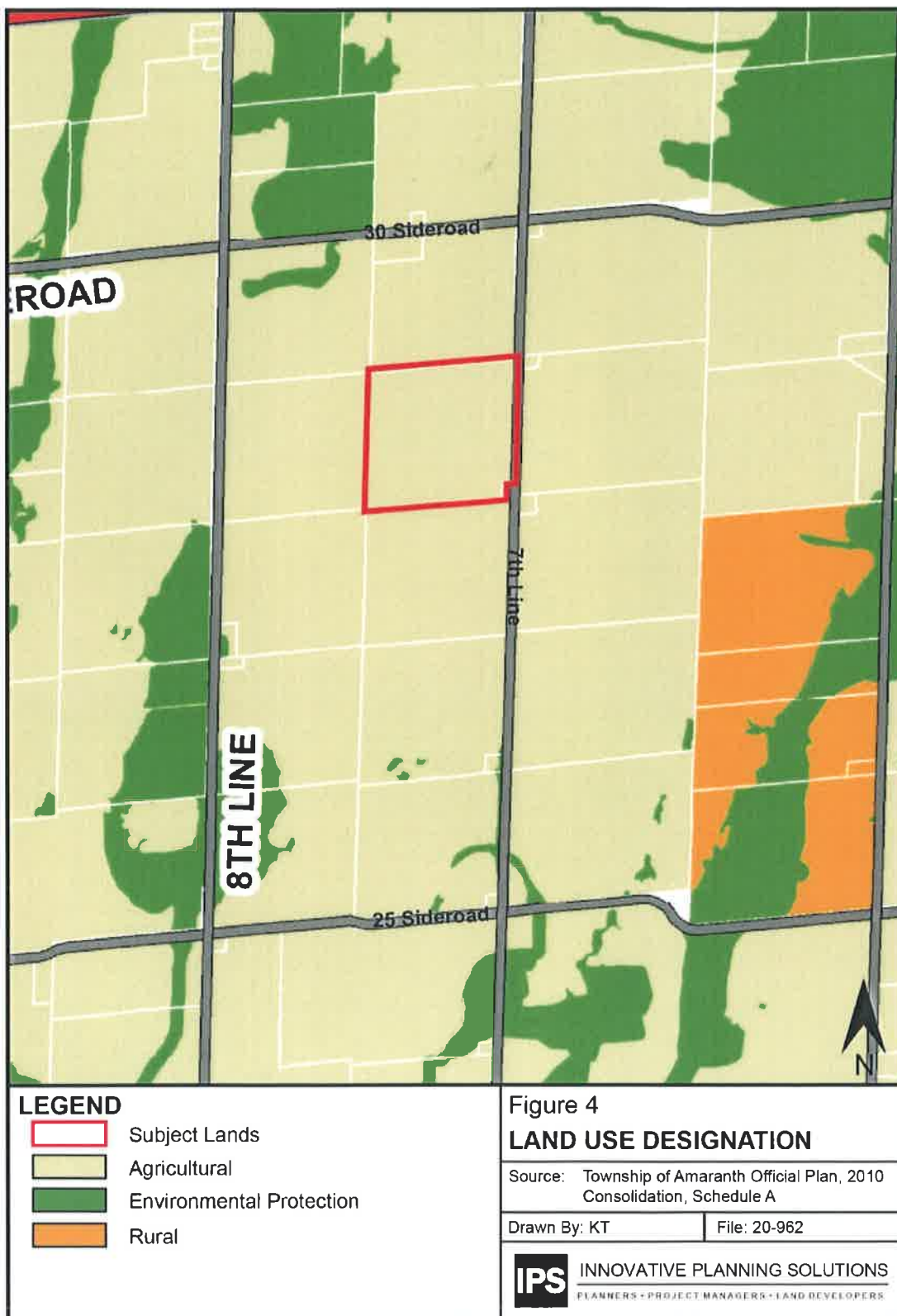
North: Agricultural lands, Environmental Protection, Ontario Highway 89 further north.
South: Agricultural lands, Environmental Protection.
East: Agricultural lands, Environmental Protection, Rural Residential.
West: Agricultural lands, Environmental Protection.

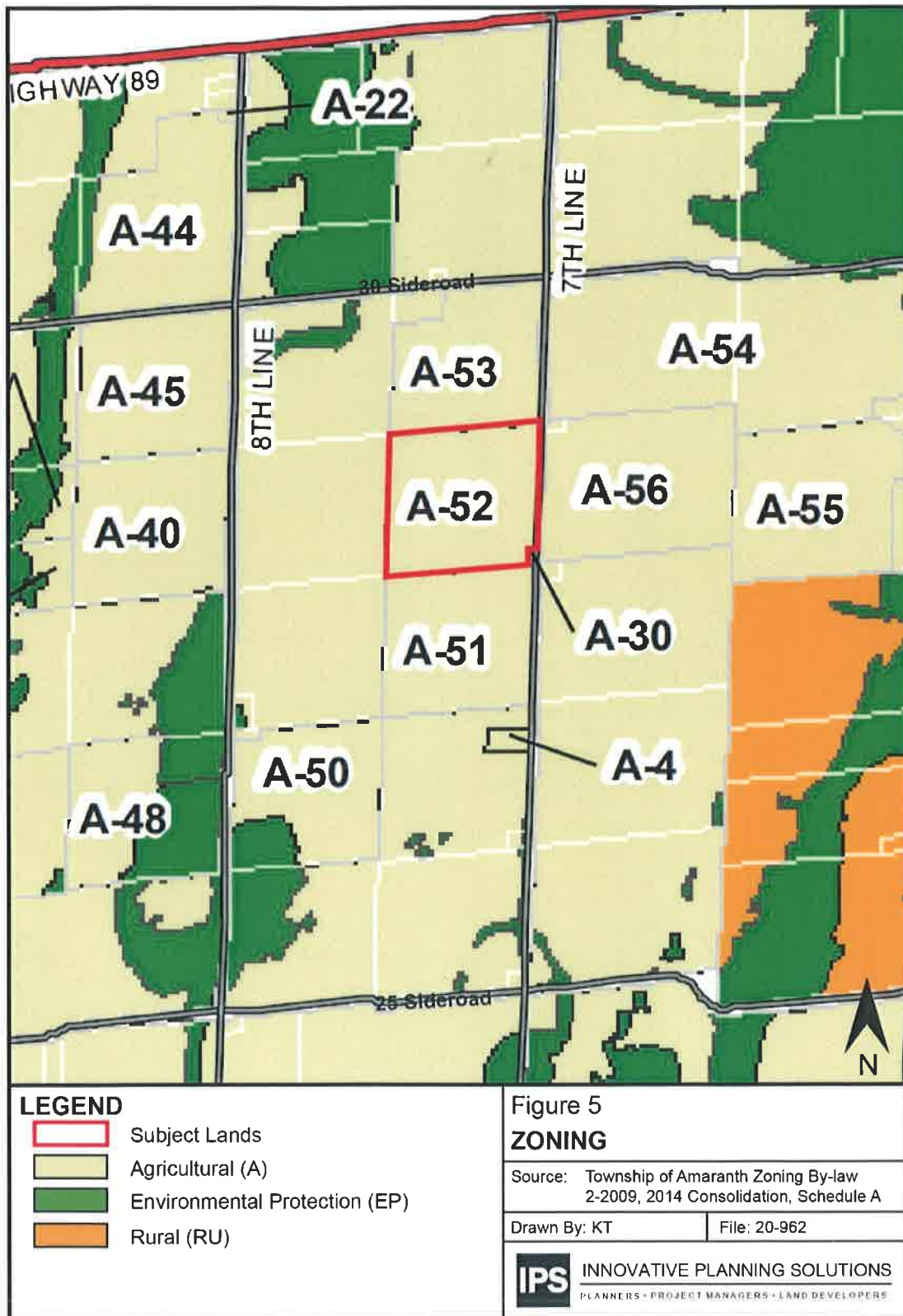
The subject lands are designated '*Agricultural*' in the Township Official Plan, as seen in **Figure 3**. The lands are zoned '*Agricultural Exception Fifty-Two (A-52)*' in the Zoning By-law, as seen in **Figure 4**.





PLANNING JUSTIFICATION REPORT
CONSENT APPLICATION





3.0 DESCRIPTION OF DEVELOPMENT

The intent of these applications is to obtain Consent approval to sever a surplus farm dwelling as a result of a farm consolidation. Refer to the proposed Severance Sketches included in **Appendix 1**.

The proposed Severed Lot will have an area of 0.6 hectares (1.4 acres) with approximately 65.3 metres of frontage onto 7th Line. The Severed Lot will contain Farm Dwelling 2 and will provide sufficient space to accommodate for the required servicing (septic / well). Access to the Severed Lot will be provided through the existing driveway off 7th Line. Subject to the approval of this application, the Severed Lot would be acknowledged as a non-participant in the Melancthon II Wind Farm Project.

The Retained Lot will have an area of 39.4 hectares (97.6 acres) with approximately 176.8 metres of frontage onto 7th Line. The Retained Lot will contain the existing agricultural buildings on the subject lands, the wind farm turbine, and Farm Dwelling 1. Farm Dwelling 1 will be demolished subject to approval of these applications, and a Zoning By-law Amendment (ZBA) will be required to prevent further residential development on the Retained Lot in accordance with Policy 3.1.6(c) of the Township Official Plan. A new access driveway is proposed for the Retained Lot to ensure appropriate separation from the residential use on the Severed Lot. A new 6.0-metre wide driveway will extend north from the agricultural buildings to the existing hedgerow, then head east to intersect with and provide access from 7th Line. An entrance permit application will be made to facilitate the new driveway, subject to approval of this application.

Both the Severed Lot and Retained Lot will meet the requirements of the 'Agricultural' (A) Zone, as demonstrated in **Table 1** and **Table 2**.

Table 1. Regulations for Permitted Uses in the Agricultural (A) Zone: Residential

Provisions	Required	Severed Lot
Min. Lot Area	0.6 ha	0.6 ha
Min. Lot Frontage	60 m	65.3 m
Min. Yard Requirements		
Front Yard	20 m	67.1
Interior Side Yard	6 m	15.9
Exterior Side Yard	20 m	N.A.
Rear Yard	7.5 m	17.0 m
Max. Lot Coverage	10 %	4%
Max. Height	12 m	< 12.0 m
Min. Dwelling Unit Gross Floor Area	140 sq. m.	240.8 sq. m.

Table 2. Regulations for Permitted Uses in the Agricultural (A) Zone: Agricultural Exception Fifty-two (A-52)

Provisions	Required	Retained Lot
Min. Lot Area	19.0 ha	39.4 ha
Min. Lot Frontage	150.0 m	176.8 m
Min. Yard Requirements		
Front Yard	30 m	> 30.0 m
Interior Side Yard	15 m	> 15.0 m
Exterior Side Yard	30 m	N.A.
Rear Yard	30 m	> 30.0m
Max. Lot Coverage	5 %	0.4%
Max. Height	12 m	< 12.0 m
Min. Dwelling Unit Gross Floor Area	111 sq. m.	N.A.
Min. Wind Farm Turbine setback from an interior property line other than a Participating Lot	120 m	> 120.0 m

4.0 PLANNING POLICY AND ANALYSIS

This section will outline the applicable planning and development policies impacting the proposed severance. Each section will outline the applicable policies and contain planning rationale on conformity and development principles.

4.1 PROVINCIAL POLICY STATEMENT, 2020

The subject lands are designated and zoned for agricultural use in the local official plan and zoning by-law. The following policies are emphasized in relation to the proposed severance.

The economic vitality of agricultural areas is supported by the policies of Section 1.1.4, 1.1.5, 1.7 and 2.3. These sections note that healthy, integrated, and viable rural areas are to be supported by providing opportunities for economic activities in prime agricultural areas. Rural areas are to be further supported by building upon rural character and leveraging rural amenities and assets. Agricultural and other resource-related uses should be protected against non-related development, and development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

In accordance with the policies of Section 1.1.4, 1.1.5, and 2.3 of the PPS, the intent of the proposed severance is to support the continued use of the lands for agricultural purposes. The severance would allow for the consolidation of agricultural lands, supporting the economic viability of their related agricultural uses. The proposed Severed and Retained Lots demonstrates compatibility with the surrounding rural landscape and can be sustained by existing rural service levels.

Additional policies are to be considered related to prime agricultural areas, as outlined in Section 2.3 of the PPS. This section states that lot creation is permitted for a residence surplus to a farm operation as a result of farm consolidation, provided the following:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and

Comment: The new lot will be limited to the minimum size needed to accommodate for the residence surplus dwelling, required driveway access, and required sewage and water servicing.

2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective.

Comment: In accordance with the Township of Amaranth Official Plan Policy 3.1.4(d)(v), the remnant farm parcel will be rezoned to ensure no new residential dwellings will be permitted, subject to the approval of this application.

Through a review of the applicable policies noted above, the proposed severance demonstrates consistency with the Provincial Policy Statement.

4.2 A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

The subject lands are identified within '*Rural Areas*' and '*Prime Agricultural Areas*' by the Growth Plan for the Greater Golden Horseshoe (Growth Plan), with the following policies emphasized in relation to the proposed development.

Section 2.2.9 of the Growth Plan states that development outside of settlement areas is permitted for rural land uses that are not appropriate in settlement areas provided they:

- i. are compatible with the rural landscape and surrounding local land uses;
- ii. will be sustained by rural service levels; and
- iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.

The proposed development seeks to sever a surplus farm dwelling in order to facilitate a farm consolidation. A farm consolidation will support the protection of agricultural uses, thereby maintaining the rural landscape and character of the area. Rural service levels will be sustained and provided through the proposed development.

Section 4.2.6 of the Growth Plan provides policies in relation to the Agricultural System for the GGH. It states that the prime agricultural areas should be protected for long-term agricultural use and that the geographic continuity of the agricultural land base should be maintained. In accordance with the intent of the policies of this section, the proposed severance will facilitate a farm consolidation that would protect the long-term use and geographic continuity of the agricultural lands. The proposed development therefore supports and maintains the intent of the Agricultural System for the GGH.

Through a review of the applicable policies noted above, the proposed development demonstrates conformity to the intent and policies of the Growth Plan.

4.3 DUFFERIN COUNTY OFFICIAL PLAN, 2017 CONSOLIDATION

The subject lands are designated '*Countryside Area*' on Schedule B – Community Settlement Structure and Land Use in the Dufferin County Official Plan. The following policies are emphasized in relation to the proposed severance.

Economic Development

Section 3.6 of the County Official Plan recognizes the vital economic role of the agricultural industry, as the industry employs a large percentage of the County's working population and has demonstrated sustained economic success. As a result, it is the policy of the County to support agri-food and agri-product businesses by protecting agricultural resources and minimizing land use conflicts. In acknowledgement of the significance of the agricultural industry, it is the intent of the proposed development to facilitate a farm consolidation that would support the continued agricultural use of the lands in support of agri-food and agri-product businesses.

Countryside Area

Section 4.0 of the Plan outlines guiding policies for lands designated '*Countryside Area*'. The Countryside Area is noted as contributing to the unique character and landscape of the County that enhances residents' quality of life. The assets and amenities of the Countryside Area are also noted as providing a foundation for a sustainable economy. Section 4.2 provides policies specific to Agricultural Areas within the Countryside Area designation, as per Schedule C of the Official Plan. The overarching objective of Agricultural Areas is to

protect, preserve, and promote agricultural lands, uses, and activities in support of a strong agricultural industry and to maintain the traditional character of the County.

Section 4.2.2 states that one (1) single residential dwelling per lot is permitted within the Agricultural Area. A secondary farm residence on the same lot is also permitted, given that it is necessary and accessory to the main farm operation to house additional employment. A consent for land division for a secondary farm residence is not permitted through these policies. In alignment with this policy, the proposed development seeks the severance of one (1) single residential dwelling for the Severed Lot.

Section 4.2.3 states that new land uses, including lot creation, will be required to comply with the Minimum Distance Separation (MDS) Formulae. With no nearby livestock facilities and the existing land uses maintained, the proposed development will comply with the MDS Formulae.

Section 4.2.5 provides guiding policies for Lot Creation and Lot Adjustment within Agricultural Areas. It states that a consent for a surplus residence may be permitted subject to the following conditions:

- i. the retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;

Comment: Subject to approval of this application, a Zoning By-law Amendment application will be made for the Retained Lot to prohibit the construction of any additional dwellings. Furthermore, Farm Dwelling 1 will be demolished in order to maintain the intent of the farm consolidation and in adherence to Township Official Plan Policy 3.1.5(b)(iii).

- ii. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and

Comment: The proposed Severed Lot will be limited to a minimum size to accommodate the use, required servicing, and required driveway access.

- iii. the surplus dwelling parcel will be subject to Minimum Distance Separation I setback provisions, and be zoned to recognize the non-farm residential use, as required.

Comment: With no nearby livestock facilities, the proposed Severed Lot containing the surplus dwelling parcel will meet Minimum Distance Separation I setback provisions. The proposed Severed Lot will also be subject to the regulations for the Agricultural (A) Zone: Residential, as seen in **Table 1**.

Natural Heritage Features and Functions

A small portion in the northwest corner of the subject lands are identified as Woodlands on Schedule E of the Official Plan. The development does not propose any changes to this feature and given that no site alteration is proposed, no adverse impacts to the woodlands feature is anticipated. The woodlands feature will be wholly contained within the Retained Farm Parcel to ensure the integrity of this feature is maintained through the proposed severance. As the woodlands feature will be retained within the farm parcel, it is important to note that Section 5.3 specifically states that nothing in the policies of Section 5.2 and 5.3 are intended to limit the ability of agricultural uses to continue.

Through a review of the applicable policies noted above, the proposed development demonstrates conformity to the intent and policies of the County Official Plan.

4.4 TOWNSHIP OF AMARANTH OFFICIAL PLAN, 2018 CONSOLIDATION

The subject lands are designated '*Agricultural*' according to Schedule 'A' of the Township Official Plan. The following policies are emphasized in relation to the proposed severance.

Agricultural

The Township Official Plan highlights the important role of '*Agricultural*' lands in contributing to the economy success of the Township and in preserving the Township's admired landscape and character. Section 3.1 notes that lands within the '*Agricultural*' designation are meant to reflect lands that are within prime agricultural areas, lands that have significant agricultural infrastructure and livestock operations, and lands with primarily Class 1, 2, and 3 soils. The overarching objective of the Township's '*Agricultural*' designation is to protect, preserve, and encourage all forms of agriculture and farming operations.

In accordance with the overarching objectives for the Township's '*Agricultural*' lands, the intent of the proposed severance is to facilitate a farm consolidation that would protect,

preserve, and encourage the continued use of these prime agricultural lands. The landscape and character of these lands will, as a result, also be maintained through the farm consolidation.

Through Section 3.1.3 of the Township Official Plan, single detached dwellings are denoted as a permitted use within the Agricultural designation, whether the dwelling is part of a farm operation or on an approved new lot. In adherence to Section 3.1.3, the proposed severance will permit a single detached dwelling on an approved new lot within the Township's 'Agricultural' designation.

Section 3.1.4 provides guiding policies for severances in the 'Agricultural' designation. It states as per Policy 3.1.4(d)(v), in addition to farm related severances, consents may be permitted to create one additional lot in the following circumstance:

1. to sever a dwelling built prior to 1978 that is surplus to a farm operation as the result of a farm consolidation. Farm consolidation means the acquisition of an additional farm parcel to be operated as one farm operation, normally within the County of Dufferin and where the remaining lands shall be zoned to prevent further residential building.

Lots created in this circumstance shall be of a size and location that minimizes the removal of productive agricultural lands and meets the MDS formula.

In adherence to Section 3.1.4, the proposed severance seeks to sever a surplus dwelling (Farm Dwelling 2) to a farm operation, as a result of a farm consolidation. The other existing farm dwelling (Farm Dwelling 1) will be demolished, in order to maintain the intent of the farm consolidation and in adherence to Policy 3.1.5(b)(iii). Subject to the approval of this application, a Zoning By-law Amendment application will be made for the Retained Lot to prevent further residential development, as per Policy 3.1.6(c). As demonstrated on the Concept Plan in **Appendix 1**, and as discussed in Section 3.0 of this Report, the proposed Severed Lot does not contain any active agricultural lands and is of a minimal and appropriate size to accommodate for a dwelling, driveway, required setbacks, and the required servicing.

Wind Energy

Section 3.10 outlines policies related to the development of wind turbines within the Township. As noted previously, the subject lands are a participant lot within the Melancthon II Wind Project. Through the proposed severance, the Retained Lot will wholly contain the existing wind turbine and will maintain adherence to the policies of Section 3.10. It is anticipated that the Severed Lot would no longer be identified as a participant lot in this regard.

Development Criteria

Section 4.0 of the Township's Official Plan outlines general development criteria that are to be applied to all development applications in the Township. Through the proposed severance, all existing site conditions will be maintained, and no new buildings, structures or site alteration is proposed. In this regard, it is anticipated that all required infrastructure is in place and no adverse impacts will result from the proposed development, therefore adhering to the policies of this section.

Lot Creation

Section 4.2.4 provides additional policy considerations for lot creation within the Township, noting that new lots created by consent must satisfy, in addition to other applicable requirements of the Official Plan, the following criteria:

- i. The location, design, size and density of lots shall retain the open rural landscape and protect natural features;
- ii. The design is in harmony with the natural heritage features, neighbouring development and the landscape.

Comment: The proposed severance will retain the open rural landscape of the lands by minimizing the size of the Severed Lot, thereby maintaining a large agricultural parcel in keeping with the character and landscape of the area. The woodlands feature will be protected through the proposed development, as it will be wholly contained on the Retained Lot and untouched, to ensure the integrity of this feature. Given the above, the proposed severance of the surplus farm dwelling is in harmony with the natural heritage features, neighbouring development, and the landscape.

Through a review of the applicable policies noted above, the proposed development demonstrates conformity to the intent and policies of the Township Official Plan.

4.5 TOWNSHIP OF AMARANTH ZONING BY-LAW 2-2009, 2010 CONSOLIDATION

The lands are zoned 'Agricultural Exception Fifty-Two' (A-52) in the Zoning By-law. The zoning exception accommodates for the wind turbine on the subject lands that is part of the Melancthon II Wind Farm Project.

As seen through the Severance Sketches in **Appendix 1 and** demonstrated on **Tables 1 and 2**, the proposed Severed and Retained Lots do adhere to the provisions of the Zoning By-law, including the setbacks for wind farm turbines as outlined through By-law 114-2007. Subject to the approval of this application, a Zoning By-law Amendment application will be made for the Retained Lot to prevent further residential development, in accordance with Policy 3.1.6(c) of the Township Official Plan. Furthermore, subject to the approval of this Consent application, it is anticipated that the Severed Lot will be acknowledged as a non-participant in the Melancthon II Wind Farm Project.

5.0 CONCLUSION

The purpose of the subject Consent application is to obtain approval for the severance of a surplus farm dwelling on a new lot as a result of a farm consolidation.

In accordance with the policies of the Township's Official Plan, Consents are permitted to create one additional lot to sever a dwelling that is surplus to a farm operation as the result of a farm consolidation. To maintain the intent of the farm consolidation and in adherence to County and municipal planning policies, the additional farm dwelling on the subject lands will be demolished and a Zoning By-law Amendment will be required for the Retained Lot to prevent further residential development.

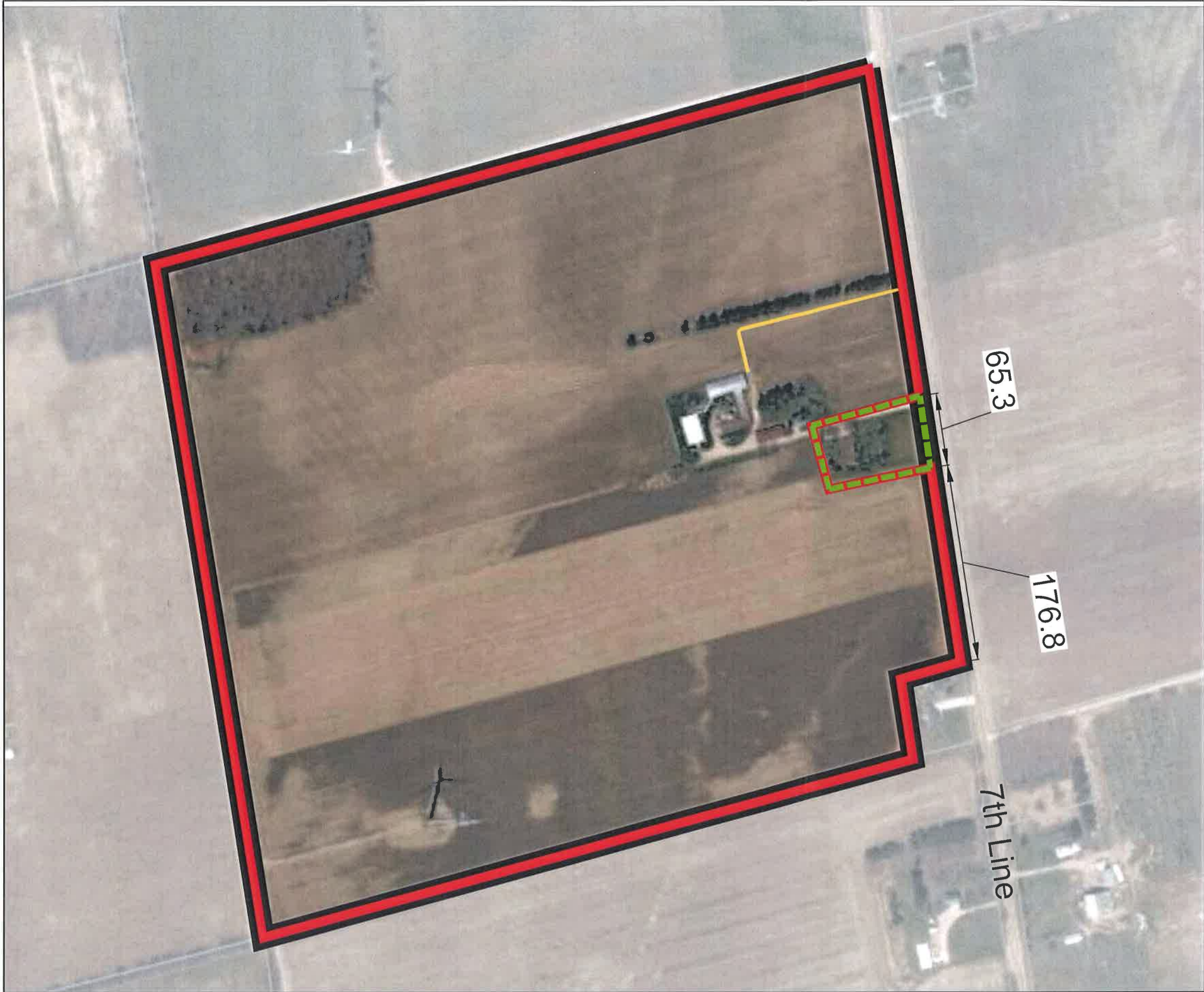
The proposed severance serves to protect and support the productivity of agricultural lands in accordance with Provincial, County, and Township goals and policies. The severance will retain a large, productive agricultural farm parcel that will form part of a farm consolidation. The farm consolidation will contribute to a strong agricultural industry and will maintain the admired countryside landscape and character of the area.

In conclusion, the requested severance demonstrates consistency with and conforms to applicable Provincial, County, and Municipal planning policies and principles. It is our professional opinion that the proposed severance represents good planning.

Respectfully submitted,
Innovative Planning Solutions

Karla Tamayo, MPI.
Planner

APPENDIX 1:
SEVERANCE SKETCHES



Key Map



335524 7th Line,
Part of Lot 29, Concession 7 East,
Township of Amaranth

SEVERANCE SKETCH #1

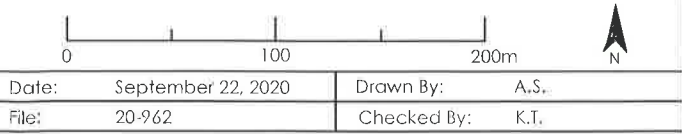
LEGEND

- Subject Site
Area: 40.0ha (99.0ac)
- Lands to be Retained
 - Frontage: 176.8m
 - Area: 39.4ha (97.6ac)
- Lands to be Severed
 - Frontage: 65.3m
 - Area: 0.6ha (1.4ac)
- Proposed 6.0m Wide Driveway

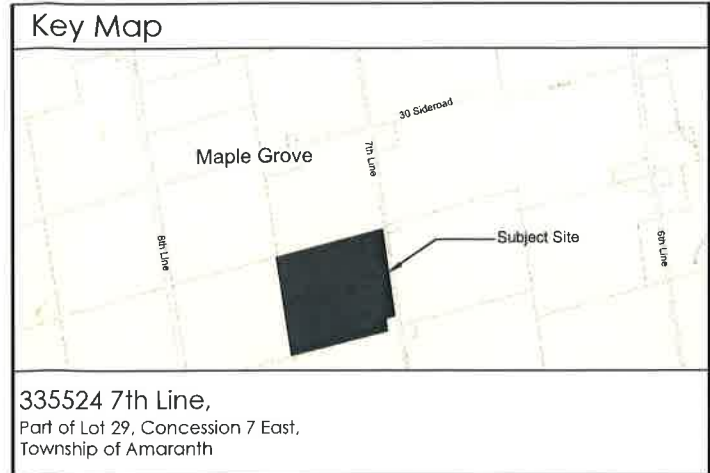
AGRICULTURAL (A) ZONE		
Provisions	Required	Provided: Retained Lot
Min. Lot Area	19.0ha	39.4ha
Min. Lot Frontage	150.0m	176.8m
Min. Front Yard	30.0m	> 30.0m
Interior Side Yard	15.0m	> 15.0m
Exterior Side Yard	N.A.	N.A.
Min. Rear Yard	30.0m	> 30.0m
Max. Lot Coverage	5%	0.4%
Max. Height	12.0m	< 12.0m
Min. Dwelling Unit GFA	111.0m ²	N.A.
Min. Wind Farm Turbine setback from an interior property line other than a Participating Lot	120.0m	> 120.0m

Source:
Township of Amaranth Zoning by-Law 2-2009
County of Dufferin Interactive Mapping, 2016 Imagery

Note:
This drawing is for discussion purposes only. The information shown is approximate and subject to change.



Date: September 22, 2020 Drawn By: A.S.
File: 20-962 Checked By: K.T.



SEVERANCE SKETCH #2

LEGEND

- Subject Site
Area: 40.0ha (99.0ac)
- Lands to be Retained
 - Frontage: 176.8m
 - Area: 39.4ha (97.6ac)
- Lands to be Severed
 - Frontage: 65.3m
 - Area: 0.6ha (1.4ac)

AGRICULTURAL (A) ZONE		
Provisions	Required	Provided: Severed Lot
Min. Lot Area	0.6ha	0.6ha
Min. Lot Frontage	60.0m	65.3m
Min. Front Yard	20.0m	67.1m
Interior Side Yard	6.0m	15.9m
Exterior Side Yard	N.A.	N.A.
Rear Yard	7.5m	17.0m
Max. Lot Coverage	10%	4%
Max. Height	12.0m	< 12.0m
Min. Dwelling Unit GFA	140.0m ²	240.8m ²

Source:
Township of Amaranth Zoning by-Law 2-2009
County of Dufferin Interactive Mapping, 2018 Imagery

Note:
This drawing is for discussion purposes only. The information shown is approximate and subject to change.



Date: September 22, 2020 Drawn By: A.S.
File: 20-962 Checked By: K.T.



WWW.IPSCONSULTINGINC.COM

Date: November 10th, 2020

To: James Johnstone, Director of Planning, Township of Amaranth

RE: Application for Consent to Sever (B5-2020)-335524 7th Line, 7 East Part of Lot 28, Amaranth ON

The County's Department of Planning, Economic Development and Culture have reviewed the above noted Consent application B5-2020 and provide the following summary of comments and recommendations along with the detailed comments provided by our consulting planners:

The proposed Consent application to permit the severance of a surplus farm dwelling from the retained agricultural lot is consistent with the Provincial Policy Statement, 2020, the Countryside Area and Agricultural Area designations and related policies in the Dufferin County Official Plan provided that:

- A zoning by-law amendment is required to prevent development of a dwelling on the retained agricultural property in accordance with the County Official Plan policies;
- Consultation occur with the Province to confirm the significance of the mineral resources on the subject property;
- Confirmation be provided that the proposed severed lot is an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands located on the subject property are deemed significant and whether an Environmental Impact Statement (EIS) is required in regards to the presence of woodlands and wetlands on the subject property and
- Consultation occur with the Township of Amaranth and the Grand River Conservation Authority (GRCA) related to the potential impacts to source water as the subject properties are located within a source water protection area (Low and Medium Vulnerability Aquifer).

If you have any questions regarding the comments outlined above or in the detailed memo, please do not hesitate to contact the undersigned

Regards,

Darrell Keenie, Director of Planning, Economic Development and Culture

Jenny Li, Planning Coordinator



MEMO

TO: Jenny Li, Planning Coordinator, County of Dufferin

FROM: Matt Alexander, Project Manager, WSP
Tommy Karapalevski, Planner, WSP

SUBJECT: Application for Consent to Sever (File #: B5-2020) – 335524 7th Line,
7 East Part of Lot 29, Amaranth, ON

DATE: November 10, 2020

Recommendation

Based on our review of the materials submitted, the proposal is consistent with the Provincial Policy Statement, 2020, the Countryside Area and Agricultural Area designations and the related policies in the Dufferin County Official Plan, provided that:

- A zoning by-law amendment be required to prevent development of a dwelling on the retained agricultural property in accordance with the County Official Plan policies;
- Consultation occur with the Province to confirm the significance of the mineral resources on the subject property;
- Confirmation be provided that the proposed severed lot is an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands located on subject property are deemed significant;
- Confirmation be provided as to whether an Environmental Impact Statement (EIS) is required relative to the presence of woodlands and wetlands on the subject property; and
- Consultation occur with the Township of Amaranth and the Grand River Conservation Authority (GRCA) related to the potential impacts to source water because the subject properties are located within a source water protection area (Low and Medium Vulnerability Aquifer).

Summary

The Purpose of the Consent Application is to permit the severance of a surplus farm dwelling from the retained agricultural lot.

The proposed Severed Lot will have an area of 0.6 hectares with approximately 65.3 metres of frontage onto 7th Line. The Severed Lot will contain Farm Dwelling 2 and will provide sufficient space to accommodate for the required servicing (septic/well). Access to the Severed Lot will be provided through the existing driveway off 7th Line. Subject to the

approval of this application, the Severed Lot would be acknowledged as a non-participant in the Melancthon II Wind Farm Project.

The Retained Lot will have an area of 39.4 hectares with approximately 176.8 metres of frontage onto 7th Line. The Retained Lot will contain the existing agricultural buildings on the subject lands, the wind farm turbine, and Farm Dwelling 1. Farm Dwelling 1 will be demolished subject to approval of these applications, and a Zoning By-law Amendment will be required to prevent further residential development on the Retained Lot. A new access driveway is proposed for the Retained Lot to ensure appropriate separation from the residential use on the Severed Lot.

The documents received by WSP on November 2nd, 2020 include:

- Application for Consent;
- Notice of Public Meeting; and
- Planning Justification Report.

The circulation documents were reviewed against the Province of Ontario's Agricultural Area and Natural Heritage mapping, the Provincial Policy Statement, 2020 and the Dufferin County Official Plan.

Provincial Policy Statement, 2020 (PPS) and Province of Ontario's Agricultural Area and Natural Heritage Mapping

As a result of Growth Plan 2019, the Province's Agricultural Area and Natural Heritage mapping must be studied and implemented into the County's Official Plan before it can be applied at a local level. However, as it relates to land use designations, the mapping should continue to be used as a guide to determine if the subject property is identified as agriculturally sensitive or with identified Natural Heritage features, should the County or local Official Plans not reflect current mapping.

Under Ontario's Agricultural Area mapping, part of the subject property is located within Prime Agricultural Lands. Per Section 2.3 of the PPS, Prime Agricultural Areas shall be protected for the long-term use of agriculture. Permitted uses and activities in these areas are restricted to agricultural uses, agriculture-related uses and on-farm diversified uses.

Per Policy 2.3.4.3, the creation of new residential lots in Prime Agricultural Areas shall not be permitted, except in accordance with policy 2.3.4.1(c) which relates to an existing residence surplus to a farming operation. Policy 2.3.4.1(c) states that where previous or current farm acquisition has rendered a residence surplus to a farming operation, a consent may be permitted subject to the following conditions:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and

2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective.

Under Ontario's Natural Heritage Area mapping, the subject property contains some woodlands and unevaluated wetlands.

Dufferin County Official Plan (2017)

The subject property is designated as Countryside Area as shown under Schedule B (Community Structure and Land Use) of the County Official Plan. Part of the subject property is further designated as Agricultural Area under Schedule C (Agricultural Area and Rural Lands). The Agricultural Area designation consists primarily of prime agricultural lands, which are in accordance with Provincial policies. The County Official Plan requires that lands within these areas will be protected for agricultural uses, agriculture-related uses, and on-farm diversified uses, unless appropriate justification is provided for alternative uses.

Per Policy 4.2.2(h), new land uses will comply with the Minimum Distance Separation Formulae, as implemented through the applicable local municipal planning documents. Policy 4.2.3(b) states that in order to avoid land use conflicts within the Agricultural Area designation, new land uses will comply with the MDS formulae, to ensure appropriate standards for separating incompatible uses from existing, new or expanding livestock facilities. The MDS formulae will be implemented through the applicable local municipal planning documents. The Planning Justification Report in support of the application notes that the proposed Severed Lot containing the surplus dwelling parcel will meet Minimum Distance Separation I setback provisions as there are no nearby livestock facilities.

Schedule E (Natural Heritage Features) identifies woodlands in the northwest corner of, and adjacent to, the subject property. Further consultation with the Township of Amaranth and the GRCA should be undertaken to determine whether the woodlands are deemed significant and whether the proposed development will have a negative impact on the woodlands. Section 5.3.4 of the County Official Plan directs that development and site alteration adjacent to significant woodlands is not permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through preparation of an EIS.

The subject property also contains unevaluated wetlands as per Ontario's Natural Heritage mapping. Development and site alteration will not be permitted within a provincially significant wetland and will not be permitted adjacent to any provincially significant

wetland unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an EIS (S. 5.3.6). Further consultation should be undertaken with the GRCA relative to whether an EIS is required given the type of development proposed and the presence of unevaluated wetlands.

The subject property is not located on a County road and as such the Township should provide any comments regarding access.

The subject property is within a Bedrock Resource Area under Schedule D (Mineral Aggregate Resource Areas). Per Section 4.4, the County recognizes the fixed nature of mineral resources throughout the County and will ensure the long-term protection and appropriate management of the mineral resources. However, it is also recognized that there needs to be a balance between competing County priorities regarding the protection of mineral resources and other goals of the Official Plan. Any new developments in known deposits of mineral aggregate resources are required not to preclude or hinder the establishment of new mineral aggregate resource operations or access to the resources.

Under Appendix 2 (Source Water Protection) the subject properties are located within a source water protection area (Low and Medium Vulnerability Aquifer). Policy 5.4.2(c) states that prior to the approval of development applications within designated vulnerable areas, the proponents shall demonstrate to the satisfaction of the County, local municipality, Conservation Authority and Province, where necessary, that the quality and quantity of municipal drinking water sources will not be negatively impacted. It is anticipated that the GRCA will provide further review and comments with respect to the requirements for Source Water Protection as it relates to the changes proposed on the subject properties.

Recommendation

Based on our review of the materials submitted, the proposal is consistent with the Provincial Policy Statement, 2020, the Countryside Area and Agricultural Area designations and the related policies in the Dufferin County Official Plan, provided that:

- A zoning by-law amendment be required to prevent development of a dwelling on the retained agricultural property in accordance with the County Official Plan policies;
- Consultation occur with the Province to confirm the significance of the mineral resources on the subject property;
- Confirmation be provided that the proposed severed lot is an adequate size to accommodate sewage and water services;



- Confirmation be provided as to whether the woodlands located on subject property are deemed significant;
- Confirmation be provided as to whether an Environmental Impact Statement (EIS) is required relative to the presence of woodlands and wetlands on the subject property; and
- Consultation occur with the Township of Amaranth and the Grand River Conservation Authority (GRCA) related to the potential impacts to source water because the subject properties are located within a source water protection area (Low and Medium Vulnerability Aquifer).

James Johnstone

From: Laura Warner <lwarner@grandriver.ca>
Sent: Monday, November 2, 2020 3:56 PM
To: James Johnstone
Subject: RE: Township of Amaranth Application for Consent (B5-2020) - Request for Comments from GRCA
Attachments: B5-2020 Lot 29, Con 7E_Map.pdf

Good afternoon James,

The GRCA has no objection to the proposed consent application as both the severed and retained parcels do not contain any features regulated by the GRCA. A copy of our mapping is attached for reference.

Kind regards,
Laura



Laura Warner | Resource Planner
Grand River Conservation Authority
400 Clyde Road, Cambridge ON N1R 5W6
P: (519) 621-2763 x 2231 | F: (519) 621-4844
lwarner@grandriver.ca | www.grandriver.ca

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Monday, November 2, 2020 2:42 PM
To: Laura Warner <lwarner@grandriver.ca>
Subject: RE: Township of Amaranth Application for Consent (B5-2020) - Request for Comments from GRCA

Good Afternoon,

The Township of Amaranth has received a completed application for consent (B5-2020). This email is to provide notice of a public meeting taking place electronically on Wednesday, November 18, 2020 (starting at 6:00PM). Both completed application and notice of public meeting are attached along with planning justification report.

Could you please provide comments for this application by **November 12, 2020**.

Thank you,

James Johnstone

Director of Planning | Township of Amaranth
374028 6th Line | Amaranth | ON | L9W 0M6
Tel: 519-941-1007 ext. 228 | Fax: 519 - 941-1802

All municipal facilities and parks are closed until further notice during the COVID-19 pandemic. Staff is working to keep critical services operational during this difficult time. Updates will be posted to our website (www.amaranth.ca) and through our Facebook accounts. Calls to the office at 519-941-1007 will be answered as soon as possible.

For accurate information on COVID-19 please visit: www.ontario.ca/COVID-19



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James Johnstone

From: Dolly.Shetty@HydroOne.com on behalf of LandUsePlanning@HydroOne.com
Sent: Saturday, November 7, 2020 12:53 PM
To: James Johnstone
Subject: Amaranth - Lot 29 Con 7 - B5-2020

Hello,

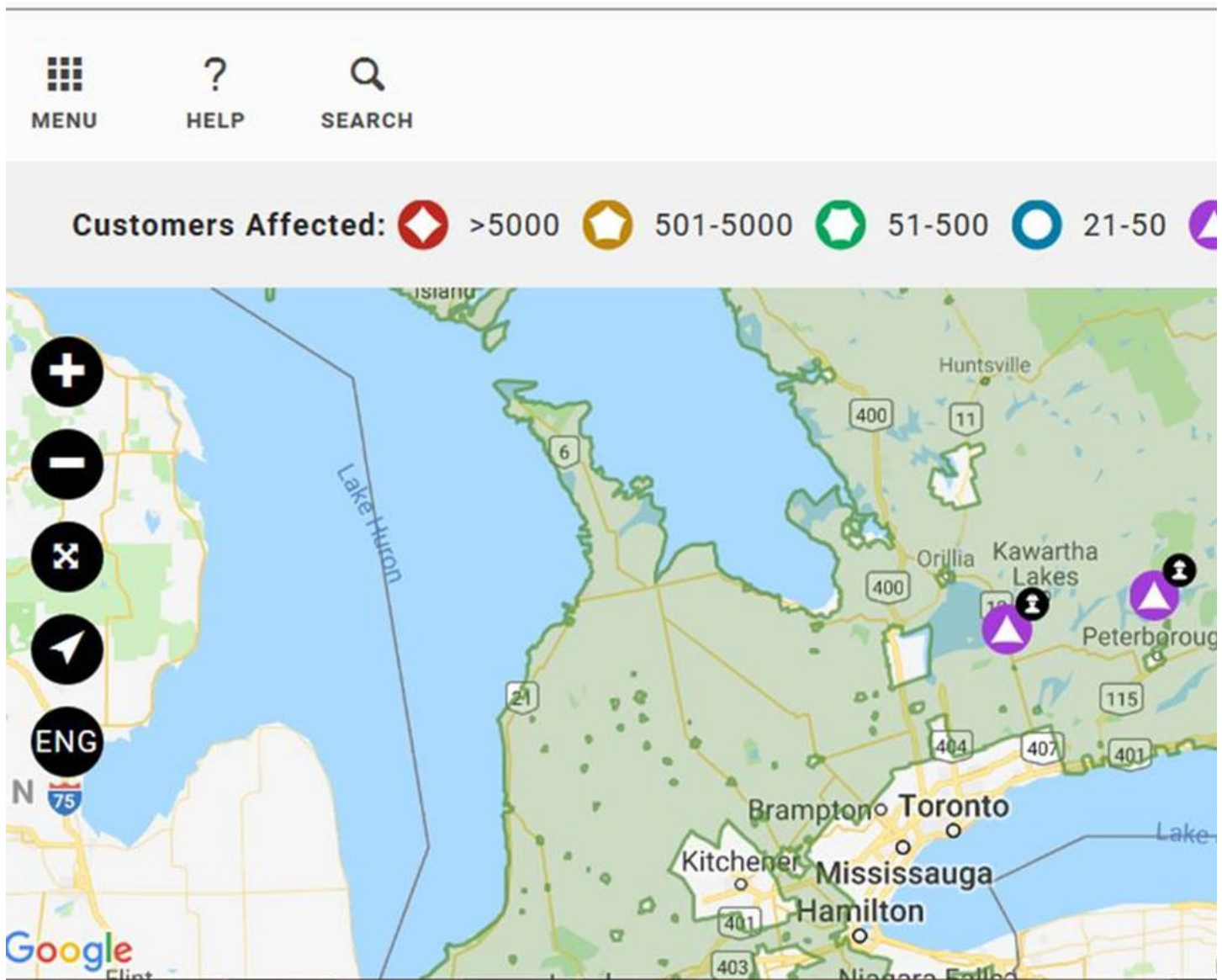
We are in receipt of Application B5-2020 dated November 2, 2020. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



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From: James Johnstone <jjohnstone@amaranth.ca>

Sent: Monday, November 2, 2020 3:07 PM

To: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

Subject: RE: Township of Amaranth Application for Consent (B5-2020) - Request for Comments from Hydro One Networks

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good Afternoon,

The Township of Amaranth has received a completed application for consent (B5-2020). This email is to provide notice of a public meeting taking place electronically on Wednesday, November 18, 2020 (starting at 6:00PM). Notice of public meeting is attached.

Could you please provide comments for this application by **November 12, 2020**.

Thank you,

James Johnstone

Director of Planning | Township of Amaranth

374028 6th Line | Amaranth | ON | L9W 0M6

Tel: 519-941-1007 ext. 228 | Fax: 519 - 941-1802

All municipal facilities and parks are closed until further notice during the COVID-19 pandemic. Staff is working to keep critical services operational during this difficult time. Updates will be posted to our website (<https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.amaranth.ca&umid=481D93A9-B325-4A05-913C-A6E21302F8BC&auth=7c4ba316753dc19277b4cd0bdedce6f0c8e9311b-d8d6c1149c49101471ff58e243e3baae78ec6996>) and through our Facebook accounts. Calls to the office at 519-941-1007 will be answered as soon as possible.

For accurate information on COVID-19 please visit: www.ontario.ca/COVID-19



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recipient should check this email and any attachments for the presence of viruses. The Township of Amaranth accepts no liability for any damage caused by any virus transmitted by this email.



Township of Amaranth
374028 6th Line
Amaranth ON L9W 0M6
Telephone: (519) 941-1007
Fax: (519) 941-1802
info@amaranth.ca

**NOTICE OF A COMPLETE APPLICATION &
NOTICE OF PUBLIC MEETING TO CONSIDER AN APPLICATION FOR CONSENT
UNDER THE PLANNING ACT**

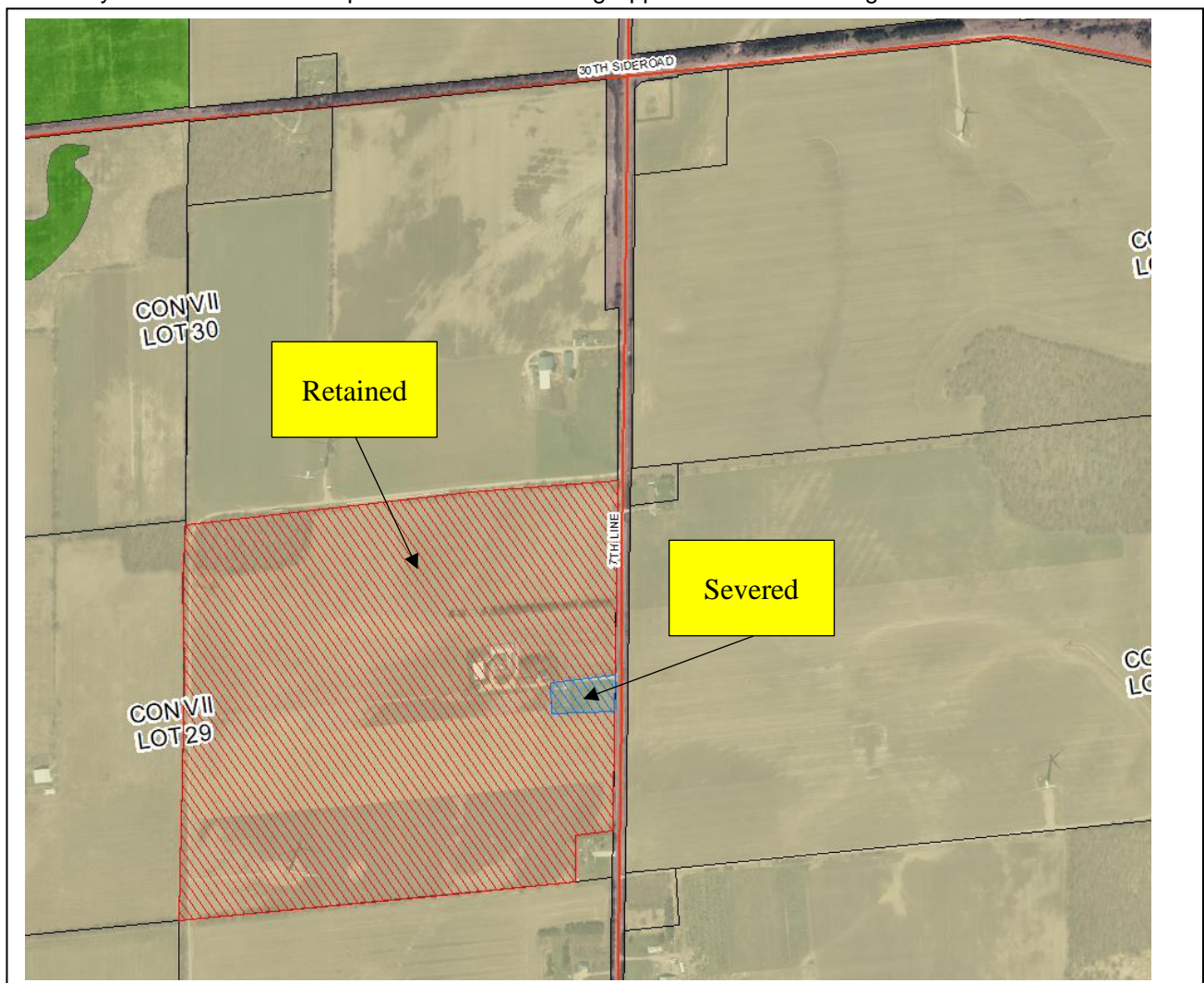
A public meeting will be held electronically at the Amaranth Township Office, to consider the following application for a consent:

Application Number:	B5-2020		
Owner/Applicant:	JOHN BEATTIE FARMS LIMITED/		
Location:	CON 7 E PT LOT 29, Township of Amaranth		
Severed Area:	0.6 hectares	Retained Area:	39.4 hectares
Related Applications:	Non-Applicable		
Council Meeting:	Wednesday, November 18, 2020 (Starting at 7:00 PM)		
Purpose:	Severance for a Residence Surplus to a Farming Operation		

PUBLIC MEETING: You are entitled to attend this public hearing electronically to express your views about the proposed consent or you may be represented by counsel for that purpose. If you wish to make written comments, they may be forwarded to the Clerk-Treasurer at the address shown above. A copy of the application and background materials, if any, will be available at the Administration Office during regular office hours.

FAILURE TO ATTEND HEARING: If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Amaranth to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Amaranth before the by-law is passed, the person or public body is not entitled to appeal the decision; If a person or public body does not make oral submissions at a public meeting or make written submission to the Council of the Township of Amaranth before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

DECISION: If you wish to be notified of the Decision of the Council of the Township of Amaranth on the temporary use application, you must make a written request to the Township of Amaranth at the address above noted. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing.



For illustration purposes only. This is not a plan of survey

Dated: November 2, 2020
Nicole Martin, M.A.
Acting CAO/Clerk
TOWNSHIP OF AMARANTH



MEMO TO COUNCIL - 2020-032

TO: Mayor Currie and Members of Council

FROM: Nicole Martin Acting CAO/Clerk

DATE: November 18, 2020

SUBJECT: Support of County of Wellington Aggregate Resolution

Recommendation

Council receive memo 2020-032 and the County of Wellington resolution and pass a similar resolution in support.

Background

Council requested this item be brought back and a similar resolution be prepared to support aggregate resource property valuation. The draft resolution will read as follows:

WHEREAS previous assessment methodologies for aggregate resource properties valued areas that were used for aggregate resources or gravel pits at industrial land rates on a per acre basis of the total site and such properties were formally classified and taxed as industrial lands; and

WHEREAS *Township of Amaranth* Council supports a fair and equitable assessment system for all aggregate resource properties; and

WHEREAS the Municipal Property Assessment Corporation determined, with the participation only of the Ontario Stone, Sand and Gravel Association, revised criteria for assessing aggregate resource properties; and

WHEREAS *Township of Amaranth* Council has concerns that the revised criteria does not fairly assess the current value of the aggregate resource properties.

NOW THEREFORE BE IT RESOLVED:

(a) That *Township of Amaranth* Council does not consider the revised criteria for assessment of aggregate resource properties as a fair method of valuation for these properties; and

(b) That *Township of Amaranth* Council believes there is a need to review the current assessment scheme for aggregate resource properties to address the inequity of property values; and

(c) That *Township of Amaranth* Council hereby calls upon the Province to work with the Municipal Property Assessment Corporation to address the assessment issue so that aggregate resource properties are assessed for their industrial value; and

(d) That *Township of Amaranth* Council direct the Clerk to provide a copy of this motion to the Ministers of Finance; Municipal Affairs and Housing; and Natural Resources and Forestry; and to AMO, ROMA, and all Ontario municipalities and local MPP(s).

Summary

Council is asked to instruct staff accordingly.

Respectfully Submitted,

Nicole Martin, Acting CAO/Clerk



MEMO TO COUNCIL - 2020-033

TO: Mayor Currie and Members of Council

FROM: Nicole Martin Acting CAO/Clerk

DATE: November 18, 2020

SUBJECT: Support of Governing Body for Cannabis

Recommendation

Council receive memo 2020-033 and the Northumberland County resolution and pass a similar resolution in support.

Background

Council requested this item be brought back and a similar resolution be prepared to support a governing body for cannabis. The draft resolution will read as follows:

Now therefore be it resolved that The Township of Amaranth Council provide support for the resolution adopted by Northumberland County requesting their request that:

- A governing body be created to regulate cannabis production; and
- The governing body take a unified approach be taken to land use planning restrictions; and
- The governing body enforce the regulations under the Cannabis Act on behalf of the licencing agency and ensures local authorities are in fact provided with notification of any licence issuance, amendment, suspension, reinstatement, or revocation within their region; and
- The governing body communicated more readily with local governments; and
- The governing body provides local government with more support; and

Further Be it resolved that Township of Amaranth Council forward this resolution to all municipalities in Ontario, the Minister of Agriculture, Food and Rural Affairs, requesting that legislation be enacted to support local governments with cannabis land use management and enforcement issues.

Summary

Council is asked to instruct staff accordingly.

Respectfully Submitted,
Nicole Martin, Acting CAO/Clerk



MEMO TO COUNCIL - 2020-034

TO: Mayor Currie and Members of Council

FROM: Nicole Martin Acting CAO/Clerk

DATE: November 18, 2020

SUBJECT: Support of Review of the Municipal Election Act amendments

Recommendation

Council receive memo 2020-034 and the Northumberland County resolution and pass a similar resolution in support.

Background

Council requested this item be brought back and a similar resolution be prepared to support. The draft resolution will read as follows:

Now therefore be it resolved that Township of Amaranth Council provide support for the resolution of Northumberland County regarding requesting a review of the Municipal Election Act with a view to making amendments that allow for reporting of election fraud and ensuring that legislation can be enforced; and

Further be it resolved that a copy of this resolution be forwarded to the Honourable Premier Doug Ford, the Minister of Municipal Affairs and Housing, MPP Sylvia Jones (Dufferin-Caledon) and all Ontario municipalities and the Association of Municipalities of Ontario (AMO).

Summary

Council is asked to instruct staff accordingly.

Respectfully Submitted,
Nicole Martin, Acting CAO/Clerk



MEMO TO COUNCIL - 2020-035

TO: Mayor Currie and Members of Council

FROM: Nicole Martin Acting CAO/Clerk

DATE: November 18, 2020

SUBJECT: Council Vacancy

Recommendation

Council receive memo 2020-035 and provide direction accordingly.

Background

As council is aware, a vacancy was declared on October 7, 2020 and under the Municipal Act the municipality shall, within 60 days after the day a declaration of vacancy is made, appoint a person to fill the vacancy or pass a by-law requiring a by-election be held to fill the vacancy. The next regular meeting of Council is scheduled for December 9, 2020 and the 60 days expires before that date meaning that if Council is going to decide on how to fill the position it should be done at this meeting.

Council has previously received Report to Council 2020-023 and Report to Council 2020-025 both of which outlined some options on how to fill the vacant seat on Council.

Additional Option

At this time, two members of the public have submitted letters of interest that were read during the public question periods. Council could decide to choose between these two individuals. It is not the most transparent approach; however, it does fill the requirement of the Municipal Act to appoint within 60 days.

Should Council wish to re-examine the options provided at the October 7, 2020 and October 22, 2020 meeting, they are reminded that the Procedural By-law will need to be set aside for the purpose of reconsidering a matter.

Summary

Council is asked to instruct staff accordingly.

Respectfully Submitted,
Nicole Martin, Acting CAO/Clerk



MEMO TO COUNCIL - 2020-036

TO: Mayor Currie and Members of Council

FROM: Nicole Martin Acting CAO/Clerk

DATE: September 2, 2020

SUBJECT: 285462 County Road 10 - Fill

Recommendation

Council consider lifting the stop work order on the above property and enter into the attached site alteration agreement.

Background

This is part of an ongoing fill matter at 285462 County Road 10. Council has previously heard from the ratepayer lawyers Donnell Law Group.

Unrelated to the application, the road repairs invoice has been paid.

Summary

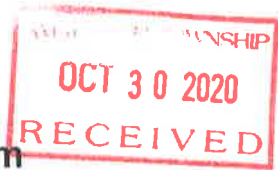
Council is asked to instruct staff with their decision.

Respectfully Submitted,

Nicole Martin

Nicole Martin, Acting CAO/Clerk

Notice of a Public Meeting Regarding Zoning Provisions to Implement the Minimum Distance Separation Formula (MDS)



Council for the Township of Melancthon has initiated a zoning amendment to incorporate the Minimum Distance Separation (MDS) formula in its Comprehensive Zoning By-law. The proposed amendment will incorporate both MDS 1 and MDS 2 provisions.

Interested members of the public are welcome to attend a virtual public meeting with Council to learn more about this initiative. The meeting date is:

Public Meeting: Thursday, November 19th, 2020 - 5:30 pm

This amendment is proposing to add a new regulation to implement the MDS Formula, which is a Provincial publication designed to maintain appropriate separation distances between livestock buildings and manure storage and sensitive uses such as rural residential uses. A draft amendment is available for review by contacting the Township office. A key map is not appended to this notice as the proposed regulation would apply to the entire Township.

NOTE: This will be a virtual meeting. If you wish to attend the virtual meeting, please call or email the Township office prior to the day of the public meeting so you can be provided with a link to the meeting. If you do not have the capability to attend a virtual meeting, please provide written comments and a phone number where you can be reached to the Township Clerk prior to the public meeting.

The purpose of the public meeting is to ensure that sufficient information is made available to enable the public to generally understand the proposed Zoning By-law Amendment. Any person who attends the public meeting shall be afforded an opportunity to make representations to Council in respect of the proposed amendment.

If you wish to be notified of the decision of the Council for the Corporation of the Township of Melancthon in respect to the proposed Zoning By-law Amendment, you must submit a written request (with forwarding addresses) to the Clerk of the Township of Melancthon at 157101 Highway 10, Melancthon, Ontario, L9V 2E6 fax (519) 925-1110.

If a person or public body files an appeal of a decision of the Council for the Corporation of the Township of Melancthon, as the approval authority in respect of the proposed Zoning By-law Amendment, but does not make oral submissions at a public meeting or make written submissions to Council before the proposed amendment is approved or refused, the Local Planning Appeals Tribunal may dismiss all or part of the appeal.

Further information regarding the proposed amendment is available to the public for inspection at the Township of Melancthon Municipal Office on Monday to Friday, between the hours of 8:30 a.m. and 4:30 p.m.

Mailing Date of this Notice: October 26, 2020

Denise Holmes, CAO/Clerk
Township of Melancthon



Nottawasaga Valley
Conservation Authority



Nottawasaga Futures
South Simcoe Streams Network Program

MEDIA RELEASE

FOR IMMEDIATE RELEASE

NVCA extends healthiest section of the Nottawasaga River

UTOPIA, Ontario (October 31, 2020) – Thanks to an environmentally progressive landowner and farmer, the Nottawasaga Valley Conservation Authority (NVCA), Nottawasaga Futures, South Simcoe Streams Network, Nottawasaga Steelheaders and Headwaters Flyfishers have restored the water quality and trout habitat in a section of the Nottawasaga River in Adjala Tosorontio.

"The NVCA Board of Directors sincerely thanks the landowner, funders and project partners for the success of this project," said Keith White, Chair of NVCA. "These resources allows our stewardship staff to continue to improve water quality and wildlife habitat across the watershed."

Originating from the Niagara Escarpment, the Nottawasaga River starts off pristine and provides some of the best quality water found in the Nottawasaga Valley Watershed. This section of the river also supports high quality coldwater fish habitat and provides excellent spawning habitat for trout and salmon.

"The quality of the water and trout habitat of the river slowly degrades as this water leaves the escarpment and flows from the Village of Hockley towards Alliston," explained Fred Dobbs, NVCA's Manager of Stewardship. "Summer stream temperatures, the amount of sediment and phosphorus concentrations increase as water moves downstream through Adjala Tosorontio. Sometimes, the temperature of the water increases at a faster rate, mainly due to a lack of stream-side forest cover and these warming zones are high priority sections for stream restoration."

In 2017, as staff were strategizing and prioritizing restoration efforts, a land owner in one rapid warming zone approached the NVCA about opportunities to form a partnership for restoring the land and river on the farm. This would consist of a multi-year project involving tree planting, installing livestock fencing along the creek and stabilizing stream banks using heavy machinery. These actions would greatly improve water quality, native fish habitat and trout production.

NVCA stewardship staff got to work right away. In 2018, fencing was installed on both sides of the 900 m stretch of river on the property. This way, cattle would not be able to trample the vegetation on the stream banks, therefore reducing erosion and improving fish

habitat. In the spring of 2019, tree planting was completed by volunteers working with Nottawasaga Futures staff. In the summer of 2019 and 2020, a total of 450 m of eroding river bank was stabilized using a 20 tonne excavator to add natural vegetation to the slopes and to install woody trout habitat in the river. In 2020, a floodplain was also constructed to help protect adjacent landowners against flooding as well as providing an abundance of habitat for amphibians.

"To keep the Nottawasaga River healthy, the water needs to be kept cool as much as possible," continued Fred Dobbs, NVCA's Manager of Stewardship Services. "Warm water encourages algae growth which reduces oxygen concentrations for fish and other animals that live in the river. It's much easier to keep cold water cold than it is to cool it down after it warms up, so we are working at the upstream end of the warming zone and will be working downstream in stages. Cold water conditions benefit recreational sport fishing species like rainbow trout, Chinook salmon and brown trout as well as native fish such as Northern Brook Lamprey and Burbot."

The Nottawasaga River Restoration Program has been generously funded by Fisheries and Oceans Canada, Patagonia-Tides Foundation, Cabelas Canada, Ontario Trillium Foundation and Alectra Utilities.

- 30 -

About NVCA: The Nottawasaga Valley Conservation Authority is a public agency dedicated to the preservation of a healthy environment through specialized programs to protect, conserve and enhance our water, wetlands, forests and lands.

About SSSN: About SSSN: The South Simcoe Streams Network is dedicated to improving water quality and stream habitat along local waterways. Established under Nottawasaga Futures in 2008, this grass roots non-profit program is designed to involve multiple partners and resident communities to help protect and promote a healthy natural environment.

Media contact: Maria Leung, Communications Coordinator 705-424-1479 ext.254, mleung@nvca.on.ca

WELCOME

TO THE FIRST PROJECT SITE OF THE NOTTAWASAGA RIVER RESTORATION PROGRAM



This project was undertaken with the financial support of the Government of Canada.
Ce projet a été réalisé avec l'appui financier du gouvernement du Canada.

Canada



**Breedon Family
Farm**



Healthy Nottawasaga River in Niagara Escarpment Section



Impacted Nottawasaga River East of Niagara Escarpment



Before and After Shots of 100m Long Eroding Stream Bank Stabilized in 2019

Fencing was installed in the fall of 2018 to keep cattle away from the eroding bank which was contributing sediment and phosphorus into the Nottawasga River. Volunteers used soil anchors to install 3m long fresh-cut Christmas trees to the base of the eroding slope in July 2019. Later that summer a 20 tonne excavator was used to install 7m long cedar trees to the base of the slope and backfill with natural grass sod. Volunteers planted cedar trees and dogwood shrubs in the fall of 2019 (not shown in “after” shot). The root wads and cut trees visible in the “after” shot not only slow the water velocity down to protect the toe of the slope but also provide habitat for trout and salmon, as well as the invertebrates that they feed on.



Before (spring 2018)



After (fall 2019)

Bank #7 Before Habitat Restoration – River bank erosion with water current undermining the roots of vegetation (spring 2018).



Bank #9 Before Habitat Restoration – The river bank erosion at this site threatened the livestock fencing which was installed in November 2018.



Bank #11 Before Habitat Restoration – The river bank erosion at this site threatened the livestock fencing which was installed in November 2018.



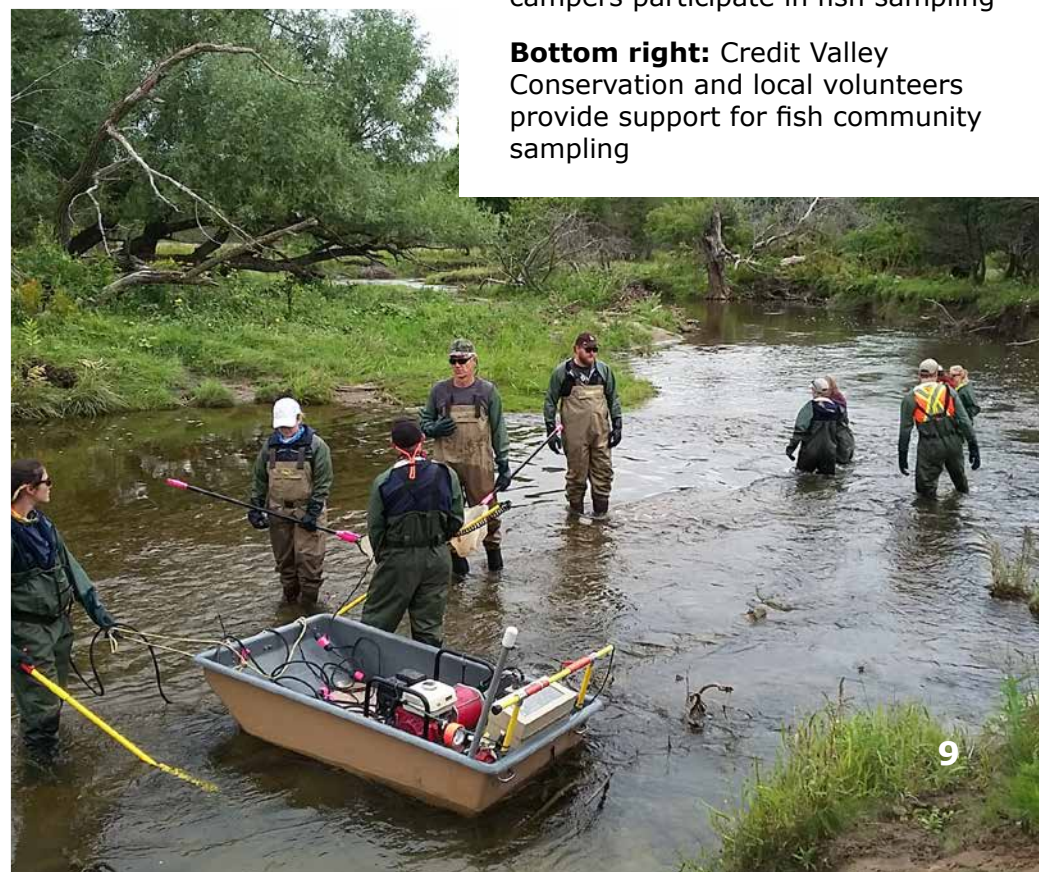


Captions

Top: High school students help plant trees at the restoration site

Bottom left: NVCA's Stewardship campers participate in fish sampling

Bottom right: Credit Valley Conservation and local volunteers provide support for fish community sampling












**NOTTAWASAGA RIVER
RESTORATION PROJECT**
Planting trees and stabilizing
streambanks to improve water
quality and fish habitat.
WCA: 705-424-1879 - nrc@wca.ca



Reconciliation up to Sep 30, 2020

Dufferin Revenue for 2020	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Revenue Available	Comments
January/April/July/October	\$ 89,702.50	\$ 24,526.32	\$ 32,987.75		\$ 147,216.57	
February/May/August/November	\$ 79,476.75	\$ 31,965.70	\$ 34,157.74		\$ 145,600.19	
March/June/September/December	\$ 58,166.28	\$ 34,550.27	\$ 60,028.27		\$ 152,744.82	
Total Revenue YTD	A 227,345.53	91,042.29	127,173.76	-	445,561.58	A

POA Dufferin Court Costs (January - Sep 30, 2020)

Revenues						
05-05-425-47270-930-50319 Grants/Subsidies	\$ (8,300.52)	\$ 4,150.26	\$ -		\$ (4,150.26)	B2
05-05-425-47270-930-50580 Interest Earned	\$ (328.43)	\$ (92.08)	\$ (14.86)		\$ (435.37)	B1
05-05-425-47270-930-50595 Caledon/Dufferin Mgmt Fee	\$ (150,016.48)	\$ (96,613.90)	\$ (78,973.41)		\$ (325,603.79)	
Total Revenues	(158,645.43)	(92,555.72)	(78,988.27)	0.00	(330,189.42)	
Expenses						
05-05-425-47270-930-61510 Salaries-Permanent	\$ 46,973.90	\$ 42,998.21	\$ 28,166.80		\$ 118,138.91	
05-05-425-47270-930-61513 Benefits-Permanent	\$ 14,620.25	\$ 14,849.27	\$ 8,977.88		\$ 38,447.40	
05-05-425-47270-930-61520 Wages-Casual Temporary	\$ 3,687.70	\$ -	\$ -		\$ 3,687.70	
05-05-425-47270-930-61523 Benefits-Casual Temporary	\$ 462.56	\$ -	\$ (39.20)		\$ 423.36	
05-05-425-47270-930-62010 Legal Forms	\$ -	\$ 4,501.09	\$ -		\$ 4,501.09	
05-05-425-47270-930-62011 Office Supplies	\$ 1,357.28	\$ 318.46	\$ 330.45		\$ 2,006.19	
05-05-425-47270-930-62119 Maint & Repairs-Computers	\$ 5,362.50	\$ 2,318.55	\$ 4,124.25		\$ 11,805.30	
05-05-425-47270-930-62244 Bank Charges	\$ 3,655.06	\$ 2,084.30	\$ 2,814.43		\$ 8,553.79	
05-05-425-47270-930-62305 Computer Services	\$ 2,548.50	\$ -	\$ 1,744.20		\$ 4,292.70	
05-05-425-47270-930-62306 Publications	\$ 46.00	\$ 48.00	\$ -		\$ 94.00	
05-05-425-47270-930-62308 Court & Transcript Fees	\$ 217.80	\$ 254.65	\$ -		\$ 472.45	
05-05-425-47270-930-62310 Training/Development/Seminar	\$ 448.76	\$ (448.76)	\$ -		\$ -	
05-05-425-47270-930-62311 Memberships/Dues	\$ 207.59	\$ -	\$ -		\$ 207.59	
05-05-425-47270-930-62314 Mileage	\$ -	\$ -	\$ -		\$ -	
05-05-425-47270-930-62315 Printing & Advertising	\$ -	\$ -	\$ -		\$ -	
05-05-425-47270-930-62321 Rental-Facility	\$ 3,053.00	\$ 3,053.00	\$ 3,053.00		\$ 9,159.00	
05-05-425-47270-930-62335 Contracted Services	\$ 17,917.60	\$ 18,263.59	\$ 5,414.55		\$ 41,595.74	
05-05-425-47270-930-62375 Meeting Expenses	\$ -	\$ 22.82	\$ -		\$ 22.82	
05-05-425-47270-930-62392 Witness Reimbursement	\$ 227.40	\$ -	\$ -		\$ 227.40	
05-05-425-47270-930-62395 Interpreter Fees	\$ 5,017.71	\$ -	\$ -		\$ 5,017.71	
05-05-425-47270-930-62396 Mobile Phones / Pagers	\$ 1,848.32	\$ 1,851.98	\$ 1,873.35		\$ 5,573.65	
05-05-425-47270-930-62416 Interdepartmental Charges	\$ 50,993.50	\$ 2,440.56	\$ 22,528.56		\$ 75,962.62	
Total Expenses	\$ 158,645.43	\$ 92,555.72	\$ 78,988.27	\$ -	\$ 330,189.42	C
Net Revenues/(Expenses)	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Amount to be paid to Dufferin Municipalities	77,329.05	(5,571.61)	48,200.35	-	119,957.79	D=A-(C+B1+B2)

Town/Township	Q1 Disbursement	Q2 Disbursement	Q3 Disbursement	Q4 Disbursement	Total Paid	% of Revenue
East Garafraxa	\$ 1,591.23	\$ (35.46)	\$ 938.66		\$ 2,494.43	1.96%
Town of Grand Valley	\$ 1,093.26	\$ (53.30)	\$ 809.75		\$ 1,849.71	1.69%
Amaranth	\$ 1,675.44	\$ (319.56)	\$ 1,968.89		\$ 3,324.78	4.10%
Mono	\$ 29,794.26	\$ (2,171.07)	\$ 16,867.64		\$ 44,490.83	35.14%
Orangeville	\$ 18,772.46	\$ (1,565.69)	\$ 8,548.57		\$ 25,755.33	17.81%
Mulmur	\$ 3,092.26	\$ (478.76)	\$ 3,567.87		\$ 6,181.38	7.43%
Melancthon	\$ 5,121.76	\$ (271.34)	\$ 2,988.26		\$ 7,838.67	6.23%
Shelburne	\$ 15,713.38	\$ (1,001.43)	\$ 12,310.70		\$ 27,022.65	25.65%
Province - dedicated lines payable to the province	\$ 475.00	\$ 325.00	\$ 200.00		\$ 1,000.00	
	\$ 77,329.05	\$ (5,571.61)	\$ 48,200.35	\$ -	\$ 119,957.79	E
Net Amount Owning (Overpaid)	\$ -	\$ -	\$ -	\$ -	\$ -	F=D-E

	G	H	I	J	K = sum(G:J)	L	M = sum(G:L)
Town/Township	Paid to Municipalities Q1 (from E above)	Paid to Municipalities Q2 (from E above)	Paid to Municipalities Q3 (from E above)	Paid to Municipalities Q4 (from E above)	Total owing/paid to Municipalities YTD	Payable to Municipalities (from E above) - (Q2+Q3)	Total owing to Municipalities (Q2+Q3)
East Garafraxa	\$ 1,591.23	\$ (35.46)	\$ 938.66	-	(2,494.43)	903.20	903.20
Town of Grand Valley	\$ 1,093.26	\$ (53.30)	\$ 809.75	-	(1,849.71)	756.45	756.45
Amaranth	\$ 1,675.44	\$ (319.56)	\$ 1,968.89	-	(3,324.78)	1,649.34	1,649.34
Mono	\$ 29,794.26	\$ (2,171.07)	\$ 16,867.64	-	(44,490.83)	14,696.57	14,696.57
Orangeville	\$ 18,772.46	\$ (1,565.69)	\$ 8,548.57	-	(25,755.33)	6,982.88	6,982.88
Mulmur	\$ 3,092.26	\$ (478.76)	\$ 3,567.87	-	(6,181.38)	3,089.12	3,089.12
Melancthon	\$ 5,121.76	\$ (271.34)	\$ 2,988.26	-	(7,838.67)	2,716.92	2,716.92
Shelburne	\$ 15,713.38	\$ (1,001.43)	\$ 12,310.70	-	(27,022.65)	11,309.27	11,309.27
Total	76,854.05	(5,896.61)	48,000.35	-	(118,957.79)	42,103.74	42,103.74

Check Amount Paid / TO be Paid 118,957.79
Amount to be Paid Revenues - Expenses 118,957.79
Variance -

GRAND VALLEY PUBLIC LIBRARY BOARD

Minutes Wednesday October 14, 2020

PRESENT: Chair: Carol Hall
Board members: Rahmatu Etti-Balogun
Julie vanAlstine
Shane di Benedetto
East Garafaraxa rep.: Fran Pinkney
CEO Joanne Stevenson

REGRETS: Town of Grand Valley rep.: Philip Rentsch

ABSENT: Amaranth rep:

1. **Call to order.** 7:12pm
2. We [I] would like to acknowledge that we are on the the Haldimand Tract, land promised to the Haudenosaunee **(HOE day na shun ay)** people of Six Nations, which includes six miles on each side of the Grand River. This territory is the traditional territory of the Neutral, Anishnaabeg **(On ish KNOB eck)**, and Haudenosaunee **(HOE day na shun ay)** Peoples.
3. **Approval of the agenda.**
MOTION #1: Moved by J. vanAlstine, seconded by R. Etti-Balogun, that the agenda be approved.
4. **No declaration of any conflicts of interest at this time.**
5. **Minutes of the September 9, 2020 meeting.**
MOTION #2: Moved by F. Pinkney, seconded by R. Etti-Balogun, that the minutes of the September 9, 2020 meeting, be approved.
6. **Business arising from the minutes.**
EAF grant (Enabling Accessibility Fund) application has been approved and monies received.
CEO is to proceed with receiving quotes for the improvements.
7. **Correspondence.**
 - 7.1 Donation from Grand Valley Lions Club of \$500 for Gingerbread House Workshop
 - 7.2 Enabling Accessibility Fund (EAF) approval**MOTION #3:** Moved by J. vanAlstine, seconded by F. Pinkney that the correspondence be received

8. **Financial Report.**
 - 9.1 **Operating.**

MOTION #4: Moved by F. Pinkney, seconded by J. vanAlstine, to accept the operating expenses for September (16,908.93).

MOTION #5: Moved by F. Pinkney, seconded by R. Etti-Balogun to accept the 3rd quarterly report for 2020.
 - 9.2 **Capital.** No Expenses to report
9. **Committee Reports.**
 - 10.1 **Finance.**

Presented 2021 Draft Budget, final approval to be scheduled for a later date
 - 10.2 **Personnel, Administration and By-laws.**

MOTION #6: Moved by F. Pinkney, seconded by J. vanAlstine, that the reviewed policy, Media Communications Policy be approved.
 - 10.3 **Advocacy.**

Book Sale will be held Monday, November 23 – Saturday, November 28
Set up will be Saturday, November 21. No donations will be accepted for this sale.
 - 10.4 **Strategic Planning.** No Report
 - 10.5 **Information Technology/Communications.** No Report
10. **Chair Report.**

There will be a virtual trustee meeting held, Date and time on previous email
11. **CEO Report.**

Hours have increased to accommodate for bus students to be able to use the library after school.

Program statistic were uploaded to drop box, virtual programming is doing well with a large number of registered patrons.

Patron feedback for programming has been very positive. Patron feedback was shared from received emails.

Virtual/craft kit Programs being offered by the Library

 - Cocoa Club & Snacks ‘n crafts – Craft kits
 - Toddler time & Storytime – virtual
 - Bird Presentation – virtual
 - Gingerbread houses – virtual
12. **New business.**

Report from the Town of Grand Valley, Development Charges

CEO to look into available newspapers online
13. **Next meeting.** Wednesday November 11, 2020. 7:15 p.m. McGinnis Room.
14. **Motion to adjourn.** 8:20 p.m. J. vanAlstine.



SHELburne & DISTRICT FIRE BOARD

July 28, 2020

The Shelburne & District Fire Department **Board of Management** meeting was held electronically (Zoom ID 874-1925-7083) on the above mentioned date at 7:00 P.M.

Present

As per attendance record.

1. Opening of Meeting

Chair, Walter Benotto, called meeting to order at 7:13pm.

2. Approval of Agenda

2.1. July 28, 2020

Resolution #1

Moved by J Horner – Seconded by G Little

BE IT RESOLVED THAT:

The Board of Management approves the agenda as amended.

- Delete Correspondance: 9.1 Mulmur-Melancthon Fire Board

Carried

3. Approval of Minutes

3.1. May 13, 2020

Resolution #2

Moved by F Nix – Seconded by M Mercer

BE IT RESOLVED THAT:

The Board of Management adopt the minutes under the date of May 13, 2020 as circulated.

Carried

4. Disclosure of Pecuniary interest

None declared.

5. **Public Question Period** (15min)

No public present.

6. **Delegation / Deputations**

None

7. **Unfinished Business**

7.1. Board Agreement

No update.

7.2. Structural Review Report

The Board reviewed the report.

8. **New Business**

8.1. 2020/2021 Budget – Verbal Discussion

Discussion regarding hiring a weekly cleaner and increasing the hours for the Secretary/Treasurer. The board directed staff to hire a cleaner immediately and requested waiting for the new Fire Chief to decide if additional support staff is required.

The Board discussed including costing for upgrading the building to be wheelchair accessible.

8.2. Surplus Equipment

Resolution #7

Moved by S Martin – Seconded by G Little

BE IT RESOLVED THAT:

The Board authorize the acting Fire Chief to dispose of surplus or broken equipment and supplies at his discretion.

Carried

9. **Correspondance**

None

10. **Chief's Report**

10.1. Annual Report -2019

10.2. Monthly Reports – May, June & July 2020

11. **Accounts**

11.1. May, June & July 2020

Resolution #8

Moved by F Nix – Seconded by J Horner

BE IT RESOLVED THAT:

The payables for May, June & July in the amount of \$53,009.70 as presented be approved for payment.

Carried

11.2. Budget to Date

12. Closed Session under the *Municipal Act, 2001*

Resolution #3

Moved by S Martin – Seconded by W Hannon

BE IT RESOLVED THAT:

The Board of Management proceed in closed session to address a matter pertaining to:

- Labour Negotiations
- Personal matters about an identifiable individual, including municipal or local board employees

Carried

13. Rise and Report

Resolution #4

Moved by F Nix – Seconded by W Hannon

BE IT RESOLVED THAT:

The Board of Management rise and report at approximately 8:28pm.

Carried

Resolution #5

Moved by F Nix – Seconded by J Horner

BE IT RESOLVED THAT:

The Board authorize the acting Fire Chief to hire Ward and Uptigrove to perform a third party investigation related to an employee complaint.

Carried

Resolution #6

Moved by S Martin – Seconded by G Little

BE IT RESOLVED THAT:

The Shelburne & District Fire Board receives Report – Competition 01-2020-SDFD Fire Chief Recruitment;

AND FURTHER THAT the Board authorize the Chair to execute an Employment Agreement with the candidate as discussed;

AND FURTHER THAT the Secretary be directed to request the Towns of Shelburne and Mono, and the Townships of Amaranth, Melancthon, and Mulmur to adopt a by-law to appoint a new Fire Chief for the Shelburne & District Fire Department.

Carried

Zoom connection lost at 8:49pm

M Mercer and E Hawkins rejoined at 8:52pm

14. Confirming Motion; Adjournment & Next Meeting Date

Resolution #9

Moved by E Hawkins – Seconded by M Mercer

BE IT RESOLVED THAT:

All actions of the Board Members and Officers of the Shelburne and District Fire Board of Management, with respect to every matter addressed and/or adopted by the Board on the above date are hereby adopted, ratified and confirmed; And each motion, resolution and other actions taken by the Board Members and Officers at the meeting held on the above date are hereby adopted, ratified and confirmed.

Carried

Resolution #10

Moved by F Nix – Seconded by H Foster

BE IT RESOLVED THAT:

The Board of Management do now adjourn at 8:55pm to meet again at the call of the Chair.

Carried

Respectfully submitted by:

Approved:

Sabrina VanGerven
Secretary-Treasurer

Walter Benotto
Chairperson

SHELBURNE & DISTRICT FIRE BOARD MEMBERS

Meeting Attendance Record Under Date of July 28, 2020

Municipality / Member	Present	Absent
Township of Amaranth		
Heather Foster	X	
Gail Little	X	
Town of Mono		
Sharon Martin	X	
Fred Nix	X	
Township of Melancthon		
Wayne Hannon	X	
Margaret Mercer	X	
Town of Shelburne		
Walter Benotto	X	
Shane Hall		X
Township of Mulmur		
Earl Hawkins	X	
Janet Horner	X	
Staff		
Jeff Clayton – Deputy Chief	X	
Sabrina VanGerven – Secretary/Treasurer	X	

Accounts Payable

GENERAL BILLS AND ACCOUNTS APPROVED NOVEMBER 18, 2020

Vendor 000000 Through 999999

Invoice Entry Date 10/15/2020 to 11/10/2020 Paid Invoices Cheque Date 10/15/2020 to 11/10/2020

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Chq Nb Item Amount
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Department Summary

01-1000	REVENUE FUND	56,472.74
01-1091	GENERAL GOVERNMENT	2,727.57
01-1092	ADMINISTRATION	40,420.04
01-1093	RECREATION COMPLEX	685.44
01-1102	CONSERVATION AUTHORITY	1,447.27
01-1103	PROTECTIVE INSPECTION	6,985.23
01-1108	POLICE	42,412.00
01-1300	CEMETERY	1,389.90
01-1401	RECREATION AND CULTURE	17,003.95
01-1420	LIBRARY	4,752.06
01-1501	PLANNING AND ZONING	22,787.02
02-8000	WALDEMAR WATER SYSTEM	9,948.28

Report Total 207,031.50

TOTAL GENERAL BILLS & ACCOUNTS APPROVED NOVEMBER 18, 2020**\$207,031.50**

Accounts Payable

ROAD BILLS AND ACCOUNTS APPROVED NOVEMBER 18, 2020

Vendor 000000 Through 999999

Invoice Entry Date 10/15/2020 to 11/10/2020 Paid Invoices Cheque Date 10/15/2020 to 11/10/2020

Account	Vendor Number Name	Invoice Number Item Description	Invoice Date	Entry Date	Chq Nb Item Amount
---------	-----------------------	------------------------------------	-----------------	---------------	-----------------------

Department Summary

01-1252	ROADWAYS - EXPENSES	379,269.08
Report Total		379,269.08

TOTAL ROAD BILLS & ACCOUNTS APPROVED NOVEMBER 18, 2020**\$379,269.08**



REPORT TO COUNCIL 2020-28

TO: Mayor Currie and Members of Council

FROM: Ben Ryzebol, Director of Public Works

DATE: November 18, 2020

SUBJECT: Council Meeting Dates for 2021

Recommendation

That Council accept the Acting CAO/Clerk report 2020-28 and provide any direction accordingly.

Background

Typically, Council meets twice a month on the first and third Wednesday of the month alternating between day and evening meeting times. January, August, and December only one meeting is held as a day meeting. This schedule is subject to additional special meeting which can be called at any time.

There have been no amendments to the schedule to accommodate for statutory holidays that would fall on a Wednesday.

Summary

Staff recommend Council approve the meeting dates for 2021 as presented.

Respectfully Submitted,

Nicole Martin
Acting CAO/Clerk



Township of Amaranth Council Meeting Dates for 2021

Council Meetings – A.M.	Council Meetings – P.M.
Wednesday, January 13, 2021 – 10:00 a.m.	
Wednesday, February 3, 2021 – 10:00 a.m.	Wednesday, February 17, 2021 – 6:00 p.m.
Wednesday, March 3, 2021 - 10:00 a.m.	Wednesday, March 17, 2021 – 6:00 p.m.
Wednesday, April 7, 2021 – 10:00 a.m.	Wednesday, April 21, 2021 – 6:00 p.m.
Wednesday, May 5, 2021 – 10:00 a.m.	Wednesday, May 19, 2021 – 6:00 p.m.
Wednesday, June 2, 2021 – 10:00 a.m.	Wednesday, June 16, 2021 – 6:00 p.m.
Wednesday, July 7, 2021 – 10:00 a.m.	Wednesday, July 21, 2021 – 6:00 p.m.
Wednesday, August 11, 2021 – 10:00 a.m.	
Wednesday, September 1, 2021 – 10:00 a.m.	Wednesday, September 15, 2021 – 6:00 p.m.
Wednesday, October 6, 2021 – 10:00 a.m.	Wednesday, October 20, 2021 – 6:00 p.m.
Wednesday, November 3, 2021 – 10:00 a.m.	Wednesday, November 17, 2021 – 6:00 p.m.
Wednesday, December 8, 2021 – 10:00 a.m.	

2021 Calendar - Canada

January						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

THE CORPORATION OF THE TOWNSHIP OF AMARANTH

BY-LAW NUMBER ____-2020

**BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF AN AGREEMENT
BETWEEN JORDAN TENNEN AND THE CORPORATION OF THE TOWNSHIP OF
AMARANTH**

WHEREAS pursuant to the provisions of the Municipal Act, 2001, S.O. 2001 c. 25 as amended, authorizes a municipality to prohibit or regulate the dumping of fill, the removal of topsoil and alteration of grades; and

Whereas the Corporation of the Township of Amaranth deem it expedient to enter into such an agreement.

Now Therefore The Corporation of The Township of Amaranth by the Municipal Council thereof enacts as follows:

1. THAT the Corporation of the Township of Amaranth enter into a Site Alteration Agreement with Jordan Tennen for the placement of fill at the property located at 285462 10th Line, dated as of November 18, 2020, substantially in the form attached as Schedule "A" which forms part of this by-law.
2. THAT the Mayor and CAO/Clerk are hereby authorized to execute the agreement and all documents necessary to complete the matters authorized by this by-law.
3. That by-law comes into effect upon the passing thereof.

BY-LAW READ A FIRST AND SECOND TIME THIS 18th DAY OF **November, 2020**.

BY-LAW READ A THIRD TIME AND PASSED THIS 18th DAY OF **November, 2020**.

Head of Council

Acting CAO/Clerk

THIS AGREEMENT made as of this ____ day of November 2020 (Effective Date)

BETWEEN

TOWNSHIP OF AMARANTH ("Township")

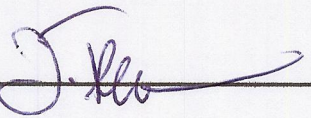
- AND -

JORDAN TENNEN ("Owner")

Whereas the Council of the Township of Amaranth has approved the owner's request pursuant to By-law 65-2009, as amended, for a permit to place fill on and alter the grading of the property known municipally as 285462 10TH Line (the "site" or "property");

NOW THEREFORE, the approval was subject to the following conditions:

1. Access to and from the site will be via County Road 10 southbound to the property gate on 2nd line, in consultation with Township Director of Public Works. The Owner shall keep the 2nd Line clean to the satisfaction of the Township's Director of Public Works. Half load restrictions to be adhered to by the Owner and all drivers hauling fill to the site.
2. Hours of operation to be Monday to Friday 7:00 a.m. to 5:30 p.m.
3. Project may commence on November 9th, 2020 and no fill will be brought onto the Property later than June 30th, 2021. The Owner may import and a maximum of 30,000 cubic metres of fill and 5,000 cubic metres of topsoil onto the property. The Owner shall provide proof of the volume of fill and/or topsoil imported to the Township upon request. Fill will be subject to testing by WSP Engineers, with materials supplied from a variety of sources approved by WSP Engineers. The Township shall have test results furnished upon request.
4. The owner shall ensure that fill is placed and the property is graded in accordance with the grading plan attached hereto as schedule A. The owner shall ensure that the property is graded such that drainage to adjacent properties is not adversely impacted, to the satisfaction of the Township.
5. The Township and its agents shall receive monthly reports of site activity unless there is a cessation of activity due to weather or other conditions. The Township and its agents shall be permitted to enter onto the property from time to time to inspect the progress of work and to assess compliance with this agreement.
5. The owner shall obtain a permit or approval from the Nottawasaga Conservation Authority if legally required to do so.
6. The Owner shall provide a deposit of \$5,000.00, cash or certified cheque prior to execution of this agreement by the Township, to be returned upon completion of the project to the satisfaction of the Director of Public Works, and subject to compliance with this agreement. Should road work be required as a result of the hauling of fill, any cost incurred by the Township will be deducted from the deposit, and only the balance refunded.
7. This approval is subject to the discretion of the Director of Public Works, and approval may be withdrawn should weather and road conditions warrant it.
8. Authorization be given to the Township Staff to enter the property for site inspection purposes.

Owner 

Witness _____

Per: _____
Corporation of the Township of
Amaranth
Acting CAO/Clerk

Date _____

THE CORPORATION OF THE TOWNSHIP OF AMARANTH

BY-LAW NUMBER ____-2020

**BEING A BY-LAW TO APPOINT A CHIEF ADMINISTRATIVE
OFFICER / CLERK FOR THE TOWNSHIP OF AMARANTH**

WHEREAS the Municipal Act, 2001, S.O. 2001, c.25, Section 229 (1) defines that the municipality may appoint a Chief Administrative Officer;

AND WHEREAS Section 228 (1) of the Municipal Act, S.O. 2001 c. 25, authorizes the appointment of a Clerk;

AND WHEREAS the Municipal Act, 2001 S.O.2001, c.25 Section 227 states the role of the municipal administration and its role as officers of the municipality;

AND WHEREAS Council has deemed it appropriate to appoint a Chief Administrative Officer/Clerk for the municipality;

NOW THEREFORE The Corporation of The Township of Amaranth by the Municipal Council thereof enacts as follows:

1. That Nicole Martin be appointed CAO/Clerk of the Corporation of the Township of Amaranth.
2. That this by-law shall come into force and deemed to have taken place as of November 15, 2020.
3. That this by-law shall repeal and replace previous by-laws of appointment namely, By-Law 12-2018; By-Law 50-2019; By-Law 69-2019; By-Law 1-2020; By-Law 9-2020; By-Law 11-2020; By-Law 17-2020; By-Law 30-2020; By-Law 37-2020 and By-Law 41-2020.

BY-LAW READ A FIRST AND SECOND TIME THIS **18th** DAY OF **November 2020**

BY-LAW READ A THIRD TIME AND PASSED THIS **18th** DAY OF **November 2020**

Head of Council

CAO/Clerk