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Township of Amaranth
Council Agenda
Wednesday, May 19, 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 May 5, 2021
 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 the day before the meeting 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 the day before the meeting.

7. Delegations/Presentations

7.1. **Shelburne Multicultural Event** – President Althea Alli

8. Public Meetings (under *The Planning Act*)

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 the day before the meeting 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 the day before the meeting. Public will be invited to make comments at the meeting.

8.1. **B08-2021 Consent Application** – Adams

8.2. **B09-2021 Consent Application** – Adams

8.3. **B10-2021 Consent Application** - Adams

8.4. **Z06-2021 Zoning By-Law Amendment Application** – Sawyer

8.5. **Z07-2021 Zoning By-Law Amendment Application** – Monachino

8.6. **Z08-2021 Zoning By-Law Amendment Application** - Monachino

9. Unfinished Business

9.1. **SWIFT Update**

Verbal discussion from Deputy Mayor Gerrits

9.2. **R.J. Burnside** – Bridge 15 Superstructure Suitability Memo

10.0. Planning Department

10.1 Memo to Council 2021-018

Primrose Estates Signs

10.2 Town of Shelburne – Planning Application circulation

10.3 Other, if any

11.0 Public Works Department

11.1 Other, if any.

12.0 County Council Business

12.1 **Building Department** - MPAC submission report for April

12.2 **Other**, if any.

13.0 Committee Reports

13.1 **Centre Dufferin Recreation Complex** – 2021 forecast update; Regular Board Meeting Minutes held March 24, 2021

13.2 **Township of Mulmur** – Police Services Board Composition

13.3 **Town of Mono** – Joint Municipal Water Management Agreement

13.4 **Grand Valley Public Library** – Minutes April 14, 2021

13.5 **Other**, if any

14.0 General Business and Correspondence

14.1 AMO Communications: [AMO policy Update – Long Term Care Commission Report Overview and Digital Ontario](#); AMO [Digital Partner Webinars](#); AMO WatchFile – [May 6, 2021](#); AMO Communications: [Leading Through Crisis Strengthening Personal Resilience](#); AMO Events: [Women's Leadership Forum at the AMO 2021 Conference](#); AMO Digital Partner Webinars: [One-stop Shop for Citizen Services and Digital Mental Health Support](#); AMO 2021 Training [Human Rights and Equity The Role and Obligations of Municipal Leaders](#), AMO WatchFile: [May 13, 2021](#), AMO Policy Update – [Stay at Home Order Extended](#)

14.2 Ontario News: [Ontario Recognizes Occupational Safety and Health Day](#); Ontario News: [Ontario Responds to High Vaccination Rates, Modifies Restrictions in Long-Term Care Homes](#); Ontario News: [Ontario Supports Launch of Technology That Helps Detect Early Disease Warnings](#); Ontario News: [Ontario Releases Draft Forest Biomass Action Plan](#), Ontario News: [Expanding Access to Broadband Connectivity in Wellington County](#), Ontario News: [Ontario to Modernize and Streamline Apprenticeship Training](#); Ontario News: [Ontario Funding Program to Help Seniors Struggling with COVID-related Cognitive Impairment](#), Ontario News: [Ontario Supports Families, Businesses and Workers during COVID-19](#), Ontario News: [Ontario Hires 89 New Correctional Officers](#), Ontario News: [Ontario Celebrates Second Annual Day of Action on Litter](#), Ontario News: [Ontario Advances Economic Growth and Prosperity for Indigenous Communities](#), Ontario News: [Ontario Acting to Combat Anti-Asian Racism in Schools](#)

14.3 **Town of Amherstburg** – Support of the City of Kitchener's resolution regarding *The Planning Act* timelines

14.4 **Town of Shelburne** – Waste Treatment Plant expansion

14.5 **Kyle Seebach** – [Justin Trudeau's assault on free speech must be stopped](#)

14.6 **Municipality of Leamington** – Advocacy for Reform Municipal Freedom of Information and Protection of Privacy Act

14.7 **Town of Perth** – Provincial Hospital Funding of Major Capital Equipment

14.8 **Ontario Volunteer Service Awards** – 2021 Senior of the Year Award

14.9 **Town of The Blue Mountains** – Provincial Re-Opening Strategy

14.10 **The Haudenosaunee Confederacy Chiefs Council** – Notice of Moratorium

14.11 Other, if any

15.0 Treasury/Accounts

15.1 **Bills and Accounts**
General Accounts

15.2 **Bills and Accounts**
Road Accounts

15.3 **Other**, if any

16.0 Added Items (Late Submissions)

17.0 New Business

17.1. **Integrity Commissioner**
Special Report to Council and Annual Report

18.0 Notice of Motions – None at this meeting

19.0 Closed Meeting

19.1. **Third party information supplied in confidence to the municipality (eg financial information)**
Banking proposals update

19.2. Litigation or potential litigation

By-law enforcement

19.3. Labour relations or employee negotiations

Staff Review and employee workload matters

19.4. Adoption of Closed Meeting Minutes – April 21, 2021 Closed Meeting

20.0 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 by-law to amend the Zoning By-Law 2-2009 for West Part Lot 20, Concession 10, Part 2 7R-3420 (File No. Z05-2021); and that it be given the necessary readings and be passed and numbered as the next sequential number

21.0 Confirming By-Law

22.0 Adjournment

22.1 To meet again for the Regular Meeting of Council on Wednesday, June 2, 2021 at 10:00 a.m. or at the call of the Mayor.



**Township of Amaranth
Council Minutes
Wednesday, May 5, 2021
10:00 a.m.**

Electronic Meeting

The Township of Amaranth Council held an electronic regular meeting on Wednesday, May 5, 2021, commencing at 10:01 a.m.

Council Present:

Mayor	B. Currie
Deputy Mayor	C. Gerrits
Councillor	G. Little
Councillor	H. Foster
Councillor	S. Niedzwiecki

Staff Present:

Deputy Clerk/Deputy Treasurer	A. Gordon
Township Planner	J. Johnstone (for parts)
(for parts) Foreman	S. Boswell and B. Des Roches

1. Call to Order

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

Mayor Currie called the Meeting to Order at 10:02 a.m.

2. Added Items (Late Submissions) – none

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 circulated.

CARRIED

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

4. Disclosure of Pecuniary Interest with Reasons

None disclosed at this time, Council was reminded that they could declare a conflict at any time during the meeting should one arise.

5. Approval of Minutes

5.1. Regular Meeting Minutes held April 21, 2021

Council had an amendment to the draft minutes regarding item 12.2 as the County Road number was incorrect.

Resolution #2

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

BE IT RESOLVED THAT:

Council do hereby adopt the minutes of the Regular Meeting of Council held on April 21, 2021 as amended.

CARRIED

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

6. Public Question Period

6.1. Email from Ramona and Octavian Viaicu regarding new development at Station Road and 9th Line was read into the minutes as follows:

Hello Councillor Steve,

We are writing about our concern about this new subdivision being built. Not only will we have to endure the traffic and the mess during the lengthy construction but we will lose the small community feel, beautiful views of nature replaced with brick to look at, increase of light and sound pollution, traffic, internet speed will decrease and possibly higher water cost. There is so much space to build around and not necessarily right in our backyards. This subdivision will destroy our small community feel which we really love. We love living in a place where we can look out the window and see God's beauty. No one wants to look at another set of bricks. Please, please consider the view of your constituents. Thank you very much, Ramona and Octavian Vlaicu

7. Delegations/Presentations

7.1. **Small Business Enterprise Centre – Ellen Sinclair**

Council was provided the information and presentation about the Small Business Enterprise Centre and the support to small businesses in Amaranth and area. Council requested that a link be placed on the Township website.

8. Public Meeting

8.1. **None at this meeting**

9. Unfinished Business

9.1. **Memo to Council 2021-017**
Light Poles at Office

Council discussed the light poles at the office and the information in the Memo to Council 2021-017. Council has asked if staff can remove the rust and paint the poles to extend the life of the poles.

10. Planning Department

10.1. **B06-2021 Consent Application – Blydorp (Owner) 483317 30th Sideroad – recommend approval**

Council briefly discussed the consent application and planning report including any recommendations made by the Planner.

Resolution #3

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

BE IT RESOLVED THAT:

Consent Application B06-2021 by Leo Blydorp regarding West Part Lot 31, Concession 8 known municipally as 483317 30th Sideroad, Amaranth.

BE APPROVED

Subject to the following conditions:

1. That the Owner pay all taxes in full;
2. That the Owner provide a copy of the registered Reference Plan in digital and paper formats for the severed and retained parcels;
3. That the Owner obtain entrance approvals for the retained parcel from the appropriate road authority;
4. That the Owner convey road widenings for both the severed and retained parcels to the appropriate road authority;
5. That the Owner successfully complete an MDS1 analysis for the severed property and any nearby livestock facilities/anaerobic digesters (LF/ADs) on separate lots in accordance with the Minimum Separation Distance Document (2016);
6. That the Owner pay all costs associated with road widenings, surveys and other transactions pertaining to this application;
7. That the Owner fulfill all conditions within one year of the date of notice of decision where failure to do so will cause the application to be null and void.

CARRIED

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

10.2. B07-2021 Consent Application – Collins (Owner) 346015 15th Sideroad – recommend approval

Council briefly discussed the consent application and planning report including any recommendations made by the Planner.

Resolution #4

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

BE IT RESOLVED THAT:

Consent Application B07-2021 by Jim Collins regarding West Part Lot 15, Concession 1 known municipally as 345430 15th Sideroad, Amaranth.

BE APPROVED

Subject to the following conditions:

1. That the Owner pay all taxes in full;
2. That the Owner provide a copy of the registered Reference Plan in digital and paper formats;
3. That the Owner pay all costs associated with transactions pertaining to this application;
4. That the Owner fulfill all conditions within one year of the date of notice of decision where failure to do so will cause the application to be null and void.

CARRIED

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

**10.3. Z05-2021 Zoning By-Law Amendment Application – Piel (Owner)
383066 2nd Line – recommend approval**

Council raised the parking concern again with an additional residence on the property.

Resolution #5

Moved by: C. Gerrits – Seconded by: S. Niedzwiecki

BE IT RESOLVED THAT:

Zoning By-Law Amendment Application Z05-2021 by Barbra Piel regarding West Part Lot 20, Concession 10 known municipally as 383066 20th Sideroad to rezone lands from Agricultural (A) Zone to Agricultural Exception (A-86) zone.
BE APPROVED

Subject to the following site-specific zoning restrictions:

1. That a secondary dwelling unit be permitted on lands zoned Agricultural Exception (A-86).

CARRIED

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

The following items were dealt with and discussed:

- 10.4. Notice of a Complete Application and Notice of a Public Meeting –**
Wednesday May 19, 2021 Files Z06-2021, Z07-2021, Z08-2021, B08-2021, B09-2021 and B10-2021

- 10.5. Other**, if any. Council asked about the secondary dwelling provisions and asked for further information to come back at a future meeting. Council also had questions around the use of a trailer as a secondary dwelling.

11. Public Works Department

The following items were received and/or dealt with:

- 11.1. Report to Council 2021-021**
Public Works Update

- 11.2. Report to Council 2021-024**
Gravel Crushing Tender Award

Resolution #6

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

BE IT RESOLVED THAT:

The 2021 Gravel Crushing Tender be awarded to Ontario Custom Crushing in the total tender amount of \$56,250.00.
Further resolved that staff be directed to notify the bidders of the tender results.
CARRIED

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

11.3. Report to Council 2021-023
Grass Cutting tender results

Resolution #7
Moved by: C. Gerrits – Seconded by: S. Niedzwiecki
BE IT RESOLVED THAT:

The 2021 Grass Cutting Tender be awarded to Modern Appeal Property Services in the approximate total tender amount of \$17,520.00.
Further resolved that staff be directed to notify the bidders of the tender results.
CARRIED

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

11.4. Report to Council 2021-025
Screen, Haul, Mix and Stack Winter Sand Tender Results

Resolution #8
Moved by: C. Gerrits – Seconded by: G. Little
BE IT RESOLVED THAT:

The 2021 Tender to screen, haul, mix and stack winter sand be awarded to Duivenvoorden Haulage Ltd. in the total tender amount of \$43,505.00.
Further resolved that staff be directed to notify the bidders of the tender results.
CARRIED

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

11.5. Other, if any. Nothing further was discussed at this time.

12. County Council Business

The following items were reviewed and dealt with:

12.1. **Building Department:** MPAC Submission Report March 2021

12.2. Other, if any. Nothing further was discussed at this time.

13. Committee Reports

The following were received and/or dealt with:

13.1. **Grand River Conservation Authority:** [Additional Grand River Parks open early to provide more local outdoor options](#) **Grand River Conservation Authority:** [Warning booms and buoys being installed at GRCA dams](#) Summary of the GRCA General Membership Meeting – April 23, 2021

Council would like to support the following letter to the Honourable Sylvia Jones.

- 13.2. **Police Services Board:** Town of Mono letter to Honourable Sylvia Jones regarding the reconstitution of police services boards within the County of Dufferin; 2022 Municipal Policing Billing Statement Property Count
- 13.3. **Shelburne Public Library Board** – Minutes of March 16, 2021
- 13.4. **Grand Valley Fire Board** – Audited 2020 Financial Statements
- 13.5. **Nottawasaga Valley Conservation Authority** – [NVCA Monthly Newsletter](#) April 23, 2021 NVCA Board Highlights
- 13.6. **Grand Valley Public Library Board** – Minutes March 10, 2021

Council would like to send a letter of support to the following:

- 13.7. **Town of South Bruce Peninsula** – Request for Support Lottery Licensing
- 13.8. Other, if any. Nothing further was discussed at this time.

14. **General Business and Correspondence**

The following were received and/or dealt with:

- 14.1. **AMO Events:** [AMO 2021 Conference Program](#), **AMO Communications:** [AMO Policy Update – Federal Budget Highlights, Revised CVOID-19 Measures, and Red Tape Bill](#), **AMO Communications:** [AMO and the Loomex Group Leading Through Crisis: Strengthening Personal Resilience](#), **AMO Communications:** [AMO WatchFile April 22, 2021](#), **AMO Events:** [Request for AMO Conference Delegation Meetings Now Open!](#), **AMO Events:** [Early Bird Rate Ends April 30 and Delegation Requests Now Open](#), **AMO Communications:** [AMO Policy Update – Ministry of Transportation Bill, CSPA Regulations, Municipal Act Clarification](#), **AMO Communications:** [AMO Policy Update – Reports on Long-term Care Pandemic Response](#) **AMO Communications:** [AMO WatchFile April 29, 2021](#) **AMO Communications:** [AMO Policy Update Province Introduces Paid COVID-19 Leave](#)
- 14.2. **Government of Ontario News:** [Thursday April 15, 2021](#) **Government of Ontario News:** [Friday April 16, 2021](#) **Government of Ontario News:** [Monday April 19, 2021](#) **Government of Ontario News:** [Tuesday April 20, 2021](#) **Government of Ontario News:** [Friday April 23, 2021](#) **Ontario News:** [Ontario Legislature Passes Budget Bill to Protect Health and Jobs](#) **Ontario News:** [Accessibility Standards Advisory Council Welcomes New Chair Matthew Shaw](#) **Ontario News:** [Ontario Introduces Legislation to Strengthen Health Workforce Accountability and Enhance Data-Driven COVID-19 Response](#) **Ontario News:** [Ontario to Introduce Paid COVID-19 Leave](#)
- 14.3. **AMCTO:** [Municipal Elections Express: Online Voting Standards](#) **AMCTO:** [Upcoming Virtual Forums](#) **AMCTO Policy Blog:** [2021 Federal Budget](#) **AMCTO Municipal Minute:** [April 14, 2021](#) **AMCTO Policy Blog:** [Information and Privacy Commissioner of Ontario Strategic Priorities 2021-2025 Report](#) **AMCTO Municipal Minute:** [April 28, 2021](#)
- 14.4. **Ministry of Municipal Affairs and Housing** - Memorandum from Deputy Minister Kate Manson-Smith
- 14.5. **Ministry of Municipal Affairs and Housing** – An Invitation from Minister Clark regarding consultations to strengthen municipal codes of conduct

Council would like further information brought back at a future meeting regarding the following item:

- 14.6. **Town of Mono** – Resolution regarding Cannabis Licencing and Enforcement
- 14.7. **Township of the Archipelago** – resolution regarding Road Management Action on Invasive Phragmites
- 14.8. **City of Cambridge** – resolution of support for Paid Sick Leave
- 14.9. **Kyle Seebach** – [Recorded Q&A Session on the Environment](#)
- 14.10. **Town of Shelburne** – Support for Universal Paid Sick Days
- 14.11. **Town of Fort Erie** – Source Water Protection Legislation
- 14.12. **Other**, if any. Nothing further was discussed at this time.

15. Treasury/Accounts

The following were received and/or dealt with:

- 15.1. **Budget Vs Actual report**
- 15.2. **OMEX** Member Financial Information December 31, 2020
- 15.3. **Other**, if any. Nothing further was discussed at this time.

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

- 16.1. Nothing added to this agenda.

17. New Business

- 17.1. **Report to Council 2021-019**
2022 Municipal Election Alternative Voting Methods

Council briefly discussed the Report to Council 2021-019 and wanted to include a paper voting method as well.

Resolution #9
Moved by: G. Little – Seconded by: H. Foster
BE IT RESOLVED THAT:

Report to Council 2021-019 be received and that Council authorizes the use of an alternative voting method being paper, telephone and internet voting for the 2022 municipal election. Staff be directed to bring forward a by-law to authorize the use of the alternative voting methods.
FURTHER Resolved that: council authorize the Clerk to enter into an agreement with Intelivote Systems Inc. for the provision of paper/internet/telephone voting methods for the 2022 Municipal election.

CARRIED

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

- 17.2. **Report to Council 2021-020**
By-Law Complaint Process

Council requested that the complaint process be clearly explained and posted to the website so residents can report any property that they have concerns over. Council has asked that the by-law enforcement officer be identified as such with municipal township logos for the vehicle and business cards with Amaranth identification. Council has asked for an update on some sites at a future meeting.

17.3. Report to Council 2021-022
Banking Services Pricing Proposals

Council discussed the banking services pricing proposals. Council questioned the five year agreement requirement. Council asked for this item to be deferred for a closed session.

- 18. **Notice of Motions** – None at this meeting.
- 19. **Closed Meeting** – None at this meeting.
- 20. **By-Laws - Notice of intention to pass the following By-Laws**

20.1. Resolution #10
Moved by: G. Little – Seconded by: H. Foster
BE IT RESOLVED THAT:

Leave be given to introduce a by-law to authorize the use of alternative voting methods (telephone and internet) in addition to paper ballots for the 2022 School Board and Municipal Election
CARRIED.

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

21. Confirming By-Law

Resolution #11
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 May 5, 2021; and that it be given the necessary readings and be passed and numbered as the next sequential number.
CARRIED.

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

22. Adjournment

Resolution #12
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, May 19, 2021 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		
Councillor Steve Niedzwiecki	X		
Mayor Bob Currie	X		

There being no further business the meeting adjourned at 12:06 p.m.

Head of Council

Deputy Clerk

Multicultural Event

About the Event

- ▶ The Multicultural Event, is an inaugural event designed to bring together the variety of cultural diversity in our community.
- ▶ The successful event offers visitors an opportunity to enjoy arts, crafts and foods from the schools, residents and businesses in our community.
- ▶ The event has grown significantly over the years. Now in it's 4th year, this event has a proven track record of bringing the community together!
- ▶ In addition, the event has brought significant media coverage to Shelburne and Dufferin County as a welcoming and friendly community.
- ▶ Feedback from residents, businesses and political officials such as MP Kyle Seeback and MPP Sylvia Jones have confirmed the success of the event and the benefits for our town and County.
- ▶ The Multicultural event has been featured in local news as well as the Toronto Star, In the Hills Magazine, Toronto Caribbean News and was also nominated for the 2020 Arts & Culture Award.

Community Partners and Sponsors

- Special THANK YOU! to the community, community partner and sponsors who support the event over the years

- Shelburne Public Library
- Auto Centre Dufferin
- Shelburne Tim Hortons
- Shelburne Foodland
- Shelburne Giant Tiger
- Shelburne RBC
- KTH
- Shelburne No Frills
- TD Shelburne
- Loyal LePage Shelburne
- MOD (Museum of Dufferin)
- Community Living Dufferin
- Flato

- Fieldgate
- Brandon/cannabis
- Glenbrook Elementary School
- Centennial Hylands Elementary School
- Hyland Heights Elementary School
- Centre Dufferin District High School
- Muslims of Dufferin
- Welcome Wagon Shelburne
- Trinity United Church
- Sikh Community

2021 Multicultural Event

- ▶ The 2021 Virtual Multicultural Event will look a little different this year.
- ▶ In recognition of Canadian Multicultural Day (June 27th) the Shelburne Multicultural Event would like to recognize residents, businesses and organizations in Dufferin - Caledon with a proven track record in promoting diversity, inclusion and equity!
- ▶ Those selected will receive a special gift along with a framed certificate, letters of acknowledgement from local government officials and potential receive a letter from the Prime Minister's office!
- ▶ There will be a flag raising ceremony (Political figures and media invite only)
- ▶ Virtual panel discussion and award ceremony on June 27th at 1pm in partnership with the MOD (Museum of Dufferin)

Multicultural Award Committee

- ▶ An award committee was formed to judge the nominations for the Dufferin-Caledon Multicultural Award.
- ▶ The Multicultural Award Committee members are
 - ▶ MP Kyle Seeback,
 - ▶ Deputy Mayor Steve Anderson,
 - ▶ Caledon Councillor Johanna Downey,
 - ▶ Althea Alli,
 - ▶ Host of Celebrate Your Awesome, Jim Waddington,
 - ▶ Community member Harleen Toor
 - ▶ Community member Soha Soliman

Dufferin-Caledon Multicultural Award

Meet the Committee



MP Kyle Seebach

- Kyle Seebach was elected Member of Parliament for Dufferin-Caledon on October 21, 2019.
- He is a member of the Alternative Dispute Resolution Institute of Ontario and has been certified by the University of Western Law School.
- Since being elected as the MP for Dufferin-Caledon, Kyle has become a strong champion of small business, farmers, and ensuring residents in rural areas have access to reliable and affordable high-speed internet.
- In his university years, Kyle swam for the Canadian national team and in 1989, was ranked in the world's Top 16 Swimmers in his specialty, the 200m butterfly.



Deputy Mayor Steve Anderson

- Steve Anderson is the Deputy Mayor for Town of Shelburne & Regional Councillor for the County of Dufferin.
- A Senior Lawyer with the Toronto Transit Commission.
- A member of the County of Dufferin Diversity, Inclusion & Equity Committee.
- Former member of the Town of Shelburne's Anti-Racism & Discrimination Task Force.



Councillor Johanna Downey

- Johanna Downey is a life long resident of Caledon, honours graduate from Guelph Humber, active community volunteer, wife, and mother of four.
- Having lived in both the village of Bolton and on rural farm properties, Johanna represents both a growing urban area and much of Caledon's rich agricultural lands.
- She strongly supports planning principles that feature active transportation, community hubs and green spaces.
- As the chair of Diversity Equity and Anti-Racism for the Region of Peel Councillor Downey has focused on impacts of systemic racism through service delivery, health care and human services. Working with Community Safety and Well Being Committee to address systemic discrimination, family violence and mental health and the importance of providing supports in these area with equity.



Althea Alli

- Founder of Shelburne Multicultural Event
- Shelburne Police Board - Vice Chair
- Anti - Black Racism and Racism and Discrimination Task Force - Vice Chair
- Diversity, Equity and Inclusion Community Advisory Committee



Jim Waddington

- Founder of Guelph's Town Awareness - Pride and Diversity Day in Dufferin.
- Professional Photographer, website - Orangeville Now
- Community Advocate, striving for Diversity, Equality and Inclusivity
- Orangeville Resident since 2000 - member of various boards and committees



Soha Soliman

- Social Justice Advocate
- President and Founder of Muslim Students' Association
- Public Relations Officer of MoD, IERA, MOSCC & FIS
- Recipient of 2017 Citizenship Award, 2019 Social Activism Award & 2020 Outstanding Student Royal Award

Harleen Toor

- Law student
- Community advocate
- Resident of Shelburne since 2013
- Passionate about human rights and access to justice

DUFFERIN CALEDON MULTICULTURAL AWARD

June 27 is Canadian Multiculturalism Day. The Multicultural Award committee is looking to recognize residents, businesses and organizations in Dufferin – Caledon with a proven track record in promoting diversity, inclusion and equity!

Please visit our website and social media for further details about nominations and the award criteria.



altheaalli.wixsite.com/multiculturalevent



[@shelburne.multicultural.event](https://www.instagram.com/shelburne.multicultural.event)



[shelburnemulticulturalevent](https://www.facebook.com/shelburnemulticulturalevent)

Nomination period ends April 23rd, 2021



Dufferin-Caledon Multicultural Award Nomination Form

Award Eligibility, Category and Criteria

Eligibility

1. Dufferin County or Caledon resident
2. Works in Dufferin County or Caledon

Category

1. Youth under 24
2. 24+
3. Businesses
4. Organizations

Criteria

1. Embraces differences, diversity and linguistic duality
2. Leads by example through volunteering personal time and/or working within the Diversity, Equity and Inclusion field to foster an environment that is conducive to empowerment, engagement and commitment
3. Demonstrates outstanding commitment to ensure that the community is inclusive, respectful and welcoming for all through involvement in various activities, events, and boards of management.

Nomination period ends April 23rd 2021

Nomination

<i>Your Name</i>	<i>Nominee's Full Name</i>
<i>Email</i>	<i>Nominee Email</i>
<i>Why are you nominating this individual/business/organization</i>	

Submit

Multicultural Flag



Request

- ▶ Request to have the flag raised in Amaranth.
- ▶ Request to have the Town promote the event (poster, website and social media links, nomination and virtual ceremony) on social media and the Town website.
- ▶ Declaring the month of June Multicultural Month in Shelburne.
- ▶ Request for Councilors to share the event if possible (poster, website and social media links) and to nominate individuals/businesses/organizations
- ▶ <https://altheaalli.wixsite.com/multiculturalevent/multiculturalaward>
- ▶ <https://www.facebook.com/shelburnemulticulturalevent>
- ▶ @Shelburne.multicultural.event - Instagram

Thank you!

The Township of Amaranth - Planning Report (B08-2021)

To: Mayor Currie and Members of Council

From: James Johnstone, Township Planner

Date: May 19, 2021

Applicant/Owner: Gary Adams (Applicant/Owner)

Address: East Half Lot 28, Concession 6, Part 1, 7R-2794

Subject: Application for Consent (B08-2021)

Official Plan Designation: Rural (RU)/Environmental Protection (EP)

Zoning: Rural (RU)/Environmental Protection (EP)

1.0 Background

An Application for Consent (the “Application”) has been submitted by Gary Adams (the “Applicant/Owner”) for East Half Lot 28, Concession 6, Part 1, 7R-2794, Amaranth, Ontario (the “Property”). The purpose of the Application is the creation of a new rural lot.

The property is legally referred to as East Half Lot 28, Concession 6, Part 1, 7R-2794, Township of Amaranth, County of Dufferin. The property is designated Rural (RU) and Environmental Protection (EP) in the Township Official Plan, and zoned Rural (RU) and Environmental Protection (EP) in the Township Zoning By-Law. The property is designated “Countryside Area” in the County Official Plan. The property is used for agricultural purposes and has no buildings or structures on the property.

The property has an area of 50.34 hectares, a frontage of 613.21 metres and a depth of 627.50 metres. The Retained Property will have an approximate area of 33.74 hectares, an approximate frontage of 184.27 metres and an approximate depth of 627.50 metres. The Severed Property will have an approximate area of 3.87 hectares, an approximate frontage of 99.97 metres and an approximate depth of 387.00 metres. Please note that two other severance applications have been submitted concurrently with this application which is why the areas, frontages and depths of the severed/retained parcels do not necessarily add up to those of the existing parcel.

Table 1 – Parcel Descriptions

Parcel	Existing	Severed	Retained
Frontage (m)	613.21	99.97	184.27
Depth (m)	627.50	387.00	627.50
Area (ha)	50.34	3.87	33.74

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:

- Rural development shall be compatible with the rural landscape and sustained by rural service levels (Policy #1.1.5.2);
- The creation of new lots shall comply with the minimum distance separation formulae (Policy #1.1.5.8);
- Where municipal water/sewage services are not available, planned or feasible, individual on-site water/sewage services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts (Policy #1.6.6.4);
- Development is defined as the creation of a new lot, change in use or construction of buildings/structures (Policy #6.0);
- Development shall not be permitted in significant wetlands or significant woodlands unless it has been demonstrated that there will be no negative impacts on them or their ecological functions (Policy #2.1);

b) 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 I setback distances shall be met prior to the approval of lot creation (Implementation Guideline #2);
- All existing livestock facilities or anaerobic digesters within a 750 metre distance of the proposed Type A land use (lower density of human occupancy outside of settlement areas) shall be investigated and MDS I setback calculations undertaken (Implementation Guideline #6); and
- MDS 1 setbacks for lot creation apply except for for a severed or retained lot for an agricultural use when that lot already has an existing dwelling on it (Implementation Guideline #8).

c) 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:

- The primary use of land in the countryside area will be for agricultural uses and limited residential uses amongst other similar rural land uses that cannot be located in settlement areas (Policy #4.3.2a);
- Development of new or expanding residential uses must be compatible with the rural landscape and must be sustained by rural service levels (Policy #4.3.3d);
- All farm and non-farm development, including lot creation and new or expanding livestock facilities, will comply with the Minimum Separation Distance Formulae (Policy #4.3.3e);
- Access to a Provincial Highway, County road or municipal road will require approval from the Ministry of Transportation, County and/or local municipality, as applicable (Policy #4.3.3k);
- Prior to the approval of development applications, the proponents shall demonstrate that the quality and quantity of municipal drinking water sources will not be negatively impacted (Policy #5.4.2c);
- Municipalities may allow the use of private water/sewage services provided that site conditions are suitable for the long-term provision of such services with no negative impacts (Policy #7.3.1);
- Development is defined as the creation of a new lot, change in use or construction of buildings/structures (Policy #8.8.2);
- Development will not be permitted within or adjacent to significant wetlands unless it has been demonstrated that there will no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Statement (EIS) (Policy #5.3.1);
- Development will not be permitted within or adjacent to significant woodlands unless it has been demonstrated that there will no negative impacts on the natural features or their ecological functions through the preparation of an EIS (Policy #5.3.4);
- Adjacent lands are defined as those lands within 120 metres of a significant wetland or significant woodland (Policy #5.3.9)

d) 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:

- Permitted uses on rural designated lands include agricultural uses and residential uses amongst other similar rural land uses (Policy #3.2.3);
- New lots may be created up to a maximum of three severances from any original Township lot of approximately 40 hectares provided that the severed and retained lots are of a sufficient size to be sustainable on the appropriate water and sewage systems (Policy #3.2.4a);
- The Provincial Minimum Distance Separation Formulae (MDS) will be used in determining appropriate minimum separation distances between new development and livestock operations (Policy #4.2.6);
- New lots created by consents shall retain the open rural landscape, protect natural features, neighboring development and the landscape (Policy #4.2.4c); and
- Private sewer and water supplies will continue to be the preferred form of servicing for development outside of communities (Policy #4.2.5).

e) 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 rural uses in rural zones shall be 10.0 hectares (Policy #4.2.2i);
- The minimum frontage for rural uses in rural zones shall be 100 metres (Policy #4.2.2ii);
- The minimum lot area for residential uses in rural zones shall be 0.6 hectares (Policy #4.2.2i);
- The minimum frontage for residential uses in rural zones shall be 60 metres (Policy #4.2.2ii);

3.0 Comments

a) Nottawasaga Valley Conservation Authority

- The Provincial Policy Statement (2020) indicates that development, including lot creation, shall be directed to areas outside hazardous lands. Additionally, the Township of Amaranth Official Plan directs development away from floodplains where conditions exist that would pose a risk to public health and safety caused by natural hazards. As the floodplain is estimated at this location, the applicant should submit a hydraulic analysis with surveyed site plans to determine the Regional Storm floodplain and if an area outside the floodplain exists to support lot creation.
- The Township of Amaranth Official Plan also suggests that development adjacent to natural wetlands shall only be permitted if it can be demonstrated that it will not result in any negative impact on the wetland. Consequently, an Environmental Impact Statement should be submitted to determine that there will be no negative impacts on the wetland feature.
- It is our recommendation that the applications be considered incomplete until the applicant has prepared and submitted an Environmental Impact Study to assess the potential impacts on the natural heritage features, and a Hydraulic Analysis with surveyed site plans to assess the floodplain.
- Due to the above-mentioned features, portions of the subject lands are regulated by the GRCA under the Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Future development or site alteration within the regulated areas will require a permit from our office.

b) County Planning Department

- Confirmation be provided that the proposed severed and retained lots are an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands and wetlands 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 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 (Significant Groundwater Recharge Area and Medium Vulnerability Aquifer).

- c) Risk Management Officer
 - No Comments
- d) Dufferin-Peel Catholic District School Board
 - No Comments
- e) Hydro One
 - No Comments
- f) Rogers Communications
 - None Received
- g) Public Comments
 - None Received.

4.0 Recommendation

Subject to the consideration of any input received at the public meeting, it is recommended that the Consent Application be deferred for the following reasons:

- GRCA is of the opinion that the consent application is incomplete until the Applicant submits an Environmental Impact Statement and a Hydraulic Analysis.
- County is of the opinion that the consent application is incomplete until the Applicant submits an Environmental Impact Statement.

Respectfully Submitted,

James Johnstone, Township Planner

808-2021

Severance #1



Application for Consent
Under Section 53 of the Planning Act

Note to Applicants: In this form the term "subject" land means the land to be severed and the land to be retained.

Property Roll Number 2208 000 004 05400 0000 Application received 04/22/2021

Completeness of the Application

The information in this form must be provided by the applicant with the appropriate fee. If the information and fee are not provided, the application will be returned or refused for further consideration until the information and fee have been provided.

The application form also sets out other information that will assist the Township and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Section 11, Sworn Affidavit, must be signed by all owners in front of a commissioner, or Sections 11.2 and 11.3 must be completed by the property owner if an agent is making this application on their behalf.

Submission of the Application

- One application form is required for each parcel to be severed.
- Application Fee and Deposit pursuant to By-law 21-2015 as amended by 27-2016.
- 1 copy of the completed application form and 1 copy of the sketch are required by the Township.
- Measurements are to be in metric units.

For Help

If you have any questions please contact the Municipal Office:

Township of Amaranth
374028 6th Line, Amaranth ON L9W 0M6
Telephone (519) 941-1007
Fax (519) 941-1802

Please Print and Complete or (✓) Appropriate Box(es)

1. Applicant and Ownership Information		
1.1	Name of Applicant <u>Dorothy Catherine Adams</u>	Home Telephone No. <u>[REDACTED]</u>
	Address <u>335481 7th Line Amaranth ont L9V 1K6</u>	
1.2	<u>[REDACTED]</u>	
	If applicant is not the owner, name and address of owner	
	Address	Home Telephone No. Cell Phone No.
	Email	
1.3	Any Mortgages, Charges, or other encumbrances in respect of the subject land <u>None.</u>	
	Name	Address
	Name	Address

2. Location of the Subject Land

2.1 County: Dufferin	Municipality Township of Amaranth		
Concession Number 6	Lot Number(s) 28	Reference Plan No RP 7R 2794	Part Number (s) 1
Registered Plan No.	Lot(s) / Block(s)	Name of Street/Road 6th line	Street/Emergency No NONE.
Width of street/road 25 m	<input checked="" type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		

2.2 Are there any easements or restrictive covenants affecting the subject land?
☒ No ☐ Yes If Yes, describe the easement or covenant and its effect

3. Purpose of this Application

3.1 Proposed transaction (check appropriate box)

<input type="checkbox"/> Transfer	<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Addition to a lot	<input type="checkbox"/> An easement	<input type="checkbox"/> Other purpose
<input type="checkbox"/> A charge	<input type="checkbox"/> A lease	<input type="checkbox"/> A correction of title		

3.2 Specify Purpose **AM creation of a new lot**

3.3 Name of person(s) to whom land or interest in land is to be transferred, leased or charged
Dorothy C. Adams

4. Description of Subject Land and Servicing Information

4.1 Description	Frontage (m)	Severed	Retained
See attached table			
	Depth (m)		
	Area (m)		

5. Land Use

5.1 Date property acquired 1988	<input type="checkbox"/> Unknown
5.2 Existing Use agricultural	5.3 Proposed Use residential

5.4 Existing and Proposed buildings and structures (complete chart for each existing and proposed building or structure)

N/A

Type of building or structure		Setbacks (m)				Height (m)	Dimensions (m x m)	Area (m ²)	Date of Construction or proposed construction	Time use has continued (for existing buildings and structures)
		Front	Rear	Side	Side					
<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed									

5.5 Environmental

Water	Sewage Disposal	Storm Drainage	Tile Drainage	Biosolids
<input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____	<input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others: _____	<input checked="" type="checkbox"/> No <input type="checkbox"/> yes, please mark on site plan location of tile runs	<input checked="" type="checkbox"/> No <input type="checkbox"/> yes, please mark on site plan location and timing of applications

Assessment from the County of Dufferin Building Department regarding lot suitability to support an onsite sewage system submitted with the application would facilitate the review.

6. Zoning and Official Plan Information		
6.1 Current zoning of the subject land By-law 2-2009 <u>Rural</u>	6.2 Current Official Plan designation: <u>Rural</u>	
6.3 Related Applications under the Planning Act, if any including Official Plan, Official Plan amendment, Zoning By-law amendment, Minister's zoning order (amendment), consent or plan of subdivision):	6.4 Has subject lands ever been subject of an application under the Planning Act? <u>NO</u> File # _____ Status: _____ File # _____ Status: _____	
6.5 Provide an explanation of how the application conforms to the Official Plan		
<u>Policy 3-24 permits a maximum of three Severances from any Original Township lot of approximately 40 hectares.</u>		
6.6 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.		
Use or Feature	On the Subject Land	Within 500 metres of subject land, unless otherwise specified (indicate approximate distance)
Agricultural buildings/structures or manure storage facilities	<u>None.</u>	<u>None</u>
A Landfill	<u>None.</u>	<u>None</u>
A provincially significant wetland (Class 1, 2 or 3 wetland)	<u>NO</u>	<u>NO</u>
A provincially significant wetland within 120 metres of the subject land	<u>NO</u>	<u>NO.</u>
A locally significant wetland	<u>NO</u>	<u>Approx 40 metres ON south east corner.</u>
Flood Plain	<u>yes.</u>	<u>5 metres in from edge</u>
A rehabilitated mine site	<u>NO</u>	<u>NO</u>
An non-operating mine site within 1 kilometre of the subject land	<u>NO</u>	<u>NO</u>
An active mine site	<u>NO</u>	<u>NO</u>
An industrial or commercial use, and specify the use(s)	<u>NO.</u>	<u>NO.</u>

Tile Drainage	NO			
Does the proposed development produce greater than 4500 litres of effluent per day? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, attach a servicing options report and hydro geological report.				
6.7 Agriculture				
Are lands part of Nutrient Management Plan? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please provide plan number _____ and date approved by OMAFRA _____				
Are there any livestock facilities within 500 metres of the subject lands? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, complete the following for each farm operation:				
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage	
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage	
6.8 Statement of Requirements: Please complete the following chart			Zone Requirements (Office Use)	
	Severed #1	Retained	Severance #2	Severance #3
Lot Area (hectares)	3.87 ha	50.34 ha	3.87 ha	8.86 ha
Frontage (m)	99.97 m	613.21 m	99.97 m	229.00 m
Front Yard (distance between front lot line and building or structure) (m)	↑	↑	↑	↑
Rear Yard (m)				
Interior Side Yard (m)				
Exterior Side Yard (m)	NA	NA	NA	NA
Height (m)				
Lot Coverage (building footprint as % lot area)				
Dwelling Size (m2)				
Landscaping (% of lot area)	↓	↓	↓	↓

7 Consistency with Policy Documents	
<p>7.1 Does this application</p> <p>Alter the boundary of a settlement area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>Create a new settlement area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>Remove lands from an employment area? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>If yes, provide details of any Official Plan or Official Plan Amendment</p>	
<p>7.2 Are the subject lands in an area where conditional zoning may apply? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>If yes, provide details of how this application conforms to Official Plan conditional zoning policies.</p>	
<p>7.3 Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:</p> <p><input checked="" type="checkbox"/> yes <input type="checkbox"/> no</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p style="font-size: 1.2em; font-family: cursive;">James Johnstone</p> <p>Name of individual having knowledge of the policy statements. A report may be required to accompany this application and support the above statement of consistency.</p> </div> <div style="width: 45%; text-align: center;"> <p style="font-size: 1.2em; font-family: cursive;">James Johnstone</p> <p>Signature</p> </div> </div>	
<p>7.4 Are the subject lands within the Greenbelt Plan area</p> <p><input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p>	<p>7.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area</p> <p><input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p>
<p>7.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:</p> <p><input checked="" type="checkbox"/> yes <input type="checkbox"/> no</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p style="font-size: 1.2em; font-family: cursive;">James Johnstone.</p> <p>Name of individual having knowledge of the plans A report may be required to accompany this application and support the above statement of consistency.</p> </div> <div style="width: 45%; text-align: center;"> <p style="font-size: 1.2em; font-family: cursive;">James Johnstone</p> <p>Signature</p> </div> </div>	

8. History of the Subject Land	
<p>8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p> <p>If Yes and if known, provide the file number and the decision made on the application.</p>	
<p>8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.</p> <p style="font-size: 1.2em; font-family: cursive;">N/A</p>	

11

Affidavit, Sworn Declaration and Authorizations

11.1 Affidavit or Sworn Declaration.

I, Province of Ontario of the _____
in the _____ make oath and say (or solemnly declare) that the information
contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the _____

in the _____

this _____ day of _____

Applicant

Commissioner of Oaths

Applicant

11.2 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I, _____, am the owner of the land that is the subject of this application and I
authorize _____ to make this application on my behalf.

Date

Signature of Owner

11.3 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

I, _____, am the owner of the land that is the subject of this
application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize
_____, as my agent for this application, to provide any of my personal information
that will be included in this application or collected during the processing of the application.

Date

Signature of Owner

11.4 Permission to Enter

I, Dorothy Adams, am the owner of the land that is the subject of this application
and I authorize Township staff or their representative to enter my property for the purposes of evaluating this application.

Date

Signature of Owner

12.

Consent of the Owner

8.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, Dorothy Adams, am the owner of land that is the subject of this application and for
the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the
disclosure to any person or public body of any personal information that is collected under the authority of the **Planning Act** for
the purposes of processing this application.

Date

Signature of Owner

Minimum Lot Area = 0.60 ha

Minimum Lot Frontage = 60 m

	Area 1	Area 2	Area 3	Area 4	Area 5
	Existing	Retained	Severed #1	Severed #2	Severed #3
Frontage (m)	613.21m	184.27m	99.97m	99.97m	229.00m
Depth (m)	727.40m	727.40m	387.00m	387.00m	387.00m
Area (ha)	50.34ha	33.74ha	3.87ha	3.87ha	8.86ha



616.94 m

Roll # 220800000405400

East Part Lot 28, Concession 6
7R-2794, Part 1

827.29 m

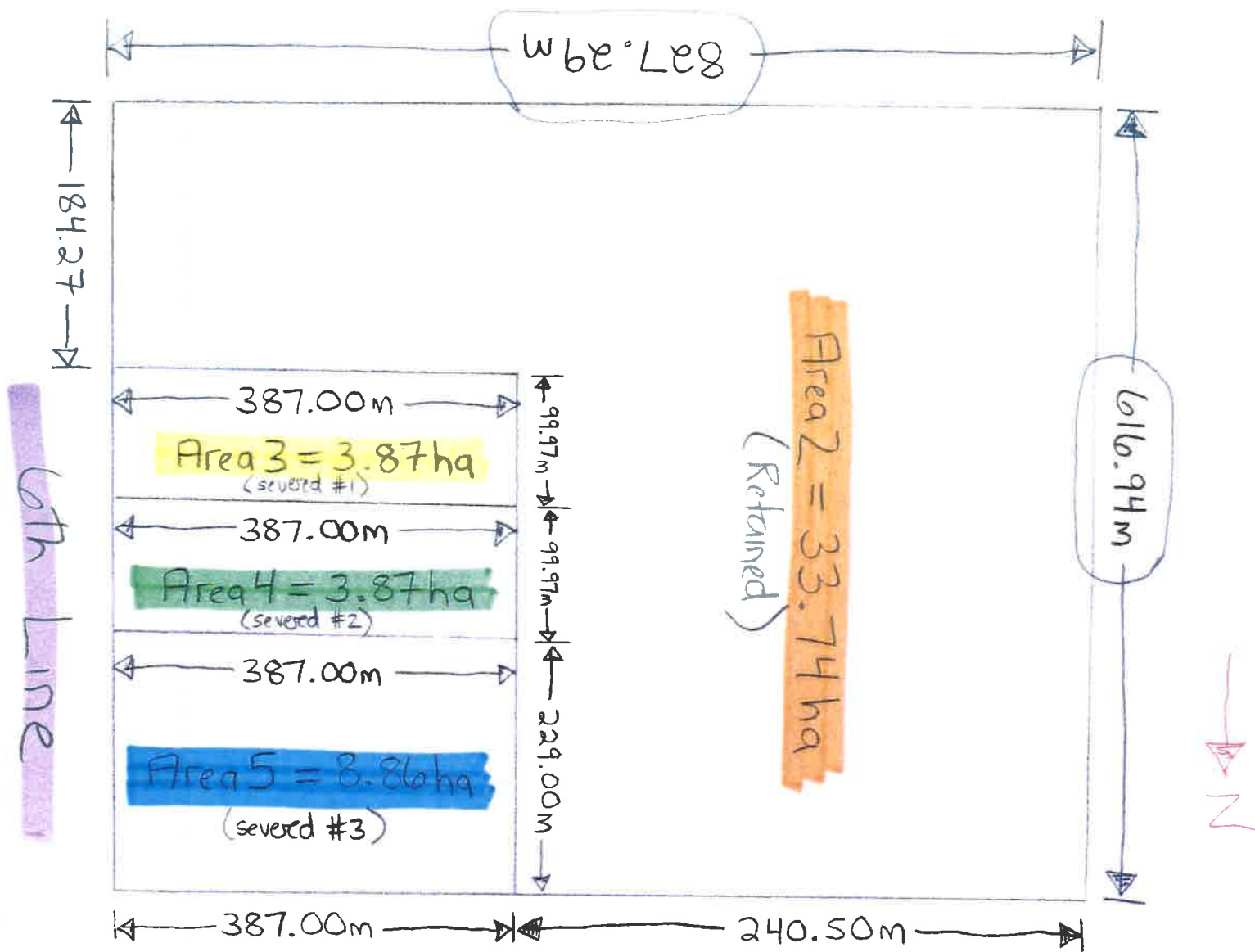
Area 1 = 50.34 ha
(Existing)

$$\text{Depth} = \frac{827.29 \text{ m} + 627.50 \text{ m}}{2} \\ = 727.40 \text{ m}$$

627.50 m

613.21 m

6th Line





PLAN REVIEW REPORT:

Township of Amaranth

James Johnstone, Township Planner

DATE: May 12, 2021

YOUR FILE: B08-2021, B09-2021, B10-2021

RE:

Application for Consent B08-2021, B09-2021 & B10-2021

East Half Lot 28, Concession 6, Township of Amaranth

Gary Adams

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) recommends refusal of all three consent applications until the applicant provides additional information to form a complete application.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject lands contain natural heritage and natural hazard features including a watercourse, floodplain, a portion of the Willow Brook Swamp, additional wetland and the regulated allowance to these features.

2. Legislative/Policy Requirements and Implications:

The subject lands contain natural heritage and natural hazard features as identified by the Provincial Policy Statement (2020). Based on the information provided, the consent applications noted above are contrary to Provincial Policy.

The Provincial Policy Statement (2020) indicates that development, including lot creation, shall be directed to areas outside hazardous lands. Additionally, the Township of Amaranth Official Plan directs development away from floodplains where conditions exist that would pose a risk to public health and safety caused by natural hazards. As the floodplain is estimated at this location, the applicant should submit a hydraulic analysis with surveyed site plans to determine the Regional Storm floodplain and if an area outside the floodplain exists to support lot creation.

The Township of Amaranth Official Plan also suggests that development adjacent to natural wetlands shall only be permitted if it can be demonstrated that it will not result in any negative impact on the wetland. Consequently, an Environmental Impact Statement should be submitted to determine that there will be no negative impacts on the wetland feature.

It is our recommendation that the applications be considered incomplete until the applicant has prepared and submitted an Environmental Impact Study to assess the potential impacts on the natural heritage features, and a Hydraulic Analysis with surveyed site plans to assess the floodplain.

Due to the above mentioned features, portions of the subject lands are regulated by the GRCA under the Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Future development or site alteration within the regulated areas will require a permit from our office.

3. Plan Review Fees:

As per the GRCA's 2021 Plan Review Fee Schedule, the minor consent application review fee of \$430.00 is required for our review of these applications. The applicant will be invoiced in the amount of \$430.00 under separate cover.

We advise the applicant that upon submission of the detailed technical reports requested, the fee for review of these applications will increase to our "major consent application" review fee.

Should you have any questions or require further information, please do not hesitate to contact me at 519-621-2763 ext. 2231 or lwerner@grandriver.ca.

Sincerely,



Laura Warner
Resource Planner
Grand River Conservation Authority

c.c. Gary Adams. (via email only)

**** These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.***



MEMO

TO: County of Dufferin

FROM: Matt Alexander, Project Manager, WSP
Angela Zhao, Project Planner, WSP

SUBJECT: Consent Application (File #: B08-2021, B09-2021, and B10-2021), East Half Lot 28, Concession 6, Township of Amaranth, ON

DATE: April 30, 2021

Recommendation

Based on our review, the proposal is consistent with the Provincial Policy Statement, 2020 and Rural Lands designation and the related policies in the Dufferin County Official Plan, provided that:

- Confirmation be provided that the proposed severed and retained lots are an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands and wetlands 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 unevaluated wetlands on the subject property; and
- Consultation occur with the Township of Amaranth, 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 (Significant Groundwater Recharge Area and Medium Vulnerability Aquifer).

Summary

The purpose of the Consent application is to permit the creation of three (3) new rural lots and one (1) retained lot with frontage on 6th Line in the following configuration:

	Frontage	Depth	Area
New Lot 1	99.97 m	387m	3.87 (ha)
New Lot 2	99.97m	387m	3.87 (ha)
New Lot 3	229.00m	387m	8.86 (ha)
Retained Lot	184.27 m	Varies	23.72 (ha)

The documents received by WSP on April 29th, 2021 include:

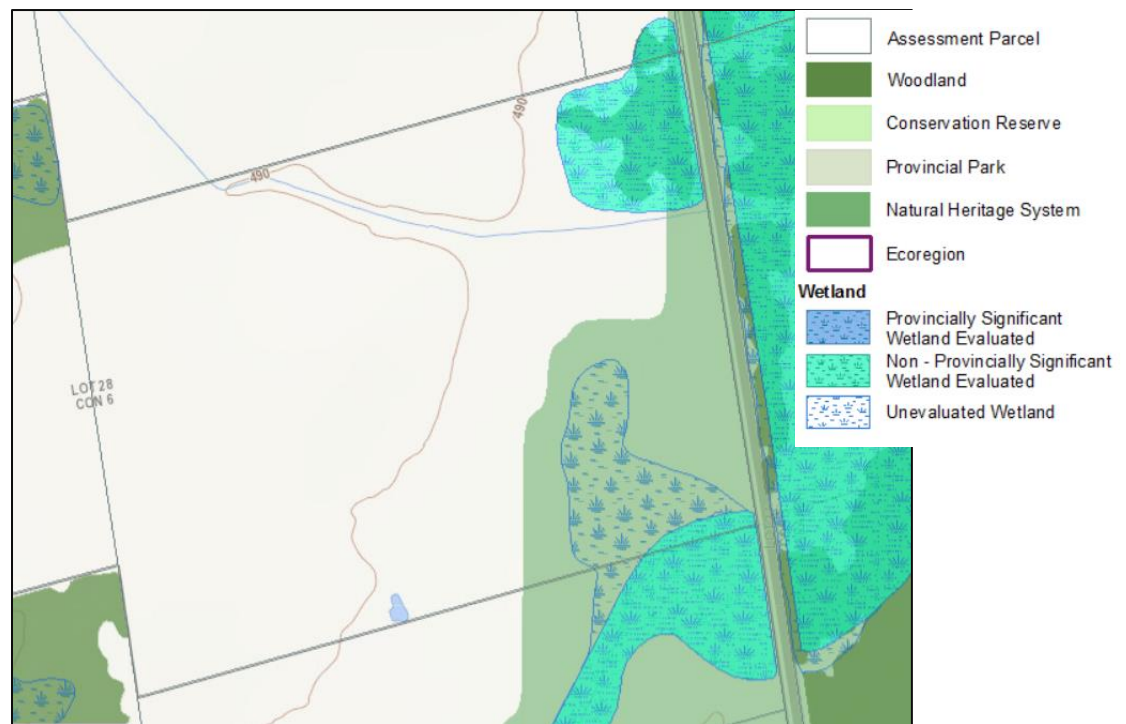
- Application Form for Consent Application; and
- Notice of Complete Consent Application;

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

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

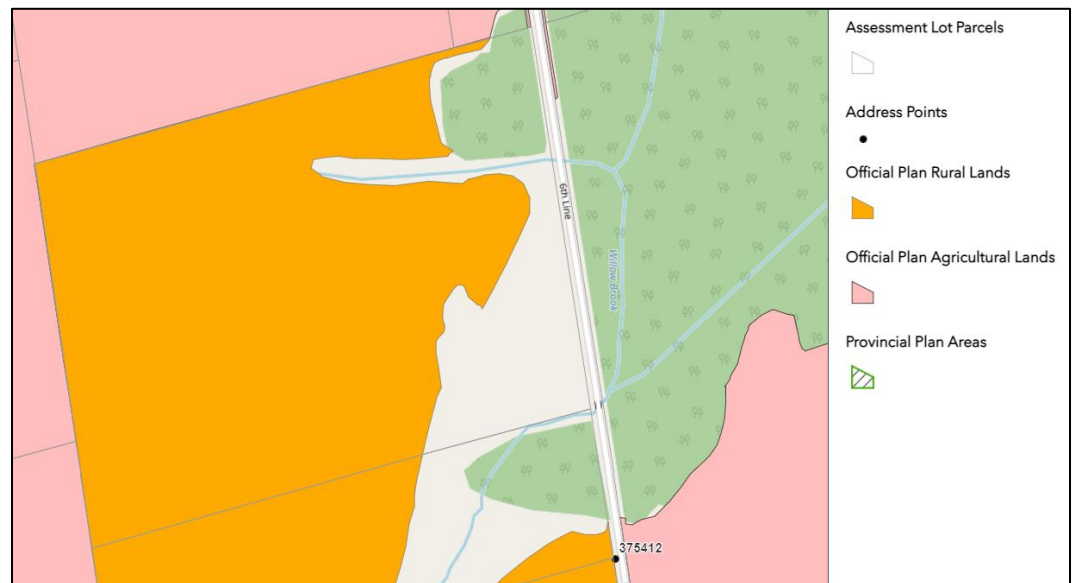
As a result of Growth Plan 2019, the Province's Natural Heritage mapping must be studied and implemented into the County's Official Plan before it can be applied at a local level. However, as it relates to land use designations, the mapping should continue to be used as a guide to determine if the subject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

Under Ontario's Natural Heritage mapping, the subject property contains woodlands, natural heritage features, unevaluated wetlands, and Non-provincially significant wetlands, as shown below.



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 Lands designation under Schedule C (Agricultural Area and Rural Lands) of the County Official Plan (as shown below). The intent of the Rural Lands designation is to protect the natural amenities and rural character of the County while promoting development opportunities related to the management or use of resources, resource-based recreational uses (including recreational dwellings), tourism, limited residential development, home occupations and home industries, and other rural land uses that cannot be located in settlement areas.



Section 4.3.2 a) of the County Official Plan addresses the primary land use of the Rural Lands designation. The designation permits limited residential development, which is to include no more than three new lots or units.

Schedule E (Natural Heritage Features) identifies woodlands on the subject property and on adjacent lands (within 120 metres). Further consultation with the Township of Amaranth, 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 and non-provincially significant wetland and on adjacent lands (within 120 metres) as per Ontario's Natural Heritage mapping. Development and site alteration will not be permitted in or adjacent to any unevaluated 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). In addition, watercourses are to be protected from incompatible

development to minimize the impacts of such development on their function. Further consultation should be undertaken with the GRCA as to whether an EIS is required given the type of development proposed and the proximity of unevaluated wetlands.

Given that access to the proposed development is not located on a County Road, the Township should provide comments regarding access.

Under Appendix 2 (Source Water Protection) the subject property is located within a source water protection area (Significant Groundwater Recharge Area and Medium Aquifer Vulnerability). 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, the proposal is consistent with the Provincial Policy Statement, 2020 and Rural Lands designation and the related policies in the Dufferin County Official Plan, provided that:

- Confirmation be provided that the proposed severed and retained lots are an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands and wetlands 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 of Amaranth, 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 (Significant Groundwater Recharge Area and Medium Vulnerability Aquifer).

James Johnstone

From: Stephanie Charity <Stephanie.Charity@rjburnside.com>
Sent: Friday, April 30, 2021 1:01 PM
To: James Johnstone
Cc: Dwight Smikle
Subject: RE: Notice of Public Meeting for Consent Application (B08-2021)

James

The subject property is not located in an area that is regulated under source protection and we therefore have no comments on this application.

Regards

Stephanie Charity

Stephanie Charity, P.Geo.
Hydrogeologist

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 **Direct:** +1 226-486-1573

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:41 PM
To: Laura Warner <lwarner@grandriver.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Consent Application (B08-2021)

Good Evening,

The Township of Amaranth has received the attached Consent Application (B08-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

Could you please provide comments for this application by Wednesday, May 12, 2021. Thanks.

James Johnstone

Township Planner | 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

James Johnstone

From: Rogers, Joanne <Joanne.Rogers@dpcdsb.org>
Sent: Thursday, April 29, 2021 10:07 AM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Consent Application (B08-2021)

Hi James,

Dufferin-Peel Catholic District School Board has no comments on the above-noted application.

Thanks,

Joanne Rogers, MCIP, RPP

Senior Planner, Planning Department
Dufferin-Peel Catholic District School Board
Tel: 905-890-0708, ext. 24299 | Cell: 647-233-3940

Extraordinary lives start with a great Catholic education.

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From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:41 PM
To: Laura Warner <lwarner@grandriver.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Consent Application (B08-2021)

CAUTION: This email originated from outside of DPCDSB. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

The Township of Amaranth has received the attached Consent Application (B08-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

James Johnstone

From: Dolly.Shetty@HydroOne.com on behalf of LandUsePlanning@HydroOne.com
Sent: Monday, May 10, 2021 11:47 AM
To: James Johnstone
Subject: Amaranth - Lot 28 concession 6 - B08-2021

Hello,

We are in receipt of Application B08-2021 dated April 28, 2021. 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

The Township of Amaranth - Planning Report (B09-2021)

To: Mayor Currie and Members of Council

From: James Johnstone, Township Planner

Date: May 19, 2021

Applicant/Owner: Gary Adams (Applicant/Owner)

Address: East Half Lot 28, Concession 6, Part 1, 7R-2794

Subject: Application for Consent (B09-2021)

Official Plan Designation: Rural (RU)/Environmental Protection (EP)

Zoning: Rural (RU)/Environmental Protection (EP)

1.0 Background

An Application for Consent (the “Application”) has been submitted by Gary Adams (the “Applicant/Owner”) for East Half Lot 28, Concession 6, Part 1, 7R-2794, Amaranth, Ontario (the “Property”). The purpose of the Application is the creation of a new rural lot.

The property is legally referred to as East Half Lot 28, Concession 6, Part 1, 7R-2794, Township of Amaranth, County of Dufferin. The property is designated Rural (RU) and Environmental Protection (EP) in the Township Official Plan, and zoned Rural (RU) and Environmental Protection (EP) in the Township Zoning By-Law. The property is designated “Countryside Area” in the County Official Plan. The property is used for agricultural purposes and has no buildings or structures on the property.

The property has an area of 50.34 hectares, a frontage of 613.21 metres and a depth of 627.50 metres. The Retained Property will have an approximate area of 33.74 hectares, an approximate frontage of 184.27 metres and an approximate depth of 627.50 metres. The Severed Property will have an approximate area of 3.87 hectares, an approximate frontage of 99.97 metres and an approximate depth of 387.00 metres. Please note that two other severance applications have been submitted concurrently with this application which is why the areas, frontages and depths of the severed/retained parcels do not necessarily add up to those of the existing parcel.

Table 1 – Parcel Descriptions

Parcel	Existing	Severed	Retained
Frontage (m)	613.21	99.97	184.27
Depth (m)	627.50	387.00	627.50
Area (ha)	50.34	3.87	33.74

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:

- Rural development shall be compatible with the rural landscape and sustained by rural service levels (Policy #1.1.5.2);
- The creation of new lots shall comply with the minimum distance separation formulae (Policy #1.1.5.8);
- Where municipal water/sewage services are not available, planned or feasible, individual on-site water/sewage services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts (Policy #1.6.6.4);
- Development is defined as the creation of a new lot, change in use or construction of buildings/structures (Policy #6.0);
- Development shall not be permitted in significant wetlands or significant woodlands unless it has been demonstrated that there will be no negative impacts on them or their ecological functions (Policy #2.1);

b) 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 I setback distances shall be met prior to the approval of lot creation (Implementation Guideline #2);
- All existing livestock facilities or anaerobic digesters within a 750 metre distance of the proposed Type A land use (lower density of human occupancy outside of settlement areas) shall be investigated and MDS I setback calculations undertaken (Implementation Guideline #6); and
- MDS 1 setbacks for lot creation apply except for for a severed or retained lot for an agricultural use when that lot already has an existing dwelling on it (Implementation Guideline #8).

c) 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:

- The primary use of land in the countryside area will be for agricultural uses and limited residential uses amongst other similar rural land uses that cannot be located in settlement areas (Policy #4.3.2a);
- Development of new or expanding residential uses must be compatible with the rural landscape and must be sustained by rural service levels (Policy #4.3.3d);
- All farm and non-farm development, including lot creation and new or expanding livestock facilities, will comply with the Minimum Separation Distance Formulae (Policy #4.3.3e);
- Access to a Provincial Highway, County road or municipal road will require approval from the Ministry of Transportation, County and/or local municipality, as applicable (Policy #4.3.3k);
- Prior to the approval of development applications, the proponents shall demonstrate that the quality and quantity of municipal drinking water sources will not be negatively impacted (Policy #5.4.2c);
- Municipalities may allow the use of private water/sewage services provided that site conditions are suitable for the long-term provision of such services with no negative impacts (Policy #7.3.1);
- Development is defined as the creation of a new lot, change in use or construction of buildings/structures (Policy #8.8.2);
- Development will not be permitted within or adjacent to significant wetlands unless it has been demonstrated that there will no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Statement (EIS) (Policy #5.3.1);
- Development will not be permitted within or adjacent to significant woodlands unless it has been demonstrated that there will no negative impacts on the natural features or their ecological functions through the preparation of an EIS (Policy #5.3.4);
- Adjacent lands are defined as those lands within 120 metres of a significant wetland or significant woodland (Policy #5.3.9)

d) 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:

- Permitted uses on rural designated lands include agricultural uses and residential uses amongst other similar rural land uses (Policy #3.2.3);
- New lots may be created up to a maximum of three severances from any original Township lot of approximately 40 hectares provided that the severed and retained lots are of a sufficient size to be sustainable on the appropriate water and sewage systems (Policy #3.2.4a);
- The Provincial Minimum Distance Separation Formulae (MDS) will be used in determining appropriate minimum separation distances between new development and livestock operations (Policy #4.2.6);
- New lots created by consents shall retain the open rural landscape, protect natural features, neighboring development and the landscape (Policy #4.2.4c); and
- Private sewer and water supplies will continue to be the preferred form of servicing for development outside of communities (Policy #4.2.5).

e) 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 rural uses in rural zones shall be 10.0 hectares (Policy #4.2.2i);
- The minimum frontage for rural uses in rural zones shall be 100 metres (Policy #4.2.2ii);
- The minimum lot area for residential uses in rural zones shall be 0.6 hectares (Policy #4.2.2i);
- The minimum frontage for residential uses in rural zones shall be 60 metres (Policy #4.2.2ii);

3.0 Comments

a) Nottawasaga Valley Conservation Authority

- The Provincial Policy Statement (2020) indicates that development, including lot creation, shall be directed to areas outside hazardous lands. Additionally, the Township of Amaranth Official Plan directs development away from floodplains where conditions exist that would pose a risk to public health and safety caused by natural hazards. As the floodplain is estimated at this location, the applicant should submit a hydraulic analysis with surveyed site plans to determine the Regional Storm floodplain and if an area outside the floodplain exists to support lot creation.
- The Township of Amaranth Official Plan also suggests that development adjacent to natural wetlands shall only be permitted if it can be demonstrated that it will not result in any negative impact on the wetland. Consequently, an Environmental Impact Statement should be submitted to determine that there will be no negative impacts on the wetland feature.
- It is our recommendation that the applications be considered incomplete until the applicant has prepared and submitted an Environmental Impact Study to assess the potential impacts on the natural heritage features, and a Hydraulic Analysis with surveyed site plans to assess the floodplain.
- Due to the above-mentioned features, portions of the subject lands are regulated by the GRCA under the Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Future development or site alteration within the regulated areas will require a permit from our office.

b) County Planning Department

- Confirmation be provided that the proposed severed and retained lots are an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands and wetlands 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 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 (Significant Groundwater Recharge Area and Medium Vulnerability Aquifer).

- c) Risk Management Officer
 - No Comments
- d) Dufferin-Peel Catholic District School Board
 - No Comments
- e) Hydro One
 - No Comments
- f) Rogers Communications
 - None Received
- g) Public Comments
 - None Received.

4.0 Recommendation

Subject to the consideration of any input received at the public meeting, it is recommended that the Consent Application be deferred for the following reasons:

- GRCA is of the opinion that the consent application is incomplete until the Applicant submits an Environmental Impact Statement and a Hydraulic Analysis.
- County is of the opinion that the consent application is incomplete until the Applicant submits an Environmental Impact Statement.

Respectfully Submitted,

James Johnstone, Township Planner

B09-2021

SEVERANCE # 2



Application for Consent

Under Section 53 of the Planning Act

Note to Applicants: In this form the term "subject" land means the land to be severed and the land to be retained.

Property Roll Number 2208 000 004 05400 0000 Application received 04/22/2021

Completeness of the Application

The information in this form **must** be provided by the applicant with the appropriate fee. If the information and fee are not provided, the application will be returned or refused for further consideration until the information and fee have been provided.

The application form also sets out other information that will assist the Township and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Section 11, Sworn Affidavit, must be signed by all owners in front of a commissioner, or Sections 11.2 and 11.3 must be completed by the property owner if an agent is making this application on their behalf.

Submission of the Application

- One application form is required for each parcel to be severed.
- **Application Fee and Deposit pursuant to By-law 21-2015 as amended by 27-2016.**
- 1 copy of the completed application form and 1 copy of the sketch are required by the Township.
- Measurements are to be in metric units.

For Help

If you have any questions please contact the Municipal Office:

Township of Amaranth
374028 6th Line, Amaranth ON L9W 0M6
Telephone (519) 941-1007
Fax (519) 941-1802

Please Print and Complete or (✓) Appropriate Box(es)

1. Applicant and Ownership Information		
1.1 Name of Applicant	Home Telephone No.	
Dorothy Catherine Adams		
Address		
335481 7 th Line Amaranth ont L9V 1K6		
E		
1.2	if the applicant is not the	
Address		
Home Telephone No.		
Cell Phone No.		
Email		
1.3 Any Mortgages, Charges, or other encumbrances in respect of the subject land: None.		
Name	Address	
Name	Address	

2. Location of the Subject Land

2.1 County: Dufferin	Municipality Township of Amaranth		
Concession Number 6	Lot Number(s) 28	Reference Plan No. RP 7R 2794	Part Number (s) 1
Registered Plan No.	Lot(s) / Block(s)	Name of Street/Road 6th Line	Street/Emergency No. NONE.
Width of street/road 36 m	<input checked="" type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> Seasonal or private road <input type="checkbox"/> County Road		

2.2 Are there any easements or restrictive covenants affecting the subject land?
☒ No ☐ Yes If Yes, describe the easement or covenant and its effect

3. Purpose of this Application

3.1 Proposed transaction (check appropriate box)

<input type="checkbox"/> Transfer	<input checked="" type="checkbox"/> Creation of a new lot	<input type="checkbox"/> Addition to a lot	<input type="checkbox"/> An easement	<input type="checkbox"/> Other purpose
<input type="checkbox"/> A charge	<input type="checkbox"/> A lease	<input type="checkbox"/> A correction of title		

3.2 Specify Purpose **AAA creation of a new lot**

3.3 Name of person(s) to whom land or interest in land is to be transferred, leased or charged.
Dorothy C. Adams

4. Description of Subject Land and Servicing Information

4.1 Description	Frontage (m)	Severed	Retained
See attached table			
	Depth (m)		
	Area (m)		

5. Land Use

5.1 Date property acquired **1988** ☐ Unknown

5.2 Existing Use Agri. land agricultural	5.3 Proposed Use Building lot residential
--	---

5.4 Existing and Proposed buildings and structures (complete chart for each existing and proposed building or structure)

N/A

Type of building or structure	Setbacks (m)	Height (m)	Dimensions (m x m)	Area (m2)	Date of Construction or proposed construction	Time use has continued (for existing buildings and structures)
	Front	Rear	Side	Side		
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						

5.5 Environmental

Water <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well <input type="checkbox"/> Other _____	Sewage Disposal <input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____	Storm Drainage <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others: _____	Tile Drainage <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location of tile runs	Biosolids <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location and timing of applications
---	---	---	--	--

Assessment from the County of Dufferin Building Department regarding lot suitability to support an onsite sewage system submitted with the application would facilitate the review.

6. Zoning and Official Plan Information		
6.1 Current zoning of the subject land By-law 2-2009 <u>Rural</u>	6.2 Current Official Plan designation: <u>Rural</u>	
6.3 Related Applications under the Planning Act, if any including Official Plan, Official Plan amendment, Zoning By-law amendment, Minister's zoning order (amendment), consent or plan of subdivision):	6.4 Has subject lands ever been subject of an application under the Planning Act? <u>NO</u> File # _____ Status: _____ File # _____ Status: _____	
6.5 Provide an explanation of how the application conforms to the Official Plan <u>Policy 3.24 Permits a maximum of</u> <u>Three Severances From any Original Township lot</u> <u>OF Approximately 40 Hectares</u>		
6.6 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.		
Use or Feature	On the Subject Land	Within 500 metres of subject land, unless otherwise specified (indicate approximate distance)
Agricultural buildings/structures or manure storage facilities	<u>None.</u>	<u>None</u>
A Landfill	<u>None.</u>	<u>None.</u>
A provincially significant wetland (Class 1, 2 or 3 wetland)	<u>NO</u>	<u>NO</u>
A provincially significant wetland within 120 metres of the subject land	<u>NO</u>	<u>NO</u>
A locally significant wetland	<u>NO</u>	<u>NORTH East</u> <u>APPROX 20M AWAY</u>
Flood Plain	<u>yes.</u>	<u>5 METERS IN</u> <u>FROM 6th LINE.</u>
A rehabilitated mine site	<u>NO</u>	<u>NO</u>
An non-operating mine site within 1 kilometre of the subject land	<u>NO</u>	<u>NO</u>
An active mine site	<u>NO</u>	<u>NO</u>
An industrial or commercial use, and specify the use(s)	<u>NO.</u>	<u>NO.</u>

Tile Drainage	NO			
Does the proposed development produce greater than 4500 litres of effluent per day? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no				
If yes, attach a servicing options report and hydro geological report.				
6.7 Agriculture				
Are lands part of Nutrient Management Plan? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please provide plan number _____ and date approved by OMAFRA _____				
Are there any livestock facilities within 500 metres of the subject lands? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, complete the following for each farm operation:				
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage	
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage	
6.8 Statement of Requirements: Please complete the following chart			Zone Requirements (Office Use)	
	Severed #1	Retained	Severance #2	Severance #3
Lot Area (hectares)	3.87 ha	50.34 ha	3.87 ha	8.86 ha
Frontage (m)	99.97 m	613.21 m	99.97 m	229.00 m
Front Yard (distance between front lot line and building or structure) (m)	↑	↑	↑	↑
Rear Yard (m)	↑	↑	↑	↑
Interior Side Yard (m)	↑	↑	↑	↑
Exterior Side Yard (m)	NA	NA	NA	NA
Height (m)	↓	↓	↓	↓
Lot Coverage (building footprint as % lot area)	↓	↓	↓	↓
Dwelling Size (m2)	↓	↓	↓	↓
Landscaping (% of lot area)	↓	↓	↓	↓

7 Consistency with Policy Documents

7.1 Does this application

Alter the boundary of a settlement area? ☐ yes ☒ no
Create a new settlement area? ☐ yes ☒ no
Remove lands from an employment area? ☐ yes ☒ no

If yes, provide details of any Official Plan or Official Plan Amendment

7.2 Are the subject lands in an area where conditional zoning may apply? ☐ yes ☒ no

If yes, provide details of how this application conforms to Official Plan conditional zoning policies.

7.3 Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:

☒ yes
☐ no

James Johnstone
Name of individual having knowledge of the policy statements. A report may be required to accompany this application and support the above statement of consistency.

James Johnstone
Signature

7.4 Are the subject lands within the Greenbelt Plan area
☐ yes
☒ no

7.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area
☐ yes
☒ no

7.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:

☒ yes
☐ no

James Johnstone.
Name of individual having knowledge of the plans
A report may be required to accompany this application and support the above statement of consistency.

James Johnstone
Signature

8. History of the Subject Land

8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☐ Yes ☒ No ☐ Unknown

If Yes and if known, provide the file number and the decision made on the application.

8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application. N/A

11

11.1

_____ of the _____

at the _____

in the _____

this _____ day of _____

Applicant

Commissioner of Oaths

Applicant:

112

I am the owner of the land that is the subject of this application and I

authorize _____

Date _____

Signature of Owner

113

am the owner of the land that is the subject of this

application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

that will be included in this application or collected during the processing of the application

Date _____

Signature of Owner

11.4 Permission to Enter

on the exterior of the land that is the subject of this application

and I authorize Township staff or their representative to enter my property for the purposes of evaluating this application.

Date _____

Signature of Owner _____

12.

87

Consent of the Owner to the Use and Disclosure of Personal Information

are the owner of land that is the subject of this application and for

6. Freedom of Information and Protection of Privacy Act I authorize and consent to the use by or the

the purposes of processing this application

Date _____

Signature of Owner

Minimum Lot Area = 0.60 ha

Minimum Lot Frontage = 60 m

	Area 1	Area 2	Area 3	Area 4	Area 5
	Existing	Retained	Severed #1	Severed #2	Severed #3
Frontage (m)	613.21m	184.27m	99.97m	99.97m	229.00m
Depth (m)	727.40m	727.40m	387.00m	387.00m	387.00m
Area (ha)	50.34ha	33.74ha	3.87ha	3.87ha	8.86ha



616.94 m

Roll # 220800000405400

East Part Lot 28, Concession 6
7R-2794, Part 1

827.29 m

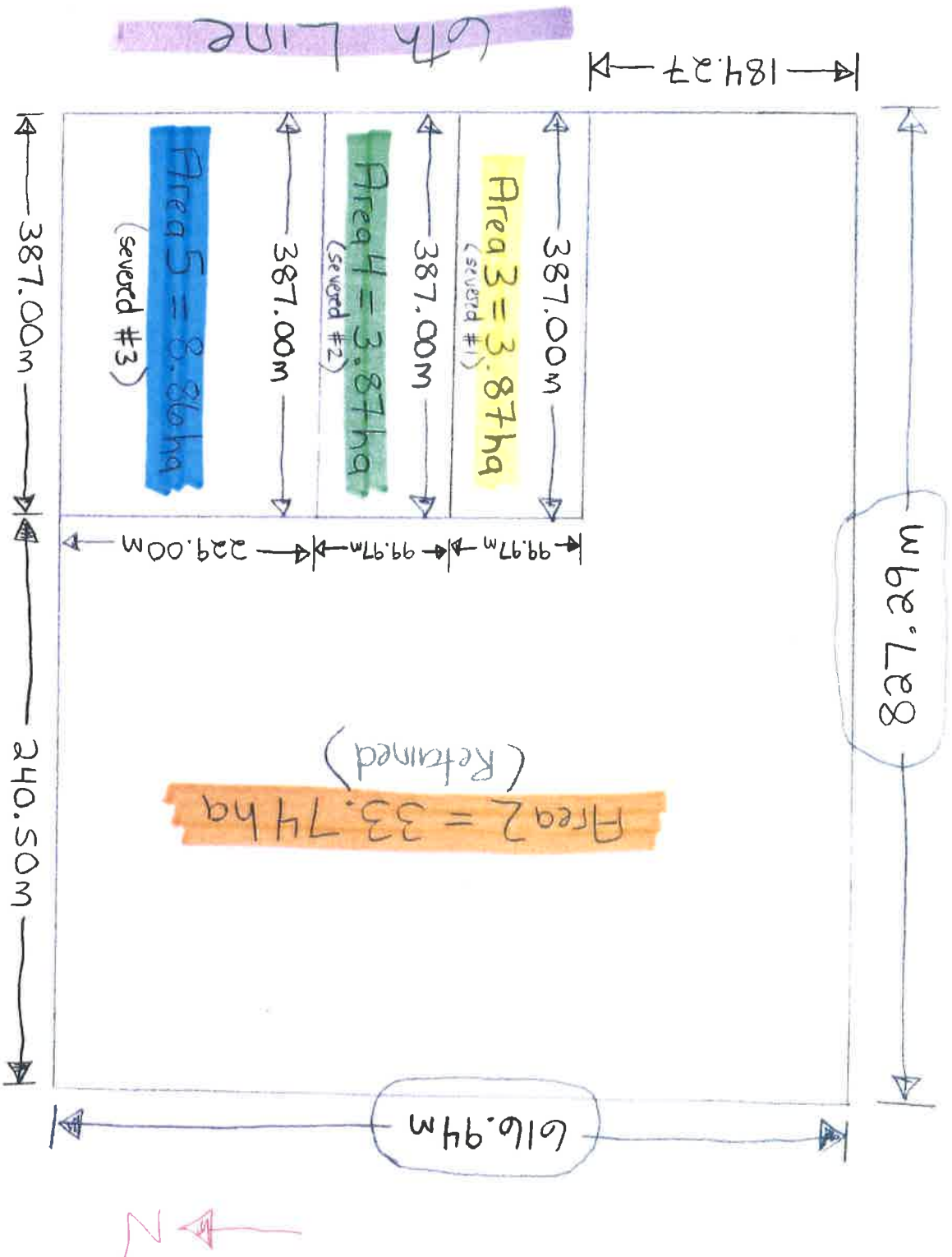
Area = 50.34 ha
(Existing)

$$\text{Depth} = \frac{827.29 \text{ m} + 627.50 \text{ m}}{2}$$
$$= 727.40 \text{ m}$$

627.50 m

613.21 m

6th Line





PLAN REVIEW REPORT:

Township of Amaranth

James Johnstone, Township Planner

DATE: May 12, 2021

YOUR FILE: B08-2021, B09-2021, B10-2021

RE:

Application for Consent B08-2021, B09-2021 & B10-2021

East Half Lot 28, Concession 6, Township of Amaranth

Gary Adams

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) recommends refusal of all three consent applications until the applicant provides additional information to form a complete application.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject lands contain natural heritage and natural hazard features including a watercourse, floodplain, a portion of the Willow Brook Swamp, additional wetland and the regulated allowance to these features.

2. Legislative/Policy Requirements and Implications:

The subject lands contain natural heritage and natural hazard features as identified by the Provincial Policy Statement (2020). Based on the information provided, the consent applications noted above are contrary to Provincial Policy.

The Provincial Policy Statement (2020) indicates that development, including lot creation, shall be directed to areas outside hazardous lands. Additionally, the Township of Amaranth Official Plan directs development away from floodplains where conditions exist that would pose a risk to public health and safety caused by natural hazards. As the floodplain is estimated at this location, the applicant should submit a hydraulic analysis with surveyed site plans to determine the Regional Storm floodplain and if an area outside the floodplain exists to support lot creation.

The Township of Amaranth Official Plan also suggests that development adjacent to natural wetlands shall only be permitted if it can be demonstrated that it will not result in any negative impact on the wetland. Consequently, an Environmental Impact Statement should be submitted to determine that there will be no negative impacts on the wetland feature.

It is our recommendation that the applications be considered incomplete until the applicant has prepared and submitted an Environmental Impact Study to assess the potential impacts on the natural heritage features, and a Hydraulic Analysis with surveyed site plans to assess the floodplain.

Due to the above mentioned features, portions of the subject lands are regulated by the GRCA under the Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Future development or site alteration within the regulated areas will require a permit from our office.

3. Plan Review Fees:

As per the GRCA's 2021 Plan Review Fee Schedule, the minor consent application review fee of \$430.00 is required for our review of these applications. The applicant will be invoiced in the amount of \$430.00 under separate cover.

We advise the applicant that upon submission of the detailed technical reports requested, the fee for review of these applications will increase to our "major consent application" review fee.

Should you have any questions or require further information, please do not hesitate to contact me at 519-621-2763 ext. 2231 or lwarner@grandriver.ca.

Sincerely,



Laura Warner
Resource Planner
Grand River Conservation Authority

c.c. Gary Adams. (via email only)

**** These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.***



MEMO

TO: County of Dufferin

FROM: Matt Alexander, Project Manager, WSP
Angela Zhao, Project Planner, WSP

SUBJECT: Consent Application (File #: B08-2021, B09-2021, and B10-2021), East Half Lot 28, Concession 6, Township of Amaranth, ON

DATE: April 30, 2021

Recommendation

Based on our review, the proposal is consistent with the Provincial Policy Statement, 2020 and Rural Lands designation and the related policies in the Dufferin County Official Plan, provided that:

- Confirmation be provided that the proposed severed and retained lots are an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands and wetlands 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 unevaluated wetlands on the subject property; and
- Consultation occur with the Township of Amaranth, 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 (Significant Groundwater Recharge Area and Medium Vulnerability Aquifer).

Summary

The purpose of the Consent application is to permit the creation of three (3) new rural lots and one (1) retained lot with frontage on 6th Line in the following configuration:

	Frontage	Depth	Area
New Lot 1	99.97 m	387m	3.87 (ha)
New Lot 2	99.97m	387m	3.87 (ha)
New Lot 3	229.00m	387m	8.86 (ha)
Retained Lot	184.27 m	Varies	23.72 (ha)

The documents received by WSP on April 29th, 2021 include:

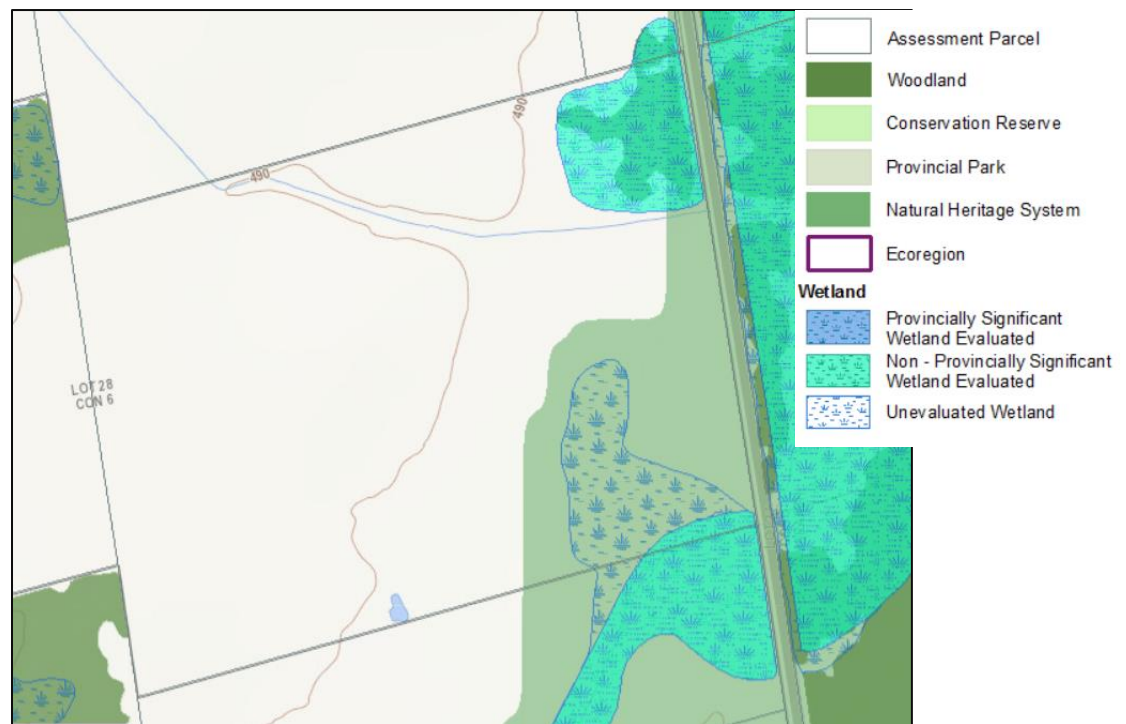
- Application Form for Consent Application; and
- Notice of Complete Consent Application;

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

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

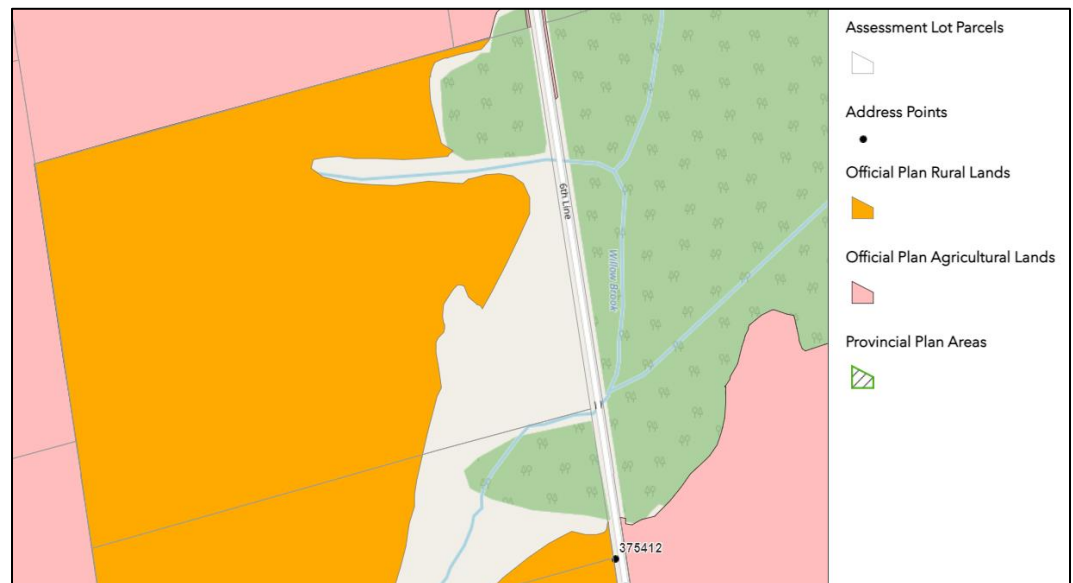
As a result of Growth Plan 2019, the Province's Natural Heritage mapping must be studied and implemented into the County's Official Plan before it can be applied at a local level. However, as it relates to land use designations, the mapping should continue to be used as a guide to determine if the subject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

Under Ontario's Natural Heritage mapping, the subject property contains woodlands, natural heritage features, unevaluated wetlands, and Non-provincially significant wetlands, as shown below.



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 Lands designation under Schedule C (Agricultural Area and Rural Lands) of the County Official Plan (as shown below). The intent of the Rural Lands designation is to protect the natural amenities and rural character of the County while promoting development opportunities related to the management or use of resources, resource-based recreational uses (including recreational dwellings), tourism, limited residential development, home occupations and home industries, and other rural land uses that cannot be located in settlement areas.



Section 4.3.2 a) of the County Official Plan addresses the primary land use of the Rural Lands designation. The designation permits limited residential development, which is to include no more than three new lots or units.

Schedule E (Natural Heritage Features) identifies woodlands on the subject property and on adjacent lands (within 120 metres). Further consultation with the Township of Amaranth, 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 and non-provincially significant wetland and on adjacent lands (within 120 metres) as per Ontario's Natural Heritage mapping. Development and site alteration will not be permitted in or adjacent to any unevaluated 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). In addition, watercourses are to be protected from incompatible

development to minimize the impacts of such development on their function. Further consultation should be undertaken with the GRCA as to whether an EIS is required given the type of development proposed and the proximity of unevaluated wetlands.

Given that access to the proposed development is not located on a County Road, the Township should provide comments regarding access.

Under Appendix 2 (Source Water Protection) the subject property is located within a source water protection area (Significant Groundwater Recharge Area and Medium Aquifer Vulnerability). 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, the proposal is consistent with the Provincial Policy Statement, 2020 and Rural Lands designation and the related policies in the Dufferin County Official Plan, provided that:

- Confirmation be provided that the proposed severed and retained lots are an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands and wetlands 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 of Amaranth, 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 (Significant Groundwater Recharge Area and Medium Vulnerability Aquifer).

James Johnstone

From: Stephanie Charity <Stephanie.Charity@rjburnside.com>
Sent: Friday, April 30, 2021 1:00 PM
To: James Johnstone
Cc: Dwight Smikle
Subject: RE: Notice of Public Meeting for Consent Application (B09-2021)

James

The subject property is not located in an area that is regulated under source protection and we therefore have no comments on this application.

Regards

Stephanie Charity

Stephanie Charity, P.Geo.
Hydrogeologist

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 **Direct:** +1 226-486-1573

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:42 PM
To: Laura Warner <lwarner@grandriver.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Consent Application (B09-2021)

Good Evening,

The Township of Amaranth has received the attached Consent Application (B09-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

Could you please provide comments for this application by Wednesday, May 12, 2021. Thanks.

James Johnstone

Township Planner | 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

James Johnstone

From: Rogers, Joanne <Joanne.Rogers@dpcdsb.org>
Sent: Thursday, April 29, 2021 10:07 AM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Consent Application (B09-2021)

Hi James,

Dufferin-Peel Catholic District School Board has no comments on the above-noted application.

Thanks,

Joanne Rogers, MCIP, RPP

Senior Planner, Planning Department
Dufferin-Peel Catholic District School Board
Tel: 905-890-0708, ext. 24299 | Cell: 647-233-3940

Extraordinary lives start with a great Catholic education.

Confidentiality Notice

This email (and attached material) is intended for the use of the individual or institution to which it is addressed and may not be distributed, copied or disclosed to other unauthorized persons. This material may contain confidential or personal information that may be subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. If you receive this transmission in error, please notify the sender immediately and do not print, copy, distribute or disclose it further, and delete this message from your computer

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:42 PM
To: Laura Warner <lwarner@grandriver.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Consent Application (B09-2021)

CAUTION: This email originated from outside of DPCDSB. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

The Township of Amaranth has received the attached Consent Application (B09-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

James Johnstone

From: Dolly.Shetty@HydroOne.com on behalf of LandUsePlanning@HydroOne.com
Sent: Monday, May 10, 2021 11:50 AM
To: James Johnstone
Subject: Amaranth - Lot 28, Concession 6 - B09-2021

Hello,

We are in receipt of Application B09-2021 dated April 28, 2021. 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

The Township of Amaranth - Planning Report (B10-2021)

To: Mayor Currie and Members of Council

From: James Johnstone, Township Planner

Date: May 19, 2021

Applicant/Owner: Gary Adams (Applicant/Owner)

Address: East Half Lot 28, Concession 6, Part 1, 7R-2794

Subject: Application for Consent (B10-2021)

Official Plan Designation: Rural (RU)/Environmental Protection (EP)

Zoning: Rural (RU)/Environmental Protection (EP)

1.0 Background

An Application for Consent (the “Application”) has been submitted by Gary Adams (the “Applicant/Owner”) for East Half Lot 28, Concession 6, Part 1, 7R-2794, Amaranth, Ontario (the “Property”). The purpose of the Application is the creation of a new rural lot.

The property is legally referred to as East Half Lot 28, Concession 6, Part 1, 7R-2794, Township of Amaranth, County of Dufferin. The property is designated Rural (RU) and Environmental Protection (EP) in the Township Official Plan, and zoned Rural (RU) and Environmental Protection (EP) in the Township Zoning By-Law. The property is designated “Countryside Area” in the County Official Plan. The property is used for agricultural purposes and has no buildings or structures on the property.

The property has an area of 50.34 hectares, a frontage of 613.21 metres and a depth of 627.50 metres. The Retained Property will have an approximate area of 33.74 hectares, an approximate frontage of 184.27 metres and an approximate depth of 627.50 metres. The Severed Property will have an approximate area of 3.87 hectares, an approximate frontage of 99.97 metres and an approximate depth of 387.00 metres. Please note that two other severance applications have been submitted concurrently with this application which is why the areas, frontages and depths of the severed/retained parcels do not necessarily add up to those of the existing parcel.

Table 1 – Parcel Descriptions

Parcel	Existing	Severed	Retained
Frontage (m)	613.21	229.00	184.27
Depth (m)	627.50	387.00	627.50
Area (ha)	50.34	8.86	33.74

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:

- Rural development shall be compatible with the rural landscape and sustained by rural service levels (Policy #1.1.5.2);
- The creation of new lots shall comply with the minimum distance separation formulae (Policy #1.1.5.8);
- Where municipal water/sewage services are not available, planned or feasible, individual on-site water/sewage services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts (Policy #1.6.6.4);
- Development is defined as the creation of a new lot, change in use or construction of buildings/structures (Policy #6.0);
- Development shall not be permitted in significant wetlands or significant woodlands unless it has been demonstrated that there will be no negative impacts on them or their ecological functions (Policy #2.1);

b) 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 I setback distances shall be met prior to the approval of lot creation (Implementation Guideline #2);
- All existing livestock facilities or anaerobic digesters within a 750 metre distance of the proposed Type A land use (lower density of human occupancy outside of settlement areas) shall be investigated and MDS I setback calculations undertaken (Implementation Guideline #6); and
- MDS 1 setbacks for lot creation apply except for for a severed or retained lot for an agricultural use when that lot already has an existing dwelling on it (Implementation Guideline #8).

c) 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:

- The primary use of land in the countryside area will be for agricultural uses and limited residential uses amongst other similar rural land uses that cannot be located in settlement areas (Policy #4.3.2a);
- Development of new or expanding residential uses must be compatible with the rural landscape and must be sustained by rural service levels (Policy #4.3.3d);
- All farm and non-farm development, including lot creation and new or expanding livestock facilities, will comply with the Minimum Separation Distance Formulae (Policy #4.3.3e);
- Access to a Provincial Highway, County road or municipal road will require approval from the Ministry of Transportation, County and/or local municipality, as applicable (Policy #4.3.3k);
- Prior to the approval of development applications, the proponents shall demonstrate that the quality and quantity of municipal drinking water sources will not be negatively impacted (Policy #5.4.2c);
- Municipalities may allow the use of private water/sewage services provided that site conditions are suitable for the long-term provision of such services with no negative impacts (Policy #7.3.1);
- Development is defined as the creation of a new lot, change in use or construction of buildings/structures (Policy #8.8.2);
- Development will not be permitted within or adjacent to significant wetlands unless it has been demonstrated that there will no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Statement (EIS) (Policy #5.3.1);
- Development will not be permitted within or adjacent to significant woodlands unless it has been demonstrated that there will no negative impacts on the natural features or their ecological functions through the preparation of an EIS (Policy #5.3.4);
- Adjacent lands are defined as those lands within 120 metres of a significant wetland or significant woodland (Policy #5.3.9)

d) 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:

- Permitted uses on rural designated lands include agricultural uses and residential uses amongst other similar rural land uses (Policy #3.2.3);
- New lots may be created up to a maximum of three severances from any original Township lot of approximately 40 hectares provided that the severed and retained lots are of a sufficient size to be sustainable on the appropriate water and sewage systems (Policy #3.2.4a);
- The Provincial Minimum Distance Separation Formulae (MDS) will be used in determining appropriate minimum separation distances between new development and livestock operations (Policy #4.2.6);
- New lots created by consents shall retain the open rural landscape, protect natural features, neighboring development and the landscape (Policy #4.2.4c); and
- Private sewer and water supplies will continue to be the preferred form of servicing for development outside of communities (Policy #4.2.5).

e) 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 rural uses in rural zones shall be 10.0 hectares (Policy #4.2.2i);
- The minimum frontage for rural uses in rural zones shall be 100 metres (Policy #4.2.2ii);
- The minimum lot area for residential uses in rural zones shall be 0.6 hectares (Policy #4.2.2i);
- The minimum frontage for residential uses in rural zones shall be 60 metres (Policy #4.2.2ii);

3.0 Comments

a) Nottawasaga Valley Conservation Authority

- The Provincial Policy Statement (2020) indicates that development, including lot creation, shall be directed to areas outside hazardous lands. Additionally, the Township of Amaranth Official Plan directs development away from floodplains where conditions exist that would pose a risk to public health and safety caused by natural hazards. As the floodplain is estimated at this location, the applicant should submit a hydraulic analysis with surveyed site plans to determine the Regional Storm floodplain and if an area outside the floodplain exists to support lot creation.
- The Township of Amaranth Official Plan also suggests that development adjacent to natural wetlands shall only be permitted if it can be demonstrated that it will not result in any negative impact on the wetland. Consequently, an Environmental Impact Statement should be submitted to determine that there will be no negative impacts on the wetland feature.
- It is our recommendation that the applications be considered incomplete until the applicant has prepared and submitted an Environmental Impact Study to assess the potential impacts on the natural heritage features, and a Hydraulic Analysis with surveyed site plans to assess the floodplain.
- Due to the above-mentioned features, portions of the subject lands are regulated by the GRCA under the Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Future development or site alteration within the regulated areas will require a permit from our office.

b) County Planning Department

- Confirmation be provided that the proposed severed and retained lots are an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands and wetlands 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 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 (Significant Groundwater Recharge Area and Medium Vulnerability Aquifer).

- c) Risk Management Officer
 - No Comments
- d) Dufferin-Peel Catholic District School Board
 - No Comments
- e) Hydro One
 - No Comments
- f) Rogers Communications
 - None Received
- g) Public Comments
 - None Received.

4.0 Recommendation

Subject to the consideration of any input received at the public meeting, it is recommended that the Consent Application be deferred for the following reasons:

- GRCA is of the opinion that the consent application is incomplete until the Applicant submits an Environmental Impact Statement and a Hydraulic Analysis.
- County is of the opinion that the consent application is incomplete until the Applicant submits an Environmental Impact Statement.

Respectfully Submitted,

James Johnstone, Township Planner

B10-2021

Severance #3.



Application for Consent

Under Section 53 of the Planning Act

Note to Applicants: In this form the term "subject" land means the land to be severed and the land to be retained.

Property Roll Number 2208 000 004 05400 0000 Application received 04/22/2021

Completeness of the Application

The information in this form **must** be provided by the applicant with the appropriate fee. If the information and fee are not provided, the application will be returned or refused for further consideration until the information and fee have been provided.

The application form also sets out other information that will assist the Township and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Section 11, Sworn Affidavit, must be signed by all owners in front of a commissioner, or Sections 11.2 and 11.3 must be completed by the property owner if an agent is making this application on their behalf.

Submission of the Application

- One application form is required for each parcel to be severed.
- **Application Fee and Deposit pursuant to By-law 21-2015 as amended by 27-2016.**
- 1 copy of the completed application form and 1 copy of the sketch are required by the Township.
- Measurements are to be in metric units.

For Help

If you have any questions please contact the Municipal Office:

Township of Amaranth
 374028 6th Line, Amaranth ON L9W 0M6
 Telephone (519) 941-1007
 Fax (519) 941-1802

Please Print and Complete or (✓) Appropriate Box(es)

1. Applicant and Ownership Information		
1.1	Name of Applicant <u>Dorothy Catherine Adams</u>	Home Telephone No. <u>[REDACTED]</u>
	Address <u>335481 7th Line Amaranth ont L9V 1K6</u>	
1.2	<u>[REDACTED]</u> 1, if the applicant is not the	
	Address	Home Telephone No. Cell Phone No.
	Email	
1.3	Any Mortgages, Charges, or other encumbrances in respect of the subject land: <u>None.</u>	
	Name	Address
	Name	Address

2. Location of the Subject Land			
2.1 County Dufferin	Municipality Township of Amaranth		
Concession Number 6	Lot Number(s) 28	Reference Plan No RP 7R 2794	Part Number (s) 1
Registered Plan No.	Lot(s) /Block(s)	Name of Street/Road 6th Line	Street/Emergency No None.
Width of street/road 3 m	<input checked="" type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		

2.2 Are there any easements or restrictive covenants affecting the subject land?
☒ No ☐ Yes If Yes, describe the easement or covenant and its effect

3. Purpose of this Application	
3.1 Proposed transaction (check appropriate box)	<input type="checkbox"/> Transfer <input checked="" type="checkbox"/> Creation of a new lot <input type="checkbox"/> Addition to a lot <input type="checkbox"/> An easement <input type="checkbox"/> Other purpose <input type="checkbox"/> A charge <input type="checkbox"/> A lease <input type="checkbox"/> A correction of title
3.2 Specify Purpose	HM Creation of a new lot
3.3 Name of person(s) to whom land or interest in land is to be transferred, leased or charged.	Dorothy C. Adams

4. Description of Subject Land and Servicing Information			
4.1 Description	Frontage (m)	Severed	Retained
Depth (m)		Area (m)	
See attached table			

5. Land Use	
5.1 Date property acquired 1988	<input type="checkbox"/> Unknown
5.2 Existing Use Ag. cultural	5.3 Proposed Use residential

5.4 Existing and Proposed buildings and structures (complete chart for each existing and proposed building or structure)

N/A

Type of building or structure	Setbacks (m)	Height (m)	Dimensions (m x m)	Area (m ²)	Date of Construction or proposed construction	Time use has continued (for existing buildings and structures)
	Front	Rear	Side	Side		
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed						

5.5 Environmental

Water <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well <input type="checkbox"/> Other _____	Sewage Disposal <input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other _____	Storm Drainage <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others _____	Tile Drainage <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please mark on site plan location of tile runs	Biosolids <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please mark on site plan location and timing of applications
---	--	--	--	--

Assessment from the County of Dufferin Building Department regarding lot suitability to support an onsite sewage system submitted with the application would facilitate the review.

6. Zoning and Official Plan Information

6.1 Current zoning of the subject land

By-law 2-2009 RURAL

6.2 Current Official Plan designation:

RURAL

6.3 Related Applications under the Planning Act, if any including Official Plan, Official Plan amendment, Zoning By-law amendment, Minister's zoning order (amendment), consent or plan of subdivision):

6.4 Has subject lands ever been subject of an application under the Planning Act? NO

File #

Status:

File #

Status:

6.5 Provide an explanation of how the application conforms to the Official Plan

POLICY 3.24 PERMITS A MAXIMUM OF
THREE SEVERANCES FROM ANY ORIGINAL Township Lot
OF APPROXIMATELY 40 HECTARES

6.6 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 metres of subject land, unless otherwise specified (indicate approximate distance)
Agricultural buildings/structures or manure storage facilities	<u>NONE.</u>	<u>NONE.</u>
A Landfill	<u>NONE.</u>	<u>NONE.</u>
A provincially significant wetland (Class 1, 2 or 3 wetland)	<u>NO</u>	<u>NO</u>
A provincially significant wetland within 120 metres of the subject land	<u>NO</u>	<u>NO</u>
A locally significant wetland	<u>NO</u>	<u>NO</u>
Flood Plain	<u>yes.</u>	<u>APPROX 3 1/2 hectares</u> <u>N/E CORNER OF THE LOT</u> <u>Small PORTION (5m)</u> <u>ALONG 6th LINE.</u>
A rehabilitated mine site	<u>NO</u>	<u>NO</u>
An non-operating mine site within 1 kilometre of the subject land	<u>NO</u>	<u>NO</u>
An active mine site	<u>NO</u>	<u>NO</u>
An industrial or commercial use, and specify the use(s)	<u>NO.</u>	<u>NO</u>

Tile Drainage	NO		
Does the proposed development produce greater than 4500 litres of effluent per day? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, attach a servicing options report and hydro geological report.			
6.7 Agriculture			
Are lands part of Nutrient Management Plan? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please provide plan number _____ and date approved by OMAFRA _____			
Are there any livestock facilities within 500 metres of the subject lands? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, complete the following for each farm operation:			
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage
Animal type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farm land	Type of Manure storage
6.8 Statement of Requirements: Please complete the following chart			Zone Requirements (Office Use)
	Severed #1	Retained	Severance #2
Lot Area (hectares)	3.87 ha	50.34 ha	3.87 ha
Frontage (m)	99.97 m	613.21 m	99.97 m
Front Yard (distance between front lot line and building or structure) (m)	↑	↑	↑
Rear Yard (m)	↑	↑	↑
Interior Side Yard (m)	↑	↑	↑
Exterior Side Yard (m)	NA	NA	NA
Height (m)	↓	↓	↓
Lot Coverage (building footprint as % lot area)	↓	↓	↓
Dwelling Size (m2)	↓	↓	↓
Landscaping (% of lot area)	↓	↓	↓

7 Consistency with Policy Documents										
<p>7.1 Does this application</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Alter the boundary of a settlement area?</td> <td style="width: 20%;"><input type="checkbox"/> yes</td> <td style="width: 30%;"><input checked="" type="checkbox"/> no</td> </tr> <tr> <td>Create a new settlement area?</td> <td><input type="checkbox"/> yes</td> <td><input checked="" type="checkbox"/> no</td> </tr> <tr> <td>Remove lands from an employment area?</td> <td><input type="checkbox"/> yes</td> <td><input checked="" type="checkbox"/> no</td> </tr> </table> <p>If yes, provide details of any Official Plan or Official Plan Amendment</p>		Alter the boundary of a settlement area?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	Create a new settlement area?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	Remove lands from an employment area?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Alter the boundary of a settlement area?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no								
Create a new settlement area?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no								
Remove lands from an employment area?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no								
<p>7.2 Are the subject lands in an area where conditional zoning may apply? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>If yes, provide details of how this application conforms to Official Plan conditional zoning policies.</p>										
<p>7.3 Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:</p> <p><input checked="" type="checkbox"/> yes <input type="checkbox"/> no</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p style="font-size: 1.2em; font-family: cursive;">James Johnstone</p> <p>Name of individual having knowledge of the policy statements. A report may be required to accompany this application and support the above statement of consistency.</p> </div> <div style="width: 45%; text-align: center;"> <p style="font-size: 1.2em; font-family: cursive;">James Johnstone</p> <p>Signature</p> </div> </div>										
<p>7.4 Are the subject lands within the Greenbelt Plan area</p> <p><input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p>	<p>7.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area</p> <p><input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p>									
<p>7.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:</p> <p><input checked="" type="checkbox"/> yes <input type="checkbox"/> no</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p style="font-size: 1.2em; font-family: cursive;">James Johnstone</p> <p>Name of individual having knowledge of the plans A report may be required to accompany this application and support the above statement of consistency.</p> </div> <div style="width: 45%; text-align: center;"> <p style="font-size: 1.2em; font-family: cursive;">James Johnstone</p> <p>Signature</p> </div> </div>										

8. History of the Subject Land	
<p>8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p style="text-align: center;"> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown </p> <p>If Yes and if known, provide the file number and the decision made on the application.</p>	
<p>8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.</p> <p style="font-size: 1.2em; font-family: cursive; text-align: center;">N/A</p>	

11 Affidavit, Sworn Declaration and Authorizations

11.1 Affidavit or Sworn Declaration.

I, Prudence of Ontario of the Province of Ontario make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the _____

in the _____

this _____ day of _____



Applicant

Commissioner of Oaths

Applicant

11.2 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I, _____, am the owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

11.3 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

I, _____, am the owner of the land that is the subject of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize _____, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date

Signature of Owner

11.4 Permission to Enter

I, Dorothy Adams am the owner of the land that is the subject of this application and I authorize Township staff or their representative to enter my property for the purposes of evaluating this application.

Nov 20/21
Date

D Adams
Signature of Owner

12. Consent of the Owner

8.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, Dorothy Adams am the owner of land that is the subject of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the **Planning Act** for the purposes of processing this application.

Nov 20/21
Date

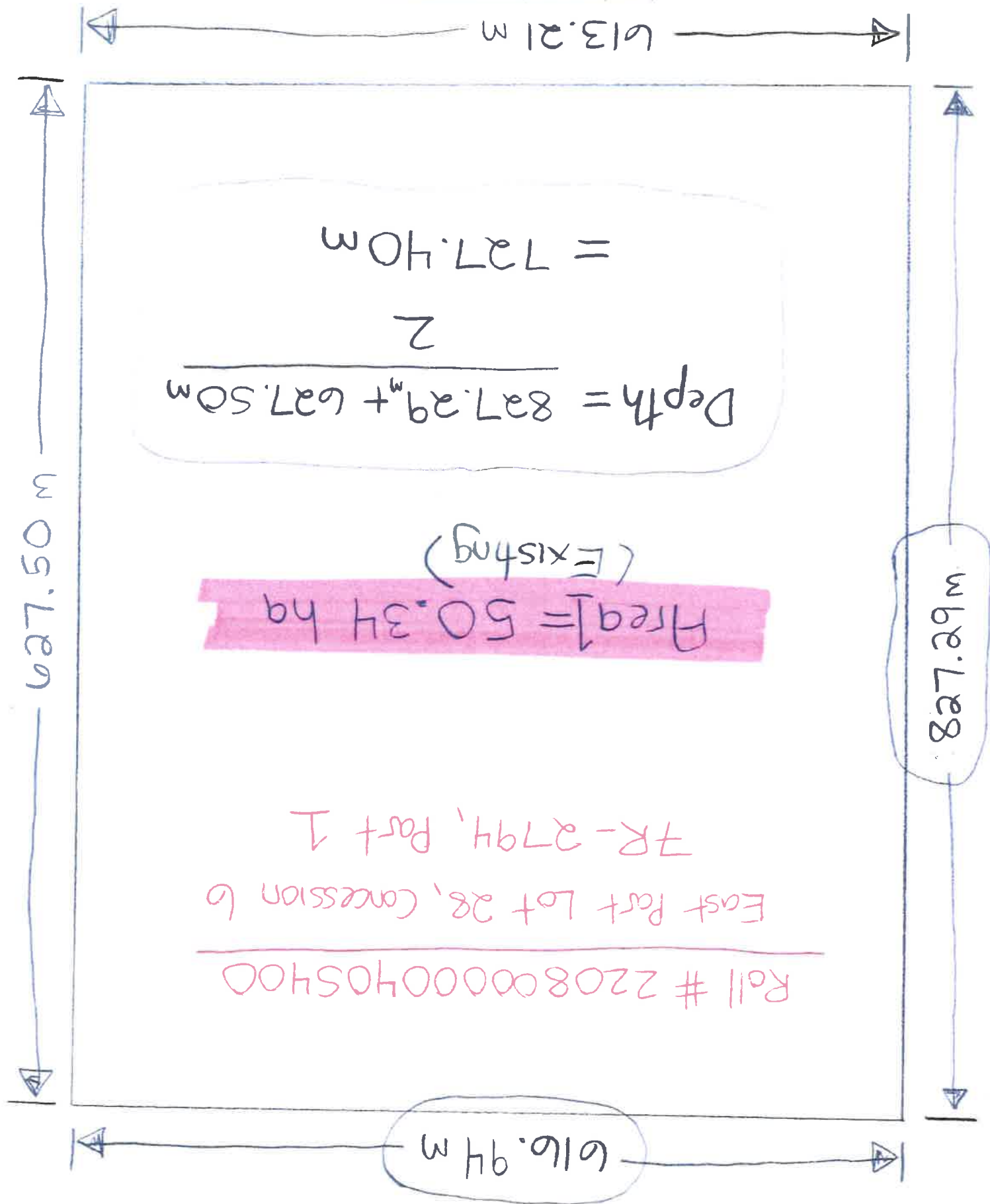
D Adams
Signature of Owner

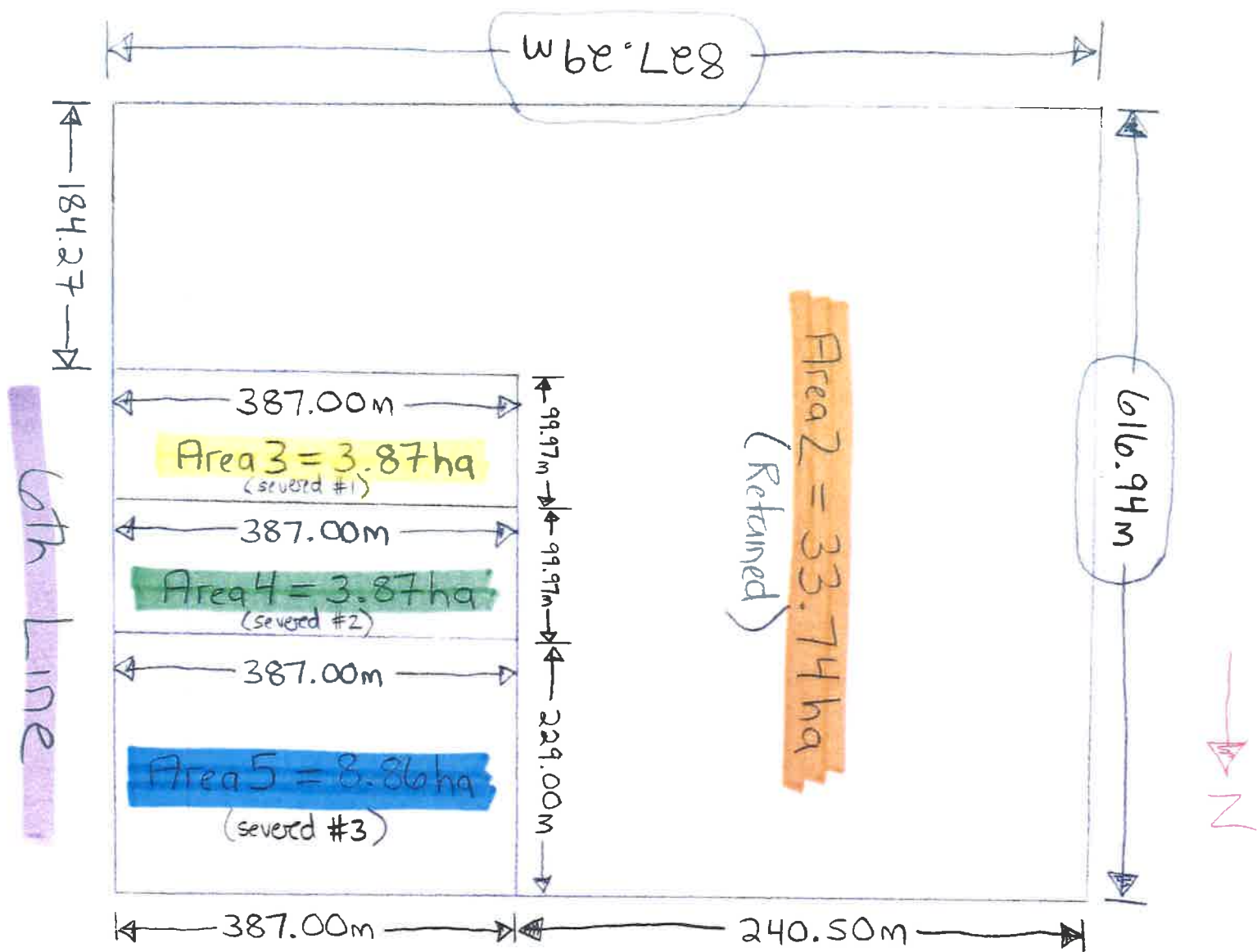
Minimum Lot Area = 0.60 ha

Minimum Lot Frontage = 60 m

	Area 1	Area 2	Area 3	Area 4	Area 5
	Existing	Retained	Severed #1	Severed #2	Severed #3
Frontage (m)	613.21m	184.27m	99.97m	99.97m	229.00m
Depth (m)	727.40m	727.40m	387.00m	387.00m	387.00m
Area (ha)	50.34ha	33.74ha	3.87ha	3.87ha	8.86ha

N







PLAN REVIEW REPORT:

Township of Amaranth

James Johnstone, Township Planner

DATE: May 12, 2021

YOUR FILE: B08-2021, B09-2021, B10-2021

RE:

Application for Consent B08-2021, B09-2021 & B10-2021

East Half Lot 28, Concession 6, Township of Amaranth

Gary Adams

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) recommends refusal of all three consent applications until the applicant provides additional information to form a complete application.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject lands contain natural heritage and natural hazard features including a watercourse, floodplain, a portion of the Willow Brook Swamp, additional wetland and the regulated allowance to these features.

2. Legislative/Policy Requirements and Implications:

The subject lands contain natural heritage and natural hazard features as identified by the Provincial Policy Statement (2020). Based on the information provided, the consent applications noted above are contrary to Provincial Policy.

The Provincial Policy Statement (2020) indicates that development, including lot creation, shall be directed to areas outside hazardous lands. Additionally, the Township of Amaranth Official Plan directs development away from floodplains where conditions exist that would pose a risk to public health and safety caused by natural hazards. As the floodplain is estimated at this location, the applicant should submit a hydraulic analysis with surveyed site plans to determine the Regional Storm floodplain and if an area outside the floodplain exists to support lot creation.

The Township of Amaranth Official Plan also suggests that development adjacent to natural wetlands shall only be permitted if it can be demonstrated that it will not result in any negative impact on the wetland. Consequently, an Environmental Impact Statement should be submitted to determine that there will be no negative impacts on the wetland feature.

It is our recommendation that the applications be considered incomplete until the applicant has prepared and submitted an Environmental Impact Study to assess the potential impacts on the natural heritage features, and a Hydraulic Analysis with surveyed site plans to assess the floodplain.

Due to the above mentioned features, portions of the subject lands are regulated by the GRCA under the Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Future development or site alteration within the regulated areas will require a permit from our office.

3. Plan Review Fees:

As per the GRCA's 2021 Plan Review Fee Schedule, the minor consent application review fee of \$430.00 is required for our review of these applications. The applicant will be invoiced in the amount of \$430.00 under separate cover.

We advise the applicant that upon submission of the detailed technical reports requested, the fee for review of these applications will increase to our "major consent application" review fee.

Should you have any questions or require further information, please do not hesitate to contact me at 519-621-2763 ext. 2231 or lwarner@grandriver.ca.

Sincerely,



Laura Warner
Resource Planner
Grand River Conservation Authority

c.c. Gary Adams. (via email only)

**** These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.***



MEMO

TO: County of Dufferin

FROM: Matt Alexander, Project Manager, WSP
Angela Zhao, Project Planner, WSP

SUBJECT: Consent Application (File #: B08-2021, B09-2021, and B10-2021), East Half Lot 28, Concession 6, Township of Amaranth, ON

DATE: April 30, 2021

Recommendation

Based on our review, the proposal is consistent with the Provincial Policy Statement, 2020 and Rural Lands designation and the related policies in the Dufferin County Official Plan, provided that:

- Confirmation be provided that the proposed severed and retained lots are an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands and wetlands 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 unevaluated wetlands on the subject property; and
- Consultation occur with the Township of Amaranth, 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 (Significant Groundwater Recharge Area and Medium Vulnerability Aquifer).

Summary

The purpose of the Consent application is to permit the creation of three (3) new rural lots and one (1) retained lot with frontage on 6th Line in the following configuration:

	Frontage	Depth	Area
New Lot 1	99.97 m	387m	3.87 (ha)
New Lot 2	99.97m	387m	3.87 (ha)
New Lot 3	229.00m	387m	8.86 (ha)
Retained Lot	184.27 m	Varies	23.72 (ha)

The documents received by WSP on April 29th, 2021 include:

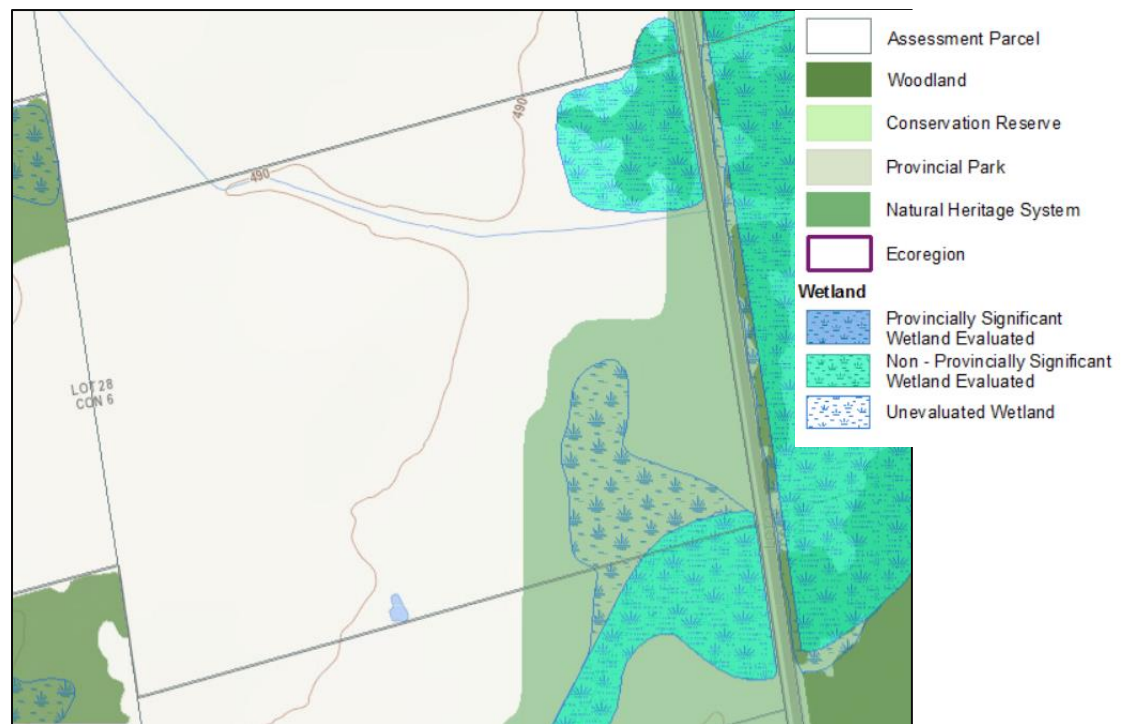
- Application Form for Consent Application; and
- Notice of Complete Consent Application;

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

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

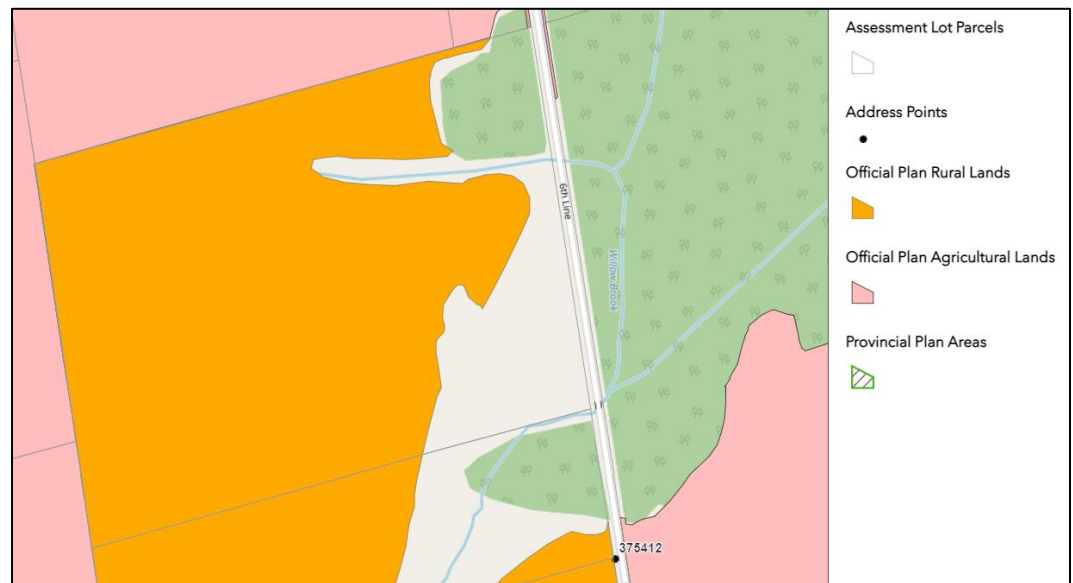
As a result of Growth Plan 2019, the Province's Natural Heritage mapping must be studied and implemented into the County's Official Plan before it can be applied at a local level. However, as it relates to land use designations, the mapping should continue to be used as a guide to determine if the subject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

Under Ontario's Natural Heritage mapping, the subject property contains woodlands, natural heritage features, unevaluated wetlands, and Non-provincially significant wetlands, as shown below.



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 Lands designation under Schedule C (Agricultural Area and Rural Lands) of the County Official Plan (as shown below). The intent of the Rural Lands designation is to protect the natural amenities and rural character of the County while promoting development opportunities related to the management or use of resources, resource-based recreational uses (including recreational dwellings), tourism, limited residential development, home occupations and home industries, and other rural land uses that cannot be located in settlement areas.



Section 4.3.2 a) of the County Official Plan addresses the primary land use of the Rural Lands designation. The designation permits limited residential development, which is to include no more than three new lots or units.

Schedule E (Natural Heritage Features) identifies woodlands on the subject property and on adjacent lands (within 120 metres). Further consultation with the Township of Amaranth, 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 and non-provincially significant wetland and on adjacent lands (within 120 metres) as per Ontario's Natural Heritage mapping. Development and site alteration will not be permitted in or adjacent to any unevaluated 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). In addition, watercourses are to be protected from incompatible

development to minimize the impacts of such development on their function. Further consultation should be undertaken with the GRCA as to whether an EIS is required given the type of development proposed and the proximity of unevaluated wetlands.

Given that access to the proposed development is not located on a County Road, the Township should provide comments regarding access.

Under Appendix 2 (Source Water Protection) the subject property is located within a source water protection area (Significant Groundwater Recharge Area and Medium Aquifer Vulnerability). 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, the proposal is consistent with the Provincial Policy Statement, 2020 and Rural Lands designation and the related policies in the Dufferin County Official Plan, provided that:

- Confirmation be provided that the proposed severed and retained lots are an adequate size to accommodate sewage and water services;
- Confirmation be provided as to whether the woodlands and wetlands 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 of Amaranth, 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 (Significant Groundwater Recharge Area and Medium Vulnerability Aquifer).

James Johnstone

From: Stephanie Charity <Stephanie.Charity@rjburnside.com>
Sent: Friday, April 30, 2021 12:57 PM
To: James Johnstone
Cc: Dwight Smikle
Subject: RE: Notice of Public Meeting for Consent Application (B10-2021)

James

The subject property is not located in an area that is regulated under source protection and we therefore have no comments on this application.

Regards

Stephanie

Stephanie Charity, P.Geo.
Hydrogeologist

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 **Direct:** +1 226-486-1573

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:44 PM
To: Laura Warner <lwarner@grandriver.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Consent Application (B10-2021)

Good Evening,

The Township of Amaranth has received the attached Consent Application (B10-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

Could you please provide comments for this application by Wednesday, May 12, 2021. Thanks.

James Johnstone

Township Planner | 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

James Johnstone

From: Rogers, Joanne <Joanne.Rogers@dpcdsb.org>
Sent: Thursday, April 29, 2021 8:59 AM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Consent Application (B10-2021)

Hi James,

Dufferin-Peel Catholic District School Board has no comments on the above-noted application.

Thanks,

Joanne Rogers, MCIP, RPP

Senior Planner, Planning Department
Dufferin-Peel Catholic District School Board
Tel: 905-890-0708, ext. 24299 | Cell: 647-233-3940

Extraordinary lives start with a great Catholic education.

Confidentiality Notice

This email (and attached material) is intended for the use of the individual or institution to which it is addressed and may not be distributed, copied or disclosed to other unauthorized persons. This material may contain confidential or personal information that may be subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. If you receive this transmission in error, please notify the sender immediately and do not print, copy, distribute or disclose it further, and delete this message from your computer

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:44 PM
To: Laura Warner <lwarner@grandriver.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Consent Application (B10-2021)

CAUTION: This email originated from outside of DPCDSB. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

The Township of Amaranth has received the attached Consent Application (B10-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

James Johnstone

From: Dolly.Shetty@HydroOne.com on behalf of LandUsePlanning@HydroOne.com
Sent: Monday, May 10, 2021 11:52 AM
To: James Johnstone
Subject: Amaranth - Lot 28 Concession 6 - B10-2021

Hello,

We are in receipt of Application B10-2021 dated April 28, 2021. 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

James Johnstone

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: Thursday, April 29, 2021 7:59 AM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Consent Application (B10-2021)

Rogers Communications Canada Inc, has no objections.

Thank you

Monica LaPointe

Coordinator

gtaw.newarea@rci.rogers.com

Outside Plant Engineering GTAW

3573 Wolfedale Road.

Mississauga ON L5C 3T6

416 913 0693/ 647 643 1446

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: 28-Apr-21 6:44 PM
To: Laura Warner <lwarner@grandriver.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; MOB Permits <MOB.Permits@rci.rogers.com>; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Consent Application (B10-2021)

Good Evening,

The Township of Amaranth has received the attached Consent Application (B10-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

Could you please provide comments for this application by Wednesday, May 12, 2021. Thanks.

James Johnstone

Township Planner | 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

The Township of Amaranth - Planning Report (Z06-2021)

To: Mayor Currie and Members of Council

From: James Johnstone, Township Planner

Date: May 19, 2021

Applicant/Owner: Laryssa Sawyer (Applicant/Owner)

Address: 295159 8th Line, Amaranth, Ontario

Subject: Application for Zoning By-Law Amendment (Z06-2021)

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

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

1.0 Background

An Application for Zoning By-Law Amendment (the “Application”) has been submitted by Barbra Piel (the “Applicant”/the “Owner”) for 295159 8th Line, Amaranth, Ontario (the “Property”). The purposes of the application are the rezoning of the property to permit a secondary dwelling unit (mobile home) and to permit a farm storage/workshop with a height of 12 metres.

The property is legally referred to as West Half Lot 23, Concession 7, Part 2, 7R-3420, Amaranth, Dufferin. The Property is designated Agricultural (A) and Environmental Protection (EP) in the Township Official Plan and zoned Agricultural (A) and Environmental Protection (EP) in the Township Zoning By-Law. The Property is currently used as a single detached dwelling.

2.0 Analysis

a) Planning Act

The Provincial Planning Act provides regulatory and policy direction on sustainable economic development, a policy-led planning system and to integrate provincial/municipal matters. Applicable policies include:

- An official plan shall contain policies that authorize the use of residential units by authorizing the use of two residential units in a detached house, semi-detached house or rowhouse, and the use of a residential unit in a building or structure that is ancillary to a detached house, semi-detached house or rowhouse (Subsection 16(3)).

b) Provincial Policy Statement

The Provincial Policy Statement provides policy direction on building strong communities, wise use of resources and protecting public safety in Ontario. Applicable policies include:

- Healthy, livable and safe communities are sustained by accommodating an appropriate affordable/market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) (Policy #1.1.1b).

c) Provincial Growth Plan

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

- Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households (Policy #1.2.1).

d) County Official Plan

The County Official Plan 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:

- The County generally encourages the permission of second residential units within single detached, semi-detached, and townhouse dwelling units. Local municipalities may also permit secondary residential units within accessory buildings and structures (Policy #3.7.4a).

e) Township Official Plan

The Township Official Plan provides policy direction on future land use and development criteria for environmental/growth management. Applicable policies include:

- Within community areas (Waldemar, Laurel and Farmington), in order to achieve the County’s intensification targets, Secondary Suites within existing or new homes are permitted subject to meeting the requirements of the Ontario Building Code and where permitted by the Township Zoning by-law (Policy #3.4.5c).

f) Township Zoning Bylaw

The Township Zoning Bylaw provides regulatory direction on the use of land by specifying a specific range of permitted uses and functions. Applicable policies include:

- No more than one dwelling unit shall be permitted on any lot (Policy #3.14);
- Mobile homes may be considered as an accessory dwelling unit in an Agricultural Zone through a Temporary Use By-law which specifically permits a mobile home as an accessory dwelling (Policy #3.9);
- Unless otherwise specified in this By-law the total lot coverage of all accessory buildings and structures, except swimming pools, shall be 10 percent and the maximum height of any accessory building or structure shall be 6.0 metres (Policy #3.2.3); and
- Notwithstanding the height provisions of this By-law, nothing in this By-law shall apply to prevent the erection, alteration, or use of a barn or silo, a church spire, a belfry, a flag pole, a clock tower, a chimney, a water tank, a radio or television tower or antenna, an air conditioner duct, a grain elevator, incidental equipment required for processing, external equipment associated with internal equipment or machinery and conveying equipment, which exceeds the maximum height requirements provided the main or principal use is permitted within the zone in which it is located and provided all other applicable provisions of this By-law are complied with (Policy #3.5).

g) Provincial MDS Formulae (2017)

The Provincial Minimum Distance Separation Formulae ("Provincial MDS Formulae") provides regulatory direction on how 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 are not required for dwelling additions and renovations proposed on existing lots, even where an addition results in the existing dwelling being closer to a surrounding livestock facility or anaerobic digester. However, MDS 1 setbacks are required for all other building permit applications for dwellings on lots that existing prior to March 1, 2017, unless otherwise specified in a municipality's zoning by-law or where otherwise not required by this MDS Document (Implementation Guideline #7).

3.0 Comments

a) County Planning Department

- Confirmation be provided as to whether the woodlands and unevaluated wetland 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 of Amaranth, 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 Vulnerability Aquifer).

b) Grand River Conservation Authority

- It is our understanding that the proposed zoning by-law amendment will allow a secondary dwelling unit and an increased accessory structure height. Based on our review of the circulated information, the proposed development is located outside of the GRCA regulation limit. Impacts to the adjacent natural hazard or natural heritage features are not anticipated as a result of this application or the proposed development.
- Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area on the property will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

c) Risk Management Officer

- The subject property is not in a vulnerable area where policies apply and we therefore have no comments on the application.

d) County Building Department

- No Comments.

e) Canada Post

- No Comments.

f) Dufferin-Peel Catholic District School Board

➤ No Comments.

g) Rogers Communications

➤ No Comments.

h) Public Comments

➤ No Comments.

4.0 Recommendation

Subject to the consideration of any input received at the public meeting, it is recommended that the Application for Zoning By-Law Amendment be deferred for the following reasons with associated conditions:

➤ MDS 1 setback analysis has not been completed and should be completed in order to satisfy Minimum Distance Separation (MDS) formulae.

Respectfully Submitted,

James Johnstone, Township Planner



-706-2021

APPLICATION FOR:

- ☒ Zoning By-Law Amendment
- ☐ Temporary Use By-Law
- ☐ Holding Zone Removal
- ☐ Other: _____

DATE RECEIVED March 29, 2021

PROPERTY ROLL NO. 220800000411200

Completeness of the Application

The information in this form **must** be provided by the applicant with the appropriate fee and deposit. If the information, fee and deposit are not provided, the application will be returned or refused for further consideration until the required information and payments have been provided.






Section 7, Sworn Affidavit, must be signed by all owners in front of a commissioner, or Sections 7.1 and 7.2 must be completed by the property owner if an agent is making this application on their behalf.

If you have any questions please contact the Municipal Office at:

Submission of the Application

- 1 copy of the completed application form and a copy of the sketch are required by the Township. (For large drawings, please provide digital copy)
- Application Fee and Deposit pursuant to By-Law 21-2015 as amended by 27-2016
- Measurements to be in metric units.
- The Conservation Authority may require a processing fee for reviewing application.

Township of Amaranth, 374028 6th Line, Amaranth, ON, L9W 0M6
Tel.: (519) 941-1007 ; Fax: (519) 941-1802

1. Applicant and Ownership Information	
1.1 Name of Applicant: <u>Brad and Lanyssa Sawyer</u> 	
Firm/Corporation:	
Address: <u>295159 8th Line</u>	Postal Code: <u>L9W 0K1</u>
Email: 	
1.2 Name:  not the owner.	
Address:	Home Telephone No.
Email:	Business /Cell. Phone No.
1.3 Name of the person who is to be contacted about the application, if different than the applicant (this may be a person or firm acting on behalf of the applicant).	
Name of Contact Person:	Home Telephone No.
Firm/Corporation:	Business/Cell. Phone No.
Address:	Postal Code:
Email:	
1.4 Any Mortgages, Charges, or other encumbrances in respect of the subject 	
	Ad: 

2. Location and Description of the Subject Land			
2.1 County: Dufferin	Municipality Township of Amaranth		
Concession Number 7	Lot 23	Registered Plan/Lot(s) / Block(s)	
Reference Plan No.	Part Number (s)	Street/Road: 8th Line	Street/Emergency No. 295159
Width of street/road 20 m	<input checked="" type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		
Frontage (m)	Entire Property 636m	Affected Area (if amendment does not affect entire property) 4.87m	
Depth (m)	636m	21.94m	
Area (hectares)	40.47 hectares	0.01 hectares	
3. Zoning and Official Plan Information			
3.1 Current zoning of the subject : Agricultural + EP		3.2 Proposed Zoning: Site Specific	
3.3 Related Applications under the Planning Act, if any:		3.4 Has subject lands ever been subject of an Application under the Planning Act? File # _____ Status: _____ File # _____ Status: _____	
3.5 Nature & Extent of the proposed Rezoning or Temporary Use By-Law			
to permit a second dwelling on the property in the form of a mobile home and to allow a farm building to be built over 6m high			
3.6 Purpose/Reason why the Rezoning is requested:			
to allow our current garden suite to become permanent and to allow our farm storage building to have 2 story's			
3.7 Current Official Plan Designation:			
3.8 Provide an explanation of how the application conforms to the Official Plan			
It is stated in the official plan a mobile home can be a dwelling unit provided it meets the requirements as ours does (section 3.9 zoning by law)			
The agricultural storage building will meet all building requirements, we are asking for a bylaw amendment to make it taller			

4 Consistency with Policy Documents

4.1 Does this application

Alter the boundary of a settlement area?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Create a new settlement area?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Remove lands from an employment area?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no

If yes, provide details of any Official Plan or Official Plan Amendment

4.2 Are the subject lands in an area where conditional zoning may apply? ☐ yes ☒ no

If yes, provide details of how this application conforms to Official Plan conditional zoning policies.

4.3 Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:

☒ yes
☐ no

James Johnstone

Name of individual having knowledge of the policy statements.

Jan Ozt
Signature

A report may be required to accompany this application and support the above statement of consistency.

4.4 Are the subject lands within the Greenbelt Plan area

☐ yes
☒ no

4.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area

☒ yes
☒ no

4.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:

☒ yes
☐ no

James Johnstone

Name of individual having knowledge of the plans

Jan Ozt
Signature

A report may be required to accompany this application and support the above statement of consistency.

5. Land Use

5.1 Date property acquired

September 2006

☐ Unknown

5.2 Existing Use

Agriculture

5.3 Proposed Use

agriculture

5.4 Existing and Proposed buildings and structures (complete chart for each existing and proposed building or structure)

Type of building or structure	Setbacks (m)				Height (m)	Dimension (m x m)	Area (m ²)	Date of Construction or proposed construction	Time use has continued (for existing buildings and structures)
	Front	Rear	Side	Side					
existing ①	82	532	218	413	4.15	5x22	107	2016	continued.
<input checked="" type="checkbox"/> Existing ② <input type="checkbox"/> Proposed	91	536	288	380	8.5	12x11	132	unknown	continued
<input checked="" type="checkbox"/> Existing ③ <input type="checkbox"/> Proposed	91	534	235	400	5.5	10x9	90	unknown	continued.
<input checked="" type="checkbox"/> Existing ④ <input type="checkbox"/> Proposed	82	536	258	400	8.5	12x18	216	unknown	continued
<input checked="" type="checkbox"/> Existing ⑤ <input type="checkbox"/> Proposed	140	469	201	410	9	24x24	576	unknown	continued.
<input checked="" type="checkbox"/> Existing ⑥ <input type="checkbox"/> Proposed	140	484	176	420	4.5	7x12	84	unknown	continued
<input type="checkbox"/> Existing ⑦ <input checked="" type="checkbox"/> Proposed	82	536	235	400	12.	18x27	486	2021	

5.5 Environmental

→ see notes on back

Water	Sewage Disposal	Storm Drainage	Tile Drainage	Biosolids
<input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well	<input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____	<input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input type="checkbox"/> Others: _____	<input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location of tile runs	<input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location and timing of applications

Does the proposed development produce greater than 4500 litres of effluent per day? ☐ yes ☒ no

If yes, attach a servicing options report and hydro geological report.

5.6 Agriculture

Are lands part of a Nutrient Management Plan?

☒ no ☐ yes, please provide plan number _____ and date approved by OMAFRA _____

Are there any livestock facilities within 500 metres of the subject lands? ☒ no ☐ yes If yes, complete the attached Farm Data Sheet

mobile
home

farm building

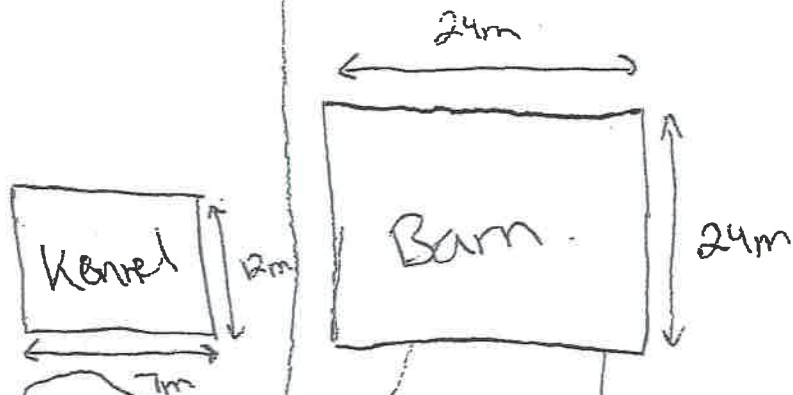
5.7 Statement of Requirements: Please complete the following chart

Zone Requirements: (Office Use)

Lot Area (hectares)	0.01 hec.	0.01 hec.	
Frontage (m)	21.94m	27m	
Front Yard (distance between front lot line and building or structure) (m)	82m	82m	
Rear Yard (m)	532m	536m	
Interior Side Yard (m)	218m	235m	
Exterior Side Yard (m)	413m	400m	
Height (m)	4.5m	12m	
Lot Coverage (building footprint as % lot area)	0.025%	0.12%	
Dwelling Size (m2)	106.85m	486m	
Landscaping (% of lot area)			

6. Sketch6.1 The application shall be accompanied by a sketch showing the following: **(Please Use Metric Units)**

- the boundaries and dimensions of the subject land.
- the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
- the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- the current use on land that is adjacent to the subject land.
- the location width and name of any road within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- the location and nature of any easement affecting the subject land.

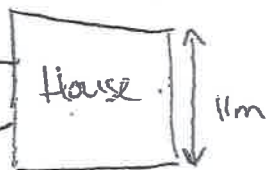


~ 532m from East property line

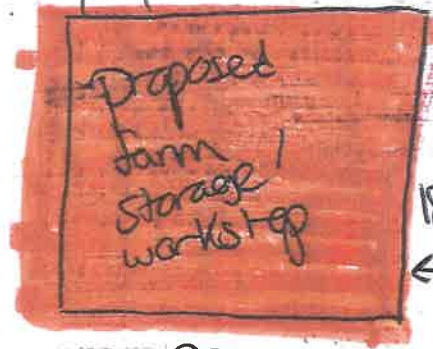
to South property line
~ 413m

4.87m

12m



21.94m from North property line
~ 218m



27m

18m

400m to South property line

~ 82m to west property line

295159 8th Line, Amaravathi

8th line

7 Affidavit, Sworn Declaration and Authorizations

7.1 Affidavit or Sworn Declaration.

I, Brad Sawyer, Larissa Sawyer of the Township of Amaranth
in the County of Dufferin make oath and say (or solemnly declare) that the
information contained in this application is true and that the information contained in the documents that accompany
this application is true.

Sworn (or declared) before me

at the _____

in the _____

this _____ day of _____

Commissioner of Oaths

Brad Sawyer
Applicant

Larissa Sawyer
Applicant

7.2 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I, _____, am the owner of the land that is the subject of this
application and I authorize _____ to make this application on my
behalf.

Date

Signature of Owner

7.3 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

I, _____, am the owner of the land that is the subject
of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize
_____, as my agent for this application, to provide any of my personal
information that will be included in this application or collected during the processing of the application.

Date

Signature of Owner

7.4 Permission to Enter

I, Brad Sawyer am the owner of the land that is the subject of this
application and I authorize Township staff or their representative to enter my property for the purposes of evaluating
this application.

March 25 2021
Date

Brad Sawyer
Signature of Owner

8. Consent of the Owner Complete the consent of the owner concerning personal information set out below.

8.1 Consent of the Owner to the Use and Disclosure of Personal Information

I, Brad Sawyer, am the owner of land that is the subject of this
application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and
consent to the use by or the disclosure to any person or public body of any personal information that is collected
under the authority of the **Planning Act** for the purposes of processing this application

March 25, 2021
Date

Brad Sawyer
Signature of Owner

March 26, 21

To whom it may concern,
we are asking that our garden
suite become a second dwelling
on our farm and permission to
build a farm storage/workshop that
is 12m high. Sincerely,

Brad and Lanyssa Sawyer.



PLAN REVIEW REPORT:	Township of Amaranth James Johnstone
----------------------------	---

DATE: May 11, 2021 **YOUR FILE:** Z06-2021
GRCA FILE: Z06-2021 – 295159 8th Line

RE: **Zoning By-law Amendment Z06-2021**
295159 8th Line, Township of Amaranth
Brad and Laryssa Sawyer

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed zoning by-law amendment.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject lands contain watercourses, floodplain, wetlands and the regulated allowances adjacent to these features.

2. Legislative/Policy Requirements and Implications:

It is our understanding that the proposed zoning by-law amendment will allow a secondary dwelling unit and an increased accessory structure height. Based on our review of the circulated information, the proposed development is located outside of the GRCA regulation limit. Impacts to the adjacent natural hazard or natural heritage features are not anticipated as a result of this application or the proposed development.

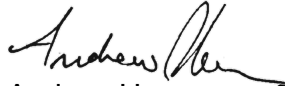
Due to the presence of the above-noted features, the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area on the property will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. Plan Review Fees:

As per the GRCA's 2021 Plan Review Fee Schedule, the minor zoning by-law review fee of \$430.00 is required for our review of this application. The applicant will be invoiced in the amount of \$430.00 under separate cover.

Should you have any questions or require further information, please do not hesitate to contact me at 519-621-2763 ext. 2228.

Yours truly,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

c.c. Brad & Laryssa Sawyer (via email only)

**** These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.***

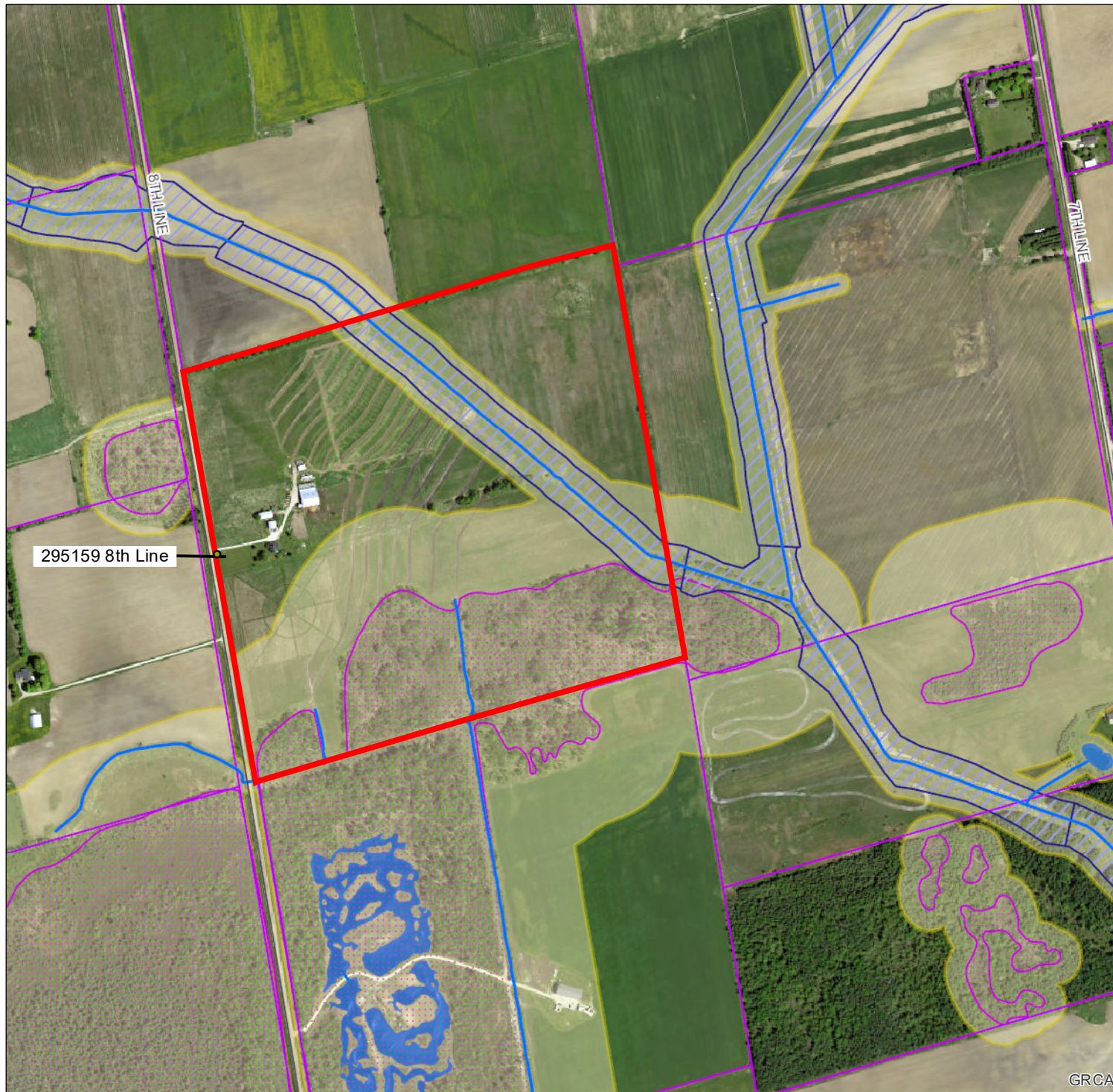


Grand River Conservation Authority

Date: May 11, 2021

Author: ah

Z06-2021 - 295159 8th Line,
Amaranth



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



Map Centre (UTM NAD83 z17): 558,548.51 4,873,381.52

This map is not to be used for navigation | 2015 Ortho (ON)

NAD 1983 UTM Zone 17N

Scale: 8,185



MEMO

TO: County of Dufferin

FROM: Matt Alexander, Project Manager, WSP
Angela Zhao, Project Planner, WSP

SUBJECT: Zoning By-Law Amendment (File #: Z06-2021), 295159 8th Line, Township of Amaranth, ON

DATE: May 3, 2021

Recommendation

Based on our review, the proposal is generally consistent with the Provincial Policy Statement, 2020 and Agricultural Lands designation and the related policies in the Dufferin County Official Plan. It is recommended that:

- Confirmation be provided as to whether the woodlands and unevaluated wetland 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 of Amaranth, 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 Vulnerability Aquifer).

Summary

The purpose of the Zoning By-Law Amendment application is to permit a detached secondary dwelling on the property in the form of a mobile home. In addition, the application would permit an accessory building (farm storage building) to have a height of 12.0 metres, whereas the permitted height is 6.0 metres.

The documents received by WSP on April 29th, 2021 include:

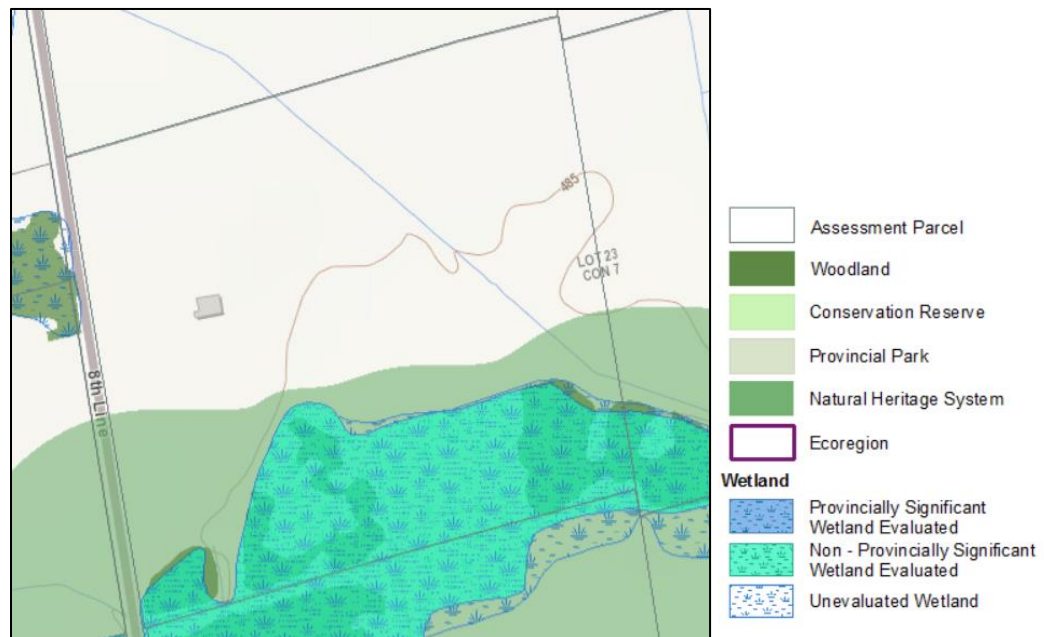
- Application Form for Consent Application; and
- Notice of Complete Consent Application;

The circulation documents were reviewed against the Province's Natural Heritage mapping, Agricultural Mapping and the Dufferin County Official Plan.

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

As a result of Growth Plan 2019, the Province's 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 with identified Natural Heritage features, should the County or local Official Plans not reflect current mapping.

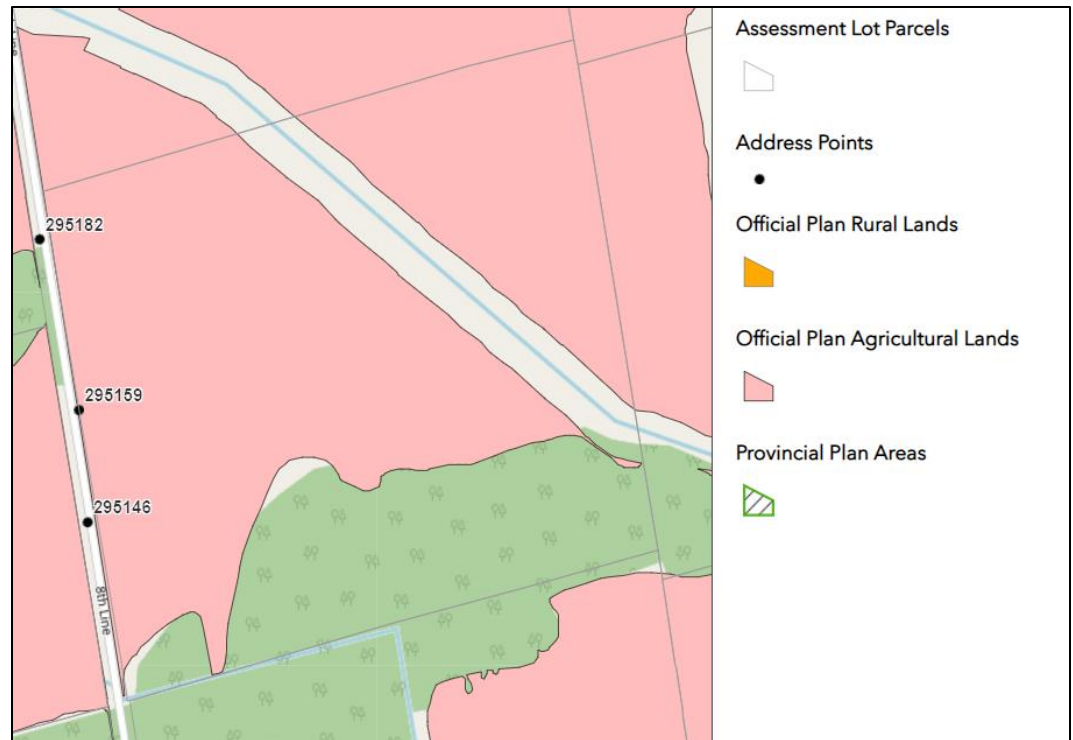
Under Ontario's Natural Heritage mapping, the subject property contains woodlands, natural heritage features, unevaluated wetlands, and Non-provincially significant wetlands, as shown below.



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. Accommodation for full-time farm labour is included in the definition of "Agricultural Uses" provided by the PPS, 2020.

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 Agricultural Lands designation under Schedule C (Agricultural Area and Rural Lands) of the County Official Plan, as shown below.



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.

Section 3.4.2 of the County Official Plan notes that Local municipal official plans will identify appropriate locations and the type and form of intensification to be promoted. Intensification includes small scale intensification through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units (including the development of accessory residential dwellings, secondary dwelling units, and the development of garden suites, as guided by the policies of Section 3.7).

Section 3.7.4 of the County Official Plan notes that the County supports the provision of second residential units and garden suites as a means to provide a greater diversity of housing types and housing affordability. Local municipalities may permit the second residential unit to be located within a residential accessory structure, subject to the policies and regulations of the local municipal official plan and zoning by-law. Implementing zoning by-laws will have consideration for such matters as: land use permissions for second residential units, parking requirements, servicing, and compliance with other relevant municipal and provincial requirements.

The County Official Plan defines a Second Residential Unit as, “a separate and complete dwelling unit that is contained within the structure of a single detached, semi-detached, or

townhouse residential dwelling or within a secondary building on the same property as a principal dwelling unit.”

A Secondary Dwelling Unit is generally understood to be a permanent structure, whereas a Garden Suite is a temporary or mobile structure.

Schedule E (Natural Heritage Features) identifies woodlands on the subject property and on adjacent lands (within 120 metres). Further consultation with the Township of Amaranth, 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 and non-provincially significant wetland and on adjacent lands (within 120 metres) as per Ontario’s Natural Heritage mapping. Development and site alteration will not be permitted in or adjacent to any unevaluated 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). In addition, watercourses are to be protected from incompatible development to minimize the impacts of such development on their function. Further consultation should be undertaken with the GRCA as to whether an EIS is required given the type of development proposed and the proximity of unevaluated wetlands.

Given that access to the proposed development is not located on a County Road, the Township should provide comments regarding access.

Under Appendix 2 (Source Water Protection) the subject property is located within a source water protection area (Low Aquifer Vulnerability). 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, the proposal is generally consistent with the Provincial Policy Statement, 2020 and Agricultural Lands designation and the related policies in the Dufferin County Official Plan. It is recommended that:

- Confirmation be provided as to whether the woodlands and unevaluated wetland 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 of Amaranth, 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 Vulnerability Aquifer).



BUILDING

Date: April 30, 2021

To: Nicole Martin, Dipl. M.A.
CAO/Clerk
Township of Amaranth

Re: Zoning Amendment – To permit secondary dwelling unit and to permit an accessory building with a height greater than 6m.

Laryssa Sawyer
295159 8th Line
Application Number: Z06-2021

This letter serves to confirm that I have commenced a preliminary review of the application and other information submitted with your request for comments.

Please be advised that the application for the above noted address has not revealed any issues with regards to the zoning amendment. The Building Department has no other comments at this time.

Please be advised that this is a preliminary review by the Building Department and that a full review of the proposed project will be completed upon receipt of a complete set of construction drawings.

If you should have any questions pertaining to this letter, please do not hesitate to contact the undersigned. Please note that construction shall not commence prior to obtaining a building permit.

Regards,

Rita Geurts, M.A.A.T.O., CBCO
Building Inspector / Plans Examiner
T: 519-941-2816 ext. 2704
rgeurts@dufferincounty.ca

James Johnstone

From: Stephanie Charity <Stephanie.Charity@rjburnside.com>
Sent: Friday, April 30, 2021 1:07 PM
To: James Johnstone
Cc: Dwight Smikle
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z06-2021)

James

The subject property is not located in an area that is regulated under source protection and we therefore have no comments on this application.

Regards

Stephanie Charity

Stephanie Charity, P.Geo.
Hydrogeologist

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 **Direct:** +1 226-486-1573

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:34 PM
To: Laura Warner <lwarner@grandriver.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csviamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z06-2021)

Good Evening,

The Township of Amaranth has received the attached Zoning Amendment Application (Z06-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

Could you please provide comments for this application by Wednesday, May 12, 2021. Thanks.

James Johnstone

Township Planner | 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



CANADA POST
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7

CANADAPOST.CA

POSTES CANADA
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7

POSTESCANADA.CA

May 13, 2021

Township of Amaranth
Planning Department

To: James Johnstone– Planner

Re: **Application No: Z06-2021**
295159 8th Line
Township of Amaranth

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

This application would appear to be in part an expansion of an existing building. If this is the case then mail delivery will be provided to the current delivery point.

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

Sincerely,

Anna Burdz
Delivery Services Officer – GTA
647-355-3597
anna.burdz@canadapost.ca

James Johnstone

From: Rogers, Joanne <Joanne.Rogers@dpcdsb.org>
Sent: Thursday, April 29, 2021 10:09 AM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z06-2021)

Hi James,

Dufferin-Peel Catholic District School Board has no comments on the above-noted application.

Thanks,

Joanne Rogers, MCIP, RPP

Senior Planner, Planning Department
Dufferin-Peel Catholic District School Board
Tel: 905-890-0708, ext. 24299 | Cell: 647-233-3940

Extraordinary lives start with a great Catholic education.

Confidentiality Notice

This email (and attached material) is intended for the use of the individual or institution to which it is addressed and may not be distributed, copied or disclosed to other unauthorized persons. This material may contain confidential or personal information that may be subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. If you receive this transmission in error, please notify the sender immediately and do not print, copy, distribute or disclose it further, and delete this message from your computer

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:34 PM
To: Laura Warner <lwarner@grandriver.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z06-2021)

CAUTION: This email originated from outside of DPCDSB. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

The Township of Amaranth has received the attached Zoning Amendment Application (Z06-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

James Johnstone

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: Thursday, April 29, 2021 8:06 AM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z06-2021)

Rogers Communications Canada Inc, has no objections.

Thank you

Monica LaPointe

Coordinator

gtaw.newarea@rci.rogers.com

Outside Plant Engineering GTAW

3573 Wolfedale Road.

Mississauga ON L5C 3T6

416 913 0693/ 647 643 1446

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: 28-Apr-21 6:34 PM
To: Laura Warner <lwarner@grandriver.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; MOB Permits <MOB.Permits@rci.rogers.com>; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z06-2021)

Good Evening,

The Township of Amaranth has received the attached Zoning Amendment Application (Z06-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

Could you please provide comments for this application by Wednesday, May 12, 2021. Thanks.

James Johnstone

Township Planner | Township of Amaranth

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

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

The Township of Amaranth - Planning Report (Z07-2021)

To: Mayor Currie and Members of Council

From: James Johnstone, Township Planner

Date: May 19, 2021

Applicant: Sandra Patano (Weston Consulting)

Owner: Frank Monachino

Address: 555272 Mono-Amaranth Townline, Amaranth, Ontario

Subject: Application for Zoning By-Law Amendment (Z07-2021)

Official Plan Designation: Rural (RU) and Environmental Protection (EP)

Zoning: Rural (RU) and Environmental Protection (EP)

1.0 Background

An Application for Zoning By-Law Amendment (the “Application”) has been submitted by Barbra Piel (the “Applicant”/the “Owner”) for 555272 Mono-Amaranth Townline, Amaranth, Ontario (the “Property”). The purposes of the application are the rezoning of the property to permit a secondary dwelling unit (second floor loft).

The property is legally referred to as West Part Lot 25, Concession 1, Part 1, 7R-6045, Amaranth, Dufferin. The Property is designated Rural (RU) and Environmental Protection (EP) in the Township Official Plan and zoned Rural (RU) and Environmental Protection (EP) in the Township Zoning By-Law. The Property is currently used as a farm operation for cash crops.

2.0 Analysis

a) Planning Act

The Provincial Planning Act provides regulatory and policy direction on sustainable economic development, a policy-led planning system and to integrate provincial/municipal matters. Applicable policies include:

- An official plan shall contain policies that authorize the use of residential units by authorizing the use of two residential units in a detached house, semi-detached house or rowhouse, and the use of a residential unit in a building or structure that is ancillary to a detached house, semi-detached house or rowhouse (Subsection 16(3)).

b) Provincial Policy Statement

The Provincial Policy Statement provides policy direction on building strong communities, wise use of resources and protecting public safety in Ontario. Applicable policies include:

- Healthy, livable and safe communities are sustained by accommodating an appropriate affordable/market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) (Policy #1.1.1b).

c) Provincial Growth Plan

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

- Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households (Policy #1.2.1).

d) County Official Plan

The County Official Plan 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:

- The County generally encourages the permission of second residential units within single detached, semi-detached, and townhouse dwelling units. Local municipalities may also permit secondary residential units within accessory buildings and structures (Policy #3.7.4a).

e) Township Official Plan

The Township Official Plan provides policy direction on future land use and development criteria for environmental/growth management. Applicable policies include:

- Within community areas (Waldemar, Laurel and Farmington), in order to achieve the County’s intensification targets, Secondary Suites within existing or new homes are permitted subject to meeting the requirements of the Ontario Building Code and where permitted by the Township Zoning by-law (Policy #3.4.5c).

f) Township Zoning Bylaw

The Township Zoning Bylaw provides regulatory direction on the use of land by specifying a specific range of permitted uses and functions. Applicable policies include:

- No more than one dwelling unit shall be permitted on any lot (Policy #3.14);

g) Provincial MDS Formulae (2017)

The Provincial Minimum Distance Separation Formulae (“Provincial MDS Formulae”) provides regulatory direction on how 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 are not required for dwelling additions and renovations proposed on existing lots, even where an addition results in the existing dwelling being closer to a surrounding livestock facility or anaerobic digester. However, MDS I setbacks are required for all other building permit applications for dwellings on lots that existing prior to March 1, 2017, unless otherwise specified in a municipality’s zoning by-law or where otherwise not required by this MDS Document (Implementation Guideline #7).

3.0 Comments

a) Nottawasaga Valley Conservation Authority

- None Received

b) County Planning Department

- None Received

c) Risk Management Officer

- The subject property is not located in an area that is regulated under source protection and we therefore have no comments on this application.

d) Canada Post

- No Comments

e) Dufferin-Peel Catholic District School Board

➤ No Comments

f) Rogers Communications

➤ No Comments

g) Public Comments

➤ None Received

4.0 Recommendation

Subject to the consideration of any input received at the public meeting and comments received from Dufferin County and Nottawasaga Valley Conservation Authority, it is recommended that conditional approval be granted for the Application for Zoning By-Law Amendment for the following reasons with associated conditions:

- The Provincial Planning Act, Provincial Policy Statement, Provincial Growth Plan, County Official Plan and Township Official Plan all permit secondary dwelling units;
- Risk Management Officer has concluded that no policies are applicable for the current application and there are no requirements from source protection;
- MDS 1 setback analysis is not required for dwelling renovations; and
- Although natural heritage features are located on the property, the proposal is to permit an secondary dwelling unit as a dwelling renovation outside of existing natural heritage features which it is not anticipated to create additional risk or development pressure.

Respectfully Submitted,

James Johnstone, Township Planner



207-2021

APPLICATION FOR:

- ☒ Zoning By-Law Amendment
☐ Temporary Use By-Law
☐ Holding Zone Removal
☐ Other: _____

DATE RECEIVED

03/31/2021

PROPERTY ROLL NO.

220800000405400

Completeness of the Application

The information in this form **must** be provided by the applicant with the appropriate fee and deposit. If the information, fee and deposit are not provided, the application will be returned or refused for further consideration until the required information and payments have been provided.

Section 7, Sworn Affidavit, must be signed by all owners in front of a commissioner, or Sections 7.1 and 7.2 must be completed by the property owner if an agent is making this application on their behalf.

If you have any questions please contact the Municipal Office at:

Submission of the Application

- 1 copy of the completed application form and a copy of the sketch are required by the Township. (For large drawings, please provide digital copy)
- Application Fee and Deposit pursuant to By-Law 21-2015 as amended by 27-2016
- Measurements to be in metric units.
- The Conservation Authority may require a processing fee for reviewing application.

Township of Amaranth, 374028 6th Line, Amaranth, ON, L9W 0M6
Tel.: (519) 941-1007 ; Fax: (519) 941-1802

1. Applicant and Ownership Information	
1.1 Name of Applicant: Sandra K. Patano	Home Telephone No. 905-738-8080 x245
Firm/Corporation: Weston Consulting	Business/Cell. Phone No.
Address 201 Millway Avenue, Suite 19, Vaughan Ontario	Postal Code L4K 5K8
Email: spatano@westonconsulting.com	
1.2 Name of Owner(s) If different from the applicant an owner's authorization is required in Section 7, if the applicant is not the owner. Francesco Monachino and Sandra Joy Monachino	
Address 515199 2nd Line, Amaranth, Ontario L9W 0S7	Home Telephone No. N/A
En [REDACTED]	
1.3 Name of different than the applicant [REDACTED]	
Name of Contact Person Same as Applicant.	Home Telephone No.
Firm/Corporation:	Business/Cell. Phone No.
Address:	Postal Code
Email:	
1.4 Any Mortgages, Charges, or other encumbrances in respect of the subject land:	
Name	Address

2. Location and Description of the Subject Land

2.1 County: Dufferin	Municipality Township of Amaranth		
Concession Number 1	Lot 25	Registered Plan/Lot(s) / Block(s)	
Reference Plan No. 7R-6045	Part Number (s) Part 1	Street/Road: Mono Amaranth Townline	Street/Emergency No. 555272
Width of street/road TBC m	<input checked="" type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		
Frontage (m)	Entire Property 439.57 metres	Affected Area (if amendment does not affect entire property)	
Depth (m)	609.57 metres		
Area (hectares)	39.6 ha		

3. Zoning and Official Plan Information

<p>3.1 Current zoning of the subject : Environmental Protection (EP) Rural (RU)</p>	<p>3.2 Proposed Zoning: No change to Zone Categories</p>
<p>3.3 Related Applications under the Planning Act, if any: N/A</p>	<p>3.4 Has subject lands ever been subject of an Application under the Planning Act? Unknown. File # Status: File # Status:</p>

3.5 Nature & Extent of the proposed Rezoning or Temporary Use By-Law

To facilitate land use permissions for a secondary dwelling unit, within a detached dwelling.

Please refer to Planning Justification Letter submitted in support of applications, prepared by Weston Consulting.

3.6 Purpose/Reason why the Rezoning is requested:

To facilitate land use permissions for a secondary dwelling unit, within a detached dwelling.

Please refer to Planning Justification Letter submitted in support of applications, prepared by Weston Consulting.

3.7 Current Official Plan Designation: Rural and Environmental Protection

3.8 Provide an explanation of how the application conforms to the Official Plan

Please refer to Planning Justification Letter submitted in support of applications, prepared by Weston Consulting.

4

Consistency with Policy Documents

4.1 Does this application

Alter the boundary of a settlement area? ☐ yes ☒ no
Create a new settlement area? ☐ yes ☒ no
Remove lands from an employment area? ☐ yes ☒ no

If yes, provide details of any Official Plan or Official Plan Amendment

N/A

4.2 Are the subject lands in an area where conditional zoning may apply? ☐ yes ☒ no

If yes, provide details of how this application conforms to Official Plan conditional zoning policies.

N/A

4.3 Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:

☒ yes
☐ no

Sandra K. Patano

Name of individual having knowledge of the policy statements.


Signature

A report may be required to accompany this application and support the above statement of consistency.

* Please refer to Planning Justification Letter submitted in support of applications, prepared by Weston Consulting.

4.4 Are the subject lands within the Greenbelt Plan area

☐ yes
☒ no

4.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area


☒ yes
☐ no

4.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:

☒ yes
☐ no

Sandra K. Patano

Name of individual having knowledge of the plans


Signature

A report may be required to accompany this application and support the above statement of consistency.

* Please refer to Planning Justification Letter submitted in support of applications, prepared by Weston Consulting.

5. Land Use									
5.1 Date property acquired July 7th 2020					<input type="checkbox"/> Unknown				
5.2 Existing Use Rural					5.3 Proposed Use Rural				
5.4 Existing and Proposed buildings and structures (complete chart for each existing and proposed building or structure)									
Type of building or structure	Setbacks (m)				Height (m)	Dimension (m x m)	Area (m2)	Date of Construction or proposed construction	Time use has continued (for existing buildings and structures)
	Front	Rear	Side	Side					
Detached Dwelling Structure									
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	389.1	253.4	318.6	254.3	9.0	See Submitted Site, Floor, and Elevation Plans		Summer 2021	Existing detached dwelling to be demolished.
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
5.5 Environmental									
Water <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well		Sewage Disposal <input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____		Storm Drainage <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input type="checkbox"/> Others: _____		Tile Drainage <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location of tile runs		Biosolids <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location and timing of applications	
Does the proposed development produce greater than 4500 litres of effluent per day? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, attach a servicing options report and hydro geological report.									
5.6 Agriculture									
Are lands part of a Nutrient Management Plan? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please provide plan number _____ and date approved by OMAFRA _____									
Are there any livestock facilities within 500 metres of the subject lands? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes If yes, complete the attached Farm Data Sheet									

5.7 Statement of Requirements: Please complete the following chart		Zone Requirements: (Office Use)
Lot Area (hectares)	39.6 ha	10 ha
Frontage (m)	439.57 m	100 m
Front Yard (distance between front lot line and building or structure) (m)	389.1 m	30 m
Rear Yard (m)	253.4 m	30 m
Interior Side Yard (m)	254.3 m	6.0 m
Exterior Side Yard (m)	318.6 m	30 m
Height (m)	9.0 m	10.5 m
Lot Coverage (building footprint as % lot area)	0.14% (including proposed detached garage)	5%
Dwelling Size (m2)	238 m2 (detached dwelling) / 90 m2 (secondary dwelling unit)	140 m2
Landscaping (% of lot area)		

*Above standards primarily relate to the proposed detached dwelling. Please refer to Planing Justification letter prepared by Weston Consulting.

6. Sketch

6.1 The application shall be accompanied by a sketch showing the following: **(Please Use Metric Units)**

- the boundaries and dimensions of the subject land.
- the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
- the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- the current use on land that is adjacent to the subject land.
- the location width and name of any road within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- the location and nature of any easement affecting the subject land.

7 Affidavit, Sworn Declaration and Authorizations

7.1 Affidavit or Sworn Declaration.

I, Sandra K. Patano of the City of Vaughan
in the Region of York make oath and say (or solemnly declare) that the
information contained in this application is true and that the information contained in the documents that accompany
this application is true.

Sworn (or declared) before me

at the City of Toronto

in the

this 30 day of March, 2021

A. Munn

Commissioner of Oaths

Ashley Sara-Lynne Mannello,
a Commissioner, etc.,
Province of Ontario,
for Weston Consulting,
Expires October 19, 2023.

[Signature]
Applicant

[Signature]
Applicant

7.2 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I, Francesco Monachino, am the owner of the land that is the subject of this
application and I authorize Sandra K. Patano of Weston Consulting to make this application on my
behalf.

March 30, 2021

Date

[Signature]
Signature of Owner

7.3 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

I, Francesco Monachino, am the owner of the land that is the subject
of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize
Sandra K. Patano of Weston Consulting, as my agent for this application, to provide any of my personal
information that will be included in this application or collected during the processing of the application.

March 30, 2021

Date

[Signature]
Signature of Owner

7.4 Permission to Enter

I, Francesco Monachino am the owner of the land that is the subject of this
application and I authorize Township staff or their representative to enter my property for the purposes of evaluating
this application.

March 30, 2021

Date

[Signature]
Signature of Owner

8. Consent of the Owner Complete the consent of the owner concerning personal information set out below.

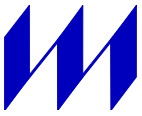
8.1 Consent of the Owner to the Use and Disclosure of Personal Information

I, Francesco Monachino, am the owner of land that is the subject of this
application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and
consent to the use by or the disclosure to any person or public body of any personal information that is collected
under the authority of the **Planning Act** for the purposes of processing this application.

March 30, 2021

Date

[Signature]
Signature of Owner



WESTON CONSULTING

planning + urban design

Planning Department
Township of Amaranth
372048 6th Line
Amaranth, ON, L9W 0M6

March 30, 2021
File: 9952

Attn: James Johnstone, Planner

**RE: Applications for Zoning By-law Amendment and Temporary Use By-law
555272 Mono Amaranth Townline
CON 1 E PT LOT 25; RP 7R-6045 PART 1
Township of Amaranth, County of Dufferin**

Weston Consulting is the planning consultant for Francesco Monachino, the registered owner of the property municipally addressed as 555272 Mono Amaranth Townline, and legally described as CON 1 E PT LOT 25; RP 7R-6045 PART 1 in the Township of Amaranth (herein referred to as the 'subject property'). Weston Consulting has prepared the enclosed applications for both Zoning By-law Amendment and Temporary Use By-law, to the Township of Amaranth Planning and Development Department, for review and consideration. The purpose of these applications is to permit a secondary dwelling unit within a detached dwelling on the subject property.



Figure 1: Air Photo - 555272 Mono Amaranth Townline

Site Description and Surrounding Context

The subject property is located at the southwest corner of Sideroad 25 and Mono Amaranth Townline, in the Township of Amaranth, Country of Dufferin. The subject property is approximately 39.62 hectares (97.9 acres) in area and currently supports a single detached family dwelling and an existing pool. The subject property's existing access point is accessed via a driveway from Mono Amaranth Townline. The lands possess two street frontages, along Mono Amaranth Town Line to the east and 25 Sideroad to the north.

The subject property is located in a rural area of the Township of Amaranth. The surrounding areas consist primarily of natural vegetative areas and rural/agricultural uses with associated residential detached dwellings. There are a number of varying lot sizes nearby, support detached dwellings located on rural lots.

Surrounding Land Uses

Land uses abutting the subject site are as follows:

Direction	Type of Use
North	Agricultural and rural lands, including residential uses located further north.
South	Open Space/ Environmental lands, and the Elba Wetlands Conservation Area.
East	Primarily low-density residential uses located on the east side of Mono Amaranth Townline.
West	Low-density residential uses and Open Space/ Environmental lands.

Table 1: Surrounding Land Uses

Proposal

The owner is proposing to introduce land use permissions to permit a secondary dwelling unit within a '*to be constructed*' two storey detached dwelling. The Owner of the lands intends to demolish the existing detached dwelling and construct a new detached dwelling with zoning permissions for a secondary dwelling unit.

The proposal contained herein proposes a secondary dwelling unit, to be located within an attached garage, titled "*future loft*" area. The proposed detached dwelling consists of the following approximate gross floor areas:

First Floor Area:	183 sq.m (1970 sq.ft)
<u>Second Floor Area:</u>	<u>55 sq.m (595 sq.ft)</u>
Sub Total:	238 sq.m (2561sq.ft)
 <u>Loft Area:</u>	 <u>90 sq.m (970 sq.ft)</u>
Total:	328 sq.m (3530 sq.ft)

The total gross floor area within the proposed detached dwelling is 328 square metres (3,530 sq.ft). The loft area located above the attached garage contains a gross floor area of 90 square metres (970 sq.ft). Please refer to the site plan contained within Figure 2 and 3, as well as the floor plans and elevation drawings enclosed with this application for a fulsome description of the proposal.

We acknowledge that a significant portion of the subject property is regulated by the Nottawasaga Valley Conservation Authority (NVCA), due to proximity to key natural heritage features and considerations. We can confirm that the proposed construction of the detached dwelling intends to remain entirely outside of the NVCA regulatory limits. While the existing detached dwelling is located approximately 50 percent within NVCA regulatory limits, through the planned redevelopment, objectives of the NVCA and associated environmental policies are being met. The proposal represents an improved form of environmental stewardship.

To date, the owner of the subject property has advanced the permitting process and has been issued both a Demolition Permit (No. *PRDE202100117*) for the removal of the existing detached dwelling; and Building Permit (No. *PRSF202100118*) for a detached dwelling, as detailed above. These Permits were issued by the County of Dufferin's Chief Building Official on March 5, 2021. Associated with issued Building Permits is a proposed detached garage located to the north of both the existing and proposed detached dwellings.

Based on communications received on February 25, 2021, the Nottawasaga Conservation Authority (NVCA) has confirmed a NVCA permit is not required for the approved dwelling as it is located outside of the regulatory boundary.

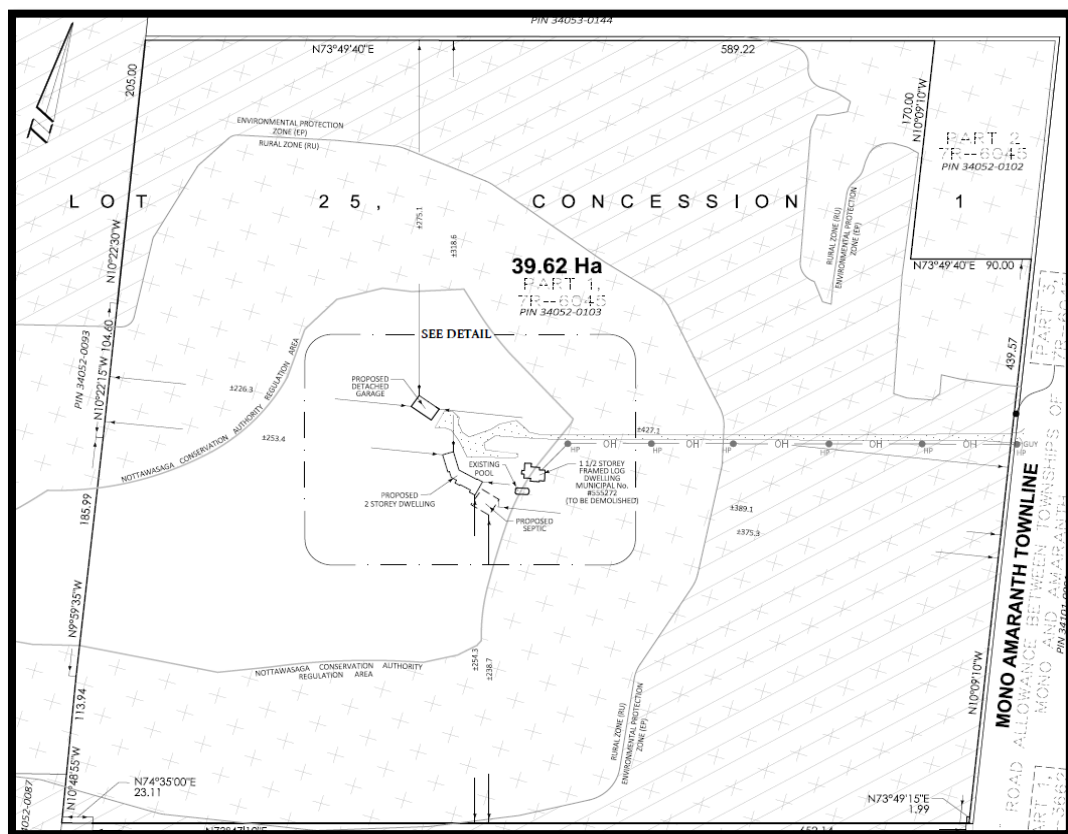


Figure 2: Site Plan of Entire Property

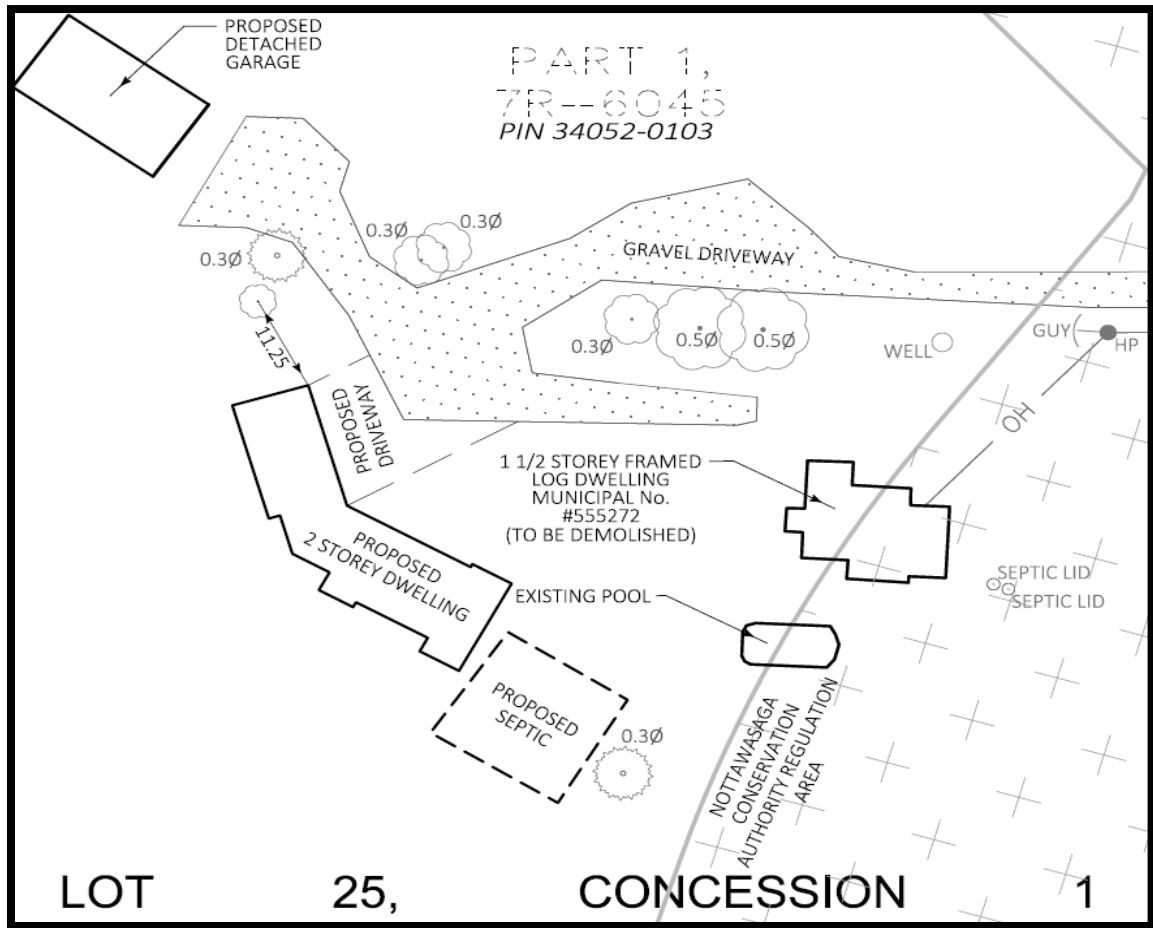


Figure 3: Site Plan of Existing and Proposed Structures

Description of Applications

In order to facilitate a secondary dwelling unit, a Zoning By-law Amendment is required. It is recognized that the Building Plans note "future loft" which is intended to act as a placeholder for the secondary dwelling unit upon obtaining the necessary planning approvals.

As identified by Township Planning Staff per discussions held on March 18th, 2021, both a Zoning By-law Amendment is required to permit the use of a secondary dwelling unit, and a Temporary Use By-law Agreement is required to permit the construction of the new detached dwelling, in advance of the demolition of the existing detached dwelling. We understand the owner intends to only utilize the existing detached dwelling as a means to store materials, tools and goods during construction of the Building Permit approved detached dwelling. It is understood and acknowledged that the existing single-family dwelling shall be demolished prior to the occupancy of the proposed detached dwelling.

Planning Policy and Analysis

The following provides an overview of the applicable planning policy framework and regulations as they pertain to the subject property and the submitted development applications. This overview is intended to highlight relevant and applicable policies as it relates to the implementation of a secondary dwelling unit on the subject property. The following policy and regulatory documents have been considered: Ontario Planning Act, Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2019), the Dufferin County Official Plan, Township of Amaranth Official Plan and Township of Amaranth Zoning By-law 2-2009, as amended.

Planning Act R.S.O. 1990, c. P.13

The Province of Ontario recently enacted Bill 108 which amongst other things brought forward changes with respect to the '*Additional Residential Unit Policies and Inclusionary Zoning Policies*'. The following sections of the Ontario Planning Act provide land use permissions relating to secondary dwelling units located within single family detached dwellings:

16 (3): An Official Plan shall contain policies that authorize the use of additional residential units by authorizing,

- a) the use of two residential units in a detached house, semi-detached house or rowhouse;
- b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. 2019, c.9, Sched. 12, s. 2(1).

Section 35.1 requires that each local municipality ensure that its zoning by-law gives effect to the policies described in Section 16.3, the Additional Residential Unit Policies:

35.1 (1): The council of each local municipality shall ensure that the by-laws passed under section 34 give effect to the policies described in subsection 16 (3). 2011, c. 6, Sched. 2, s. 6.

35.1 (2): The Minister may make regulations,

- a) authorizing the use of residential units referred to in subsection 16 (3);
- b) establishing requirements and standards with respect to residential units referred to in subsection 16 (3). 2011, c. 6, Sched. 2, s. 6

These changes were included in the province's '*More Homes, More Choices*' plan and promote the use of secondary dwelling units to alleviate market pressures and support initiatives such as aging-in-place. It is the intent that the secondary dwelling units can be utilized by direct and extended family members on an as need basis. Subsection 16 (3) of the Planning Act was re-enacted to require policies authorizing additional residential units by authorizing two residential units in a house and by authorizing a residential unit in a building or structure ancillary to a house. Our proposal to permit a secondary dwelling unit within a single family detached dwelling aligns with the intent and statute of Subsection 16 (3) of the Ontario Planning Act.

Provincial Policy Statement (2020)

On February 28, 2020, the Ministry of Municipal Affairs and Housing released the Provincial Policy Statement (PPS), 2020, which replaces the 2014 version. The PPS (2020) came into effect on May 1, 2020. It was approved under the authority of Section 3 of the *Planning Act* and includes policy direction on matters of provincial interest relating to land use planning and development. Provincial Policy Statements provide for and encourage appropriate development while protecting resources of provincial interest, such as public health and safety, and the quality of the natural and built environment.

The PPS contains an emphasis on encouraging an increase in the mix and supply of housing, protecting the environment and public safety, reducing barriers and costs for development and providing greater certainty, and supporting the economy and job creation. The following PPS policies are relevant for evaluation of the submitted planning applications:

Section 1.1: Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

- Policy 1.1.1.b of the PPS states *“healthy, livable and safe communities are sustained by: accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;”*

The proposal contained herein intends to secure zoning permissions for a second dwelling unit within a detached dwelling, located within a loft. Policy 1.1.1.b of the PPS supports the implementation of ‘additional residential units’, as a method of accommodating an appropriate range of mix of residential types. The use of a secondary dwelling unit on these lands are consistent with PPS.

Section 1.1.4: Rural Areas in Municipalities

- Policy 1.1.4.1.C of the PPS states: *“Accommodating an appropriate range and mix of housing in rural settlement areas;”*
- Policy 1.1.4.4 of the PPS states: *“Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.”*

Section 1.1.5: Rural lands in Municipalities

- Policy 1.1.5.4 of the PPS states: *“Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.”*

The subject property is located within a rural area context, where the PPS promotes accommodations of an appropriate range and mixture of housing. Further, the PPS recognizes that although rural lands remain significantly different than settlement areas, growth and development may be directed to rural lands, subject to demonstrating compatibility with the rural landscape. As confirmed above, the owner has since been issued a Demolition Permit of the existing detached dwelling on site, while also receiving an issued Building Permit for a new

detached dwelling on site. The form of housing (detached dwelling) remains unchanged, in fact the rural character is being maintained as the proposed dwelling is being constructed further away from the abutting street lines, with Permits issued. The proposal for a secondary dwelling unit is consistent with sections 1.1.4 and 1.1.5 of the PPS.

Section 2.1: Natural Heritage:

- Policy 2.1.1 of the PPS states: *“Natural features and areas shall be protected for the long term.”*
- Policy 2.1.2 of the PPS states: *“The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”*

As referenced above, the placement of the ‘new’ detached dwelling has been issued building permits by the Country of Dufferin. In recognition of the Environmental Protection Area land use designation and zoning categories, along with the NVCA regulated areas, the proposed building envelope and siting has been carefully designed to be located sufficiently away from lands containing natural heritage features. In fact, while the majority of the existing dwelling on-site to be demolished is located within the NVCA regulated area, the proposed dwelling has been strategically located well beyond the limits of the NVCA regulated area. During the permitting process the NVCA were circulated during the review process, where ultimately the NVCA issued clearance.

A secondary dwelling unit achieves the policy directives of supporting an appropriate range and mix of residential uses and densities within rural areas which in return assist in meeting current and long-term needs (Policy 1.1.4.1). Integrating a secondary dwelling unit increases efficiencies and allows for generations to reside in one household.

Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) was prepared and approved under the *Places to Grow Act, 2005* and provides a framework for implementing the Provincial Government’s vision for building stronger and more prosperous communities by better managing growth in the Greater Golden Horseshoe (GGH). The current Growth Plan took effect on May 1, 2019. It is the intent that the Growth Plan is read in conjunction with the PPS. The following Growth Plan policies are relevant for evaluation of the planning applications:

Section 2.2.6: Housing

- Policy 2.2.6.1 of the Growth Plan states: *“Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:*
 - a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*
 - 1. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents;*

e) *Implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws."*

- Policy 2.2.6.2 of the Growth Plan states: *"Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*
 - c) *considering the range and mix of housing options and densities of the existing housing stock; and*
 - d) *planning to diversify their overall housing stock across the municipality."*

The Growth Plan supports housing choice by promoting and identifying a mixture of housing options and densities, including 'additional residential units' in the form of secondary dwelling units. A mixture of housing options and densities supports the Growth Plan objectives of complete communities. The proposal of secondary dwelling units within a detached dwelling are a mechanism which support diversity of the overall housing stock. The proposal conforms the goal and objectives of the Growth Plan Housing policies.

County of Dufferin Official Plan

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.

The County of Dufferin Official Plan designates the subject property *Rural* as per Schedule 'C' - Agricultural and Rural Lands. Importantly, the subject property is also identified as lands containing natural heritage features per Schedule E, Natural Heritage Features. According to Schedule E of the County Official Plan, it appears the subject property contains a combination of wetland and woodlot features. Generally, the local municipality's Environmental Protection land use designation and zone boundaries, along with the limits of the NVCA regulatory limits, and said features are located entirely outside of the Rural land use designation area, in which the new detached dwelling and secondary dwelling unit are to be located

The Building Permit issued by County of Dufferin Building Department, along with the clearance issued by the NVCA acknowledge that the proposed detached dwelling is located outside of conservatory regulated areas, environmental protection areas, and distant from natural heritage features. The location of the proposed detached dwelling has been strategically located in a manner where conflict with natural heritage features is minimized and removed, creating an improved on-site building location. The location of the detached dwelling is appropriate and maintains the environmental and natural heritage goals and objectives of the plan, as evident through the issued Building Permits on site.

The following County of Dufferin Official Plan policies are relevant for the evaluation of the planning applications:

- Policy 4.3.1 of the County Official Plan states *"The objectives of the rural lands are to:*
 - d) *Promote development that is compatible with the rural landscape and character and can be sustained by rural service levels, which generally includes individual on-site sewage and individual on-site water services;"*

As described above, the owner has been issued building permits for the construction of a replacement detached dwelling. The location and siting of the proposed detached dwelling maintains the rural landscape and character. Locations and method of on-site sewage disposal systems and water services have been described and reviewed in conjunction with the building permit process and will be in accordance with the necessary requirements, permits and authorizations.

- Policy 4.3.2 of the County Official Plan states *“The following policies will apply in determining the uses that are permitted in the rural lands:*
 - a) The primary use of land will be for:
 - i. The management or use of resources, such as forestry and mineral aggregate operations;
 - ii. Resource-based recreational uses (including recreational dwellings);
 - iii. Limited residential development, which includes no more than three new lots or units;
 - iv. Home occupations and home industries;
 - v. Cemeteries;
 - vi. Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices as permitted in Section 4.2.2; and
 - vii. Other similar rural land uses that cannot be located in settlement areas.

Within Rural designated lands, limited residential units are permitted, including **no** more than three new lots or units. The proposal of a secondary dwelling unit conforms with the permitted uses applicable to Rural designated lands, as the proposal would represent the inclusion of a secondary unit.

- Policy 3.7.4 of the County of Dufferin Official Plan states: *“The County supports the provision of second residential units and garden suites as a means to provide a greater diversity of housing types and housing affordability.*
 - a) *The County generally encourages the permission of second residential units within single detached, semi-detached, and townhouse dwelling units where a residential unit is not permitted in an accessory structure to those housing types on the property. Local municipalities may permit the second residential unit to be located within a residential accessory structure, subject to the policies and regulations of the local municipal official plan and zoning by-law.*
 - b) *Local municipal official plans and implementing zoning by-laws will contain detailed policies and requirements relating to second residential units which generally support their creation, and will have consideration for such matters as: land use permissions for second residential units, parking requirements, servicing, and compliance with other relevant municipal and provincial requirements.*
 - c) *Local municipalities are encouraged to establish policies related to garden suites in their official plans, where appropriate.”*

The County of Dufferin's Official Plan supports the provision of secondary dwelling units as they provide a greater diversity of housing types and housing affordability throughout the County. The proposal conforms to policy 3.7.4 as it encourages land use permissions for secondary dwelling units within detached dwellings. Further, it is acknowledged that both local Official Plans and Zoning By-laws detail criteria/ requirements of secondary dwelling unit permissions. The proposal as described herein conforms to the Dufferin County Official Plan.

Township of Amaranth Official Plan

The Township of Amaranth Official Plan (AOP) came into effect on October 26, 2005 and provides policy direction on future land use and development criteria for the growth of the municipality.

The AOP split designates the subject property both *Rural and Environmental Protection* as per the Schedule 'A' – Land Use & Transportation. The *Rural* designation permits a broad range of uses, including **single detached dwellings**, commercial, small-scale recreational and tourism related uses, small-scale institutional uses, agricultural uses, agriculture-related uses, home industries, conservation areas, parks or recreation areas. The uses permitted within the *Environmental Protection* designated lands, are limited to conservation and resource management uses.

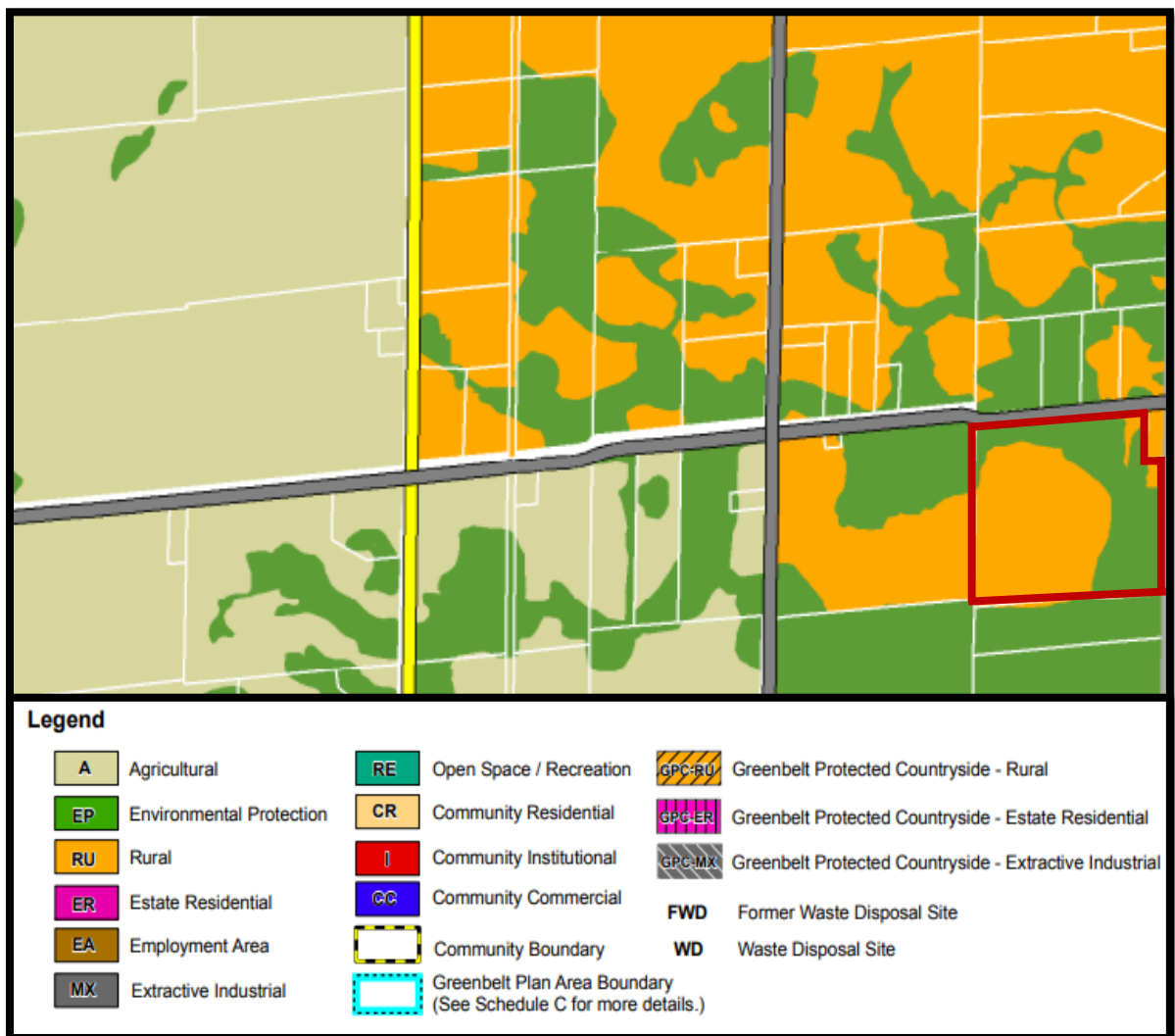


Figure 4: Town of Amaranth Official Plan, Schedule A – Land Use & Transportation

The following Township of AOP land use policies are relevant to the submitted development application:

- Policy 3.2.2 of the AOP titled Rural Objectives states:
 - a) *“To encourage agriculture and protect and preserve the long-term continuation of farming operations in the Township while permitting non-farm uses that have a minimal impact on such agricultural uses.*
 - b) *To maintain scenic and cultural values of lands and buildings in the Township.*
 - c) *To maintain the open landscape character.*
 - d) *To provide opportunities for rural land uses that may be incompatible with agriculture and environmentally sensitive areas and which are not suitable for estate residential areas or hamlets.”*
- Policy 3.2.5.c of the AOP titled Rural Development Policies state:

“New developments in the Rural area shall not result in traffic, noise, odour or dust which would change the character of or be incompatible with the Rural area.”

The proposal of a secondary dwelling unit within a detached dwelling maintains the existing scenic and cultural values of the rural lands, while promoting the existing open landscape character. The use of a secondary dwelling at this location does not impact or alter the rural opportunities of lands, there remains no fundamental change to existing rural site operations. The proposal conforms to the AOP Rural land use objectives.

The aforementioned *Rural* policy recognizes that built form shall respect and reinforce the existing rural character. The proposal in regard to introducing a secondary dwelling unit within the new detached dwelling will have no impact to traffic, noise, odour or dust.

Generally, the proposal assists with the achievement of the objectives of the AOP, where it creates a community that is healthy, safe, secure and sustainable by permitting a secondary dwelling unit which can be utilized by extended family. The Township sees the value in secondary dwelling units, as the *Community Residential* designation policy does permit secondary dwelling units in an effort to achieve the County's intensification targets. As per Policy 3.4.4.1, secondary suites/secondary dwelling units within existing or new homes are permitted subject to the Ontario Building Code (O.B.C) and where permitted by the Township Zoning by-law.

Section 4: Growth Management

- Policy 4.2.3 titled Location of Growth of the AOP states:
 - a) *“New growth in the Township shall be distributed between the settlement areas of Laurel, Waldemar and Farmington, the estate residential areas and the rural areas in the Township in accordance with the following guidelines:*
 - *Communities 80 per cent Estate Residential Areas*
 - *10 per cent Rural and*
 - *Agricultural Areas 10 per cent”*
- Policy 4.2.5 titled Municipal Water and Sewage Servicing states:
 - a) *“Private sewer and water supplies will continue to be the preferred form of servicing for small scale development outside of communities.”*

The Growth Management Study prepared by the County of Dufferin has addressed growth forecasts for the lower-tier municipalities within the County of Dufferin, and the population forecast for the Township of Amaranth is 4,680 residents to the year 2031. As detailed in policy 4.2.3.a -

10% of new growth is to be distributed to Rural areas. A secondary dwelling unit represents a moderate form of growth/intensification in a rural area, which will not impact the existing rural use of the lands. These modest forms of intensification are promoted and supported as per the policies contained within the PPS, Growth Plan, and the County of Dufferin Official Plan. The proposal conforms to the AOP policies relating to Growth Management.

The owner has been issued building permits, with consideration of the associated on-site servicing for the construction of the detached dwelling. At the time of writing this letter, the owner has pending permits relating to additional on-site services, required to facilitate the proposed secondary dwelling unit. These permit applications will continue to be reviewed by the County of Dufferin and NVCA for technical standard adherence and merit.

- Policy 3.8.2 of the AOP titled Environmental Protection Objectives, state:
 - a) *“To protect and enhance the Environmental Protection areas in The Township of Amaranth;*
 - b) *To establish criteria regarding the scope, content and evaluation of Environmental Impact Assessments undertaken in support of development within and adjacent to important natural features in the Township as per Section 4.1.13 of this Plan;*
 - c) *To prohibit development where an Environmental Impact Assessment has indicated that the proposal would have a negative impact on the functions, features or linkages of the Environmental Protection areas;*
 - d) *To encourage the maintenance and improvement of public and privately-owned lands to provide for a sustainable natural ecosystem throughout the Township; and,*
 - e) *To protect human life and property from water related hazards such as flooding and erosion.”*

The proposed detached dwelling, inclusive of the secondary dwelling unit, has been carefully and strategically located entirely outside of lands designated *Environmental Protection*, and entirely located outside of the NVCA's regulated area. The proposed siting of the approved detached dwelling's location, represents an improved-on site location, as approximately 50 per cent of the existing detached dwelling is located within land regulated by the NVCA. The siting and location of the new detached dwelling has been approved by the NVCA and the County of Dufferin, via their permitting process. The objectives and goals of the Environmental Protection policies are being maintained as new development on site is being meaningfully directed away from environmentally significant lands. The proposal maintains the goals and objective of the Environmental Protection land use designation.

Township of Amaranth Zoning By-law 2-2009

The Township of Amaranth Zoning By-law 2-2009 came into effect January 7, 2009 and split zones the subject property Environmental Protection “EP” zone and Rural “RU” zone. The EP zone generally frames the northern and eastern portions of the subject property, while the remanent central portions of the subject property being zoned RU. Refer to the zoning schedule below, *Figure 5*).

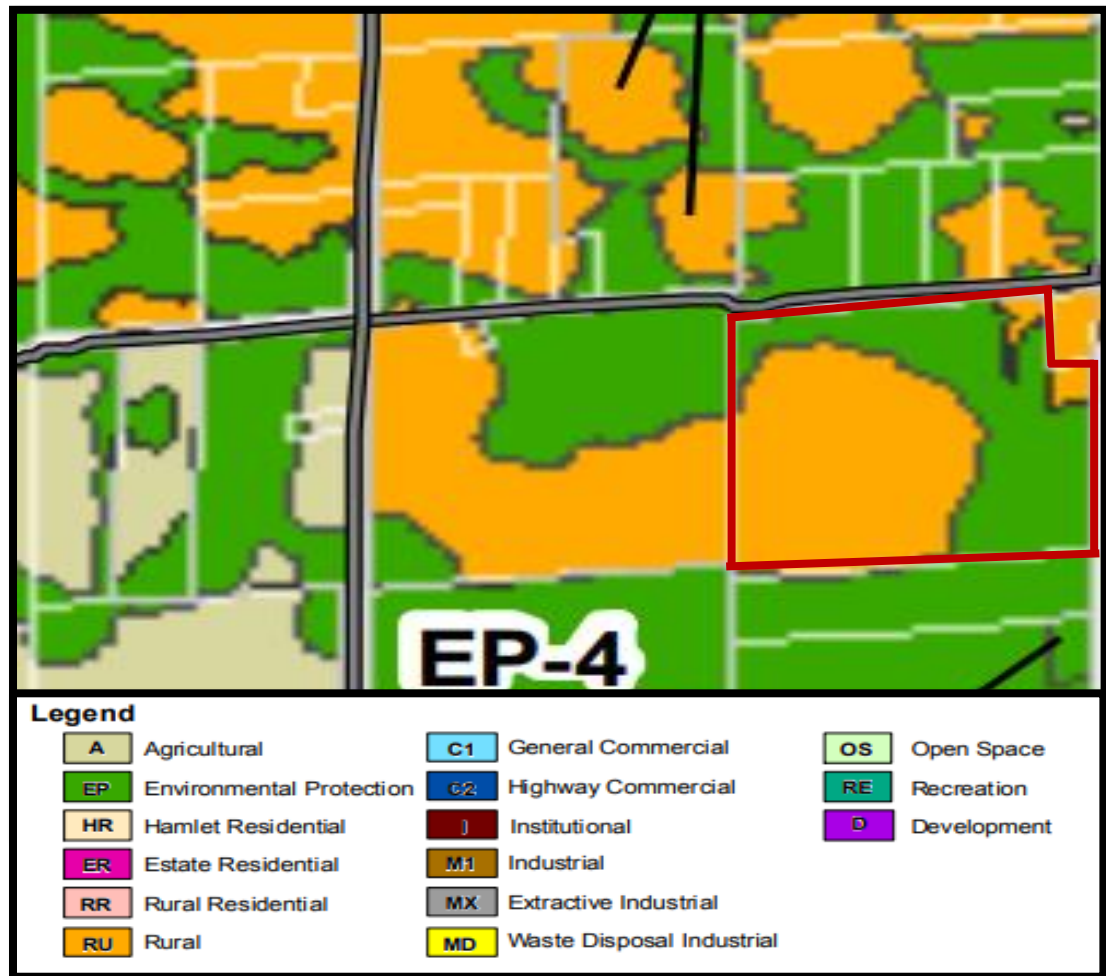


Figure 5: Town of Amaranth Zoning By-law 2-2009, as amended

No development is proposed on lands zoned EP, as the approved detached dwelling and proposed secondary dwelling unit are located entirely on lands zoned RU. Within the RU zone, single detached dwellings are permitted as of right, subject to the following development standards:

Township of Amaranth Zoning By-law 2-2009, as amended				
Zoning Provision	Rural Zone Standards	Rural Zone (Res. Standards)	Proposed	Compliance
Min. Lot Area (ha.)	10.0 ha	0.6 ha	39.6 ha	Yes
Min. Lot Frontage (m.)	100 metres	60 metres	439.57 metres	Yes
Min. Front Yard Setback	30 metres	20 metres	389.1 metres	Yes
Min. Interior Side Yard Setback	6.0 metres	6.0 metres	254.3 metres	Yes
Min. Exterior Side Yard Setback	30 metres	20 metres	318.6 metres	Yes
Min. Rear Yard Setback	30 metres	7.5 metres	253.4 metres	Yes
Max. Lot Coverage (%)	5%	10%	0.14 %	Yes
Max. Building Height	10.5 metres	10.5 metres	9.0 metres	Yes
Min. Dwelling Unit Gross Floor Area (Primary Dwelling Unit)	140 m2	140 m2	238 m2	Yes
Min. Dwelling Unit Gross Floor Area (Secondary Dwelling Unit)	140 m2	140 m2	90 m2	No
Max. Number of Dwelling Units on a Lot	1	1	2	No

In order to facilitate the construction of the approved detached dwelling, inclusive of the associated secondary dwelling unit, as proposed herein, the following technical zoning by-law amendments are required:

1. To permit the use of a secondary dwelling unit,
Whereas only a single detached dwelling is permitted.
2. To permit two (2) dwelling units on a lot,
Whereas only one (1) dwelling unit on a lot is permitted.
3. To permit a minimum dwelling gross floor area of 90 square metres *to accommodate a secondary dwelling unit,*
Whereas 140 square metres is required.

The zoning relief requested herein has been requested as a means to implement the construction of a secondary dwelling unit. Although the Town's Zoning By-law does not permit this type of use as-of-right, the requests contained herein remains consistent and in conformity to policy directives identified by the Province of Ontario, County of Dufferin, and Town of Amaranth's Planning documents. The proposal and associated amendments to the Town's Zoning By-law represent a diversity of housing stock, along with an alternative form housing – assisting the needs of current and future residents of Amaranth.

It is our opinion that the proposal is appropriate given the context of the subject property, which represents an appropriate usage of a detached residential dwelling within the Rural zone.

Conclusion

The proposal of a secondary dwelling unit is consistent with the PPS, conforms to the Growth Plan, County of Dufferin Official Plan, and Town of Amaranth Official Plan, specifically as it relates to housing diversity, affordability and rural land use policies.

As demonstrated in this report, it is our opinion that the proposal represents good planning and should be approved. It is consistent with the PPS and conforms to the hierarchy of applicable land use planning policies and regulations. It will provide an efficient built form and use of lands in a compact and efficient manner. The inclusion of a secondary dwelling unit will allow for a gentle form of intensification, without undermining the value and/or function of Amaranth's rural land supply.

The proposal provides an opportunity of an increased housing supply in a diversified form. It is our opinion that the proposed Zoning By-law Amendment application should be approved as it is appropriate and desirable form of development and represents good land use planning.

Application Components

In support of this application, please find enclosed the following materials:

- One (1) copy of a signed Application for Zoning By-law Amendment;
- One (1) copy of required Zoning By-law Amendment application fee;
- One (1) copy of a signed Application for Temporary Use By-law;
- One (1) copy of a required Temporary Use By-law application fee;
- One (1) copy of Development Sketch for Building Permit, prepared by Van Harten Surveying Inc., dated March 30, 2021;
- One (1) copy of Floor Plans prepared by Fabio Di Vincenzo, dated January 2021; and
- One (1) copy of Elevation Plans prepared by Fabio Di Vincenzo, dated January 2021.

We trust the above information is in order and constitutes a complete application under the *Planning Act*. We ask that formal notice of same be issued and that the application be circulated to the appropriate agencies and departments for review and comment. Please contact the undersigned at ext. 245 or Adam Santos at ext. 276 should you have any questions or require additional information.

Yours truly,

Weston Consulting

Per:

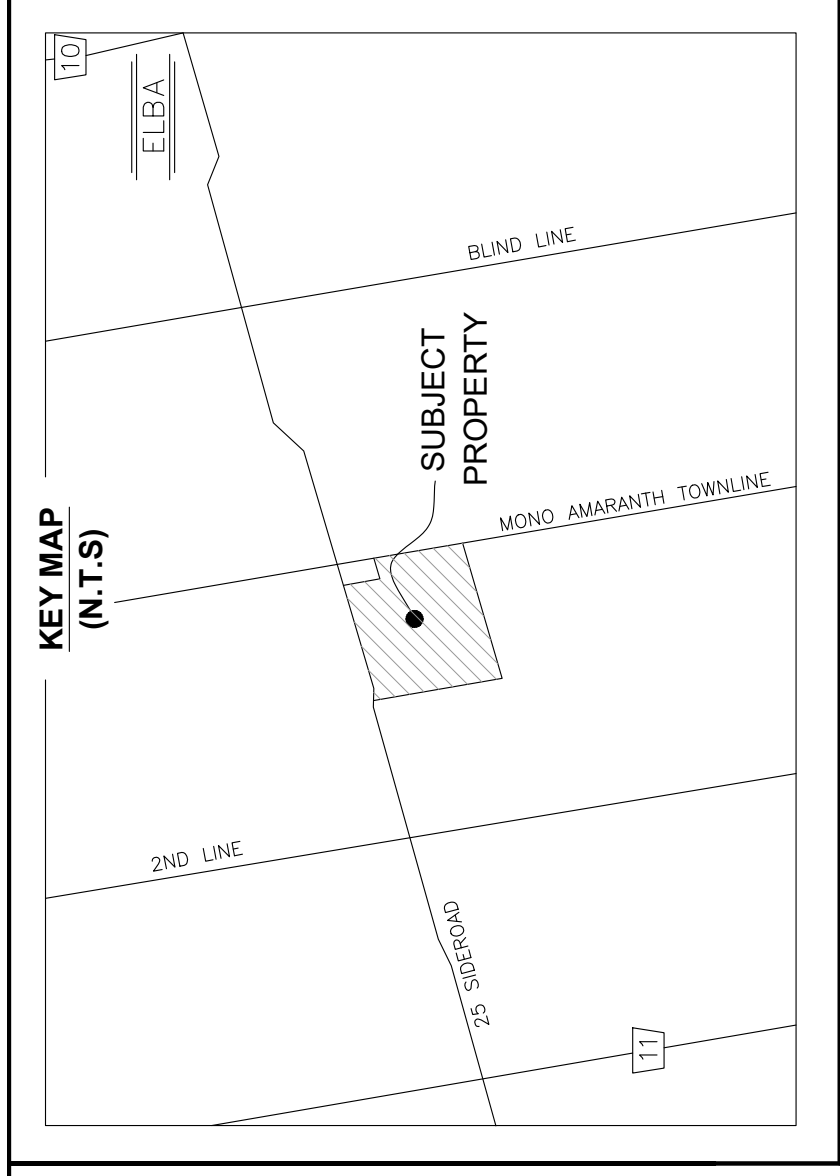


Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

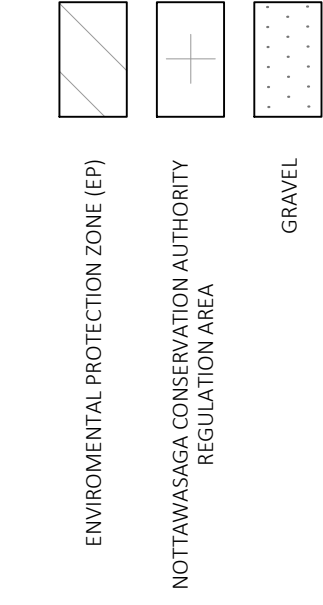
C. Frank Monachino

ORIGINAL ROAD ALLOWANCE BETWEEN LOT 25 AND 26

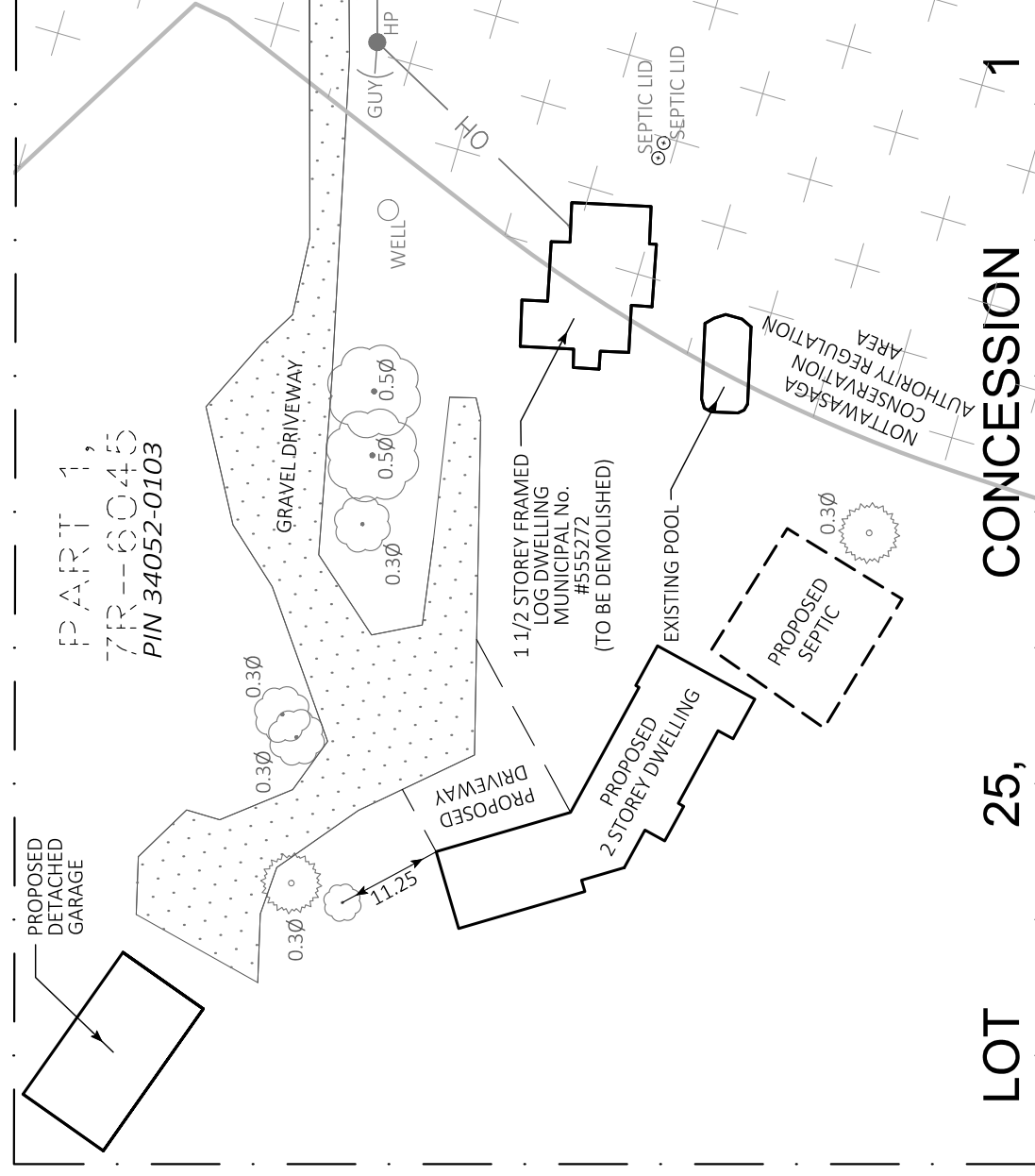
PIN 34053-0144



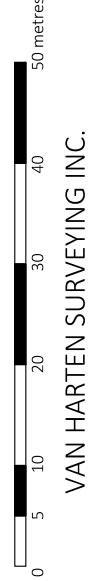
DEVELOPMENT SKETCH FOR BUILDING PERMIT



THIS IS NOT A PLAN OF SURVEY
ALL PARCEL DIMENSIONS CALCULATED
BOUNDARY AND TIES SHOWN ON THIS PLAN ARE APPROXIMATE



DETAIL
SCALE 1:750



Township of Anstranton Zoning By-law 2-2009, as amended				
Zoning Provision	Rural Zone Standards	Rural Zone (Res. Standards)	Proposed	Compliance
Min. Lot Area [ha.]	10.0 ha	0.6 ha	39.6 ha	Yes
Min. Lot Frontage (m.)	100 metres	60 metres	439.57 metres	Yes
Min. Front Yard Setback	30 metres	20 metres	385.1 metres	Yes
Min. Interior Side Yard Setback	6.0 metres	6.0 metres	254.3 metres	Yes
Min. Exterior Side Yard Setback	30 metres	20 metres	318.6 metres	Yes
Min. Rear Yard Setback	30 metres	7.5 metres	253.4 metres	Yes
Max. Lot Coverage (%)	5%	10%	0.14 %	Yes
Max. Building Height	10.5 metres	10.5 metres	9.0 metres	Yes
Min. Dwelling Unit Floor Area (Primary Dwelling Unit)	140 m ²	140 m ²	238 m ²	Yes
Min. Dwelling Unit Gross Floor Area (Secondary Dwelling)	140 m ²	140 m ²	90 m ²	No
Max. Number of Dwelling Units on a Lot	1	1	2	No

OVERALL PROPERTY
SCALE 1 : 2000

VAN HARTEN SURVEYING INC.



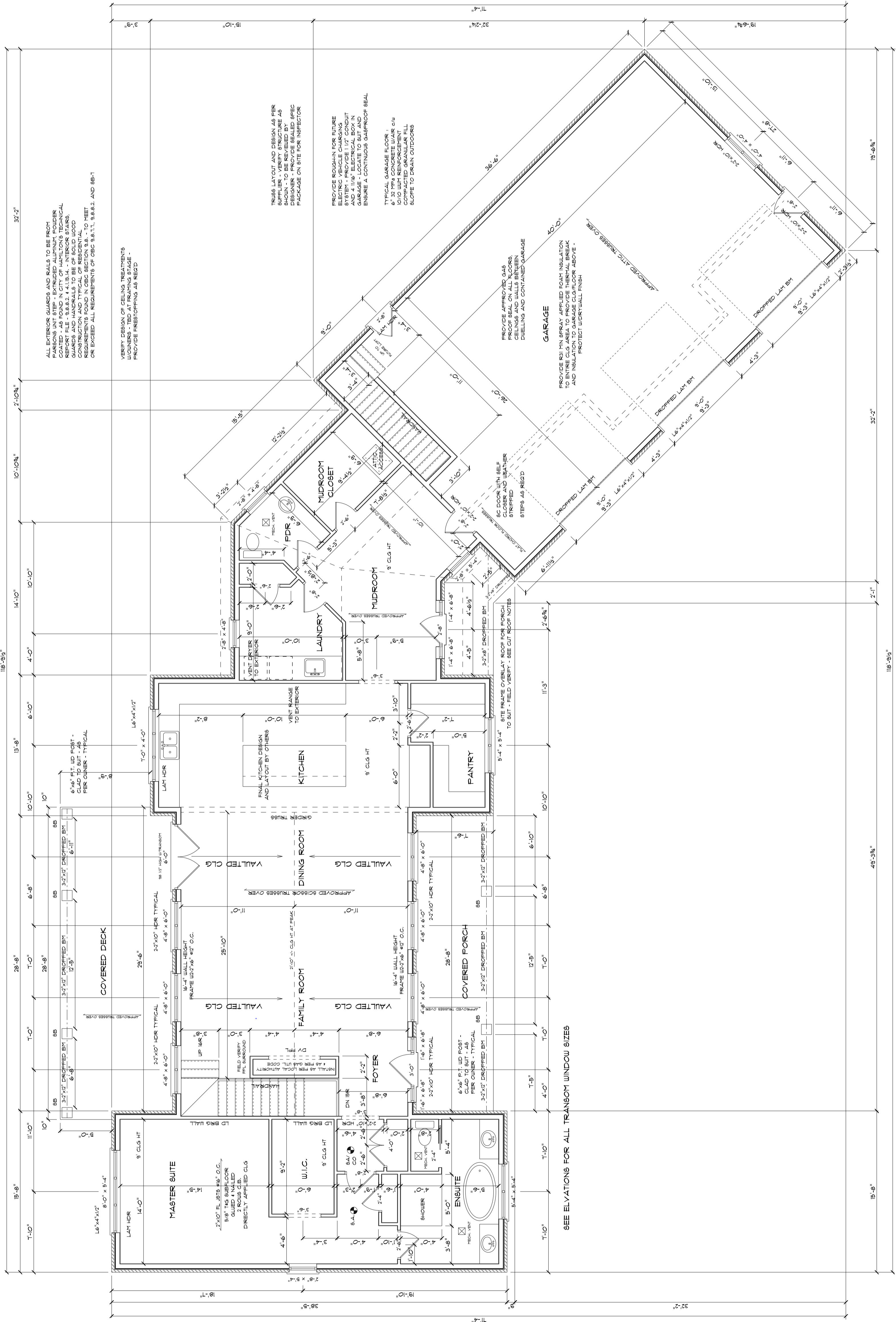
Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
--	----------------------------	---------------------------------

info@vanharten.com

DRAWN BY: RKH	CHECKED BY: EEV	PROJECT No. 28849-20
---------------	-----------------	----------------------

Mar 30, 2021-3:56:20 PM

L:\Amaranth\Con1\acad\SK-LT25-FRANK
MONACHINO (28849-20) UTM 2010 R1.d



MONACHINO RESIDENCE

555212 MONO AMARANTH
CUSTOM TWO STOREY

MAIN FLOOR

1910 60FT

JANUARY 2021

SCALE 3/16" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND
TAKES RESPONSIBILITY FOR THIS DESIGN
AND ASSURES THAT IT COMPLIES WITH
THE REQUIREMENTS SET OUT IN THE ONTARIO
BUILDING CODE AS PRESCRIBED

DATE: JANUARY 2021
FILE: MONACHINO RES
DRAWN BY:
FABIO DI VINCENZO
BCIN: 43681
QUALIFICATIONS
REGISTERED PROFESSIONAL
ENGINEER
Fabio Di Vincenzo

TRUSS FRAME ROOF,
ASPHALT SHINGLES
7" POLYSTYRENE INSULATION
1" CLIPS FOR EDGE SUPPORT
BLOCKING AS SPECIFIED
BRACING AS SPECIFIED 24" O.C.
R60 BLOWN IN INSULATION
6" MIN. POLY X.B.
1/2" CLG DRYWALL

NOTE:
1. OWNER/CONTRACTOR TO VERIFY AND CHECK
ALL DIMENSIONS AND SPECS. PRIOR TO
AND DURING CONSTRUCTION.

2. ANY DEVIATIONS, DEFICIENCIES OR
OMISSIONS MUST BE REPORTED TO THE
ENGINEER AND/OR APPROVAL FROM
THE OWNER PRIOR TO CONSTRUCTION.

EXTERIOR PORCHES:

6" THK 3" MIN CONCRETE W/AR

PROVIDE 10# BAR # 8"

7" MIN COVER FROM BOTTOM

THE SLAB TO WALLS UNLESS NOTED

WALL AND 2" EMBEDMENT INTO SLAB

SEE FLOOR LAYOUT 1 BEAM SPECS FOR

6" MIN. POLYSTYRENE INSULATION

VERIFY W/ SUPPLIER

SEE ELEVATIONS FOR TRANSOM

DESIGN 4" SIZE - VERIFY W/ WINDOW/DOOR

SUPPLIER 4" CONCRETE PRIOR TO ORDERING

SMOKE ALARMS:

AS PER CBC 9.10.13.2 & 9.10.13.4.

NOTE:

ROOM DIMENSIONS ARE BASED ON 10% EXTERIOR WALL/DOOR

WALLS 8" H. EXTERIOR SIZED WALLS AND 6" H. INTERIOR

WALLS UNLESS NOTED OTHERWISE

TYPICAL GUT ROOF AND ALL FILLING/RELAY AREAS

1/2" ROOF SHEATHING ON EDGE SUPPORT

2"x6" ROOF JOISTS AND HIP RAFTERS

2"x6" ROOF JOISTS 8" O.C. - AS REQ'D

2"x6" CLG JOISTS 8" O.C. - AS REQ'D

WOOD LINTEL/HEADERS NOT NOTED ARE 2"x6"

STEEL LINTEL/HEADERS NOT NOTED ARE 3" I.P.X.3 1/2"X 1/4"

MONACHINO RESIDENCE

555272 MONO AMARANTH
CUSTOM TWO STOREY

SECOND FLOOR

595 SQFT

JANUARY 2021

SCALE 3/16" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND
TAKES RESPONSIBILITY FOR THIS DESIGN
AND HAS THE QUALIFICATIONS AND MEETS
THE REQUIREMENTS OF THE ONTARIO
BUILDING CODE AS PRESCRIBED

DATE: JANUARY 2021
FILE: MONACHINO RES
DRAWN BY:
FABIO DI VINCENTO
BCIN: 43868
QUALIFICATIONS:
HOUSE STRUCTURAL

Fabio Di Vincenzo

TRUSS FRAME ROOF:
ASPHALT SHINGLES
1/2" ROOF DRAIN
1/4" CURB FOR EDGE SUPPORT
BLOCKING AS SPECIFIED
BRACING AS SPECIFIED
BRACING AS SPECIFIED
R-60 BLOWN INSULATION
8" MIN. FLOOR JOIST
1/2" CGI DETAIL WALL

NOTE:
1. OWNER/CONTRACTOR TO VERIFY AND CHECK
ALL DIMENSIONS AND PREQS. PRIOR TO
AND DURING CONSTRUCTION.

2. ANY DEVIATIONS, DEFICIENCIES OR
OMISSIONS NOTED DURING INSPECTIONS
AND SPEC'S REQUIRES UNLESS CLAR-
IFICATION AND/OR APPROVAL FROM
THE OWNER PRIOR TO CONSTRUCTION.

EXTERIOR FINISHES:
6" THK 32 MPA CONCRETE W/ AIR
ENCLOSURE ON EXTERIOR
2" MIN. COVER FROM BOTTOM
1/2" MIN. COVER FROM TOP
1/2" MIN. COVER FROM SIDES
WALL AND 2" EMBEDMENT INTO SLAB

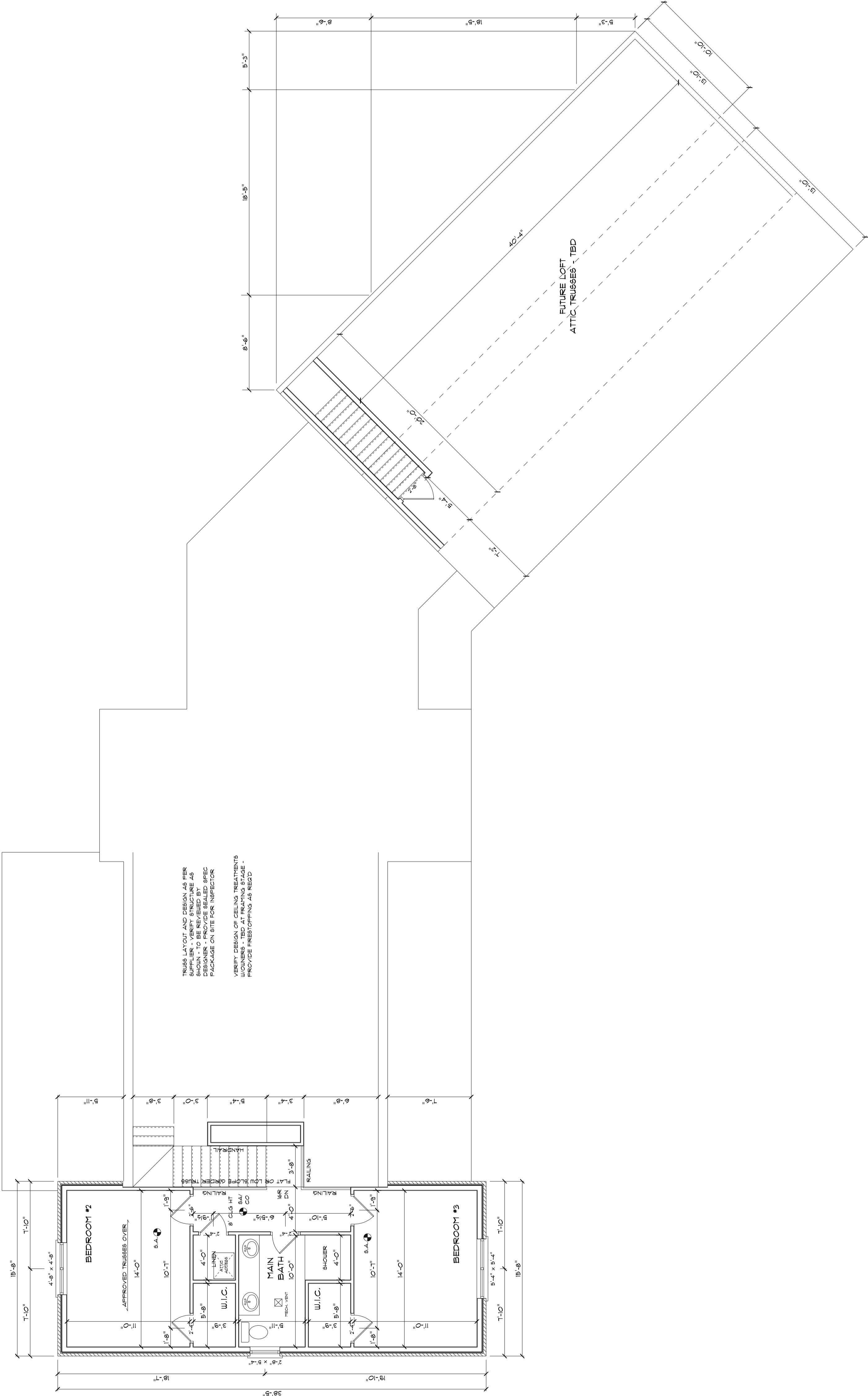
SEE FLOOR LAYOUT & BEAM AREA FOR
ALL RELEVANT FRAMING REQUIREMENTS -
VERIFY W/ SUPPLIER

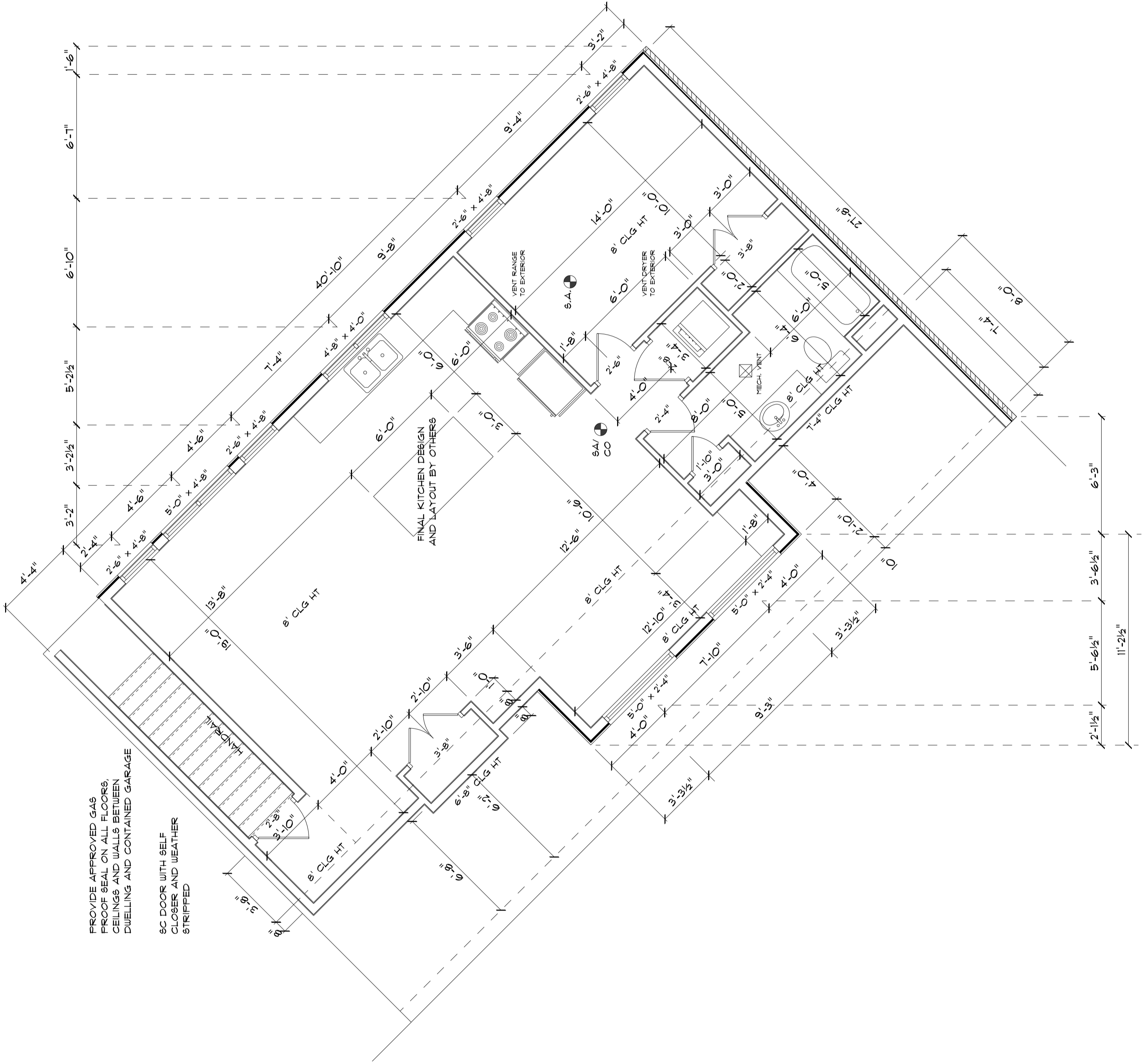
SEE ELEVATIONS FOR TRANSOM
DESIGN & SIZE - VERIFY W/ WINDOW COOR-
DINATOR PRIOR TO ORDERING
SMOKE ALARMS:
AS PER CBC S.O.B.1 & S.O.B.4.

NOTE:
ROOM DIMENSIONS ARE BASED ON 10" IN EXTERIOR MASONRY
WALLS & 1" IN EXTERIOR SCHED WALLS AND 6" IN INTERIOR
WALLS UNLESS NOTED OTHERWISE.

TYPICAL CUT ROOF AND ALL FILLING/RELAY AREAS:
1/2" ROOF SHEATHING ON EDGE SUPPORT
2" X 6" ROOF JOISTS @ 16" O.C.
2" X 6" ROOF JOISTS @ 16" O.C. - AS REQ'D

WOOD LINTELS/HEADERS NOT NOTED ARE 2"x6"x8"
STEEL LINTELS NOT NOTED ARE 3 1/2"x3 1/2"x 1/4"





MONACHINO RESIDENCE
555212 MONO AMARANTH
CUSTOM TWO STOREY
LOFT
910 6GFT
JANUARY 2021
SCALE 1/4" = 1'-0"
SMOKE ALARMS:
AS PER CBC 9.10.13.2. & 9.10.13.4.

James Johnstone

From: Stephanie Charity <Stephanie.Charity@rjburnside.com>
Sent: Friday, April 30, 2021 1:04 PM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z07-2021)

James

The subject property is not located in an area that is regulated under source protection and we therefore have no comments on this application.

Regards

Stephanie Charity

Stephanie Charity, P.Geo.
Hydrogeologist

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 **Direct:** +1 226-486-1573

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:36 PM
To: Amy Knapp <aknapp@nvca.on.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csvgamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z07-2021)

Good Evening,

The Township of Amaranth has received the attached Zoning Amendment Application (Z07-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

Could you please provide comments for this application by Wednesday, May 12, 2021. Thanks.

James Johnstone

Township Planner | 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.

James Johnstone

From: BURDZ, Anna <anna.burdz@canadapost.postescanada.ca>
Sent: Thursday, April 29, 2021 3:01 PM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z07-2021)

Good Afternoon,

Canada Post Corporation appreciates the opportunity to comment on the above noted plan. This application would appear to be in part an expansion of an existing building. If this is the case then mail delivery will be provided to the current delivery point.

Thank you

Anna Burdz

Delivery Services Officer - GTA

200- 5210 Bradco Blvd.

Mississauga ON L4W 1G7

647-355-3597

anna.burdz@canadapost.ca

From: James Johnstone [mailto:jjohnstone@amaranth.ca]
Sent: April-28-21 6:36 PM
To: Amy Knapp <aknapp@nvca.on.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csvgamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; BURDZ, Anna <anna.burdz@canadapost.postescanada.ca>
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z07-2021)

This email is from an EXTERNAL sender. Please be CAUTIOUS, particularly with links and attachments. | Ce courriel est d'un expéditeur EXTERNE. Soyez PRUDENT, en particulier avec des liens et des pièces jointes.

Good Evening,

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James Johnstone

Township Planner | Township of Amaranth

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

James Johnstone

From: Rogers, Joanne <Joanne.Rogers@dpcdsb.org>
Sent: Thursday, April 29, 2021 10:08 AM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z07-2021)

Hi James,

Dufferin-Peel Catholic District School Board has no comments on the above-noted application.

Thanks,

Joanne Rogers, MCIP, RPP

Senior Planner, Planning Department
Dufferin-Peel Catholic District School Board
Tel: 905-890-0708, ext. 24299 | Cell: 647-233-3940

Extraordinary lives start with a great Catholic education.

Confidentiality Notice

This email (and attached material) is intended for the use of the individual or institution to which it is addressed and may not be distributed, copied or disclosed to other unauthorized persons. This material may contain confidential or personal information that may be subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. If you receive this transmission in error, please notify the sender immediately and do not print, copy, distribute or disclose it further, and delete this message from your computer

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:36 PM
To: Amy Knapp <aknapp@nvca.on.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z07-2021)

CAUTION: This email originated from outside of DPCDSB. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

The Township of Amaranth has received the attached Zoning Amendment Application (Z07-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

James Johnstone

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: Thursday, April 29, 2021 8:04 AM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Zoning Amendment Application (Z07-2021)

Rogers Communications Canada Inc, has no objections.

Thank you

Monica LaPointe

Coordinator

gtaw.newarea@rci.rogers.com

Outside Plant Engineering GTAW

3573 Wolfedale Road.

Mississauga ON L5C 3T6

416 913 0693/ 647 643 1446

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: 28-Apr-21 6:36 PM
To: Amy Knapp <aknapp@nvca.on.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; MOB Permits <MOB.Permits@rci.rogers.com>; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca
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Could you please provide comments for this application by Wednesday, May 12, 2021. Thanks.

James Johnstone

Township Planner | 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

The Township of Amaranth - Planning Report (Z08-2021)

To: Mayor Currie and Members of Council

From: James Johnstone, Township Planner

Date: May 19, 2021

Applicant: Sandra Patano (Weston Consulting)

Owner: Frank Monachino

Address: 555272 Mono-Amaranth Townline, Amaranth, Ontario

Subject: Application for Temporary Use Agreement (Z08-2021)

Official Plan Designation: Rural (RU) and Environmental Protection (EP)

Zoning: Rural (RU) and Environmental Protection (EP)

1.0 Background

An Application for Zoning By-Law Amendment (the “Application”) has been submitted by Barbra Piel (the “Applicant”/the “Owner”) for 555272 Mono-Amaranth Townline, Amaranth, Ontario (the “Property”). The purposes of the application are the rezoning of the property to permit a secondary dwelling unit as a second-floor loft within a single detached dwelling.

The property is legally referred to as West Part Lot 25, Concession 1, Part 1, 7R-6045, Amaranth, Dufferin. The Property is designated Rural (RU) and Environmental Protection (EP) in the Township Official Plan and zoned Rural (RU) and Environmental Protection (EP) in the Township Zoning By-Law. The Property is currently used as a farm operation for cash crops.

2.0 Analysis

a) Planning Act

The Provincial Planning Act provides regulatory and policy direction on sustainable economic development, a policy-led planning system and to integrate provincial/municipal matters. Applicable policies include:

- Uses of land, buildings or structures that are otherwise prohibited by a municipality’s zoning by-law may be permitted through a temporary use by-law. These temporary use by-laws shall specify area of application and not exceed three years in duration (Section 39).

b) Provincial Policy Statement

The Provincial Policy Statement provides policy direction on building strong communities, wise use of resources and protecting public safety in Ontario. Applicable policies include:

- The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans (Policy #4.6).

c) Provincial Growth Plan

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

- Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households (Policy #1.2.1).

d) County Official Plan

The County Official Plan 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:

- The County generally encourages the permission of second residential units within single detached, semi-detached, and townhouse dwelling units. Local municipalities may also permit secondary residential units within accessory buildings and structures (Policy #3.7.4a).

e) Township Official Plan

The Township Official Plan provides policy direction on future land use and development criteria for environmental/growth management. Applicable policies include:

- Council may authorize the temporary use of land in accordance with the Planning Act, provided that the proposed use: i) shall be of a temporary nature; ii) shall not be incompatible with adjacent land uses; iii) shall not require the expansion of existing municipal services; iv) shall not create any traffic circulation problems; v) shall provide adequate parking facilities on-site; and, vi) shall be beneficial to the community (Policy #5.1.4).

f) Township Zoning Bylaw

The Township Zoning Bylaw provides regulatory direction on the use of land by specifying a specific range of permitted uses and functions. Applicable policies include:

- Garden suites may be permitted as a temporary use provided that: a) The unit is occupied by an immediate family member of the occupant of the principal residential use; b) The lot has sufficient sewage and water services to accommodate the unit; c) The unit does not exceed 80 square metres; d) Council has passed a Temporary Use By-law under Section 39 of the Planning Act; and, e) There is an agreement between the owner and Township that provides for the removal of the building when it is no longer required (Policy #3.2.8);
- Mobile homes may be considered as an accessory dwelling unit in an Agricultural Zone only provided Council passes a Temporary Use By-law which specifically permits a mobile home as an accessory dwelling and provided the following requirements are met: a) The structure shall be constructed to C.S.A. Standards for mobile homes; b) The structure shall have at least 65 square metres of ground floor area; c) The structure shall be completely enclosed from the surface of the finished grade to the roof; and, d) The structure shall be fully serviced with running water, electricity and a private sewage disposal system (Policy #3.9); and
- A tool shed, construction trailer, scaffold or other building or structure incidental to construction is permitted in all Zones within the Township on the lot so long as it is necessary for the work in progress and until the work is completed or abandoned (Policy #3.26).

g) Provincial MDS Formulae (2017)

The Provincial Minimum Distance Separation Formulae (“Provincial MDS Formulae”) provides regulatory direction on how 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 are not required for dwelling additions and renovations proposed on existing lots, even where an addition results in the existing dwelling being closer to a surrounding livestock facility or anaerobic digester. However, MDS I setbacks are required for all other building permit applications for dwellings on lots that existing prior to March 1, 2017, unless otherwise specified in a municipality’s zoning by-law or where otherwise not required by this MDS Document (Implementation Guideline #7).

3.0 Comments

- a) Nottawasaga Valley Conservation Authority
 - None Received
- b) County Planning Department
 - None Received
- c) Risk Management Officer
 - The subject property is not located in an area that is regulated under source protection and we therefore have no comments on this application.
- d) Canada Post
 - No Comments
- e) Dufferin-Peel Catholic District School Board
 - No Comments
- f) Rogers Communications
 - No Comments
- g) Public Comments
 - None Received

4.0 Recommendation

Subject to the consideration of any input received at the public meeting and comments received from Dufferin County and Nottawasaga Valley Conservation Authority, it is recommended that conditional approval be granted for the Temporary Use Agreement for the following reasons with associated conditions:

- The Provincial Planning Act, Provincial Policy Statement, Provincial Growth Plan, County Official Plan and Township Official Plan all permit temporary use agreements;
- Risk Management Officer has concluded that no policies are applicable for the current application and there are no requirements from source protection;

- MDS 1 setback analysis is not required for dwelling renovations; and
- Although natural heritage features are located on the property, the proposal is to temporarily use existing single detached dwelling during construction which it is not anticipated to create additional risk or development pressure.

Respectfully Submitted,

James Johnstone, Township Planner



708-2021

APPLICATION FOR:

- ☐ Zoning By-Law Amendment
☒ Temporary Use By-Law
☐ Holding Zone Removal
☐ Other: _____

DATE RECEIVED

03/31/2021

PROPERTY ROLL NO.

220800000405400

Completeness of the Application

The information in this form **must** be provided by the applicant with the appropriate fee and deposit. If the information, fee and deposit are not provided, the application will be returned or refused for further consideration until the required information and payments have been provided.

Section 7, Sworn Affidavit, must be signed by all owners in front of a commissioner, or Sections 7.1 and 7.2 must be completed by the property owner if an agent is making this application on their behalf.

If you have any questions please contact the Municipal Office at:

Submission of the Application

- 1 copy of the completed application form and a copy of the sketch are required by the Township. (For large drawings, please provide digital copy)
- Application Fee and Deposit pursuant to By-Law 21-2015 as amended by 27-2016
- Measurements to be in metric units.
- The Conservation Authority may require a processing fee for reviewing application.

Township of Amaranth, 374028 6th Line, Amaranth, ON, L9W 0M6
Tel.: (519) 941-1007 ; Fax: (519) 941-1802

1. Applicant and Ownership Information	
1.1 Name of Applicant: Sandra K. Patano	Home Telephone No. 905-738-8080 x245
Firm/Corporation: Weston Consulting	Business/Cell. Phone No.
Address 201 Millway Avenue, Suite 19, Vaughan Ontario	Postal Code L4K 5K8
Email: spatano@westonconsulting.com	
1.2 Name of Owner(s) If different from the applicant an owner's authorization is required in Section 7, if the applicant is not the owner. Francesco Monachino and Sandra Joy Monachino	
Address 515199 2nd Line, Amaranth, Ontario L9W 0S7	Home Telephone No. N/A
1.3 [Redacted] , if different than the applicant [Redacted]	
Name of Contact Person Same as Applicant.	Home Telephone No.
Firm/Corporation:	Business/Cell. Phone No.
Address:	Postal Code
Email:	
1.4 Any Mortgages, Charges, or other encumbrances in respect of the subject land:	
Name	Address

2. Location and Description of the Subject Land

2.1 County: Dufferin	Municipality Township of Amaranth		
Concession Number 1	Lot 25	Registered Plan/Lot(s) / Block(s)	
Reference Plan No. 7R-6045	Part Number (s) Part 1	Street/Road: Mono Amaranth Townline	Street/Emergency No. 555272
Width of street/road TBC_m	<input checked="" type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		
Frontage (m)	Entire Property 439.57 metres	Affected Area (if amendment does not affect entire property)	
Depth (m)	609.57 metres		
Area (hectares)	39.6 ha		

3. Zoning and Official Plan Information

3.1	Current zoning of the subject : Environmental Protection (EP) Rural (RU)	3.2	Proposed Zoning: No change to Zone Categories
3.3	Related Applications under the Planning Act, if any: N/A	3.4	Has subject lands ever been subject of an Application under the Planning Act? Unknown. File # Status: File # Status:

3.5	Nature & Extent of the proposed Rezoning or Temporary Use By-Law
-----	--

To facilitate land use permissions for a secondary dwelling unit, within a detached dwelling.

Please refer to Planning Justification Letter submitted in support of applications, prepared by Weston Consulting.

3.6	Purpose/Reason why the Rezoning is requested:
-----	---

To facilitate land use permissions for a secondary dwelling unit, within a detached dwelling.

Please refer to Planning Justification Letter submitted in support of applications, prepared by Weston Consulting.

[illegible]

3.7	Current Official Plan Designation: Rural and Environmental Protection
-----	---

Current Official Plan Designation: Rural and Environmental Protection

3.8	Provide an explanation of how the application conforms to the Official Plan
-----	---

Please refer to Planning Justification Letter submitted in support of applications, prepared by Weston Consulting.

[illegible][illegible]

--

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4

Consistency with Policy Documents

4.1 Does this application

Alter the boundary of a settlement area? ☐ yes ☒ no
Create a new settlement area? ☐ yes ☒ no
Remove lands from an employment area? ☐ yes ☒ no

If yes, provide details of any Official Plan or Official Plan Amendment

N/A

4.2 Are the subject lands in an area where conditional zoning may apply? ☐ yes ☒ no

If yes, provide details of how this application conforms to Official Plan conditional zoning policies.

N/A

4.3 Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:

☒ yes
☐ no

Sandra K. Patano

Name of individual having knowledge of the policy statements.



Signature

A report may be required to accompany this application and support the above statement of consistency.

* Please refer to Planning Justification Letter submitted in support of applications, prepared by Weston Consulting.

4.4 Are the subject lands within the Greenbelt Plan area

☐ yes
☒ no

4.5 Are the subject lands within the Greater Golden Horseshoe Growth Plan area

☒ yes
☐ no

4.6 Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:

☒ yes
☐ no

Sandra K. Patano

Name of individual having knowledge of the plans



Signature

A report may be required to accompany this application and support the above statement of consistency.

* Please refer to Planning Justification Letter submitted in support of applications, prepared by Weston Consulting.

5. Land Use									
5.1 Date property acquired July 7th 2020 <input type="checkbox"/> Unknown									
5.2 Existing Use Rural					5.3 Proposed Use Rural				
5.4 Existing and Proposed buildings and structures (complete chart for each existing and proposed building or structure)									
Type of building or structure	Setbacks (m)				Height (m)	Dimension (m x m)	Area (m ²)	Date of Construction or proposed construction	Time use has continued (for existing buildings and structures)
Detached Dwelling Structure	Front	Rear	Side	Side					
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	389.1	253.4	318.6	254.3	9.0	See Submitted Site, Floor, and Elevation Plans		Summer 2021	Existing detached dwelling to be demolished.
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
5.5 Environmental									
Water <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal Well		Sewage Disposal <input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Other: _____			Storm Drainage <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input type="checkbox"/> Others: _____		Tile Drainage <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location of tile runs		Biosolids <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please mark on site plan location and timing of applications
Does the proposed development produce greater than 4500 litres of effluent per day? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, attach a servicing options report and hydro geological report.									
5.6 Agriculture									
Are lands part of a Nutrient Management Plan? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, please provide plan number _____ and date approved by OMAFRA _____									
Are there any livestock facilities within 500 metres of the subject lands? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes If yes, complete the attached Farm Data Sheet									

5.7 Statement of Requirements: Please complete the following chart		Zone Requirements: (Office Use)
Lot Area (hectares)	39.6 ha	10 ha
Frontage (m)	439.57 m	100 m
Front Yard (distance between front lot line and building or structure) (m)	389.1 m	30 m
Rear Yard (m)	253.4 m	30 m
Interior Side Yard (m)	254.3 m	6.0 m
Exterior Side Yard (m)	318.6 m	30 m
Height (m)	9.0 m	10.5 m
Lot Coverage (building footprint as % lot area)	0.14% (including proposed detached garage)	5%
Dwelling Size (m2)	238 m2 (detached dwelling) / 90 m2 (secondary dwelling unit)	140 m2
Landscaping (% of lot area)		

*Above standards primarily relate to the proposed detached dwelling. Please refer to Planning Justification Letter prepared by Weston Consulting.

6.	Sketch
6.1	<p>The application shall be accompanied by a sketch showing the following: (Please Use Metric Units)</p> <ul style="list-style-type: none"> the boundaries and dimensions of the subject land. the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines. the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks. the current use on land that is adjacent to the subject land. the location width and name of any road within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way. the location and nature of any easement affecting the subject land.

S:\Planning\Application Forms (Bill 51)\AM zoning Application.doc

7

Affidavit, Sworn Declaration and Authorizations**7.1 Affidavit or Sworn Declaration.**

I, Sandra K. Patano of the City of Vaughan
in the Region of York make oath and say (or solemnly declare) that the
information contained in this application is true and that the information contained in the documents that accompany
this application is true.

Sworn (or declared) before me

at the City of Toronto

in the

this 30 day of March, 2021

Commissioner of Oaths

Ashley Sara-Lynne Mannello,
a Commissioner, etc.,
Province of Ontario,
for Weston Consulting.
Expires October 19, 2023.

Applicant

Applicant

- 7.2 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I, Francesco Monachino, am the owner of the land that is the subject of this
application and I authorize Sandra K. Patano of Weston Consulting to make this application on my
behalf.

March 30, 2021

Date



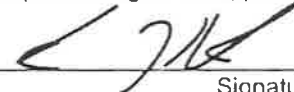
Signature of Owner

- 7.3 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

I, Francesco Monachino, am the owner of the land that is the subject
of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize
Sandra K. Patano of Weston Consulting, as my agent for this application, to provide any of my personal
information that will be included in this application or collected during the processing of the application.

March 30, 2021

Date



Signature of Owner

7.4 Permission to Enter

I, Francesco Monachino am the owner of the land that is the subject of this
application and I authorize Township staff or their representative to enter my property for the purposes of evaluating
this application.

March 30, 2021

Date



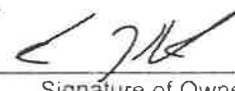
Signature of Owner

8. Consent of the Owner Complete the consent of the owner concerning personal information set out below.**8.1 Consent of the Owner to the Use and Disclosure of Personal Information**

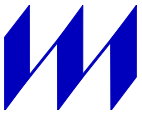
I, Francesco Monachino, am the owner of land that is the subject of this
application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and
consent to the use by or the disclosure to any person or public body of any personal information that is collected
under the authority of the **Planning Act** for the purposes of processing this application.

March 30, 2021

Date



Signature of Owner



WESTON CONSULTING

planning + urban design

Planning Department
Township of Amaranth
372048 6th Line
Amaranth, ON, L9W 0M6

March 30, 2021
File: 9952

Attn: James Johnstone, Planner

**RE: Applications for Zoning By-law Amendment and Temporary Use By-law
555272 Mono Amaranth Townline
CON 1 E PT LOT 25; RP 7R-6045 PART 1
Township of Amaranth, County of Dufferin**

Weston Consulting is the planning consultant for Francesco Monachino, the registered owner of the property municipally addressed as 555272 Mono Amaranth Townline, and legally described as CON 1 E PT LOT 25; RP 7R-6045 PART 1 in the Township of Amaranth (herein referred to as the 'subject property'). Weston Consulting has prepared the enclosed applications for both Zoning By-law Amendment and Temporary Use By-law, to the Township of Amaranth Planning and Development Department, for review and consideration. The purpose of these applications is to permit a secondary dwelling unit within a detached dwelling on the subject property.



Figure 1: Air Photo - 555272 Mono Amaranth Townline

Site Description and Surrounding Context

The subject property is located at the southwest corner of Sideroad 25 and Mono Amaranth Townline, in the Township of Amaranth, Country of Dufferin. The subject property is approximately 39.62 hectares (97.9 acres) in area and currently supports a single detached family dwelling and an existing pool. The subject property's existing access point is accessed via a driveway from Mono Amaranth Townline. The lands possess two street frontages, along Mono Amaranth Town Line to the east and 25 Sideroad to the north.

The subject property is located in a rural area of the Township of Amaranth. The surrounding areas consist primarily of natural vegetative areas and rural/agricultural uses with associated residential detached dwellings. There are a number of varying lot sizes nearby, support detached dwellings located on rural lots.

Surrounding Land Uses

Land uses abutting the subject site are as follows:

Direction	Type of Use
North	Agricultural and rural lands, including residential uses located further north.
South	Open Space/ Environmental lands, and the Elba Wetlands Conservation Area.
East	Primarily low-density residential uses located on the east side of Mono Amaranth Townline.
West	Low-density residential uses and Open Space/ Environmental lands.

Table 1: Surrounding Land Uses

Proposal

The owner is proposing to introduce land use permissions to permit a secondary dwelling unit within a '*to be constructed*' two storey detached dwelling. The Owner of the lands intends to demolish the existing detached dwelling and construct a new detached dwelling with zoning permissions for a secondary dwelling unit.

The proposal contained herein proposes a secondary dwelling unit, to be located within an attached garage, titled "*future loft*" area. The proposed detached dwelling consists of the following approximate gross floor areas:

First Floor Area:	183 sq.m (1970 sq.ft)
<u>Second Floor Area:</u>	<u>55 sq.m (595 sq.ft)</u>
Sub Total:	238 sq.m (2561sq.ft)
 <u>Loft Area:</u>	 <u>90 sq.m (970 sq.ft)</u>
Total:	328 sq.m (3530 sq.ft)

The total gross floor area within the proposed detached dwelling is 328 square metres (3,530 sq.ft). The loft area located above the attached garage contains a gross floor area of 90 square metres (970 sq.ft). Please refer to the site plan contained within Figure 2 and 3, as well as the floor plans and elevation drawings enclosed with this application for a fulsome description of the proposal.

We acknowledge that a significant portion of the subject property is regulated by the Nottawasaga Valley Conservation Authority (NVCA), due to proximity to key natural heritage features and considerations. We can confirm that the proposed construction of the detached dwelling intends to remain entirely outside of the NVCA regulatory limits. While the existing detached dwelling is located approximately 50 percent within NVCA regulatory limits, through the planned redevelopment, objectives of the NVCA and associated environmental policies are being met. The proposal represents an improved form of environmental stewardship.

To date, the owner of the subject property has advanced the permitting process and has been issued both a Demolition Permit (No. *PRDE202100117*) for the removal of the existing detached dwelling; and Building Permit (No. *PRSF202100118*) for a detached dwelling, as detailed above. These Permits were issued by the County of Dufferin's Chief Building Official on March 5, 2021. Associated with issued Building Permits is a proposed detached garage located to the north of both the existing and proposed detached dwellings.

Based on communications received on February 25, 2021, the Nottawasaga Conservation Authority (NVCA) has confirmed a NVCA permit is not required for the approved dwelling as it is located outside of the regulatory boundary.

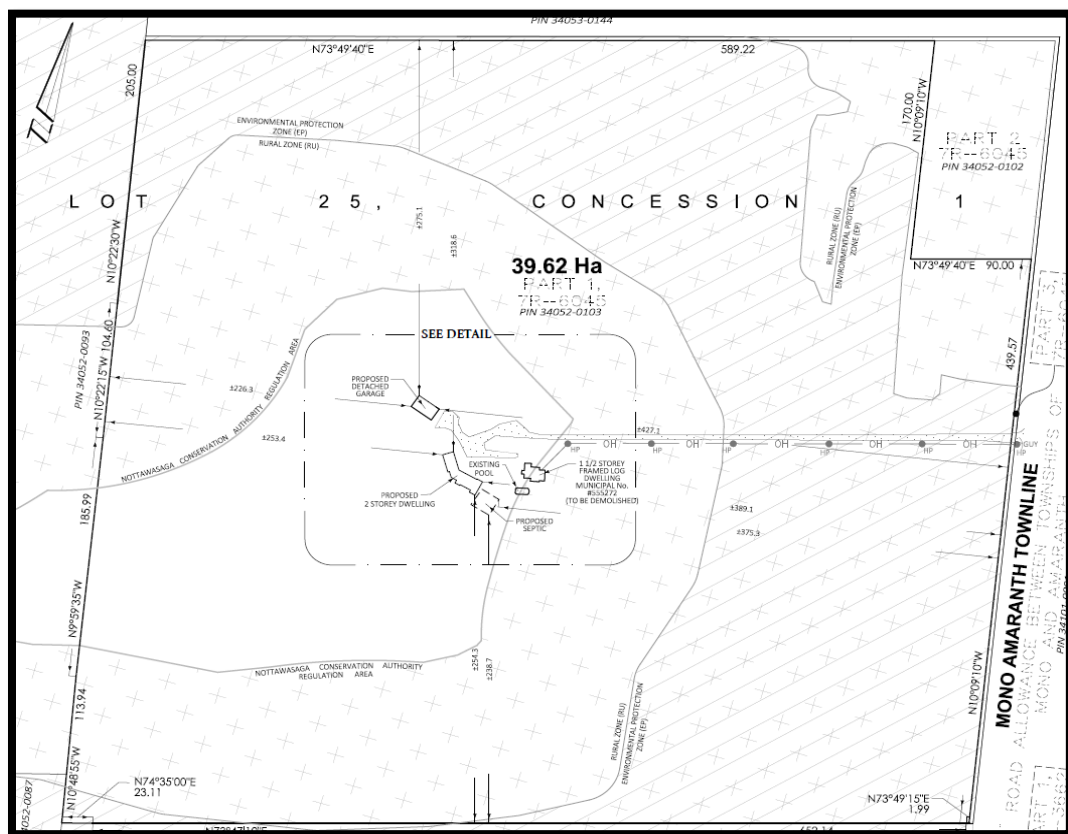


Figure 2: Site Plan of Entire Property

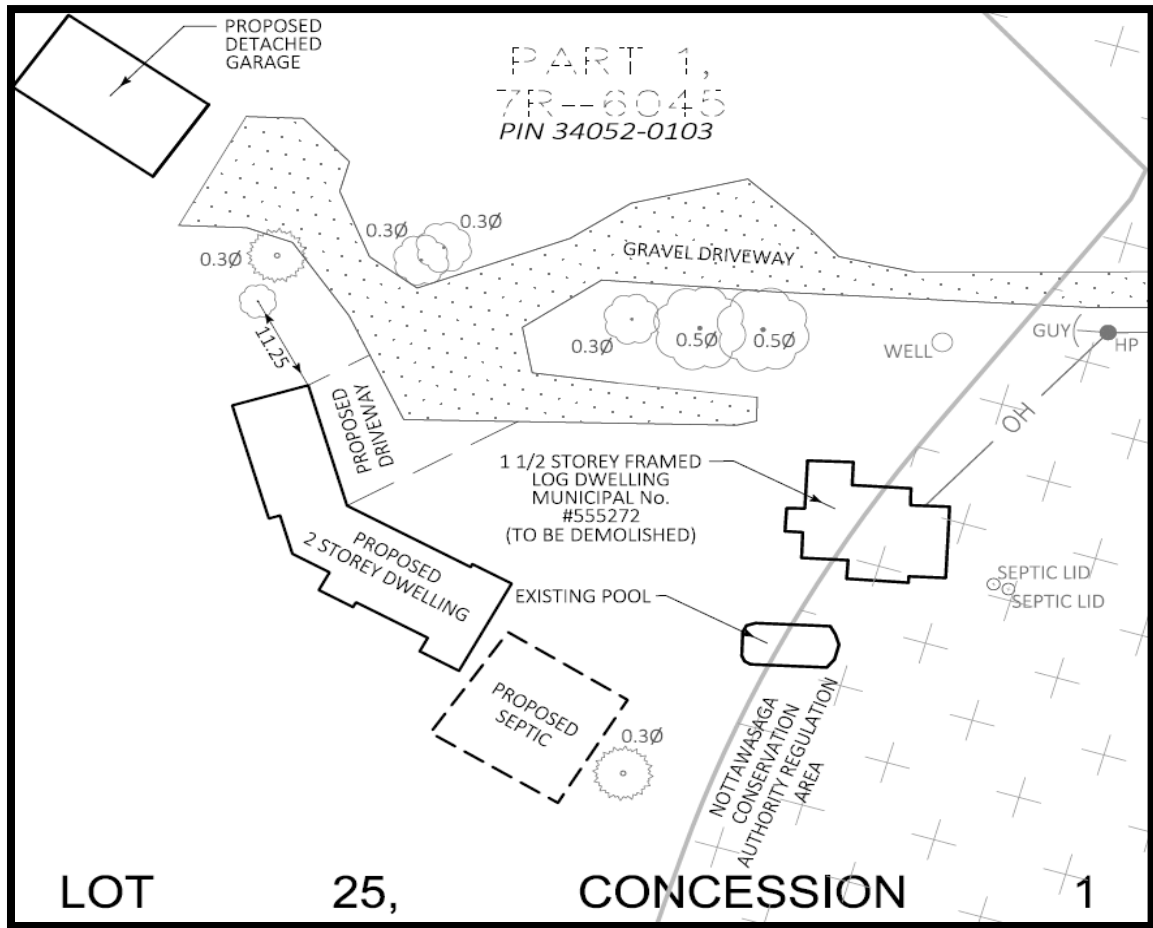


Figure 3: Site Plan of Existing and Proposed Structures

Description of Applications

In order to facilitate a secondary dwelling unit, a Zoning By-law Amendment is required. It is recognized that the Building Plans note "future loft" which is intended to act as a placeholder for the secondary dwelling unit upon obtaining the necessary planning approvals.

As identified by Township Planning Staff per discussions held on March 18th, 2021, both a Zoning By-law Amendment is required to permit the use of a secondary dwelling unit, and a Temporary Use By-law Agreement is required to permit the construction of the new detached dwelling, in advance of the demolition of the existing detached dwelling. We understand the owner intends to only utilize the existing detached dwelling as a means to store materials, tools and goods during construction of the Building Permit approved detached dwelling. It is understood and acknowledged that the existing single-family dwelling shall be demolished prior to the occupancy of the proposed detached dwelling.

Planning Policy and Analysis

The following provides an overview of the applicable planning policy framework and regulations as they pertain to the subject property and the submitted development applications. This overview is intended to highlight relevant and applicable policies as it relates to the implementation of a secondary dwelling unit on the subject property. The following policy and regulatory documents have been considered: Ontario Planning Act, Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2019), the Dufferin County Official Plan, Township of Amaranth Official Plan and Township of Amaranth Zoning By-law 2-2009, as amended.

Planning Act R.S.O. 1990, c. P.13

The Province of Ontario recently enacted Bill 108 which amongst other things brought forward changes with respect to the '*Additional Residential Unit Policies and Inclusionary Zoning Policies*'. The following sections of the Ontario Planning Act provide land use permissions relating to secondary dwelling units located within single family detached dwellings:

16 (3): An Official Plan shall contain policies that authorize the use of additional residential units by authorizing,

- a) the use of two residential units in a detached house, semi-detached house or rowhouse;
- b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. 2019, c.9, Sched. 12, s. 2(1).

Section 35.1 requires that each local municipality ensure that its zoning by-law gives effect to the policies described in Section 16.3, the Additional Residential Unit Policies:

35.1 (1): The council of each local municipality shall ensure that the by-laws passed under section 34 give effect to the policies described in subsection 16 (3). 2011, c. 6, Sched. 2, s. 6.

35.1 (2): The Minister may make regulations,

- a) authorizing the use of residential units referred to in subsection 16 (3);
- b) establishing requirements and standards with respect to residential units referred to in subsection 16 (3). 2011, c. 6, Sched. 2, s. 6

These changes were included in the province's '*More Homes, More Choices*' plan and promote the use of secondary dwelling units to alleviate market pressures and support initiatives such as aging-in-place. It is the intent that the secondary dwelling units can be utilized by direct and extended family members on an as need basis. Subsection 16 (3) of the Planning Act was re-enacted to require policies authorizing additional residential units by authorizing two residential units in a house and by authorizing a residential unit in a building or structure ancillary to a house. Our proposal to permit a secondary dwelling unit within a single family detached dwelling aligns with the intent and statute of Subsection 16 (3) of the Ontario Planning Act.

Provincial Policy Statement (2020)

On February 28, 2020, the Ministry of Municipal Affairs and Housing released the Provincial Policy Statement (PPS), 2020, which replaces the 2014 version. The PPS (2020) came into effect on May 1, 2020. It was approved under the authority of Section 3 of the *Planning Act* and includes policy direction on matters of provincial interest relating to land use planning and development. Provincial Policy Statements provide for and encourage appropriate development while protecting resources of provincial interest, such as public health and safety, and the quality of the natural and built environment.

The PPS contains an emphasis on encouraging an increase in the mix and supply of housing, protecting the environment and public safety, reducing barriers and costs for development and providing greater certainty, and supporting the economy and job creation. The following PPS policies are relevant for evaluation of the submitted planning applications:

Section 1.1: Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

- Policy 1.1.1.b of the PPS states *“healthy, livable and safe communities are sustained by: accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;”*

The proposal contained herein intends to secure zoning permissions for a second dwelling unit within a detached dwelling, located within a loft. Policy 1.1.1.b of the PPS supports the implementation of ‘additional residential units’, as a method of accommodating an appropriate range of mix of residential types. The use of a secondary dwelling unit on these lands are consistent with PPS.

Section 1.1.4: Rural Areas in Municipalities

- Policy 1.1.4.1.C of the PPS states: *“Accommodating an appropriate range and mix of housing in rural settlement areas;”*
- Policy 1.1.4.4 of the PPS states: *“Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.”*

Section 1.1.5: Rural lands in Municipalities

- Policy 1.1.5.4 of the PPS states: *“Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.”*

The subject property is located within a rural area context, where the PPS promotes accommodations of an appropriate range and mixture of housing. Further, the PPS recognizes that although rural lands remain significantly different than settlement areas, growth and development may be directed to rural lands, subject to demonstrating compatibility with the rural landscape. As confirmed above, the owner has since been issued a Demolition Permit of the existing detached dwelling on site, while also receiving an issued Building Permit for a new

detached dwelling on site. The form of housing (detached dwelling) remains unchanged, in fact the rural character is being maintained as the proposed dwelling is being constructed further away from the abutting street lines, with Permits issued. The proposal for a secondary dwelling unit is consistent with sections 1.1.4 and 1.1.5 of the PPS.

Section 2.1: Natural Heritage:

- Policy 2.1.1 of the PPS states: *“Natural features and areas shall be protected for the long term.”*
- Policy 2.1.2 of the PPS states: *“The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”*

As referenced above, the placement of the ‘new’ detached dwelling has been issued building permits by the County of Dufferin. In recognition of the Environmental Protection Area land use designation and zoning categories, along with the NVCA regulated areas, the proposed building envelope and siting has been carefully designed to be located sufficiently away from lands containing natural heritage features. In fact, while the majority of the existing dwelling on-site to be demolished is located within the NVCA regulated area, the proposed dwelling has been strategically located well beyond the limits of the NVCA regulated area. During the permitting process the NVCA were circulated during the review process, where ultimately the NVCA issued clearance.

A secondary dwelling unit achieves the policy directives of supporting an appropriate range and mix of residential uses and densities within rural areas which in return assist in meeting current and long-term needs (Policy 1.1.4.1). Integrating a secondary dwelling unit increases efficiencies and allows for generations to reside in one household.

Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) was prepared and approved under the *Places to Grow Act, 2005* and provides a framework for implementing the Provincial Government’s vision for building stronger and more prosperous communities by better managing growth in the Greater Golden Horseshoe (GGH). The current Growth Plan took effect on May 1, 2019. It is the intent that the Growth Plan is read in conjunction with the PPS. The following Growth Plan policies are relevant for evaluation of the planning applications:

Section 2.2.6: Housing

- Policy 2.2.6.1 of the Growth Plan states: *“Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:*
 - a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*
 - 1. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents;*

e) *Implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws."*

- Policy 2.2.6.2 of the Growth Plan states: *"Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*
 - c) *considering the range and mix of housing options and densities of the existing housing stock; and*
 - d) *planning to diversify their overall housing stock across the municipality."*

The Growth Plan supports housing choice by promoting and identifying a mixture of housing options and densities, including 'additional residential units' in the form of secondary dwelling units. A mixture of housing options and densities supports the Growth Plan objectives of complete communities. The proposal of secondary dwelling units within a detached dwelling are a mechanism which support diversity of the overall housing stock. The proposal conforms the goal and objectives of the Growth Plan Housing policies.

County of Dufferin Official Plan

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.

The County of Dufferin Official Plan designates the subject property *Rural* as per Schedule 'C' - Agricultural and Rural Lands. Importantly, the subject property is also identified as lands containing natural heritage features per Schedule E, Natural Heritage Features. According to Schedule E of the County Official Plan, it appears the subject property contains a combination of wetland and woodlot features. Generally, the local municipality's Environmental Protection land use designation and zone boundaries, along with the limits of the NVCA regulatory limits, and said features are located entirely outside of the Rural land use designation area, in which the new detached dwelling and secondary dwelling unit are to be located

The Building Permit issued by County of Dufferin Building Department, along with the clearance issued by the NVCA acknowledge that the proposed detached dwelling is located outside of conservatory regulated areas, environmental protection areas, and distant from natural heritage features. The location of the proposed detached dwelling has been strategically located in a manner where conflict with natural heritage features is minimized and removed, creating an improved on-site building location. The location of the detached dwelling is appropriate and maintains the environmental and natural heritage goals and objectives of the plan, as evident through the issued Building Permits on site.

The following County of Dufferin Official Plan policies are relevant for the evaluation of the planning applications:

- Policy 4.3.1 of the County Official Plan states *"The objectives of the rural lands are to:*
 - d) *Promote development that is compatible with the rural landscape and character and can be sustained by rural service levels, which generally includes individual on-site sewage and individual on-site water services;"*

As described above, the owner has been issued building permits for the construction of a replacement detached dwelling. The location and siting of the proposed detached dwelling maintains the rural landscape and character. Locations and method of on-site sewage disposal systems and water services have been described and reviewed in conjunction with the building permit process and will be in accordance with the necessary requirements, permits and authorizations.

- Policy 4.3.2 of the County Official Plan states *“The following policies will apply in determining the uses that are permitted in the rural lands:*
 - a) The primary use of land will be for:
 - i. The management or use of resources, such as forestry and mineral aggregate operations;
 - ii. Resource-based recreational uses (including recreational dwellings);
 - iii. Limited residential development, which includes no more than three new lots or units;
 - iv. Home occupations and home industries;
 - v. Cemeteries;
 - vi. Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices as permitted in Section 4.2.2; and
 - vii. Other similar rural land uses that cannot be located in settlement areas.

Within Rural designated lands, limited residential units are permitted, including **no** more than three new lots or units. The proposal of a secondary dwelling unit conforms with the permitted uses applicable to Rural designated lands, as the proposal would represent the inclusion of a secondary unit.

- Policy 3.7.4 of the County of Dufferin Official Plan states: *“The County supports the provision of second residential units and garden suites as a means to provide a greater diversity of housing types and housing affordability.*
 - a) *The County generally encourages the permission of second residential units within single detached, semi-detached, and townhouse dwelling units where a residential unit is not permitted in an accessory structure to those housing types on the property. Local municipalities may permit the second residential unit to be located within a residential accessory structure, subject to the policies and regulations of the local municipal official plan and zoning by-law.*
 - b) *Local municipal official plans and implementing zoning by-laws will contain detailed policies and requirements relating to second residential units which generally support their creation, and will have consideration for such matters as: land use permissions for second residential units, parking requirements, servicing, and compliance with other relevant municipal and provincial requirements.*
 - c) *Local municipalities are encouraged to establish policies related to garden suites in their official plans, where appropriate.”*

The County of Dufferin's Official Plan supports the provision of secondary dwelling units as they provide a greater diversity of housing types and housing affordability throughout the County. The proposal conforms to policy 3.7.4 as it encourages land use permissions for secondary dwelling units within detached dwellings. Further, it is acknowledged that both local Official Plans and Zoning By-laws detail criteria/ requirements of secondary dwelling unit permissions. The proposal as described herein conforms to the Dufferin County Official Plan.

Township of Amaranth Official Plan

The Township of Amaranth Official Plan (AOP) came into effect on October 26, 2005 and provides policy direction on future land use and development criteria for the growth of the municipality.

The AOP split designates the subject property both *Rural and Environmental Protection* as per the Schedule 'A' – Land Use & Transportation. The *Rural* designation permits a broad range of uses, including **single detached dwellings**, commercial, small-scale recreational and tourism related uses, small-scale institutional uses, agricultural uses, agriculture-related uses, home industries, conservation areas, parks or recreation areas. The uses permitted within the *Environmental Protection* designated lands, are limited to conservation and resource management uses.

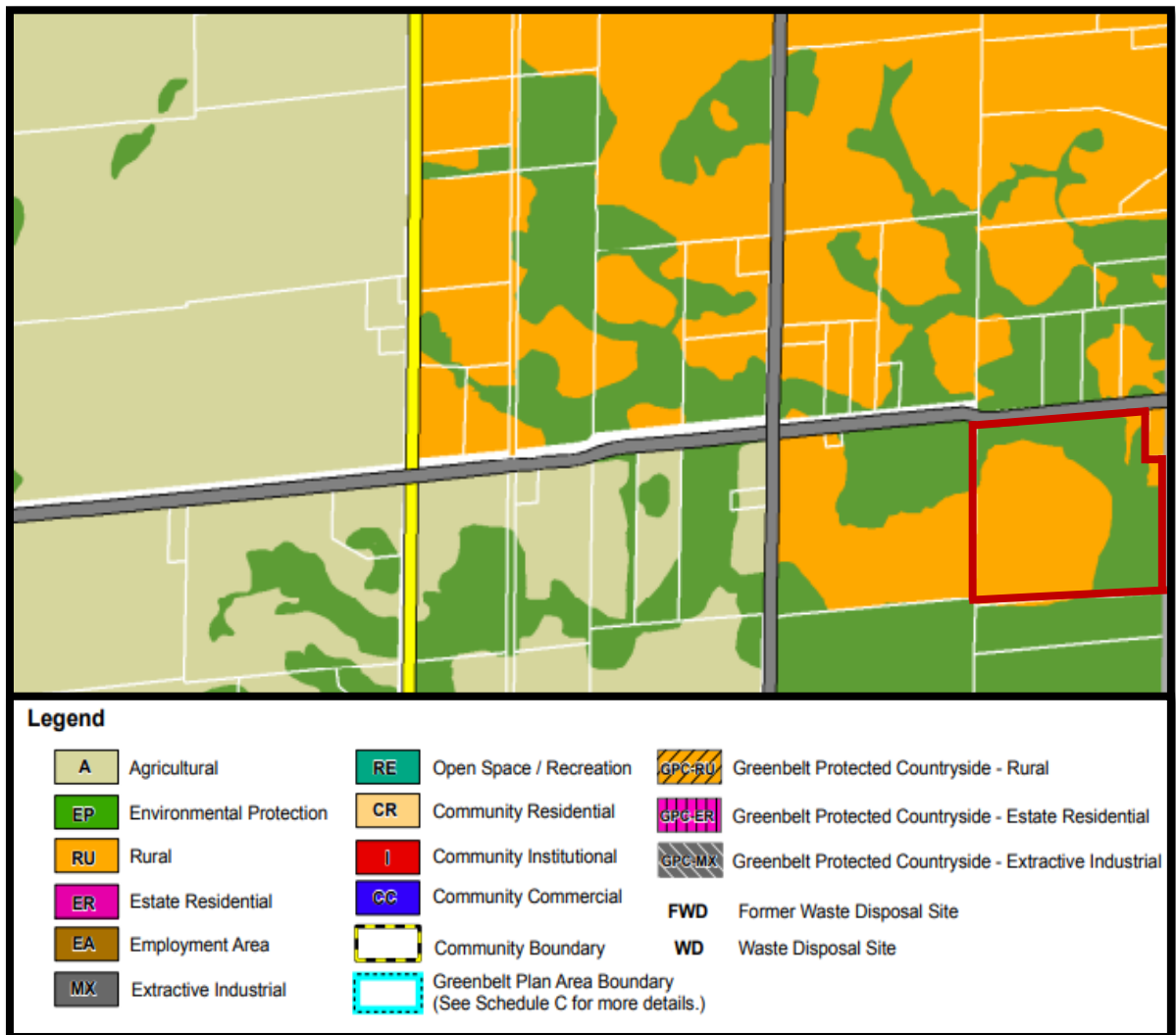


Figure 4: Town of Amaranth Official Plan, Schedule A – Land Use & Transportation

The following Township of AOP land use policies are relevant to the submitted development application:

- Policy 3.2.2 of the AOP titled Rural Objectives states:
 - a) *“To encourage agriculture and protect and preserve the long-term continuation of farming operations in the Township while permitting non-farm uses that have a minimal impact on such agricultural uses.*
 - b) *To maintain scenic and cultural values of lands and buildings in the Township.*
 - c) *To maintain the open landscape character.*
 - d) *To provide opportunities for rural land uses that may be incompatible with agriculture and environmentally sensitive areas and which are not suitable for estate residential areas or hamlets.”*
- Policy 3.2.5.c of the AOP titled Rural Development Policies state:

“New developments in the Rural area shall not result in traffic, noise, odour or dust which would change the character of or be incompatible with the Rural area.”

The proposal of a secondary dwelling unit within a detached dwelling maintains the existing scenic and cultural values of the rural lands, while promoting the existing open landscape character. The use of a secondary dwelling at this location does not impact or alter the rural opportunities of lands, there remains no fundamental change to existing rural site operations. The proposal conforms to the AOP Rural land use objectives.

The aforementioned *Rural* policy recognizes that built form shall respect and reinforce the existing rural character. The proposal in regard to introducing a secondary dwelling unit within the new detached dwelling will have no impact to traffic, noise, odour or dust.

Generally, the proposal assists with the achievement of the objectives of the AOP, where it creates a community that is healthy, safe, secure and sustainable by permitting a secondary dwelling unit which can be utilized by extended family. The Township sees the value in secondary dwelling units, as the *Community Residential* designation policy does permit secondary dwelling units in an effort to achieve the County's intensification targets. As per Policy 3.4.4.1, secondary suites/secondary dwelling units within existing or new homes are permitted subject to the Ontario Building Code (O.B.C) and where permitted by the Township Zoning by-law.

Section 4: Growth Management

- Policy 4.2.3 titled Location of Growth of the AOP states:
 - a) *“New growth in the Township shall be distributed between the settlement areas of Laurel, Waldemar and Farmington, the estate residential areas and the rural areas in the Township in accordance with the following guidelines:*
 - *Communities 80 per cent Estate Residential Areas*
 - *10 per cent Rural and*
 - *Agricultural Areas 10 per cent”*
- Policy 4.2.5 titled Municipal Water and Sewage Servicing states:
 - a) *“Private sewer and water supplies will continue to be the preferred form of servicing for small scale development outside of communities.”*

The Growth Management Study prepared by the County of Dufferin has addressed growth forecasts for the lower-tier municipalities within the County of Dufferin, and the population forecast for the Township of Amaranth is 4,680 residents to the year 2031. As detailed in policy 4.2.3.a -

10% of new growth is to be distributed to Rural areas. A secondary dwelling unit represents a moderate form of growth/intensification in a rural area, which will not impact the existing rural use of the lands. These modest forms of intensification are promoted and supported as per the policies contained within the PPS, Growth Plan, and the County of Dufferin Official Plan. The proposal conforms to the AOP policies relating to Growth Management.

The owner has been issued building permits, with consideration of the associated on-site servicing for the construction of the detached dwelling. At the time of writing this letter, the owner has pending permits relating to additional on-site services, required to facilitate the proposed secondary dwelling unit. These permit applications will continue to be reviewed by the County of Dufferin and NVCA for technical standard adherence and merit.

- Policy 3.8.2 of the AOP titled Environmental Protection Objectives, state:
 - a) *“To protect and enhance the Environmental Protection areas in The Township of Amaranth;*
 - b) *To establish criteria regarding the scope, content and evaluation of Environmental Impact Assessments undertaken in support of development within and adjacent to important natural features in the Township as per Section 4.1.13 of this Plan;*
 - c) *To prohibit development where an Environmental Impact Assessment has indicated that the proposal would have a negative impact on the functions, features or linkages of the Environmental Protection areas;*
 - d) *To encourage the maintenance and improvement of public and privately-owned lands to provide for a sustainable natural ecosystem throughout the Township; and,*
 - e) *To protect human life and property from water related hazards such as flooding and erosion.”*

The proposed detached dwelling, inclusive of the secondary dwelling unit, has been carefully and strategically located entirely outside of lands designated *Environmental Protection*, and entirely located outside of the NVCA's regulated area. The proposed siting of the approved detached dwelling's location, represents an improved-on site location, as approximately 50 per cent of the existing detached dwelling is located within land regulated by the NVCA. The siting and location of the new detached dwelling has been approved by the NVCA and the County of Dufferin, via their permitting process. The objectives and goals of the Environmental Protection policies are being maintained as new development on site is being meaningfully directed away from environmentally significant lands. The proposal maintains the goals and objective of the Environmental Protection land use designation.

Township of Amaranth Zoning By-law 2-2009

The Township of Amaranth Zoning By-law 2-2009 came into effect January 7, 2009 and split zones the subject property Environmental Protection “EP” zone and Rural “RU” zone. The EP zone generally frames the northern and eastern portions of the subject property, while the remanent central portions of the subject property being zoned RU. Refer to the zoning schedule below, *Figure 5*).

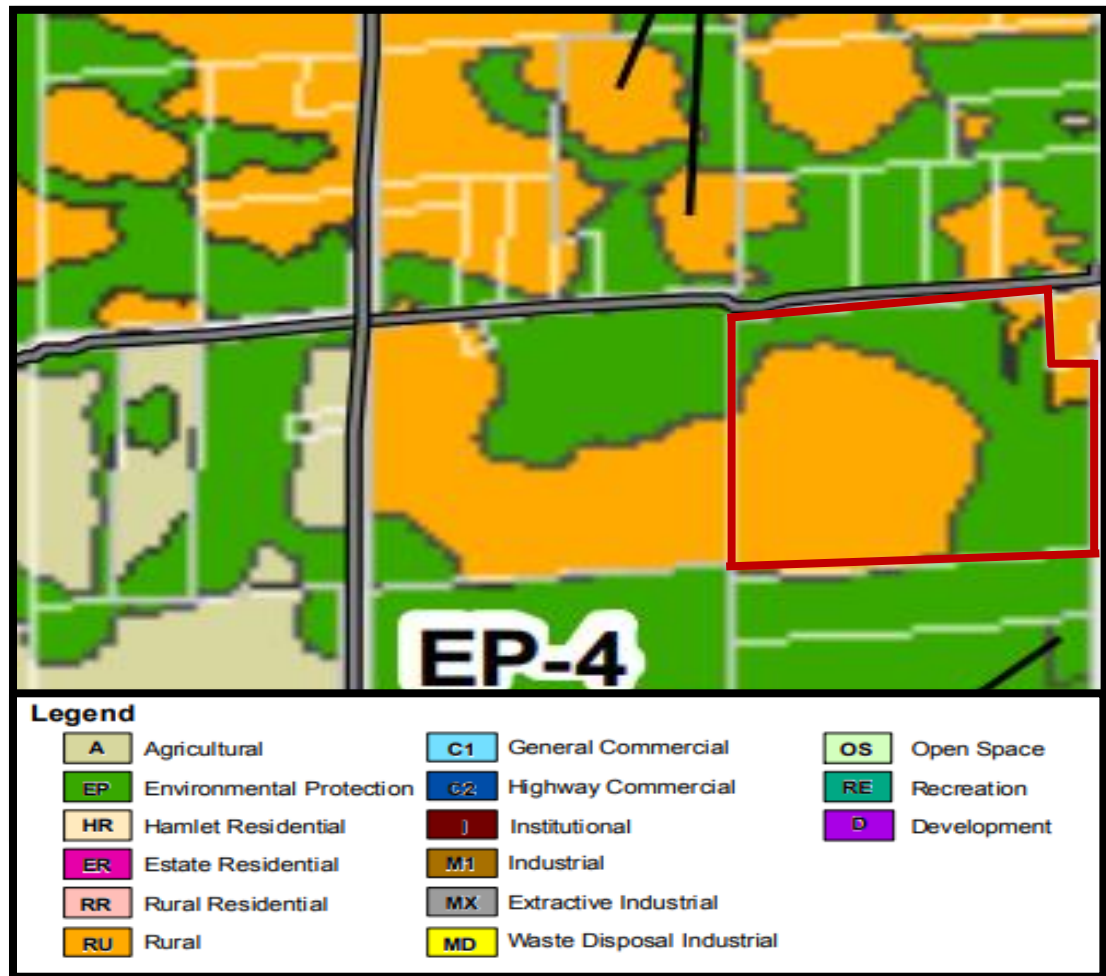


Figure 5: Town of Amaranth Zoning By-law 2-2009, as amended

No development is proposed on lands zoned EP, as the approved detached dwelling and proposed secondary dwelling unit are located entirely on lands zoned RU. Within the RU zone, single detached dwellings are permitted as of right, subject to the following development standards:

Township of Amaranth Zoning By-law 2-2009, as amended				
Zoning Provision	Rural Zone Standards	Rural Zone (Res. Standards)	Proposed	Compliance
Min. Lot Area (ha.)	10.0 ha	0.6 ha	39.6 ha	Yes
Min. Lot Frontage (m.)	100 metres	60 metres	439.57 metres	Yes
Min. Front Yard Setback	30 metres	20 metres	389.1 metres	Yes
Min. Interior Side Yard Setback	6.0 metres	6.0 metres	254.3 metres	Yes
Min. Exterior Side Yard Setback	30 metres	20 metres	318.6 metres	Yes
Min. Rear Yard Setback	30 metres	7.5 metres	253.4 metres	Yes
Max. Lot Coverage (%)	5%	10%	0.14 %	Yes
Max. Building Height	10.5 metres	10.5 metres	9.0 metres	Yes
Min. Dwelling Unit Gross Floor Area (Primary Dwelling Unit)	140 m2	140 m2	238 m2	Yes
Min. Dwelling Unit Gross Floor Area (Secondary Dwelling Unit)	140 m2	140 m2	90 m2	No
Max. Number of Dwelling Units on a Lot	1	1	2	No

In order to facilitate the construction of the approved detached dwelling, inclusive of the associated secondary dwelling unit, as proposed herein, the following technical zoning by-law amendments are required:

1. To permit the use of a secondary dwelling unit,
Whereas only a single detached dwelling is permitted.
2. To permit two (2) dwelling units on a lot,
Whereas only one (1) dwelling unit on a lot is permitted.
3. To permit a minimum dwelling gross floor area of 90 square metres *to accommodate a secondary dwelling unit,*
Whereas 140 square metres is required.

The zoning relief requested herein has been requested as a means to implement the construction of a secondary dwelling unit. Although the Town's Zoning By-law does not permit this type of use as-of-right, the requests contained herein remains consistent and in conformity to policy directives identified by the Province of Ontario, County of Dufferin, and Town of Amaranth's Planning documents. The proposal and associated amendments to the Town's Zoning By-law represent a diversity of housing stock, along with an alternative form housing – assisting the needs of current and future residents of Amaranth.

It is our opinion that the proposal is appropriate given the context of the subject property, which represents an appropriate usage of a detached residential dwelling within the Rural zone.

Conclusion

The proposal of a secondary dwelling unit is consistent with the PPS, conforms to the Growth Plan, County of Dufferin Official Plan, and Town of Amaranth Official Plan, specifically as it relates to housing diversity, affordability and rural land use policies.

As demonstrated in this report, it is our opinion that the proposal represents good planning and should be approved. It is consistent with the PPS and conforms to the hierarchy of applicable land use planning policies and regulations. It will provide an efficient built form and use of lands in a compact and efficient manner. The inclusion of a secondary dwelling unit will allow for a gentle form of intensification, without undermining the value and/or function of Amaranth's rural land supply.

The proposal provides an opportunity of an increased housing supply in a diversified form. It is our opinion that the proposed Zoning By-law Amendment application should be approved as it is appropriate and desirable form of development and represents good land use planning.

Application Components

In support of this application, please find enclosed the following materials:

- One (1) copy of a signed Application for Zoning By-law Amendment;
- One (1) copy of required Zoning By-law Amendment application fee;
- One (1) copy of a signed Application for Temporary Use By-law;
- One (1) copy of a required Temporary Use By-law application fee;
- One (1) copy of Development Sketch for Building Permit, prepared by Van Harten Surveying Inc., dated March 30, 2021;
- One (1) copy of Floor Plans prepared by Fabio Di Vincenzo, dated January 2021; and
- One (1) copy of Elevation Plans prepared by Fabio Di Vincenzo, dated January 2021.

We trust the above information is in order and constitutes a complete application under the *Planning Act*. We ask that formal notice of same be issued and that the application be circulated to the appropriate agencies and departments for review and comment. Please contact the undersigned at ext. 245 or Adam Santos at ext. 276 should you have any questions or require additional information.

Yours truly,

Weston Consulting

Per:

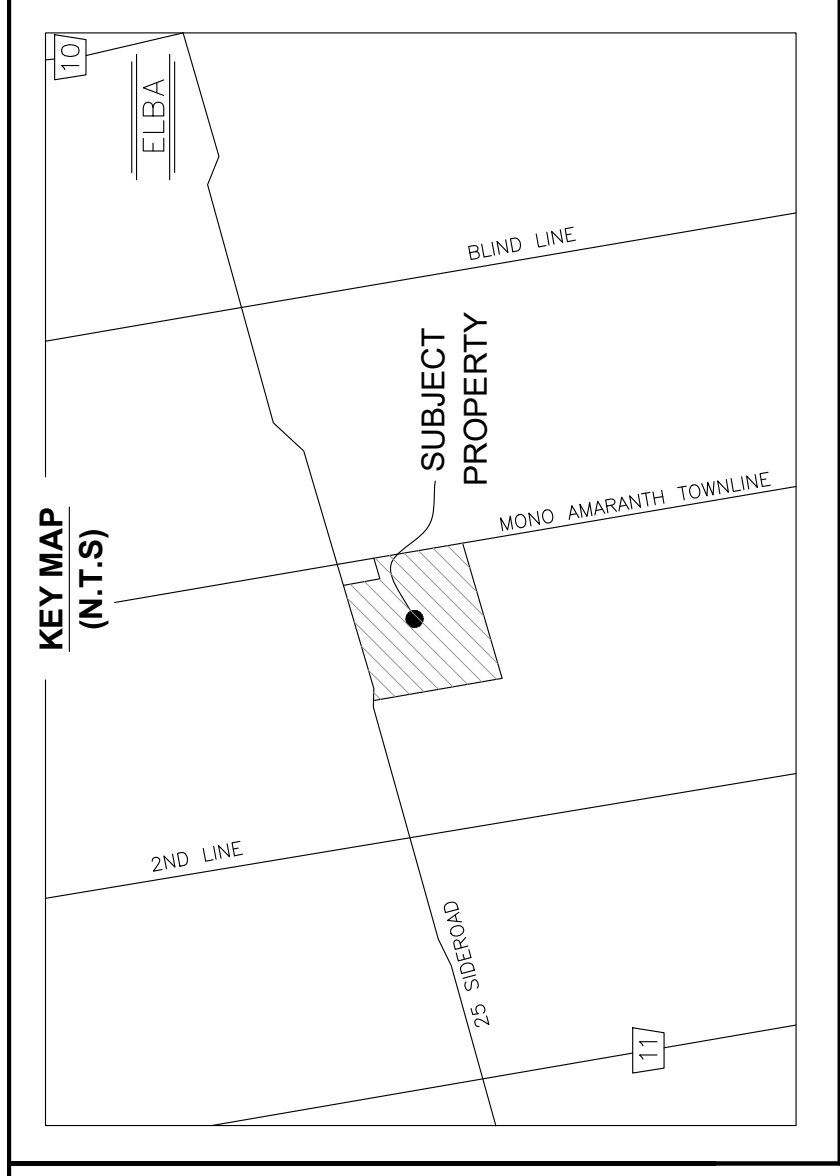


Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

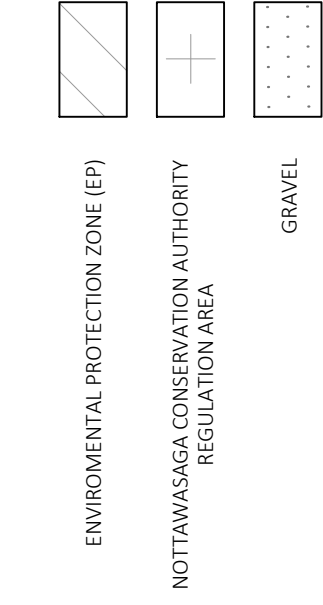
C. Frank Monachino

ORIGINAL ROAD ALLOWANCE BETWEEN LOT 25 AND 26

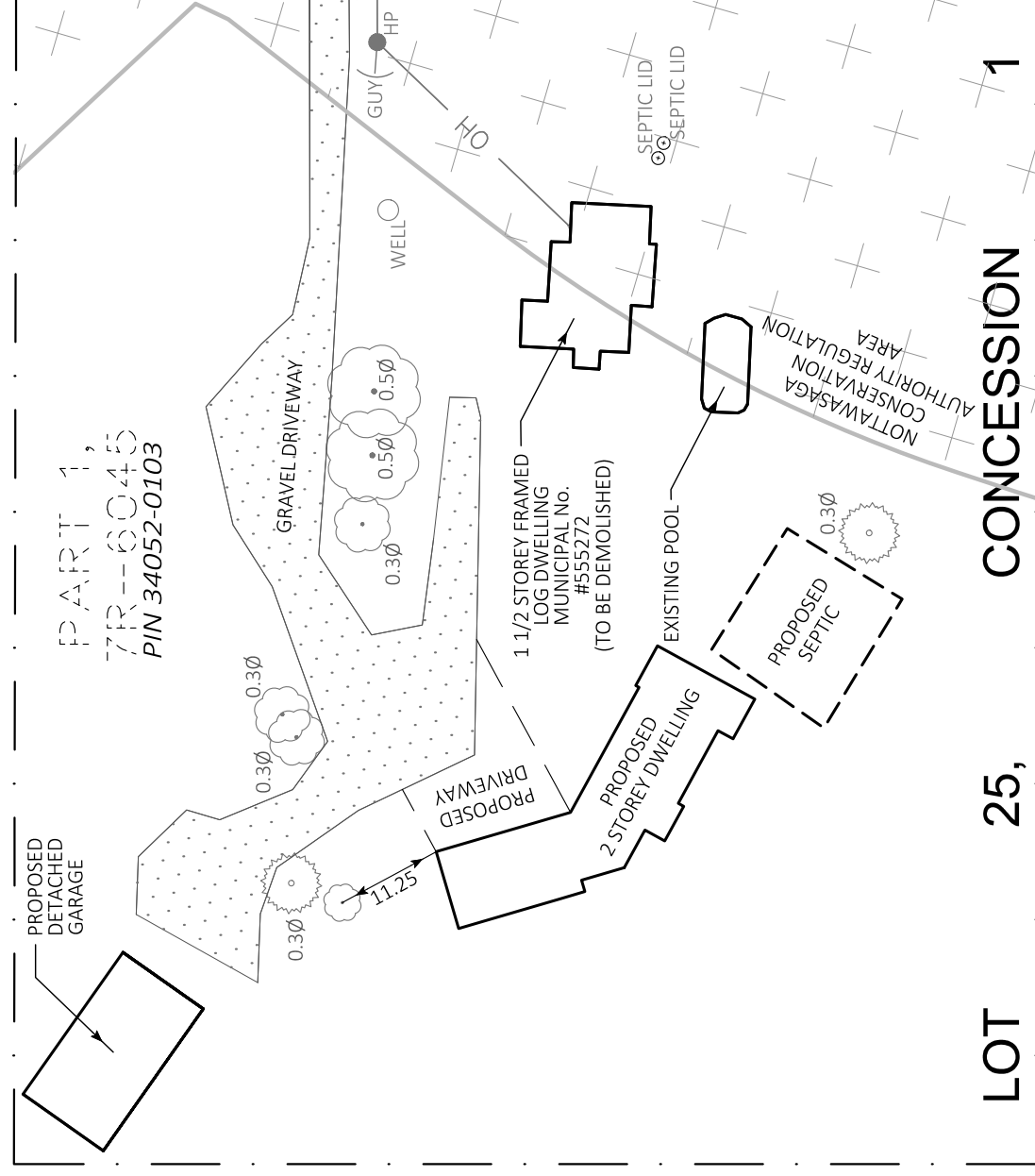
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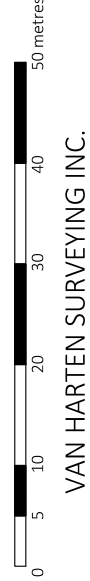
DEVELOPMENT SKETCH FOR BUILDING PERMIT



THIS IS NOT A PLAN OF SURVEY
ALL PARCEL DIMENSIONS CALCULATED
BOUNDARY AND TIES SHOWN ON THIS PLAN ARE APPROXIMATE



DETAIL
SCALE 1:750



Township of Anstranton Zoning By-law 2-2009, as amended				
Zoning Provision	Rural Zone Standards	Rural Zone (Res. Standards)	Proposed	Compliance
Min. Lot Area [ha.]	10.0 ha	0.6 ha	39.6 ha	Yes
Min. Lot Frontage (m.)	100 metres	60 metres	439.57 metres	Yes
Min. Front Yard Setback	30 metres	20 metres	385.1 metres	Yes
Min. Interior Side Yard Setback	6.0 metres	6.0 metres	254.3 metres	Yes
Min. Exterior Side Yard Setback	30 metres	20 metres	318.6 metres	Yes
Min. Rear Yard Setback	30 metres	7.5 metres	253.4 metres	Yes
Max. Lot Coverage (%)	5%	10%	0.14 %	Yes
Max. Building Height	10.5 metres	10.5 metres	9.0 metres	Yes
Min. Dwelling Unit Floor Area (Primary Dwelling Unit)	140 m ²	140 m ²	238 m ²	Yes
Min. Dwelling Unit Gross Floor Area (Secondary Dwelling)	140 m ²	140 m ²	90 m ²	No
Max. Number of Dwelling Units on a Lot	1	1	2	No

OVERALL PROPERTY
SCALE 1 : 2000

VAN HARTEN SURVEYING INC.



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com
info@vanharten.com

DRAWN BY: RKH	CHECKED BY: EEV	PROJECT No. 28849-20
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Mar 30, 2021-3:56:20 PM

L:\Amaranth\Con1\acad\SK-LT25-FRANK
MONACHINO (28849-20) UTM 2010 R1.d

555272 MONO AMARANTH
CUSTOM TWO STOREY

1970 SQFT

JANUARY 2021

SCALE 3/16" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND, MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE AS PRESCRIBED

DATE: JANUARY 2021
FILE: MONACHINO RES
DRAWN BY:
FABIO DI VINCENZO
BCIN, 43681
QUALIFICATIONS:
HOUSE STRUCTURAL

Fabio Di Vincenzo

TRUSS FRAME ROOF;
ASPHALT SHINGLES
1/2" ROOF SHEATHING
4" CLIPS FOR EDGE &
BLOCKING AS SPECIFIED
APPROVED TRUSSES &
BRACING AS SPECIFIED
R60 BLOW-IN INSULATION
R30 BATTS FOR VAULT
6 MIL POLY V.B.
1/2" CLG DRYWALL

NOTE:

OWNER/CONTRACTOR TO VERIFY AND CHECK ALL DIMENSIONS AND SPECS. PRIOR TO AND DURING CONSTRUCTION.

ANY DEVIATIONS, DEFICIENCIES OR DISCREPANCIES FROM THESE DRAWINGS AND SPECS REQUIRES WRITTEN CLARIFICATION AND/OR APPROVAL FROM THE OWNER PRIOR TO CONSTRUCTION.

EXTERIOR PORCHES:

EXTERIOR PORCHES:
6" THK 32 MPa CONCRETE W/AIR
PROVIDE 10M BAR @ 8"
EACH WAY - TYPICAL -
2" MIN COVER FROM BOTTOM

-2'-O⁶ O.C. W/2' EMBEDMENT INTO

SEE FLOOR LAYOUT & BEAM SPECS FOR
ALL RELEVANT BEAMING REQUIREMENTS

VERIFY W/SUPPLIER
SEE ELEVATIONS FOR TRANSOM
DESIGN & SIZES - VERIFY W/WINDOW/DOOR

SMOKE ALARMS;
AS PER OEC 9.10.19.2. & 9.10.19.4.

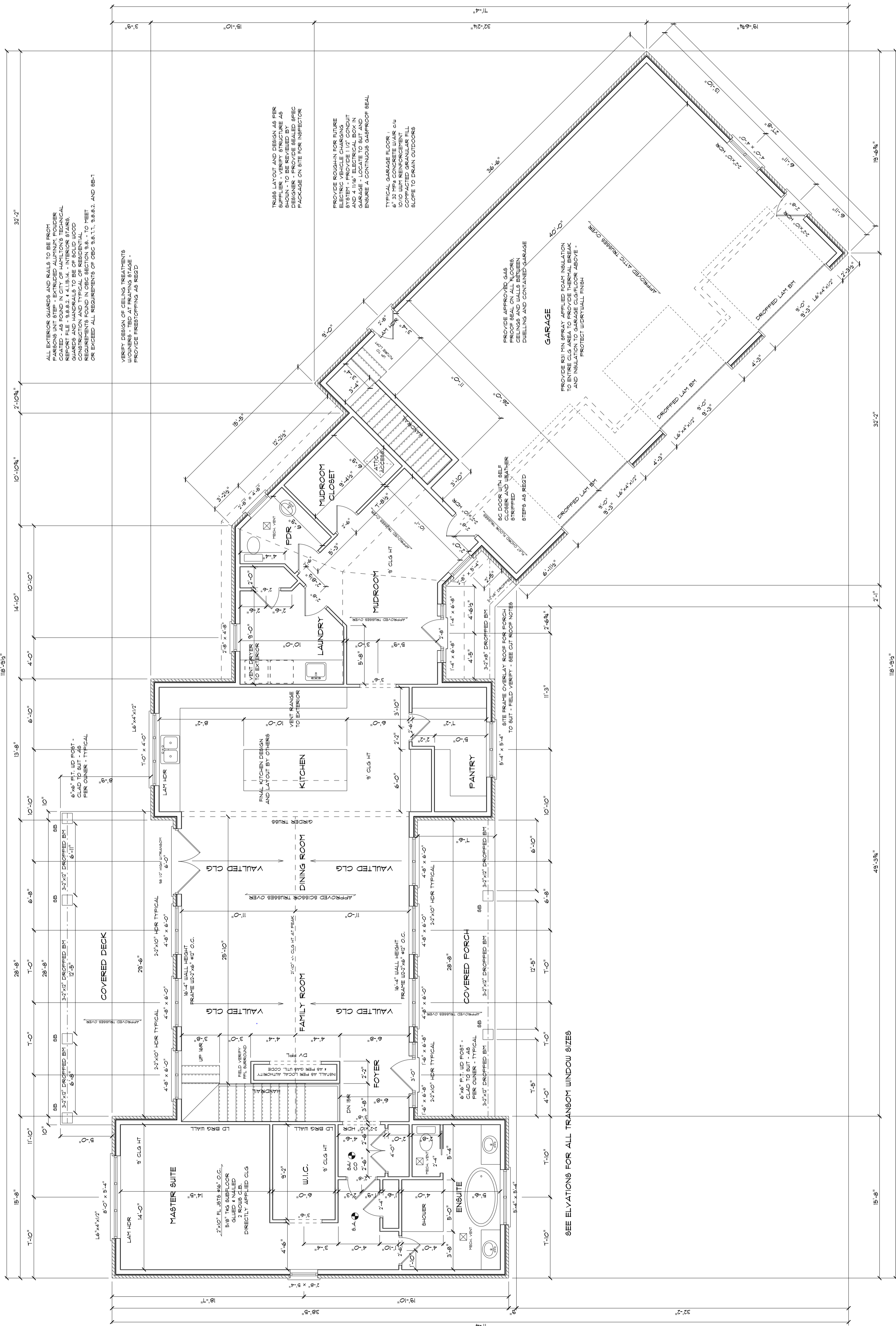
NOTE:

ROOM DIMENSIONS ARE BASED ON 10"th. EXTERIOR MASONRY WALLS 8" th. EXTERIOR SIDED WALLS, AND 6" th. INTERIOR WALLS UNLESS NOTED OTHERWISE.

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TYPICAL CUT ROOF AND ALL FILL-IN/COVER
1"X2" ROOF SHEATHING c/w EDGE SUPPORT
1"X10" RIDGEBOARDS AND HIP RAFTERS
1"X8" ROOF RAFTERS @ 16" O.C.
1"X6" CLG JOISTS @ 16" O.C. - AS REQ'D

WOOD LINTELS/HEADERS NOT NOTED ARE 2-2"x8"
STEEL LINTELS NOT NOTED ARE 3 1/2"x 3 1/2"x 1/4"



SEE ELEVATIONS FOR ALL TRANSOM WINDOW SIZES

MONACHINO RESIDENCE

555272 MONO AMARANTH
CUSTOM TWO STOREY

SECOND FLOOR

595 SQFT

JANUARY 2021

SCALE 3/16" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND
TAKES RESPONSIBILITY FOR THIS DESIGN
AND HAS THE QUALIFICATIONS AND MEETS
THE REQUIREMENTS OF THE ONTARIO
BUILDING CODE AS PRESCRIBED

DATE: JANUARY 2021
FIRM: MONACHINO RES
DESIGNED BY:
FABIO DI VINCENTO
BORN: 1988
QUALIFICATIONS:
HOUSE STRUCTURAL

Fabio Di Vincenzo

TRUSS FRAME ROOF:
ASPHALT SHINGLES
1/2" ROOF DRAIN
1/4" CURB FOR EDGE SUPPORT
BLOCKING AS SPECIFIED
BRACING AS SPECIFIED
R-60 BLOWN INSULATION
8" MIN. FLOOR JOIST
1/2" CGI DETAIL

NOTE:
1. OWNER/CONTRACTOR TO VERIFY AND CHECK
ALL DIMENSIONS AND PREQS. PRIOR TO
AND DURING CONSTRUCTION.

2. ANY DEVIATIONS, DEFICIENCIES OR
Omissions MUST BE NOTED IN WRITING
AND SPEC'S REQUIRES UNLESS CLAR-
IFICATION AND/OR APPROVAL FROM
THE OWNER PRIOR TO CONSTRUCTION.

EXTERIOR FINISHES:
6" THK 32 MPA CONCRETE W/ AIR
ENCLOSURE ON EXTERIOR
2" MIN. COVER FROM BOTTOM
1/2" MIN. COVER FROM TOP
1/2" MIN. COVER FROM SIDES
WALL AND 2" EMBEDMENT INTO
SLAB

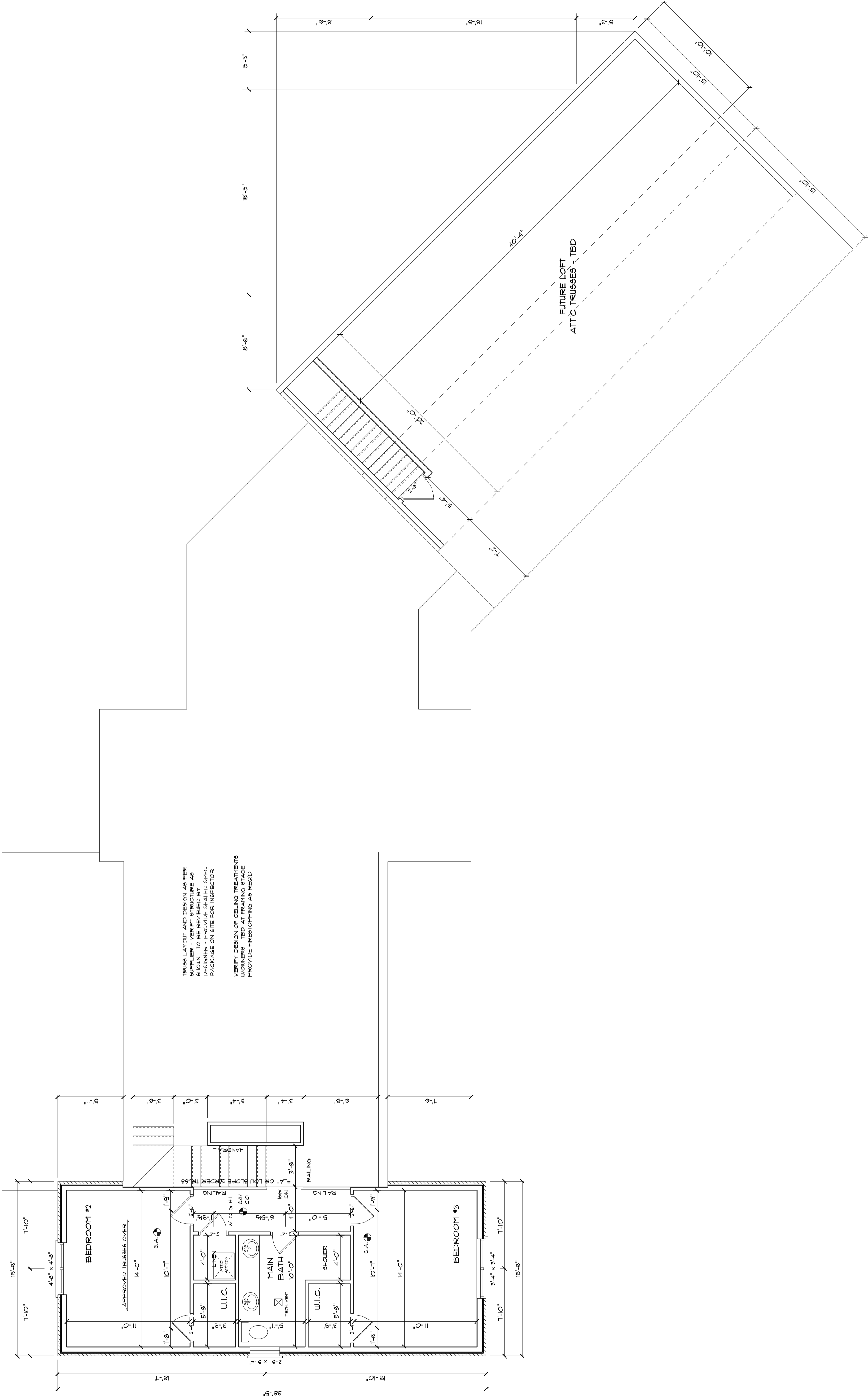
SEE FLOOR LAYOUT & BEAM AREA FOR
ALL RELEVANT FRAMING REQUIREMENTS -
VERIFY W/ SUPPLIER

SEE ELEVATIONS FOR TRANSOM
DESIGN & SIZE - VERIFY W/ WINDOW COOR-
DINATOR PRIOR TO ORDERING
SMOKE ALARMS:
AS PER CBC S.O. 9.1 & S.O. 9.4.

NOTE:
ROOM DIMENSIONS ARE BASED ON 10" IN EXTERIOR MASONRY
WALLS & 1" IN EXTERIOR SCHED WALLS AND 6" IN INTERIOR
WALLS UNLESS NOTED OTHERWISE.

TYPICAL CUT ROOF AND ALL FILLING/RELAY AREAS:
1/2" ROOF SHEATHING ON EDGE SUPPORT
2" X 6" ROOF JOISTS @ 16" O.C.
2" X 6" ROOF JOISTS @ 16" O.C. - AS REQ'D

WOOD LINELS/HEADERS NOT NOTED ARE 2"x6"x8"
STEEL LINELS NOT NOTED ARE 3 1/2"x3 1/2"x 1/4"

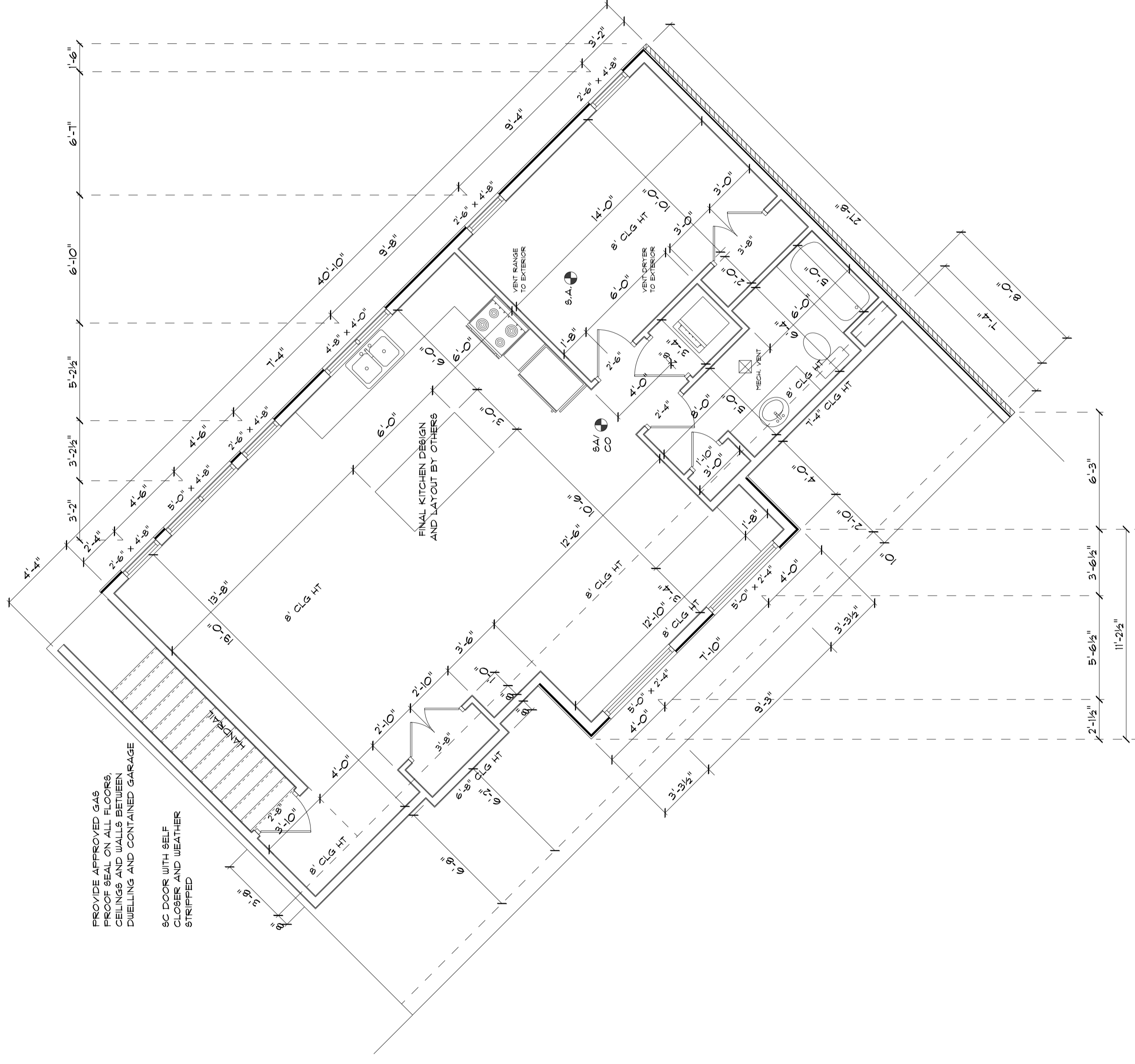


5552T2 MONO AMARANTH
CUSTOM TWO STOREY

970 SQFT

SCALE 1/4" = 1'-0"

SMOKE ALARMS:
AS PER OBC 9.10.19.2, & 9.10.19.4.



James Johnstone

From: Stephanie Charity <Stephanie.Charity@rjburnside.com>
Sent: Friday, April 30, 2021 1:04 PM
To: James Johnstone
Cc: Dwight Smikle
Subject: RE: Notice of Public Meeting for Temporary Use Application (Z08-2021)

James

The subject property is not located in an area that is regulated under source protection and we therefore have no comments on this application.

Regards

Stephanie Charity

Stephanie Charity, P.Geo.
Hydrogeologist

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 **Direct:** +1 226-486-1573

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:39 PM
To: Amy Knapp <aknapp@nvca.on.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca; David Trotman <david.trotman@townofmono.com>
Subject: RE: Notice of Public Meeting for Temporary Use Application (Z08-2021)

Good Evening,

The Township of Amaranth has received the attached Temporary Use Application (Z08-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

Could you please provide comments for this application by Wednesday, May 12, 2021. Thanks.

James Johnstone

Township Planner | 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

James Johnstone

From: Rogers, Joanne <Joanne.Rogers@dpcdsb.org>
Sent: Thursday, April 29, 2021 10:08 AM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Temporary Use Application (Z08-2021)

Hi James,

Dufferin-Peel Catholic District School Board has no comments on the above-noted application.

Thanks,

Joanne Rogers, MCIP, RPP

Senior Planner, Planning Department
Dufferin-Peel Catholic District School Board
Tel: 905-890-0708, ext. 24299 | Cell: 647-233-3940

Extraordinary lives start with a great Catholic education.

Confidentiality Notice

This email (and attached material) is intended for the use of the individual or institution to which it is addressed and may not be distributed, copied or disclosed to other unauthorized persons. This material may contain confidential or personal information that may be subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. If you receive this transmission in error, please notify the sender immediately and do not print, copy, distribute or disclose it further, and delete this message from your computer

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: Wednesday, April 28, 2021 6:39 PM
To: Amy Knapp <aknapp@nvca.on.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csvgamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; mob.permits@rci.rogers.com; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca; David Trotman <david.trotman@townofmono.com>
Subject: RE: Notice of Public Meeting for Temporary Use Application (Z08-2021)

CAUTION: This email originated from outside of DPCDSB. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

The Township of Amaranth has received the attached Temporary Use Application (Z08-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

James Johnstone

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: Thursday, April 29, 2021 8:03 AM
To: James Johnstone
Subject: RE: Notice of Public Meeting for Temporary Use Application (Z08-2021)

Rogers Communications Canada Inc, has no objections.

Thank you

Monica LaPointe

Coordinator

gtaw.newarea@rci.rogers.com

Outside Plant Engineering GTAW

3573 Wolfedale Road.

Mississauga ON L5C 3T6

416 913 0693/ 647 643 1446

From: James Johnstone <jjohnstone@amaranth.ca>
Sent: 28-Apr-21 6:39 PM
To: Amy Knapp <aknapp@nvca.on.ca>; manon.belle-isle@wsp.com; Dwight Smikle <Dwight.Smikle@rjburnside.com>; municipal.circulations@ugdsb.on.ca; Rogers, Joanne <Joanne.Rogers@dpcdsb.org>; ladouceurm@csmiamonde.ca; planification@csdccc.edu.on.ca; rlinn@sixnations.ca; Dawn LaForme <dlaforme@sixnations.ca>; mno@metisnation.org; lpuconsents@mpac.ca; kay.grant@ontario.ca; MOB Permits <MOB.Permits@rci.rogers.com>; rowcentre@bell.ca; municipalplanning@enbridge.com; 'WILLIAM_CHAMBERS@TRANSALTA.COM' <WILLIAM_CHAMBERS@TRANSALTA.COM>; 'LORENA_WILSON@TRANSALTA.COM' <LORENA_WILSON@TRANSALTA.COM>; LandUsePlanning@HydroOne.com; anna.burdz@canadapost.postescanada.ca; David Trotman <david.trotman@townofmono.com>
Subject: RE: Notice of Public Meeting for Temporary Use Application (Z08-2021)

Good Evening,

The Township of Amaranth has received the attached Temporary Use Application (Z08-2021).

This email is to provide notice of a public meeting (please see attached) taking place electronically on Wednesday, May 19, 2021 (starting at 6PM).

Could you please provide comments for this application by Wednesday, May 12, 2021. Thanks.

James Johnstone

Township Planner | 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



Technical Memorandum

Date: May 14, 2021

Project Name: Bridge 15 Superstructure Reuse **Project No.:** 300042575.1000

Client Name: Township of Amaranth

Submitted To: Nicole Martin, Dipl. M.A. CAO/Clerk

Prepared By: Stephen Riley, P.Eng.

Reviewed By: Chris Knechtel, P.Eng.

1.0 Introduction

In our capacity as Township Engineer, R.J. Burnside & Associates Limited (Burnside) was requested by the Township of Amaranth (Township) to undertake a review of their existing bridge inventory for the purposes of assessing the suitability of each location as a candidate for the installation of the prefabricated bridge superstructure originally intended for the Bridge 15 location.

This Memo provides commentary and methodology used in the analysis for suitability, while providing recommendations for the future use of the prefabricated superstructure.

2.0 Background Information

In 2017 the Township entered into a Design Build Project to replace/rehabilitate Bridge 15. The project was awarded to Guardian Bridge a supplier of prefabricated bridge superstructures. The Contractor (Guardian) had proposed to install a prefabricated structure (steel beams with an epoxy coated timber deck) on top of the existing concrete Bridge 15 foundations.

The project proceeded without the benefit of either a topographic survey or a geotechnical investigation (soils report) for the site. There were numerous issues with the proposed design including:

- That the existing north abutment was rotated towards the river, which was one of the key issues that drove the closure of the bridge in the first instance.

- That the proposed refacing of the north abutment would not address future rotation and possible failure.
- That the existing bridge foundations were skewed while the proposed superstructure was square creating a built-in instability.
- As there was no site survey, the amount of approach road fill required would encroach on the watercourse.
- Initial construction activity was found to be inadequate.

The project was abandoned due to the above issues and after a mediation process, an agreement was reached wherein the Township would receive and store the bridge superstructure in the Township Works Yard.

The Township has retained Burnside to consider the suitability of the superstructure at alternate locations.

Criteria and Assumptions

The following provides the geometry of the available Bridge 15 superstructure (original layout drawings appended for reference) and forms the basis for assessment of suitability at other sites:

- The superstructure consists of five steel girders, with a composite timber-epoxy deck.
- The bridge was designed to be installed in two pieces with a central concrete closure strip in the middle.
- The structure provides a driving platform of 8.0 m between steel Thrie-Beam barriers.
- The centreline of the exterior girders being 7.2 m apart.
- The centreline bearing to bearing span is 16.9 m.
- Suitability based on geometric conditions and does not address hydraulic performance.
- Suitability based on superstructure replacement (reusing existing abutments) rather than full structure replacement.

3.0 Structure Assessment

The Township provided Burnside with a copy of their most recent (2020) Bridge and Culvert Inventory (appended for reference) to review general information available for each existing structure. Our review included the general structure geometry in the first instance with a secondary consideration being the condition of the existing structures. The following is a table of general geometry and preliminary findings:

Red = Unsuitable Site

Orange = Unsuitable Site due to the small size of existing structure, however new bridge could be constructed to span over the old abutments

Green = Suitable Site

Structure ID	Structure Type	Structure Condition	Span(s)	Abutment Width	Skew	Suitability
1*	Steel I-Girder (Concrete Deck)	Good	12.4	10.27	15	<i>Unsuitable</i> Span too small
2*	Through Girder (Concrete)	Fair	8.5	5	0	<i>Unsuitable</i> - Span too small
3*	Cast-In-Place Concrete T-Beam	Fair	9.3	7	5	<i>Unsuitable</i> - Span too small
4*	CSP Arch Culvert	Good	10.5	N/A	0	<i>Unsuitable</i> - Span too small
5	Precast Concrete Box Girder	Good	20.8, 20.8	10.2	0	<i>Unsuitable</i> – Span too large
6	Precast Concrete I-Girder	Good	20.5, 28.1, 20.5	13.6	45	<i>Unsuitable</i> – Span too large
7	Cast-In-Place Concrete Rigid Frame	Good	18.3	11.35	40	<i>Unsuitable</i> – Span too large
8	Cast-In-Place Concrete Rigid Frame	Good	18	9.25	20	<i>Unsuitable</i> – Span too large
9	Steel I-Girder (Concrete Deck)	Good	26	12.17	40	<i>Unsuitable</i> - Span too large
10	Through Girder (Concrete)	Poor	15.2	6.4	0	<i>Suitable</i> – Structure widening required
11	Through Girder (Concrete)	Poor	15.2	6.2	0	<i>Suitable</i> – Structure widening required

Structure ID	Structure Type	Structure Condition	Span(s)	Abutment Width	Skew	Suitability
12	Bowstring Arch (Concrete)	Poor	15.2	6.63	0	<i>Suitable – Structure widening required</i>
13	Bowstring Arch (Concrete)	Poor	15.2	5.02	0	<i>Suitable – Structure widening required</i>
14	Cast-In-Place Concrete Rigid Frame	Good	14	9.1	0	<i>Suitable – No structure widening required</i>
16	Cast-In-Place Concrete Box Culverts	Good	8.0, 8.0	14.6	20	<i>Suitable – No structure widening required</i>
17	Precast Concrete Box Girder	Good	23.2	10.1	0	<i>Unsuitable - Span too large</i>
18*	Cast-In-Place Concrete Rigid Frame	Good	12	9.8	25	<i>Unsuitable - Span too small</i>
19*	Cast-In-Place Concrete Rigid Frame	Good	8	8.9	0	<i>Unsuitable - Span too small</i>
20*	CSP Multi-Plate Arch Culverts	Good	3.8, 3.8	N/A	0	<i>Unsuitable - Span too small</i>

* Indicates sites where the prefabricated superstructure can be used as a replacement option if additional hydraulic capacity is needed. New abutments would need to be constructed and old abutments may be left in place for scour/erosion protection.

4.0 Scope of Work for Suitable Structures

The structures highlighted above would require substantial reconstruction to allow the existing substructures to accommodate the prefabricated superstructure.

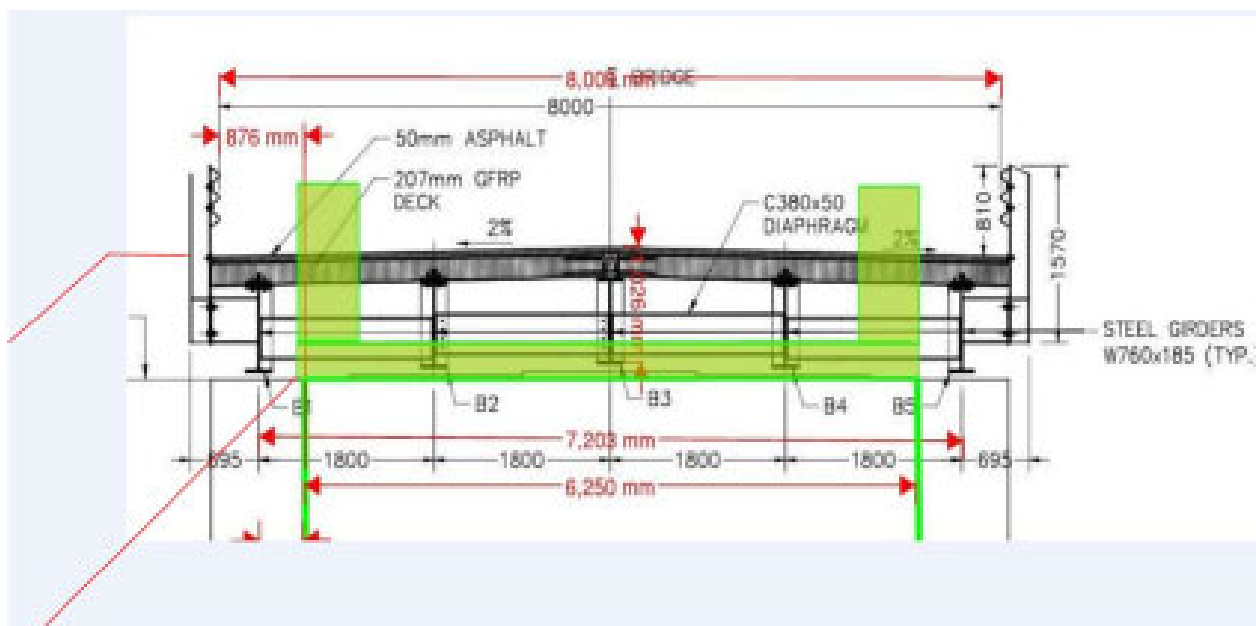
Generally, the work would include:

- Widening of the existing abutments to allow the girders to be seated on the existing abutments.
- Replacement/ reconstruction of the existing wing walls.
- Increasing the road platform width to match the superstructure.
- Increase in the road profile to accommodate the difference in elevation between the existing and proposed superstructure thickness.
- Extending the existing wingwalls or installation of new retaining walls to accommodate the increase in road fill and cross section width. (Alternately, property may be required).

A typical cross section (representative of Bridge 10 or 11) is shown below.

The green outline represents the approximate existing bridge superstructure.

The prefabricated superstructure is shown as an overlay and demonstrates that the abutments would have to be wider to allow the girders to bear on the abutments. The road would be wider and higher resulting in the need for significant changes in the roadside slopes (shown in red) including new wingwalls and or property acquisition.



More specifically the following would be required for each structure.

Bridge 10, 11, 12 & 13 – Abutment widening, abutment repairs/modifications, wingwall reconstruction, retaining walls and erosion protection.

Bridge 14 and 16 – Abutment modifications required to accommodate for new superstructure. However, the existing bridge is in good condition and would not be a candidate for use at this time.

The costs to modify the existing bridges to accommodate the prefabricated structure have not been assessed in detail as additional information would be required to establish more accurate quantities and design needs. This would include detailed measurements, abutment condition assessments (core samples), site surveys and potentially geotechnical investigations.

However, high level cost estimates would put the work in the range of \$450,000 to \$650,000 for any particular site with the costs of engineering or background studies not included. Engineering would be in the range of \$50,000 to \$75,000 depending on the specifics of the bridge.

It is possible that more detailed assessment of the existing abutments and wingwalls at Bridges 10,11,12 and 13 may determine that the abutments cannot be salvaged and replacement is required.

In addition to the above consideration could be given to installing the superstructure at the original Bridge 15 location.

Following the determination that the existing superstructure was not an acceptable or appropriate solution on the existing abutments, Burnside completed a design for new abutments to accommodate the superstructure at location 15.

A geotechnical report was prepared which confirmed that pile foundations would be required which further explained the original foundation rotation.

A tender process was completed with a price received from a contractor for approximately \$500,000 plus HST (August 2018).

A final option available to the Township would be to sell the superstructure to a neighbouring municipality that may have a need for a superstructure of these dimensions.

5.0 Recommendations and Conclusions

After a review of the Township's structures, Burnside has concluded that there are four primary sites (in addition to Bridge 15) for the reuse of the prefabricated superstructure.

The rest of the Townships inventory do not fit the geometric constraints required by the superstructure's fixed dimensions or may be in good condition as to not warrant the need for a major rehabilitation.

The most suitable structures based on site geometry are Bridges 10, 11, 12, and 13, all of which were noted in the Township's recent Bridge Inspection Report to be in poor condition requiring replacement in 1-5 years.

It is noted that Bridges 12 and 13 are concrete bowstring arches which are potential heritage structures that would require a Schedule B or C Municipal Class Environmental Assessment to proceed with their removal. The cost of the environmental assessment would be \$50,000 to \$75,000 on top of any engineering or construction activity.

Bridges 10 and 11 fit within the geometric constraints and these sites were previously discussed with Township Staff and Council. While they may fit the geometric requirements, their existing geometry and condition would require considerable investment in their rehabilitation. The costs would be in the higher end of the range previously noted.

In our view the Townships best options, listed in order are:

- 1) Seek to sell the superstructure to another Municipality.
- 2) Revisit the site 15 location and install at that location.
- 3) Place the superstructure at sites 10 or 11 if detailed assessment confirms viability of the abutments.
- 4) Place the superstructure at sites 12 or 13 if detailed assessment confirms viability of the abutments.
- 5) Retain the superstructure for an extended period of time until one of the Township's smaller structures require replacement (i.e. Bridge 2 or 3).

Please let us know if the Township has any questions or requires any further clarification on this matter.

R.J. Burnside & Associates Limited

{Original Signed}

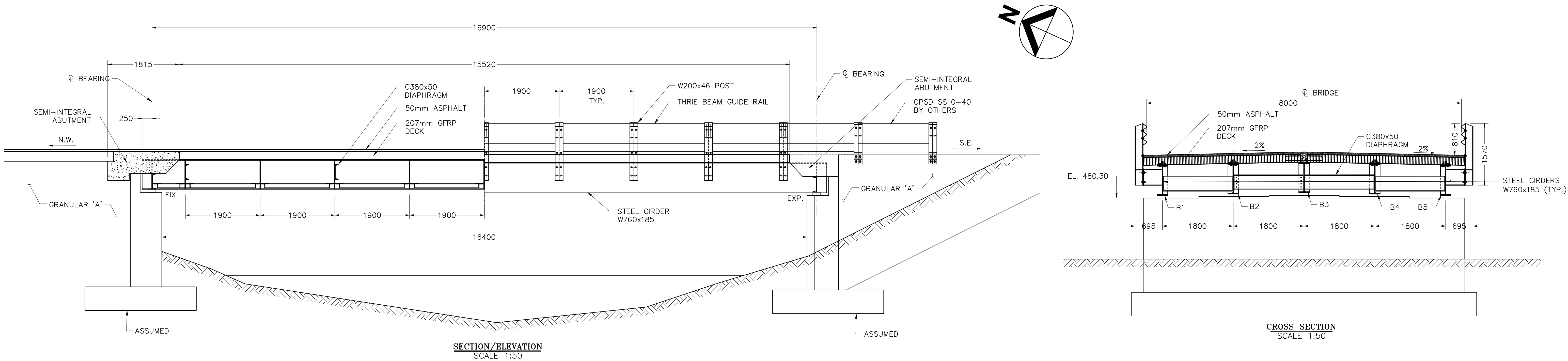
Stephen Riley, P.Eng.
SPR/CK:kl

{Original Signed}

Chris Knechtel, P.Eng.

Enclosures: Bridge 15 Superstructure Layout Drawing (September 2017)
Township of Amaranth 2020 Structure Inventory Map

METRIC PRINTING COLOR SETTINGS: 1=0.150, 2=0.250, 3=0.350, 4=0.500, 5=0.350, 6=0.600, 7=0.350, 8=0.150, 9=0.100, 10->255=0.130
IMPERIAL PRINTING COLOR SETTINGS: 1=0.005, 2=0.010, 3=0.014, 4=0.020, 5=0.014, 6=0.024, 7=0.014, 8=0.005, 9=0.010, 10->255=0.005



MAIN STRUCTURAL STEEL

#	ELEMENT	SECTION	LENGTH	QUANTITY	NOTES
1	STEEL BEAMS	W760X185	17.40 m	5	
2	SHEAR TRANSFORMER	L-127X89X19	17.40 m	8	
3	END DIAPHRAGM	C380X60	1.8 m	8	
4	INTER DIAPHRAGM	C380X50	1.8 m	20	
5	THRIE BEAM RAIL POST	W200X46	1.57 m	18	ON BRIDGE ONLY
6	POST SUPPORT	W410X54	0.47 m	18	
7	HORIZONTAL BRACES	L-102X102X9.5	2.6 m	16	
8	HSB BOLTS ASTM A490/A499M	M24		36	POST CONNECTION
9	HSB BOLTS ASTM A325/A325M	M22		64	BRACES CONNECTION
10	STIFFENERS			72	
11	STUDS	Ø19 mm		104	
12	BASE PLATES	450X400X20		10	
13	SHEAR BOLTS	M22		96	
14	GUSSET PLATES			32	
15	ELASTOMERIC BEARINGS	EL352550		10	GOODCO LAMINATED BEARINGS SERIE EL

GENERAL NOTES:

- THE BRIDGE SUPERSTRUCTURE DESIGNED ACCORDING TO REQUIREMENTS CANADIAN HIGHWAY BRIDGE DESIGN CODE 2014, MINISTRY OF TRANSPORTATION (MTO) STRUCTURAL MANUAL FOR LOW VOLUME ROAD, AND MTO MANUAL OF STANDARD SHORT-SPAN STEEL BRIDGES.
- DESIGN CROSS SLOPE - 2%
- SPEED - 60 km/h
- AADT - < 400
- MTO LOW VOLUME ROAD
- EPOXY PAINT SYSTEM BY 'GUARDIAN BRIDGE RAPID CONSTRUCTION INC.'

RESPONSIBILITY FOR DESIGN:

- THE PROJECT UNDERTAKEN CONCERNS TO THE NEW BRIDGE SUPERSTRUCTURE.

COMPOSITE DECK

- BOLTS: ASTM A325M, TYPE 1, 22 mm DIA. (U/N).
- DECK: "GFRP COMPOSITE DECK". PROPRIETARY PRODUCT OF GUARDIAN BRIDGE RAPID CONSTRUCTION INC.
- MINIMUM ACCEPTABLE MECHANICAL AND PHYSICAL DESIGN PROPERTIES:
- LUMBER PROPERTIES SHALL CONFORM TO CAN/CSA-S6-06, SECTION 9.12
- LAMINATED TIMBER CORE SHELL CONFORM TO CAN/CSA-086.

- GFRP CASING DESIGN PROPERTIES:
 - MODULUS OF ELASTICITY - 35,000 MPa
 - SHEAR MODULUS - 2,400 MPa
 - MASS DENSITY - 2,150 kg/m³
 - COEFFICIENT OF LINEAR THERMAL EXPANSION- 0.000011/°C
 - TENSILE ULTIMATE STRENGTH - 800 MPa
 - COMPRESSIVE ULTIMATE STRENGTH - 700 MPa
 - SHEAR IN-PLANE STRENGTH - 20 MPa

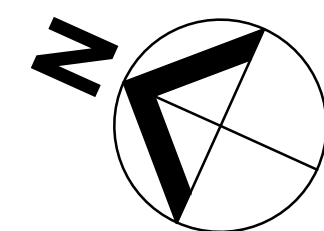
- GROUT:
 - NON-SHRINK WITH MINIMUM YIELD STRENGTH OF 60 MPa
- GROUT

CONCRETE

- CAST-IN-PLACE NORMAL DENSITY CONCRETE - 35 MPa

REINFORCING STEEL:

- REINFORCING STEEL SHALL BE GRADE 400 UNLESS OTHERWISE SPECIFIED.
- BAR MARKS WITH PREFIX 'C' DENOTED EPOXY COATED BAR.
- BAR HOOKS SHALL HAVE STANDARD HOOK DIMENSIONS USING MINIMUM BEND DIAMETERS, WHILE STIRRUPS AND TIES SHALL HAVE MINIMUM HOOK DIMENSIONS. ALL HOOKS SHALL BE IN ACCORDANCE WITH THE STRUCTURAL STANDARD DRAWINGS SS12-1 AND SS12-2 UNLESS INDICATED OTHERWISE.



CLEAR COVER TO REINFORCING STEEL:

- ABUTMENTS 70±20
- REMAINDER (UNLESS OTHERWISE NOTED) 70±20

STRUCTURAL STEEL:

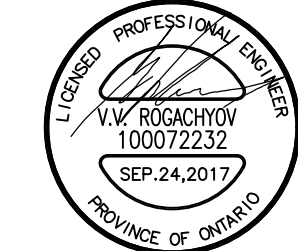
- STRUCTURAL STEEL: CSA G40.21M, GRADE 350W, CATEGORY 2.
- REINFORCING STEEL:
- WELDING SHALL CONFORM TO CSA W59-XX.
- ALL BUTT WELDS IN FLANGE AND WEB SHOP SPLICES SHALL BE FINISHED FLUSH OR SMOOTH AS INDICATED, BY GRINDING WHERE NECESSARY IN THE DIRECTION OF APPLIED STRESSES. IF RELOCATION OR ADDITIONAL SHOP SPLICES ARE REQUIRED, THEIR LOCATION SHALL BE APPROVED BY THE ENGINEER.
- UNLESS OTHERWISE NOTED THE MINIMUM FILLET WELD SHALL BE AS FOLLOWS:

MATERIAL THICKNESS OF THICKER PART JOINED (mm)	MINIMUM SIZE OF SINGLE PASS FILLET WELD (mm)
TO 12 INCLUSIVE	5
OVER 12 TO 20	6
OVER 20 TO 40	8

NO.	DATE:	REVISION	CH'D
1	APRIL 2,2017	FOR PRELIMINARY REVIEW	VR
2	APRIL 16,2017	FOR REVIEW	VR
3	MAY 07,2017	FOR REVIEW	VR
4	MAY 13,2017	FOR FABRICATION	VR
5	SEP. 24,2017	REVISED	VR



GUARDIAN BRIDGE RAPID
COBNSTRUCTION INC.
500 JAMES ST.S.
ST.MARYS, ON N4X 1A2



5 WESTCLIFFE CRESCENT
RICHMOND HILL ON, CANADA
Phone: (416) 786-4913
v_r@hotmail.com

Project: **TOWNSHIP OF AMARANTH
BRIDGE NUMBER 15
SUPERSTRUCTURE.**

Drawing Title:
**GENERAL ARRANGEMENT
CONCEPT**

Drawn by: V.R.	Date: APRIL 2,2017
Checked by: V.R.	Scale: AS NOTED
Project Nr. 17CR01	Drawing Nr. S-01

CAD FILE \DWG\
LAST UPDATED: YEAR/MONTH/DAY

ARCH. 'A1' SIZE 594x841

TOWNSHIP OF AMARANTH STRUCTURE INVENTORY MAP



KEY PLAN
NOT TO SCALE

LEGEND

- Provincial Highway
- County Road
- Township Road
- Structure Location



MEMO TO COUNCIL 2021-018

TO: Mayor Currie and Members of Council

FROM: James Johnstone, Township Planner

DATE: May 19, 2021

SUBJECT: Primrose Estates Signs

Recommendation

That Memo to Council 2021-018 regarding Primrose Estates Signs be received for information and staff be directed accordingly.

Background

Primrose Estates is seeking to put up two construction signs for the proposed subdivision located at 485471 30th Sideroad. According to the township's sign by-law, only one sign is permitted per property; however, exemptions may be sought by an application directly to council.

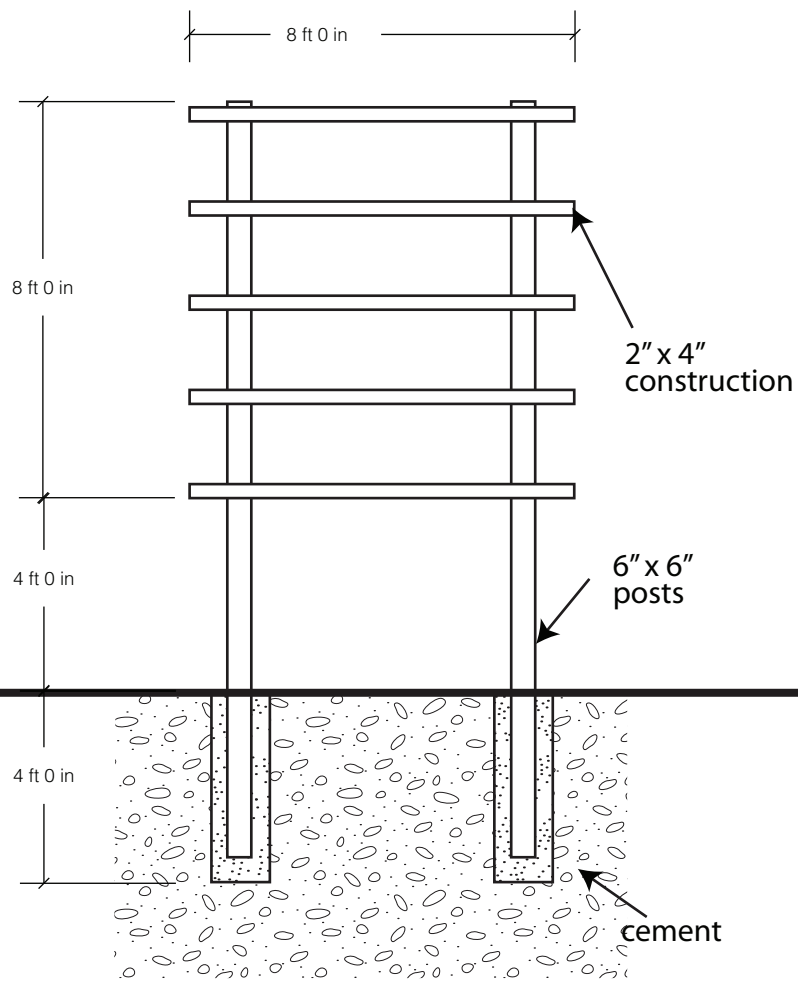
The township's sign by-law permits construction signs to be up to 10 square meters and the proposed signs are 5.9 square meters. Staff recommend that council approve the exemption in order to permit two construction signs to be located at the subject property.

Summary

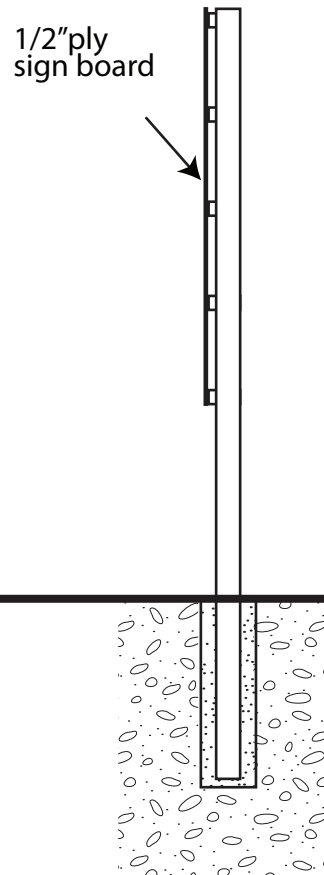
Council direct staff accordingly.

Respectfully Submitted,

James Johnstone,
Township Planner



FRONT ELEVATION

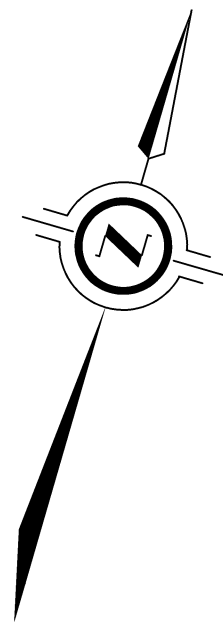


END ELEVATION



SCALE: 1/4" = 1'0"

PROPOSED SINGLE SIDED SIGN
APRIL 30, 2021.



NORTHEAST

QUARTER

LOT

31,

CONCESSION

1

PIN 34053 - 0079

PLAN 7M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN
THE LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF DUFFERIN (No. 7)
AT _____ O'CLOCK ON THE _____ DAY
OF _____, 2021 AND ENTERED IN THE PARCEL
REGISTER FOR PROPERTY IDENTIFIER _____
AND THE REQUIRED CONSENTS ARE
REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR THE LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF DUFFERIN (No. 7)

THIS PLAN COMPRISES PART OF PIN 34053-0188

PLAN OF SUBDIVISION OF
PART OF LOT 31
CONCESSION 1
TOWNSHIP OF AMARANTH
COUNTY OF DUFFERIN

SCALE 1 : 1000
20 0 20 40 60 metres

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

J.D. BARNES LIMITED

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 23 BOTH INCLUSIVE, BLOCKS 24 AND 25 BOTH INCLUSIVE, THE STREETS NAMELY: STREET A AND STREET B, THE STREET WIDENINGS NAMELY BLOCKS 26 AND 27, AND THE 0.30m RESERVES NAMELY BLOCKS 28 TO 35, BOTH INCLUSIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREETS AND STREET WIDENING ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWNSHIP OF AMARANTH AS PUBLIC HIGHWAY.

DATED THIS _____ DAY OF _____, 2021

SEVEN DEVELOPMENTS (485471 AMARANTH) INC.

DOMENIC TASSONE
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION"

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999582.

DISTANCES SHOWN ON CURVED LIMITS ARE ARC MEASUREMENTS.

ALL SET SIBS AND PB MONUMENTS WERE USED DUE TO PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91. SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.

FOR BEARING COMPARISONS, A ROTATION OF 00°35'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS 7R-5239 AND 7R-5375.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	608 380.83	4 911 139.35
ORP (B)	609 214.71	4 910 725.88

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
RIB	DENOTES	ROUND IRON BAR
WIT	DENOTES	WITNESS
UI	DENOTES	UNIDENTIFIABLE
MS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
VH	DENOTES	VAN HARTEN SURVEYING INC.
1211	DENOTES	P.J. WILLIAMS, O.L.S.
1253	DENOTES	D.J. GUILLEN, O.L.S.
P1	DENOTES	PLAN 7R-5375
P2	DENOTES	PLAN 7R-5239

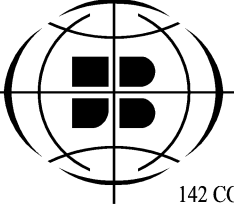
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON

PRELIMINARY

DATE

LAURENCE J. KEULLING
ONTARIO LAND SURVEYOR



J.D. BARNES
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
142 COMMERCE PARK DRIVE, UNIT V, BARRIE, ON L4N 4W4
T: (705) 739-6770 F: (705) 739-6771 www.jdbarnes.com

DRAWN BY: MICHAEL WALDOCK	CHECKED BY: LJK	REFERENCE NO.: 21-11-864-00
FILE: G:\21-11-864\00\DRAWINGS\MP-864.dgn		DATED: March 18, 2021

PLOTTED: 3/18/2021



THE CORPORATION OF THE TOWN OF SHELburne
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
UNDER SECTION 34 OF THE PLANNING ACT

Take notice that the Council of the Corporation of the Town of Shelburne has received a complete application for a Zoning By-law Amendment (File No. Z21/02) and will hold a public meeting on:

MONDAY, MAY 31ST, 2021

The public meeting is scheduled to start at 6:30 p.m., or as shortly thereafter as possible, and will be held in an online virtual meeting format, as outlined below.

The purpose of the meeting is to consider an Amendment to the Town of Shelburne Zoning By-law No. 38-2007. Take notice that the application has been deemed complete so that it can be circulated and reviewed.

The property subject to the proposed Amendment is municipally known as 242 Main Street East. The property is designated as Downtown Mixed Use in the Official Plan and zoned Mixed Use Commercial (C2) in the Zoning By-law. The accompanying map illustrates the location of the land subject to the proposed Amendment.

The purpose and effect of the Amendment is to rezone the property from Mixed Use Commercial (C2) Zone to a new site-specific Mixed Use Commercial Exception (C2-#) Zone. The application is proposing site-specific provisions to recognize the existing accessory building lot coverage (11.2%), the existing garage footprint (76 square metres), the existing setback from the detached garage to the rear lane (0.6m) and to allow for an accessory building to be used for human habitation whereas the Zoning By-law prohibits this use, to allow for one (1) dwelling unit within an accessory building whereas the Zoning By-law does not permit a dwelling unit in a private garage, and to allow for two (2) dwelling units on one lot.

Further to the COVID-19 Pandemic and the Provincial Orders that limit public gatherings, the public meeting will be held electronically through Zoom video conferencing and will be livestreamed. To participate in the meeting electronically through Zoom video conferencing, please contact the Clerk at jwilloughby@shelburne.ca to register in order to have access to the public meeting, no later than Thursday May 27th, 2021. Should you wish to view the proceedings, you will have the opportunity to view a live stream of the meeting on the Town of Shelburne's YouTube channel <https://www.youtube.com/channel/UCsar-MwF8CXrgPbe2EVxh-w>.

At the meeting you will be given the opportunity to ask questions and indicate whether you support or oppose the Zoning By-law Amendment. Written submissions will be accepted by the Clerk up to 4pm on the day of the Public Meeting. Questions and comments may be submitted in writing to the Clerk, up to 4pm on the day of the meeting. To ensure your questions, comments or concerns will be addressed during the meeting, please submit questions and comments in writing via email by 4pm on May 31st, 2021.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Clerk of the Town of Shelburne 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.

For more information about this matter, email planning@shelburne.ca or visit the Town's website at www.shelburne.ca. The agenda package including a copy of the staff report and the proposed zone change application will be available on the Town's website prior to the meeting.

Dated at the Town of Shelburne on the 7th day of May, 2021.

Jennifer Willoughby, Clerk
Town of Shelburne
203 Main Street East
Shelburne, Ontario L9V 3K7
Phone: 519-925-2600
Email: planning@shelburne.ca



Dufferin County
Permits Submitted to MPAC [Date of Submission]
From: 5/10/2021 To: 5/17/2021

Permit # Type Parcel #

Last Sent Date Issued Date Occupancy Revoked Final Inspection

Amaranth						
	PRDK202100060	Deck	220800000105310	513520 2ND LINE, Amaranth, ON		Permit(s) Issued
	May-13-21	Apr-26-21				
	PRSP202100086	Septic	220800000109310	473056 COUNTY ROAD 11, Amaranth, ON		Permit(s) Issued
	May-13-21	Apr-30-21				
	PRPE202100116	Pool Enclosure	220800000221739	22 RUSSELL HILL RD, Amaranth, ON		Permit(s) Issued
	May-13-21	Apr-13-21				
	PRPE202100171	Pool Enclosure	220800000225801	243067 5TH SIDE RD, Amaranth, ON		Permit(s) Issued
	May-13-21	Apr-07-21				
	PRSF202100195	New Single Family	220800000308700	475543 DUFFERIN COUNTY ROAD 11, Amaranth, ON		Permit(s) Issued
	May-13-21	Apr-30-21				
	PRDK202100204	Deck	220800000409350	335374 7TH LINE, Amaranth, ON		Permit(s) Issued
	May-13-21	Apr-22-21				
	PRPE202100228	Pool Enclosure	220800000222808	1 EVANS AVE, Amaranth, ON		Permit(s) Issued
	May-13-21	Apr-23-21				
	PRPE202100266	Pool Enclosure	220800000119400	245005 5TH SIDEROAD, Amaranth, ON		Permit(s) Issued
	May-13-21	Apr-22-21				

May 6, 2021

To:

Town of Shelburne

Township of Amaranth

Township of Melancthon

Town of Mono

Subject: 2021 CDRC Forecast Update

The attached CDRC Monthly Financial Report for March 2021 was presented at the CDRC Board of Management meeting held on April 28, 2021. Also attached is an updated 5 year financial forecast.

As provincial restrictions have extended into May, the "Estimated Full Year" section of the report has been updated to reflect changes to some original budget assumptions. The loss of spring and summer floor rentals and concession sales and the savings in arena and concession wages.

The CDRC is pleased to announce the Canada Summer Jobs application for funding has been approved to receive \$32,926 for the project and is reflected in the updated report.

At this time, the impact of the April and May closures will not significantly impact the CDRC budget. As we move forward into the summer, a CDRC monthly financial report and related comments will be forwarded to the funding partners.

Should you have any questions or need additional information, please contact your representative on the Board of Management or contact me directly.

Regards,

Kim Fraser

Facility Administration Manager

Centre Dufferin Recreation Complex

CDRC MONTHLY FINANCIAL REPORT

Type	Description	MAR					MAR YTD					ESTIMATED FULL YEAR				
		2021 Budget	2021 Actual	2021 Variance	Variance %	2020 Actual	2021 Budget	2021 Actual	2021 Variance	Variance %	2020 Actual	2021 Budget	2021 Estmt	2021 Variance	Variance %	2020 Actual
Rev	Arena Rentals	\$0	\$0	\$0		\$14	\$0	\$0	\$0		\$98	\$117	\$117	\$0	0%	\$159
Rev	Floor Rental	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0	\$21	\$0	\$21	100%	\$0
Rev	Advertising	\$0	\$0	\$0		\$0	\$1	\$0	\$1	100%	\$8	\$8	\$3	\$5	65%	\$10
Rev	Programs	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0	\$21	\$20	\$0	2%	\$3
Rev	Room Rental	\$0	\$1	-\$1	-486%	\$1	\$0	\$1	-\$1	-584%	\$7	\$13	\$11	\$2	14%	\$10
Rev	Concession Sales	\$0	\$0	\$0		\$6	\$0	\$0	\$0		\$26	\$51	\$40	\$11	21%	\$26
Rev	Pool Fees	\$0	\$0	\$0		\$1	\$0	\$0	\$0		\$3	\$86	\$86	\$0	0%	\$47
Rev	Day Camp Fees	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0	\$67	\$67	\$0	0%	\$0
Rev	Grants	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$0	\$5	\$33	-\$28	-559%	\$4
	Total Operating Revenue	\$0	\$1	-\$1	-442%	\$22	\$2	\$1	\$0	8%	\$141	\$389	\$378	\$11	3%	\$258
Exp	Payroll	\$16	\$20	\$4	22%	\$27	\$51	\$53	\$2	3%	\$98	\$388	\$383	-\$6	-1%	\$311
Exp	Benefits	\$5	\$3	-\$2	-36%	\$3	\$15	\$11	-\$3	-22%	\$14	\$72	\$69	-\$3	-4%	\$58
Exp	Bank Charges	\$0	\$0	\$0	66%	\$0	\$0	\$0	\$0	4%	\$0	\$1	\$1	\$0	1%	\$1
Exp	Maintenance	\$12	\$5	-\$7	-60%	\$3	\$25	\$14	-\$11	-45%	\$18	\$98	\$89	-\$9	-9%	\$75
Exp	Utilities	\$9	\$6	-\$3	-31%	\$14	\$32	\$29	-\$2	-7%	\$42	\$130	\$125	-\$5	-4%	\$110
Exp	Vending	\$0	\$0	\$0		\$2	\$0	\$0	\$0		\$11	\$20	\$17	-\$3	-16%	\$9
Exp	Admin	\$1	\$1	-\$0	-10%	\$3	\$3	\$3	-\$0	-7%	\$8	\$47	\$47	-\$0	0%	\$40
	Total Operating Expense	\$43	\$35	-\$8	-19%	\$52	\$126	\$111	-\$15	-12%	\$193	\$757	\$730	-\$27	-4%	\$604
	Operating (Gain)/Loss	\$43	\$34	-\$9	-22%	\$30	\$124	\$109	-\$15	-12%	\$52	\$368	\$352	-\$16	-4%	\$346
Exp	Capital Costs	\$15	\$0	-\$15	-100%	\$8	\$15	\$0	-\$15	-100%	\$25	\$36	\$36	\$0	0%	\$32
	Total (Gain)/Loss	\$58	\$34	-\$24	-42%	\$38	\$139	\$109	-\$30	-22%	\$76	\$404	\$388	-\$16	-4%	\$378
Rev	Municipal Contribution	\$0	\$0	\$0		\$0	\$84	\$82	-\$2	-3%	\$82	\$337	\$334	-\$2	-1%	\$327
Rev	Covid Funding	\$0	\$0	\$0		\$0	\$0	\$0	\$0		\$3	\$150	\$150	\$0	0%	\$0
	Net Financial (Gain)/Loss	\$58	\$34	-\$24	-42%	\$38	\$55	\$27	-\$28	-50%	-\$5	-\$83	-\$96	-\$13	16%	\$51

BALANCE SHEET SUMMARY

	2020 YE	YTD	Change
Cash	\$188	\$152	-\$36
Accounts Receivable	\$12	\$3	-\$9
Accounts Payable	-\$71	-\$53	\$18
Retained Earnings	-\$129	-\$102	\$27
Total	\$0	\$0	\$0

2021 CDRC BUDGET 5 YEAR FORECAST (\$000)

Year	2020	2020	2021	2021	2022	2023	2024	2025
Scenario	Budget	Actual	Budget	Estimate	Estimate	Estimate	Estimate	Estimate
Opening Surplus/Reserves	\$183	\$180	\$129	\$129	\$228	\$75	\$87	-\$17
+ Municipal Contribution	\$327	\$327	\$337	\$337	\$347	\$357	\$368	\$379
+ Covid Relief Muncipal Funding			\$150	\$150				
- Operating Loss	-\$256	-\$346	-\$368	-\$352	-\$276	-\$276	-\$276	-\$276
+ Capital Grants			\$31	\$31	\$489			
- Capital Roof Cost			-\$42	-\$42	-\$668			
- Capital Cost	-\$49	-\$32	-\$25	-\$25	-\$45	-\$69	-\$196	-\$270
= Closing Surplus/Reserves	\$205	\$129	\$212	\$228	\$75	\$87	-\$17	-\$184

Assumptions:

3% municipal funding increase each year (per 2020 approved budget & 5 year plan)

Municipal Covid Relief Funding \$150 (see details of actual loss below)

Holding operating loss steady based on 2020 budget from 2022 - 2025

Roof Project for \$710k offset by \$520 grant is approved and executed

Total Impact of COVID on 2020 Actuals and 2021 Budget	2020	2021	Total
Ice Profit Reduction (ice rentals less saved wages)	\$70	\$90	\$160
Floor & Room Rental	\$35	\$0	\$35
Cancellation or modification of Camp, Pool, Concession	\$15	\$10	\$25
Operational Savings (reduced operating hrs Arena & Pool)	-\$50	-\$10	-\$60
Total	\$70	\$90	\$160

CENTRE DUFFERIN RECREATION COMPLEX
BOARD OF MANAGEMENT

Minutes of the Regular meeting held March 24, 2021 via ZOOM

Attendance:	Lindsay Wegener	Shelburne
	Steve Anderson	Shelburne
	Dan Sample	Shelburne
	Chris Gerrits	Amaranth
	Heather Foster	Amaranth
	Laura Ryan	Mono
	Darren White	Melancthon
	Margaret Mercer	Melancthon
	Kim Fraser	Facility Administration Manager
	Marty Lamers	Facility Maintenance Manager
	Emily Francis	Recreation Program Coordinator
	Aletha Stephenson	Chair, Anti-Black Racism, Anti-Racism & Discrimination Task Force

Absent: Geer Harvey

Meeting called to order by Chair, Chris Gerrits at 6:30pm.

A quorum was present.

Declaration of Pecuniary Interests:

Chairman, Chris Gerrits stated that if any member of the board had a disclosure of pecuniary interest that they could declare the nature thereof now or at any time during the meeting.

Agenda:

MOTION #1 – Moved by D. White seconded by L. Ryan. Be it resolved we approve the agenda dated March 24, 2021 as circulated. Carried

Discussion & Approval of Minutes of Previous Meeting February 24, 2021:

MOTION #2 – Moved by M. Mercer seconded by D. White. That the minutes of the CDRC Board of Management regular board meeting held virtually on February 24, 2021 be approved as circulated and presented. Carried

Old Business

Town of Shelburne report-Anti-Black Racism, Anti-Racism & Discrimination Task Force Recommendations:

Aletha Stephenson was invited to attend the CDRC Board meeting to share and touch on highlights recommended in the report from the Anti-Black Racism, Anti-Racism & Discrimination Task Force. The report was previously circulated and received at the February 24, 2021 board meeting.

Some highlighted areas are lack of representation in the community. The report recommends that organizations and groups that the Town of Shelburne is affiliated, support the notion of anti-black racism, are supportive of an inclusive community and create a safe space for groups and individuals.

L. Wegener arrives at 6:50pm

New Business

Hiring Practices from a Diversity, Inclusion and Equity Lens:

S. Anderson spoke to being mindful and looking through the appropriate lens to ensure hiring practices are also reflected and represented to the needs of the community. Comments suggested that future recruitment advertisements include a sentence stating the CDRC is committed to equality and welcome candidates who represent diversity. As well, the board will consider composing the interview team to ensure there is a level playing field.

Finance Committee Report:

After review of the accounts, the following motion was presented.

MOTION #3 – Moved by H. Foster seconded by L. Ryan. That the bills and accounts as presented in the amount of \$ 24,048.53 be approved and paid. Carried

Pool/Camp Committee Report:

It was reported that a record number of resumes were submitted this year and as the bronze programs leading up to lifeguard courses continue to grow, there will be a strong group of new lifeguards coming up. It was noted that many of the lifeguard and day camp applicants have participated in CDRC swimming and/or camp programs in the past. After review of the candidates that were interviewed and offers of employment issued and accepted, the following motion was presented.

MOTION #4 – Moved by D. White seconded by L. Ryan. **BE IT RESOLVED** that the CDRC Board of Management hires the following for the 2021 seasonal summer contract positions, provided these programs operate:

- Deck Supervisor: Shauna Staveley, Ashton MacDonald and Laura Wagstaff
 - Lifeguard/Instructor: Maggie Brash, Madeleine Smith, Jamie Smith, Annie Cameron, Kaitlyn Hunt, Patrick Baird, Rhiannon Woodall, Ethan Josephson and Hannah Post; Casual-Josie Wicks, Malcolm Fradette, Kaitlyn Woodall and Allison Whitten
 - Head Day Camp Counsellor: Sydney Burns
 - Camp Counsellor: Sierra Davis, Emma Timmins, Alexa Dempster, Alyiah Davis, Jordan Smith, Hannah Abbott, Hannah Foulger, Jenna Purchase, Lauren King, Evelyn Kooblal and Leah Bennington
- Carried

Facility Administration Manager and Recreation Program Coordinator Reports:

See Schedule A

See Schedule B

MOTION #5 – Moved by D. White seconded by L. Ryan. Whereas Dufferin County Community Services and the CDRC are in an agreement for the funding of childcare services through the CDRC Summer Day Camp Program;

Be it resolved the CDRC Board of Management authorize the Facility Administration Manager to sign the attached Schedule D-Service Description Schedule 2021.

Carried

MOTION #6 – Moved by D. White seconded by M. Mercer. That the CDRC Board of Management approves moving forward with 2021 spring and summer programs, following guidelines released by the Town of Shelburne, Ontario Ministry of Health and WDGPH.

Carried

MOTION #7 – Moved by M. Mercer seconded by L. Wegener. That we receive the reports from the Facility Administration Manager and the Recreation Program Coordinator.

Carried

Facility Maintenance Manager's Report:

See Schedule C

MOTION #8 – Moved by L. Ryan seconded by D. Sample. That we receive the report from the Facility Maintenance Manager.

Carried

MOTION #9 – Moved by M. Mercer seconded by L. Ryan. Be it resolved that the Facility Administration Manager be authorized to register for the Advanced Recreation Facilities Business Management 2 instructor-led online course offered by the ORFA from May 3 to May 23 at a cost of 1,450.00 plus HST;

And further that the Facility Maintenance Manager be authorized to register for the Legal Awareness 1-Supervising in a Recreation Environment (OLSS) course offered by the ORFA until December 31, 2021 at a cost of \$550.00 plus HST;

And further that the Facility Maintenance Manager and the Full-time Arena Operator be authorized to register for Certified Pool Operator (CPO) course at a cost of \$450.00 plus HST each;

And further that the Facility Administration Manager, the Facility Maintenance Manager and the Full-time Arena Operator be authorized to register for Standard First Aid (full course) at a cost of \$135.00 plus HST each.

Carried

New Business

Discussion of Board Dissolution:

Town of Shelburne representatives were asked to provide some clarity to a resolution that was passed at a Special Council meeting on March 15, 2021 regarding a Service Delivery Review. S. Anderson commented that Shelburne Council and staff are looking to see if there are ways to streamline and deliver services more efficiently. Reviewing all options and considerations whether to continue to move forward in the current arrangement or pursue other options. A decision has not been made.

Further discussion and comments from members hope the Town of Shelburne will engage the boards early into the process that could be altered. As the other members municipalities financially contribute to the CDRC capital projects, how long will the process take? There is public confusion regarding the resolution and would like clarification of its intent. The Service Delivery Review will take time and collaborative discussion. If Shelburne decides to dissolve the board, will there be compensation to the other municipalities for their share of capital investment? Concern how service will be provided to the rural municipalities.

Confirmation by By-law

MOTION #10 – Moved by L. Ryan seconded by D. White. Be it resolved that leave be given for the reading and enacting of by-law #03-2021 being a by-law to confirm certain proceedings of the CDRC Board of Management for its regular board meeting held March 24, 2021. Carried

Adjournment:

MOTION #11 - Moved by H. Foster seconded by D. White. That we now adjourn at 7:53pm to meet again on April 28, 2021 at 6:30pm, or at the call of the chair. Carried

Secretary - Treasurer

Chairperson

Dated

SCHEDULE 'A'

Facility Administration Managers Report – March 24, 2021

General Information:

- Continuing to work and finish up with BDO, providing information for the 2020 financial year end audit
- Continuing to work on converting and upgrading the Payment Evolution payroll program and ePay information
- Submitted requested information to Elections Canada
- The 2021 Heritage Music Festival (HMF) is postponed to 2022.

Old Business:

- Received acknowledgement from Hydro One that the CDRC was not selected to receive financial support from the Hydro One Community Fund
- Received the Service Description Schedule 2021 (attached) from Dufferin County Community Services to be signed as part of the service agreement in place to provide funding of childcare services through the CDRC Day Camp program.
- I contacted Crewson Insurance and asked for clarification regarding liability coverage for CDRC programs that require outside instructors. In conclusion, if an instructor is not a volunteer or CDRC staff, and will be paid, they must have their own insurance and there are no endorsements to policies that will provide coverage to uninsured contractors.
- Continuing to review all CDRC staff orientation and health & safety training to ensure all training is more uniform for all staff and standardized.
- Continue to streamline office space. Archiving and organizing records.

New Business:

- I would like to enroll in the ORFA Advanced Recreation Facilities Business Management II – Online instructor-led course. The course is scheduled to start Monday, May 3rd through to Thursday, May 13th with online instruction daily from 9am-12noon and finishing off with a two-hour exam that will be open from May 17th to May 23rd. The cost is \$1,450 plus HST. The five modules include Customer Service and Patron Relations, Human Resources Management, Supply Chain Management, Public-Private Partnerships and Social Media Strategy. I am working towards an ORFA Certified Recreation Facilities Professional (CRFP) designation. This course is the last needed to complete and achieve the designation.
- I require Standard First Aid & CPR C certification. The course is blended with online training prior to the one-day in-class training. The cost is \$135.00 plus HST and the certification is valid for 3 years.

Kim Fraser
Facility Administration Manager

SCHEDULE 'B'

Submitted By: Recreation Program Coordinator Emily Francis

To: CDRC Board of Management

Date: Wednesday March 24th, 2021

Subject: Recreation Coordinator Report

March Overview

- Created and circulated a feedback questionnaire to gather information on what types of programs the funding and surrounding municipalities would like to see offered at the CDRC.
 - o At this time, I have received a total of 162 responses.
 - o The community was asked the following question: **The CDRC is looking to expand our recreation program offerings. Are there any recreation activities that you or members of your household would like to see offered at the CDRC? List as many as you would like.** Below are some of the responses to the above question:
 - Youth All Sports Program (Combination of baseball, tennis, basketball, soccer, volleyball etc)
 - Youth recreational dance classes
 - Youth gymnastics programs
 - Soccer
 - Youth social nights
 - Zumba (Adults and Kids)
 - Adult and youth culture craft nights
 - Adult dance and fitness classes
 - Salsa
 - Swing
 - Ballroom dance
 - Yoga
 - Kangoo bounce fitness
 - Pilates
 - Tai Chi
 - Chair exercise for seniors
 - Martial art classes
 - Programs that are not sport related for example photography, baking, craft workshops etc.
 - Camp Counsellor learning opportunities, leadership training programs
 - Affordable skating lessons
 - Basketball
 - Tennis
 - Badminton
 - Volleyball
 - Track and Field
 - Ball Hockey
 - Tween fitness programs
 - Walking Club
 - Indoor swimming

- I will provide a report at the April Board meeting with an overview of the results as I would like to collect more responses from the community.
- To run specialty programs, the CDRC will need to acquire instructors who are knowledgeable in that specific area. For example, fitness programs we would need a fitness instructor to run the classes. Through discussions with Crewson Insurance regarding liability insurance for program operation, we have concluded that any instructor who is a volunteer (not being paid for services) or employed with the CDRC is covered under the CDRC insurance policy. If the instructor is being paid for their services and is not a CDRC employee, they are required to provide a proof of liability insurance prior to the start of the program.
- Explored virtual Home Alone and Red Cross Babysitting Course options for March Break.
 - Observed a session ran by the SOS Safety for Kids Program.
 - If we remain in the Orange Zone, this program can operate in an in class setting.
 - Completed the Home Alone Safety for Kids updated program Facilitator Self Study to continue to provide the SOS Home Alone Safety for Kids program.
- Designed a Pool Rental Request Form to begin tentative bookings for pool rentals.
- Continued working on developing the Training for all seasonal summer staff.
 - Updates to the Pool Manual.
 - Updates to the Camp Manual.
 - Development of general (all staff) training.
 - Began planning for summer staff training days.
 - Looked into incorporating the B.R.A.V.E (Behaviour Transformation) Training into the camp staff orientation.
- Creating graphics for upcoming programs and frequent updates to social media platforms.
- Continued to develop the Spring/Summer 2021 program information and registration details.
 - Aim to have registration for Day Camp open on April 1st. A Day Camp Registration form has been created to accept registration online.
 - Pool registration will open later.
 - Created a Contact List for mass emails regarding upcoming programs.
 - Now that we have moved to the Orange Zone on Monday March 22nd, 2021, I am exploring program options for the interim before the summer season.
- Covid-19 Screening
 - Created an online Covid-19 screening form for staff to complete prior to arriving at the facility for their scheduled shift. This form will be actively used for all seasonal summer staff throughout May-September.
 - Updated the Covid-19 Screening for outside visitors entering the facility. Visitors are to complete a covid-19 screening form that includes answering Covid-19 screening questions, the date/time of entry, name, and contact information for contact tracing purposes.

SCHEDULE 'C'

Facility Maintenance Managers Report – March 24, 2021

SAFETY

No issues

GENERAL INFORMATION:

HVAC repair defective recirculating pump, also a defective electrical contactor and overload for a return pump items repaired.

Reviewing COVID-19 government updates and changes, regularly updating protocols and safety plan as needed. Continuing with facility checks and snow removal.

Continuing to update operating procedures to go along with the pool and day camp manuals.

ESA inspection all deficiencies repaired.

Power scrubbing arena floor removing powder white pigment. Repair power scrubber trouble shoot (blown fuse).

Fabricate dasher board scrubber. From old floor scrubber, cleaning dasher boards and board advertisement a long process

Remove old advertising, hang ball hockey nets deep cleaning dressing power washing ever square inch to prep for paint were needed so much disinfectant residue on walls paint not sticking well until cleaned.

Comprise a comprehensive refrigeration service providers information questionnaire for competitive pricing.

Multiple walks through with sales rep for ice plant service provider.

Upstairs boiler service required. Heat exchanger plugged chemical flush needed. Flushed Mar 15 /21

Infrastructure roof grant required signage if approved would like to add this onto the engineering companies' responsibility as it can be included in the total overall grant cost.

HVAC inspection and quarterly filter change March 22, 2021. Found faulty pump \$560.00 plus labour approx. 1 hr, Water feed valve needs replacing \$768.00, bearing assembly required beginning to leak \$1294.50.

Applied for funding for an energy efficient water conditioning/treatment system for the arena ice.

New business

Enrolling in the ORFA online study Legal Awareness I - Supervising in a Recreation Environment (OLSS) online cost \$550.00 the online course has a 30-day window to finish course. **Monday, March 01, 2021** end Friday, December 31, 2021 <https://www.orfa.com/event-4155180>

Tyler and myself require a CPO (certified pool operator) course, ORFA is not offering a CPO course at this time, Suggested I find a PHTA industry partner. Acapulco pool not online currently \$450.00, An online course available through Clear aquatics \$425.00

I require a CPR & Standard First Aid and AED training would like to train while arena is slow within next month or so before new programs start up, through the county's first aid provider they are offering online courses available at approx. \$150.00 as my first aid has expired for over a year. Kim, Tyler, and other staff can be trained later this year.

Marty Lamers

Facility Maintenance Manager

Centre Dufferin Recreation Complex

From: [Roseann Knechtel](#)
To: [Todd Taylor](#); [Alexis Phillips](#); [Nicole Hill](#); [mike.fazackerley@matthewscott.com](#); [altheaa2018@gmail.com](#); [dholmes@melancthontownship.ca](#); [dwhite@melancthontownship.ca](#); [Meghan Townsend](#); [ssoloman@townofgrandvalley.ca](#); [josh@hoskinfamily.com](#); [Nicole Martin](#); [walterkolodziechuk@gmail.com](#); [Bob Currie](#); [amie@headwatersracquetclub.com](#); [Cheyanne Hancock](#); [mj.walker@sympatico.ca](#); [john.creelman@townofmono.com](#); [wayne7w@bell.net](#); [Karen Landry](#); [Tracy MacDonald](#); [Heather Asling](#); [jeff_sedgwick@cooperators.ca](#); [Tracey Atkinson](#); [blundellsja@gmail.com](#)
Subject: Mulmur PSB Motion
Date: Thursday, May 6, 2021 11:57:32 AM

Hi Everyone,

Please find the attached motion passed at the Mulmur Council meeting on May 5, 2021.

6.2 Police Service Board Composition

Moved by Cufaro and Seconded by Clark

That Council supports being included in a rural municipalities Police Service Board;

AND THAT Council requests that each municipality would have a Council representative on the Police Services Board;

AND THAT Council support the inclusion of citizen representation;

AND THAT Council support the removal of Provincial Appointees;

AND FURTHER THAT Council supports the completion of the online proposal to the Solicitor General as selected by the Mayor's sub-committee.

	Yea	Nay
Councillor Boxem	Y	
Councillor Clark	Y	
Councillor Cufaro	Y	
Deputy Mayor Hawkins	Y	
Mayor Horner	Y	

CARRIED.

If you have any questions or concerns please let me know.

Have a great day,

Roseann Knechtel, BA, MMC | Deputy Clerk / Planning Coordinator

Township of Mulmur | 758070 2nd Line East | Mulmur, Ontario L9V 0G8

Phone 705-466-3341 ext. 223 | Fax 705-466-2922 | rknechtel@mulmur.ca

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From: [Fred Simpson](#)
To: janet.ivey@cvc.ca; [Nicole Martin](mailto:Nicole.Martin); sstone@eastgarafraxa.ca; "Karen Landry"
Cc: [Chipperfield, Tamara](#)
Subject: Joint Municipal Water Management Agreement
Date: Friday, May 7, 2021 2:40:45 PM
Attachments: [image001.png](#)
[V1.1 Joint Municipal Water Management Agreement.pdf](#)

During a session on April 28, 2021, Mono Council considered a report jointly prepared by Councillor Fred Nix and CAO Mark Early on the Joint Municipal Water Management Agreement. Attached is a copy of that report. The report makes a number of recommendations, all endorsed by council. Council added one recommendation in addition to those in the report. Below is a copy of the resolution passed by Mono Council on April 28, 2021.

Resolution #3-9-2021

Moved by Sharon Martin, Seconded by Fred Nix

*THAT the Joint Municipal Water Management Agreement report prepared by Councillor Nix and CAO Early dated April 21, 2021 be received;
AND THAT the report be forwarded to the CTC and the participating municipalities;
AND FURTHER THAT the CTC be asked to reconsider the 5% increase in the four year average annual water taking as a criteria to update and re-run the models.*

"Carried"

Regards,

Fred Simpson

Clerk

Town of Mono

519.941.3599, 234



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify fred.simpson@townofmono.com.



MEMO / REPORT

To: Mayor Ryan and Members of Council
From: Councilor Fred Nix and Mark Early CAO
Date: April 21st, 2021
Subject: Joint Municipal Water Management Agreement

BACKGROUND

A draft “Joint Municipal Water Management Agreement” has been received from Credit Valley Conservation (CVC), attached as Schedule A to this report. CVC prepared this as part of its work for the CTC – Credit Valley, Toronto and Region, Central Lake Ontario Source Protection Region. Fred Nix and Mark Early have reviewed this draft and offer Council their observations and comments.

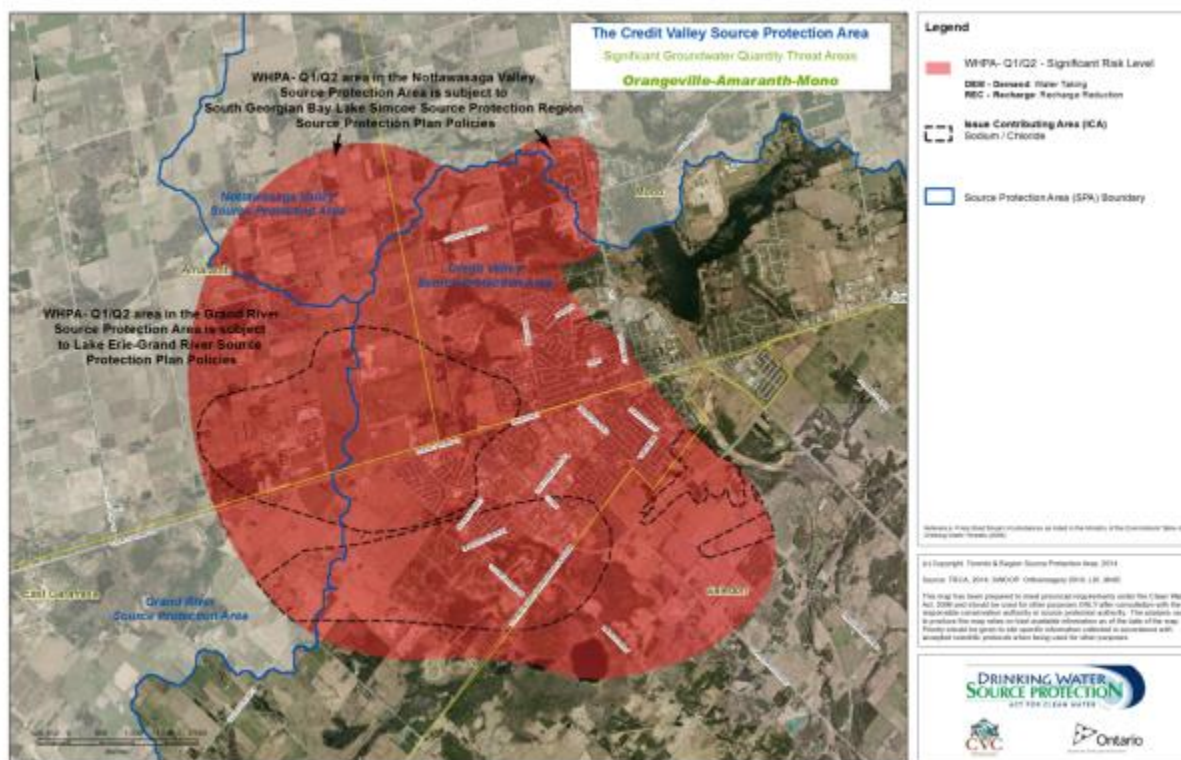
DISCUSSION

The Clean Water Act, 2006, requires municipalities to create Source Protection Plans. These plans were prepared by Source Protection Authorities which, in this case, was the CTCⁱ. One of the threats to municipal drinking water systems identified in this area is a water quantity threat. This threat applies to most of the municipal wells in Orangeville (11 out of 12), the three Cardinal Woods wells in Mono, the future Pullen well in Amaranth and to a small portion in East Garafraxa. The defined area of the threat also crosses the CTC borders into the neighbouring Nottawasagaⁱⁱ and into the Grand Riverⁱⁱⁱ watersheds but, for administrative simplicity, the CTC is the lead agency for the water quantity threat in this area.

In 2016 the County of Dufferin received funding under the Provincial Source Protection Funding (SPMIF) program, although the County had no involvement in source protection. The County worked with the affected municipalities to utilize the monies to prepare the basis for an agreement to address the water quantity threat. In 2017, the four municipalities met a number of times and, under the chair of Dufferin County and the work of a consultant (Steve Burns of B.M. Ross), they came to an agreement on how to manage the water quantity threat. The draft agreement appended to this report is the result of this work in 2017.^{iv} If the four municipalities

pass motions approving this draft, it will become a legally-binding agreement on how the municipalities manage the water quantity threat.

To understand what this agreement is about, there are a few key points to note. First, the water quantity threat was identified by what is known as a “Tier 3 Water Budget” study completed in 2011. This study used a model to identify possible water quantity threats in an area known as “Local Area A” which is approximately 45 km² in size. The model, with some refinements, was used again in a 2014 CTC study that looked at the benefits of a number of risk management measures. The main purpose of the attached draft agreement is to develop a mechanism whereby the four municipalities would decide that this model should be re-run for an up-dated assessment of the risk of a water quantity threat (Wellhead Protection Area (WHPA) for Quantity (Q1/Q2)). Until the details become available for future modelling, nobody knows precisely what it would cost to re-run this model but the number put on the table in 2017 was in the range of \$100,000.



A second key point to note is that there are two main factors affecting the water quantity threat: (1) the amount of water the municipalities pump out of the Guelph-Annabelle aquifer, and (2) the amount of land being developed (or re-developed) that has the effect of reducing recharge rates. The local municipalities have not supported the rationale for determining the threat which were based on upset pumping limits, not permitted pumping rates.

A third key point to note is this: The 2006 Clean Water Act established the 18 Source Protection Regions in Ontario and required these regions to develop policies to manage the threats to municipal drinking water. Once these policies were developed (back in about 2015), they were approved by the Province and they became mandatory – that is, municipalities are bound to implement them. So, in the case of the water quantity threat in this area, Mono is under binding rules that require it to enter into an agreement with neighboring municipalities. The point is that we (Mono Council) may have issues with the draft agreement appended to this report, but we are required to enter into some agreement.

A meeting was held at the Town of Mono Offices in March of 2019 with the representative municipalities and the Credit Valley Source Protection Authority (CVSPA). A draft agreement was to be prepared at that time. This is the resulting agreement, which preparation was delayed.

From the B.M. Ross 2017 report, the following is a succinct statement as to what the appended draft agreement is all about: “It was determined that the Management Model must: collect data regarding water use, groundwater levels, and development activities; periodically update the existing groundwater models to determine if risks have changed; if risk levels have changed identify why and consider appropriate risk management measures.”

OBSERVATIONS, COMMENTS ON DRAFT AGREEMENT

We offer the following comments and observations on the draft agreement:

1. The agreement treats a hectare of developed (or re-developed) land the same no matter where it is located. In the work of the 2017 committee, Mono argued that a hectare of developed land in Mono (or other rural communities) is different than a hectare of developed land in Orangeville because, in Mono’s case, water is pumped out of the aquifer and then most of it is discharged back into the ground whereas in Orangeville, most of the water pumped out of the aquifer is eventually dumped into the Credit River. This argument did not gain much traction in 2017 (for a number of technical reasons) and there is no point in bringing it up again. In any case, the consequences of this treatment of developed (or re-developed) land in the appended agreement is very minor in terms of any costs to Mono.
2. Clause #2 of Schedule A of the appended agreement requires municipalities to share data annually on water usage from both municipal and private wells. The final report of B.M. Ross simply indicated that municipalities should share information annually on water taking. It did not specifically state that this should include private wells. It is unclear to us as to how Mono could obtain this data. There are several private wells along County Rd #16, the Blind Line, Starrview Crescent that fall within Local Area A, there are the private wells of the car dealerships (and others) along Highway #10 and there is the future commercial area to be developed east of Watermark that will use private wells. It is not known if any of these private wells actually have the means of

developing data on usage. And, further, the cost-allocation formula in the appended agreement does not use water takings from private wells and (as best as we can remember) neither the Tier 3 study of 2011 nor the 2014 CTC study used information on water takings from private wells.

3. Clause #3 of Schedule A : This clause says the 4 municipalities will meet at least once every 4 years and at least 18 months before the end of term. The clause continues to state the purpose of these meetings: to “determine the necessity to initiate a process to update and re-run the hydrologic and hydrogeologic models.” But then clause #3 continues with this phrase: “This meeting will be supported by presentations on updated model conclusions ...” and it ends with this: “... reports complete with recommendations and options for mitigation of potential impacts.” This is confusing. The municipalities meet to decide if we need to re-run the model, but the wording of this clause seems to imply the technical people will have already re-run the model and be presenting the committee with recommendations on how to mitigate any increased risks.
4. The decision to re-run the model: The appended draft agreement follows the recommendations of the 2017 B.M. Ross report which says that the decision to re-run the model (and share the costs) will be made by the four municipalities. The problem is that both the B.R. Ross report and the attached draft agreement do not allow for one scenario. First, clause 3(e) states that it takes 3 municipalities to agree to re-run the model. Then clause 3(f) states that it takes a unanimous vote of 4 municipalities to decide not to run the model. This does not take account of the possibility of a 2:2 vote.
5. Clause #3(e) contains a redundant phrase: “consent of three financially contributing municipalities.” The costing formula says all four municipalities have to make some contribution to the cost so there is no such thing as a “financially non-contributing” municipality.”
6. Clause #5 states that the municipalities (majority) get to chose which consultant will actually do the work of re-running the model (and providing recommendations, etc). Again, this does not allow for 2 municipalities choosing one consultant and 2 choosing another (or, in a worst-case scenario all 4 municipalities choosing 4 different consultants).

RECOMMENDATION / CONCLUSION

We recommend that the following comments on the draft Joint Municipal Water Management Agreement be sent back to the CTC with copies to the three other participating municipalities:

1. The definition of water taking from private wells needs to be defined (all private wells or only those with PTW?) and, further, we need an explanation as to how or where this information is going to be used (will it be used if the model is re-run?)

2. The agreement has to contemplate 2:2 votes in the decision to re-run the model and has to specify what happens in this case.
3. The whole section in Clause #3 about technical support staff attending meetings and presenting updated model conclusions and recommendations should be deleted. We think technical support staff should attend the meetings, but the sole purpose of the meeting is to examine data on water usage and development so that a decision can be made as to whether or not the models should be re-run.
4. While Clause #5 is consistent with what the 2017 B.M Ross report stated, we think upon further reflection, the idea of four municipalities writing terms of reference and then reviewing prospective consultants is unworkable. We would suggest that the job of writing the terms of reference and selecting a consultant should be done by the CVSPA. It may be that there is a need for the four municipalities to approve these terms of reference and interviewing prospective consultants, but the technical expertise is at the CVSPA. If this is acceptable, Clauses #6, #7 & #8 could be eliminated from the agreement.
5. While Clause #9 (“Communications”) is consistent with the B.M. Ross report, we think the agreement should specify that the consultant chosen to re-run the model is responsible to make recommendations. These consultants’ reports should be made available to each of the four municipalities, so there is no need for a meeting to decide on a “summary and recommendations.” Rather, we think the meeting of the four municipalities after the completion of a consultant’s report on the re-run models should simply be to discuss how each municipality intends to implement the consultant’s recommendations.
6. We would suggest that the clause 3(g) be deleted as it is redundant and can be dealt with as part of the Dispute Resolution Section. Paragraph #14 should be re-worded to simply say “If any disputes arise as a result of this agreement, the parties agree to . . .” We would also suggest Paragraph 15 be amended to delete the end of the sentence following “Local Planning Planning Appeal Tribunal” and add “in accordance with Section 15 of the Municipal Arbitrations Act, R.S.O. 1990, c. M.48.

ⁱ Technically “local area A” is located within 3 Source Protection Regions, and all 3 Source Protection Authorities developed the same or similar policies. But, as a practical matter, it is the CTC that is over-seeing the implementation of these policies.

ⁱⁱ South Georgian Bay Lake Simcoe Source Protection Region

ⁱⁱⁱ Lake Erie Source Protection Region

^{iv} The source protection plans of all 3 Source Protection Authorities required the municipalities to implement their joint water management policies with within 3 years of approval of the plans. These plans were approved in about 2015.

JOINT MUNICIPAL WATER MANAGEMENT AGREEMENT

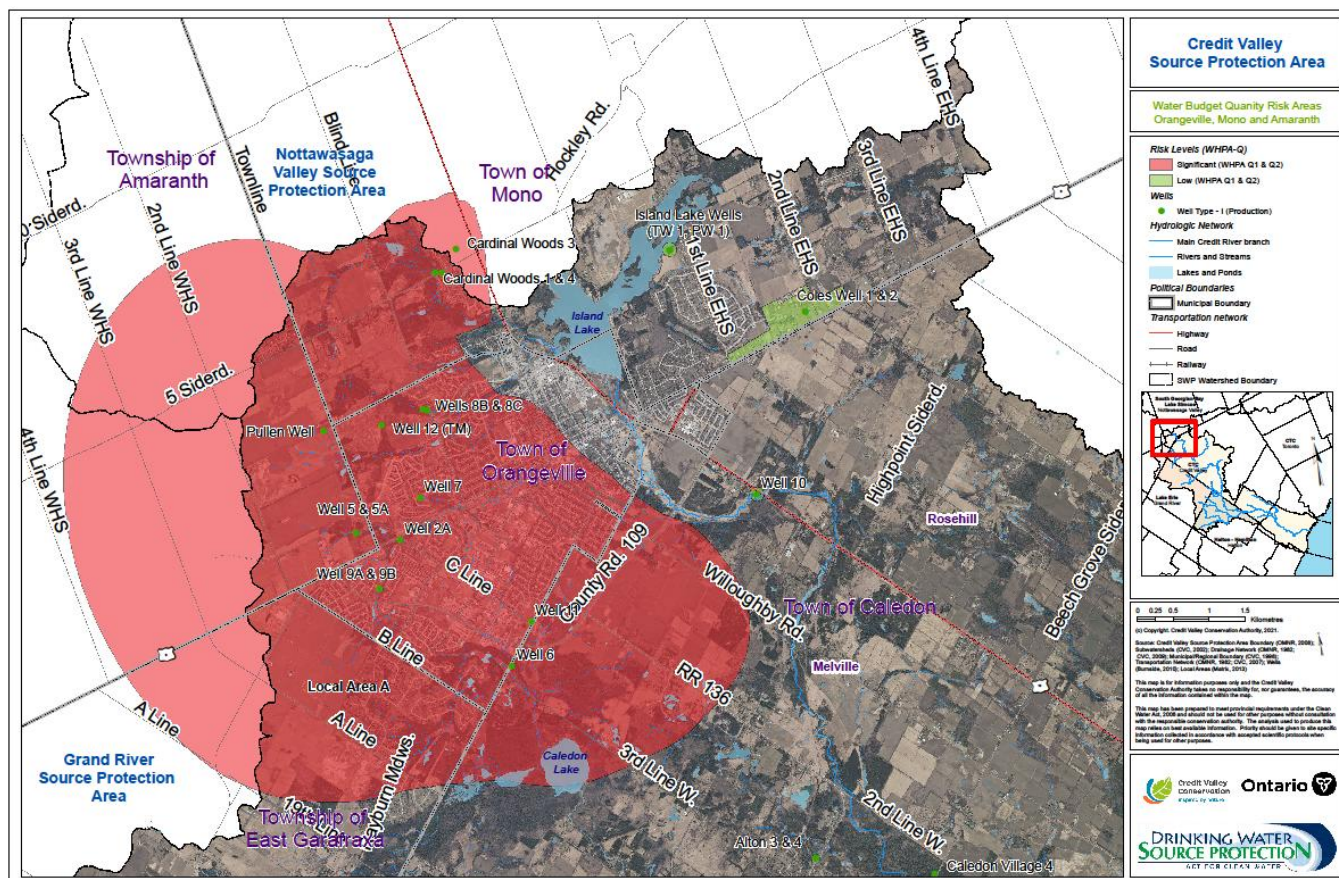
This **Joint Water Supply Management Model** agreement is made between:

**THE TOWNSHIPS OF AMARANTH AND EAST GARAFRAXA, THE TOWN OF MONO AND
THE TOWN OF ORANGEVILLE**

Background:

Through the research and analysis of groundwater supplies completed as part of the Source Water Protection Assessment process, a subwatershed within the Credit Valley, Toronto Region and Central Lake Ontario Source Protection Region was identified as having moderate to significant potential for water quantity stress. The subwatershed, known as Subwatershed 19, includes lands within the municipalities of East Garafraxa, Amaranth, Town of Mono, and Town of Orangeville. A Tier 3 Water Budget was completed for the subwatershed to examine the groundwater response to different climate, pumping and recharge scenarios. The result of the Tier 3 study was the identification of an area within Subwatershed 19, referred to as 'Local Area A' where drinking water quantity threats are characterized as being at significant risk. Local Area A encompasses existing and planned municipal well supplies for Amaranth, Mono and Orangeville.

Local Area A



Given the results of the Tier 3 Water Budget, the three Source Protection Regions that are located within Local Area A, implemented specific policies for Local Area A within their Source Protection Plans. The policies require the four municipalities with lands located in Local Area A to develop a Joint Municipal Water Supply Management Model and an agreement to implement the recommendations of the approved Model. The Model is to facilitate planning and management of the shared groundwater resource and to ensure water quality and quantity is maintained or improved and that activities are not and do not become significant drinking water quantity threats.

To address the requirements of the Source Protection Plans, the four municipalities joined with Dufferin County to form a working group. On behalf of the County, B. M. Ross and Associates was retained to identify and evaluate existing water management models, develop and recommend a model to meet the requirements of the Source Protection Policy in the context of the existing municipal water supplies.

This agreement has been developed from the recommendations from the consultants and subsequent negotiations between the four municipalities as a basis for implementation of approved recommendations.

The complete form of this agreement is comprised of an agreement with one schedule (A).

The following terms represent the general intent and a framework for the proposed four-party agreement:

1. Each municipality agrees to manage water taking and aquifer recharge to minimize impacts to the groundwater resource. They commit to do this by implementing established Risk Management Measures and Best Practices for both water taking and controlling recharge reduction.
2. Each municipality commits to accumulate and share information annually, regarding both municipal **and private** water taking and new development or re-development within the Local Area boundaries.

Model Update Frequency Triggers and Conditions

3. At least once every four years, and at least eighteen months prior to the end of a term of Council, representatives of each municipality will meet and determine the necessity to initiate a process to update and re-run the hydrologic and hydrogeologic models to determine if the threat to the groundwater resource has changed. **This meeting will be supported by presentations on updated model conclusions by technical support staff (or their agents). Presentations will include but not be limited to estimates regarding the change in percentage development, water use and infiltration, mapping and reports complete with recommendations and options for mitigation of potential impacts.** Model updates will additionally abide by the following threshold triggers and conditions:
 - a. If annual water taking for the entire Local Area, based on a running average of the previous four years, has increased by 5% or more since the previous review, the decision will normally be to update and re-run the models.
 - b. If new development or re-development will occur on 5% or more of the lands within the Local Area, the decision will normally be to update and re-run the models.
 - c. **Notwithstanding clause 3b, the triggering threshold for update of the models may be less than 5% of development or re-development where the land is considered sensitive and or subject to local planning conditions and or approvals.**
 - d. The recommendation to proceed or defer the update and re-run of the models must be communicated to each Council for a Resolution.
 - e. A decision to proceed will require the consent of at least three **financially contributing** municipalities.
 - f. A decision to defer will require the unanimous consent of all four **financially contributing** municipalities.
 - g. **In the event of a dispute regarding any clauses captured under Section 3, the municipalities will proceed to third party arbitration to come to a resolution.**

Risk Assessment and Peer Review

4. The update and re-run of the Models shall establish if the Risk Level has changed since the previous analysis and shall provide a review of the risk management measures undertaken including an opinion of their effectiveness. These conclusions will be presented to Council with the all relevant technical details per section 3.

5. The decision as to who undertakes the actual work of updating and re-running the models and managing the process can be made by a majority of the municipalities. They can choose to have a 3rd party undertake the assignment including management. As part of the work, the Credit Valley Source Protection Authority (CVSPA) in collaboration with the other Source Protection Regions (SPRs) with related policies, may be requested to provide oversight to ensure that all technical and Source Protection Plan requirements are covered by the consultant Terms of Reference.
6. The update and re-run of the Models shall be based on the most recently updated versions per confirmation by the CVSPA or their agent in collaboration with the other relevant SPRs.
7. Upon completion, any, and all new updates will be peer reviewed by the CVSPA or their agent in collaboration with the other relevant SPRs.
8. Each consecutive model update must be dated, affixed a version number, and shared with the participating Municipalities, the CVSPA or its agent for storage, future use and incorporation into the authoritative model suite for the CTC Source Water Protection Region.

Communications

9. The representatives of each municipality shall meet and consider the outcome of every update and re-run of the Models and provide a summary and recommendations for further action to each of their respective Councils.

Costs

Cost allocation, as suggested in the terms of the BM Ross study, may be addressed in two ways. Costs may be allocated based on a formula considering both water taking and new development, both of which contribute to groundwater risk. The allocation should also recognize a minimum cost to municipalities, reflecting that management of the groundwater resource benefits all. A cost allocation methodology is presented in Schedule A as an example of the recommended apportionment of costs. This will serve as the default formulation notwithstanding the ability of the Municipalities to make alternate arrangements for a particular study.

10. The costs of updating and re-running the models will be based on a formula that considers both water taking and the area of development and re-development that has occurred since the previous review and decision.
11. The division of costs between the Municipalities subject to this agreement, to undertake a model update will be based on the agreed to formula outlined in Schedule A.
12. Notwithstanding schedule A, up to 5% or a minimum of \$1000 for the cost of updating and re-running the models (whichever is greater), is to be borne by each municipality irrespective of if a taking or the development is inside the boundaries of any of the municipalities that are party to this agreement.
13. No municipality shall contribute less than the pre-defined % of the cost of updating and rerunning the models.

Dispute Resolution

14. If the required consensus, as set out above, cannot be reached the municipalities agree to enter into mediation to resolve the matter.
15. If mediation is not successful, the parties agree that the matter will be brought to the Local Planning Appeal Tribunal and or the Environmental Review Tribunal for a final decision.
16. All costs of mediation and further review, if necessary, shall be shared in the same manner as the cost of updating and re-running the models.

Township of Amaranth

Signature: _____
Name: _____
Title: _____
Date: _____

Signature: _____
NAME _____
TITLE: _____
Date: _____

Town of Mono

Signature: _____
Name: _____
Title: _____
Date: _____

Signature: _____
NAME _____
TITLE: _____
Date: _____

Township of East Garafraxa

Signature: _____
Name: _____
Title: _____
Date: _____

Signature: _____
NAME _____
TITLE: _____
Date: _____

Town of Orangeville

Signature: _____
Name: _____
Title: _____
Date: _____

Signature: _____
NAME _____
TITLE: _____
Date: _____

I/We have authority to bind the Corporation

SCHEDULE A

COST ALLOCATION APPROACH

The terms of agreement address cost allocation and include two main principles:

- The formula will allocate costs considering both water taking and new development. Both components contribute to the risk.
- There is a minimum cost to each municipality recognizing the fact that all benefit from management of the groundwater resource. Further, as set out in the terms of agreement, each municipality has a single vote regarding a decision to incur costs (i.e. update and re-run the models). To be fair, equal participation in the decision must come with a financial commitment.

To determine an appropriate split between water taking and new development, reference was made to Table 3 in the Risk Management Pilot Study report (Matrix Solutions Inc, 2014) which identified the percentage of the safe additional drawdown that would occur at each well as a consequence of both water taking and recharge reduction resulting from development. To understand the relative importance of each activity the average percent impact at the well sources was calculated. Table 1, summarizes the information.

Table 1
Predicted Impacts of Water Taking and Recharge Reduction

Well	Predicted % Impact	
	Water Taking	Recharge Reduction
2A	47	17
5/5A	18	77
6	79	12
7	46	9
8B	19	6
8C	19	6
9A/9B	8	49
11	43	5
12	40	7
Pullen	9	3
Carinal Woods 1	8	5
Cardinal Woods 2	986	11
Average %	35.2	17.3

Notes: Values taken from Risk Management Pilot Study Report, Table 3.

Based on the above Table 1, and considering a minimum cost to each municipality, water taking is approximately twice as significant as recharge reduction related to development. It is agreed that 67% of the balance of allocated costs be assigned to increased Municipal well pumpage and 33% to approved development/re-development.

It is agreed that water taking would be the current running average of the annual flows over the previous four years. This will smooth out usage values impacted by growth or environmental conditions (e.g. a dry summer with increased lawn watering). Only wells within the Local Area would be considered.

It is agreed that development would be measured as hectares of development or re-

development that has occurred since the modelling was previously completed.

Example Calculation

The following provides an example of how costs will be allocated. For this example, we have assumed the modelling expense will be \$100,000.

Scenario Details

Municipality	Water Taking¹ (m³/d)	Development² (ha)
Amaranth	0	25.3
East Garafraxa	0	0
Mono	336 ³	0
Orangeville	7,904 ⁴	5.5
Totals	8,240	30.8

- Notes:
1. Water taking is the average of 4 previous years.
 2. Development (including re-development) is the total since previous modelling.
 3. Cardinal Woods Wells only.
 4. Excludes Well 10.

Allocation Rules and Assumptions

- 67% is allocated to water taking
- 33% is allocated to development
- Total cost to update and re-run models is \$100,000
- **Minimum allocation is 5% of cost or \$1000 (whichever is cheaper)**

Amaranth Cost

- For water taking $\frac{0}{8240} \times 0.67 \times \$100,000 = \$0$
- For Development $\frac{25.3}{30.8} \times 0.33 \times \$100,000 = \$27,107$
- Total for Amaranth $\underline{\$27,107}$

Orangeville Cost

- For water taking $\frac{7904}{8240} \times 0.67 \times \$100,000 = \$64,268$
 - For Development $\frac{5.5}{30.8} \times 0.33 \times \$100,000 = \$5,893$
- Total for Orangeville \$70,161

Summary for Example

Municipality	Initial Calculation	Adjusted for 5% Minimums
Amaranth	\$27,107	\$25,079
East Garafraxa	\$0	\$5,000
Mono	\$2,732	\$5,000
Orangeville	\$70,161	\$64,921
Total	\$100,000	\$100,000

- The above analysis is an example of how the breakdown of costs per \$100,000 per this agreement as it relates to sharing of expenses related to updating and re-running the models.

GRAND VALLEY PUBLIC LIBRARY BOARD

Minutes Wednesday April 14, 2021

PRESENT: Chair: Carol Hall
Vice Chair: Julie vanAlstine
Board Members Rahmatu Etti-Balogun

East Garafraxa rep. Fran Pinkney
Town of Grand Valley rep. Philip Rentsch
Amaranth rep. Steve Niedzwiecki
CEO Joanne Stevenson
Deputy Clerk, Town of Grand Valley Sabrina VanGerven

REGRETS: Shane di Benedetto

1. **Call to order:** CEO 7:15 p.m.
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 F. Pinkney, that the agenda be approved
4. **No declaration of any conflicts of interest at this time.**
5. **Minutes of the March 10, 2021 meeting.**
MOTION #2: Moved by J. vanAlstine, seconded by P. Rentsch, that the minutes of the March 10, 2021 meeting, be approved.
6. **Business arising from the minutes.**
EAF Grant – Desk and Acrylic Barrier has been ordered with a delivery date of the beginning of June. All three municipalities will be supporting the extra expense of the acrylic barrier.
7. **Correspondence.**
7.1 SOLS signal
7.2 Township of East Garafraxa, COVID-19 Support for the new circulation desk barrier (\$616.94)
MOTION #3: Moved by J. vanAlstine, seconded by R. Etti-Balogun that the correspondence be received.
8. **Financial Report.**

Operating.

- 8.1 **MOTION #4:** Moved by F. Pinkney, seconded by R. Etti-Balogun, to accept the reviewed operating expenses for March. (\$28,804.48)
- 8.3 **MOTION #5:** Moved by J. VanAlstine, seconded by F. Pinkney to receive the 1st quarterly financial statement for the operating expenses.

Capital.

- 8.2 **MOTION #6:** Moved by F. Pinkney, seconded by J. vanAlstine to receive the financial statement for the capital account for March. (no expenses)

9. Committee Reports.

9.1 Finance

9.2 Personnel, Administration and By-laws. No report.

Performance review for CEO, scheduled for April 23 at 10:00am in the McGinnis Room.

MOTION #7: Moved by R. Etti-Balogun, seconded by J. vanAlstine that the reviewed Financial Policy be approved.

9.3 Advocacy. No report

9.4 Strategic Planning.

Strategic Plan ends 2021. CEO recommends meeting in September.

9.5 Information Technology/Communications. No report.

16. Chair Report.

C. Hall receive a response letter from Kyle Seebach, M.P. regarding the cutbacks to CELA and National Network for Equitable Library Services sent in April stating the importance of these services. The letter requested C. Hall complete the attached form letter to send to Parliament. C. Hall will complete the form letter and send to Parliament.

17. CEO Report.

The library was open for two weeks that WDG health unit was in the Orange Zone and has now moved back to being curbside with the mandates. The library will continue with curbside until further notice.

Programs are still all virtual:

Storm Watching with David T. Chapman

CocoaClub – will continue until the end of April

Snacks 'n Crafts – will continue until the end of April

Storytime – weekly

Teen program – presently doing quarterly, about 6 registered for this month.

Community Reads – will end shortly, there are no new videos.

Presented program statistic, programs are doing well. Most databases are not showing a high volume of use. Ancestry has doubled in the first quarter from last year's final numbers.

CEO will be picking up furniture from the Vaughan Public Library to use in the Library on Friday, April 23.

Interviews for the new Library Assistant I for programs will be held April 15-April 16, 2021.

18. **New business.**
19. **Next meeting.** Wednesday May 12, 2021. 7:15 p.m. McGinnis Room.
20. **Motion to adjourn.** 7:43 p.m. J. vanAlstine.



The Corporation of The Town of Amherstburg

May 3, 2021

Honourable Steve Clark
Minister of Municipal Affairs and Housing
Email: minister.mah@ontario.ca

VIA EMAIL

Re: Planning Act Timelines

Dear Hon. Steve Clark,

At its meeting held on April 12, 2021, Council for the Town of Amherstburg passed the following:

Resolution # 20210412-120

“That Administration BE DIRECTED to send correspondence in support of the City of Kitchener’s resolution regarding Planning Act Timelines.”

Enclosed is a copy of the correspondence from the City of Kitchener for convenience and reference purposes.

Regards,

Tammy Fowkes
Deputy Clerk, Town of Amherstburg
(519) 736-0012 ext. 2216
tfowkes@amherstburg.ca

cc:

Taras Natyshak – MPP, Essex, Ontario
tnatyshak-co@ndp.on.ca

Chris Lewis – MP, Essex, Ontario
Chris.Lewis@parl.gc.ca

Federation of Canadian Municipalities (FCM)
info@fcm.ca

Association of Municipalities Ontario (AMO)
amo@amo.on.ca

All Ontario Municipalities



CHRISTINE TARLING

Director of Legislated Services & City Clerk

Corporate Services Department

Kitchener City Hall, 2nd Floor

200 King Street West, P.O. Box 1118

Kitchener, ON N2G 4G7

Phone: 519.741.2200 x 7809 Fax: 519.741.2705

christine.tarling@kitchener.ca

TTY: 519-741-2385

March 31, 2021

Honourable Steve Clark
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto ON M5G 2E5

Dear Mr. Clark:

This is to advise that City Council, at a meeting held on March 22, 2021, passed the following resolution regarding Planning Act Timelines:

“WHEREAS the City of Kitchener, like many Ontario municipalities, is experiencing significant growth; and,

WHEREAS the City of Kitchener has conducted extensive work through its Development Services Review to remove red tape and improve public engagement; and,

WHEREAS the Province of Ontario's Planning Act provides a legislative framework for processing development applications including established timeframes which permit applicants to appeal to the Local Planning Appeal Tribunal if a Council fails to make a decision within a prescribed timeline; and,

WHEREAS the passing of Bill 108 in 2019 reduced the timelines for processing development applications before they can be appealed to the Local Planning Appeals Tribunal (LPAT) for a non-decision from those outlined in Bill 139, the Building Better Communities and Conserving Watersheds Act, 2017 as follows:

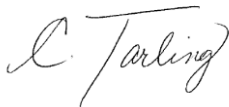
- from seven months (210 days) to four months (120 days) for Official Plan amendments;
- from five months (150 days) to three months (90 days) for Zoning By-law amendments; and
- from six months (180 days) to four months (120 days) for Plans of Subdivision; and

WHEREAS the shortened timeframes create unreasonable pressures on municipalities, even outside the context of navigating city business in a global pandemic, and result in reduced opportunities for meaningful public engagement and limited time for the public to provide written submissions on a development application;

THEREFORE BE IT RESOLVED that Kitchener City Council urge the Province of Ontario to review and reconsider the current timelines established for review of Planning Act applications before an appeal is permitted to the Local Planning Appeals Tribunal and to return to the timelines that were in effect under Bill 139, the Building Better Communities and Conserving Watersheds Act, 2017;

THEREFORE BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Ontario Minister of Municipal Affairs and Housing, to the local MP's and MPP's, to the Federation of Canadian Municipalities, to the Association of Municipalities Ontario, and all other municipalities in Ontario."

Yours truly,



C. Tarling
Director of Legislated Services
& City Clerk

c: Honourable Tim Louis, M.P.
Honourable Raj Saini, M.P.
Honourable Marwan Tabbara, M. P.
Honourable Bardish Chagger, M.P.
Honourable Bryan May, M.P.
Honourable Amy Fee, M.P.P.
Honourable Catherine Fife, M.P.P.
Honourable Belinda Karahalios, M.P.P.
Honourable Mike Harris, M.P.P.
Honourable Laura Mae Lindo, M.P.P.
Bill Karsten, President, Federation of Canadian Municipalities
Monika Turner, Association of Municipalities of Ontario
Rosa Bustamante, Director, Planning, City of Kitchener
Ontario Municipalities

From: [Denyse Morrissey](#)
To: [Sonya Pritchard](#); [Ed Brennan](#); [Tracey Atkinson](#); [Mark Early](#); [Denise Holmes](#); [Susan Stone](#); [Meghan Townsend](#); [Nicole Martin](#)
Subject: Shelburne WTP - allocation, special meeting April 28, 2021
Date: Tuesday, May 4, 2021 9:48:37 AM

Hello,

FYI

On April 26, 2021 council approved up to \$2 m for design and engineering of WTP expansion. The project is estimated to be in \$26 M to \$33 M range and to be confirmed once a final design is selected.

As you may know, we also had a special meeting with development community on April 28, 2021 specific to estimated remaining and unallocated waste treatment plant allocation. The Town had been requested by one developer outside of the urban boundary recently to designate all remaining unallocated units for WTP to their development.

If you are interested in more information:

<https://pub-shelburne.escribemeetings.com/Meeting.aspx?Id=50d26dea-48d9-4242-86d8-cf4872987507&Agenda=Agenda&lang=English>

You Tube and the live streaming – Part 1 and Part April 28:

<https://www.youtube.com/watch?v=w71U6YGaHcA>

<https://www.youtube.com/watch?v=ZpIRTGsflQQ>

Staff were directed to provide a general report at the May 31, 2021 meeting.

Regards,
Denyse

Denyse Morrissey, Chief Administrative Officer B.A; M.P.A. | Phone: 519-925-2600 ext 226

| Fax: 519-925-6134 | dmorrissey@shelburne.ca

Town of Shelburne | 203 Main Street East, Shelburne ON L9V 3K7 | www.shelburne.ca

 *please consider the environment before printing this e-mail*

SENT VIA EMAIL

May 5, 2021

**Re: Advocacy for Reform
Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)**

Please be advised that the Council of The Corporation of the Municipality of Leamington, at its meeting held Tuesday, April 27, 2021 enacted the following resolution:

No. C-119-21

Re: Advocacy for Reform - MFIPPA Legislation

BE IT RESOLVED that the Council of the Municipality of Leamington has received Clerk's Department Report LLS-15-21 regarding Advocacy for Reform of Municipal Freedom of Information and Protection of Privacy Act ("MFIPPA"); and

That that the following motion be passed in support of a request to review and reform of MFIPPA:

WHEREAS MFIPPA dates back 30 years;

AND WHEREAS municipalities, including the Municipality of Leamington, practice and continue to promote open and transparent government operations, actively disseminate information and routinely disclose public documents upon request outside of the MFIPPA process;

AND WHEREAS government operations, public expectations, technologies, and legislation surrounding accountability and transparency have dramatically changed and MFIPPA has not advanced in line with these changes;

AND WHEREAS the creation, storage and utilization of records has changed significantly, and the municipal clerk of the Municipality is responsible for records and information management programs as prescribed by the Municipal Act, 2001;

AND WHEREAS regulation 823 under MFIPPA continues to reference antiquated

technology and does not adequately provide for cost recovery, and these financial shortfalls are borne by the municipal taxpayer;

AND WHEREAS the threshold to establish frivolous and/or vexatious requests is unreasonably high and allows for harassment of staff and members of municipal councils, and unreasonably affects the operations of the municipality;

AND WHEREAS MFIPPA fails to recognize how multiple requests from an individual, shortage of staff resources or the expense of producing a record due to its size, number or physical location does not allow for time extensions to deliver requests and unreasonably affects the operations of the municipality;

AND WHEREAS the name of the requestor is not permitted to be disclosed to anyone other than the person processing the access request, and this anonymity is used by requesters to abuse the MFIPPA process and does not align with the spirit of openness and transparency embraced by municipalities;

AND WHEREAS legal professionals use MFIPPA to gain access to information launch litigation against institutions, where other remedies exist;

AND WHEREAS there are limited resources to assist administrators or requestors to navigate the legislative process;

AND WHEREAS reform is needed to address societal and technological changes in addition to global privacy concerns and consistency across provincial legislation;

BE IT RESOLVED THAT the Ministry of Government and Consumer Services be requested to review MFIPPA, and consider recommendations as follows:

1. That MFIPPA assign the municipal clerk, or designate to be the Head under the Act;
2. That MFIPPA be updated to address current and emerging technologies;
3. That MFIPPA regulate the need for consistent routine disclosure practices across institutions;
4. That the threshold for frivolous and/or vexatious actions be reviewed, and take into consideration the community and available resources in which it is applied;
5. That the threshold for frivolous and/or vexatious also consider the anonymity of requesters, their abusive nature and language in requests to ensure protection from harassment as provided for in Occupational Health and Safety Act;
6. That the application and scalability of fees be designed to ensure taxpayers are protected from persons abusing the access to information process;

7. That administrative practices implied or required under MFIPPA, including those of the Information and Privacy Commissioner, be reviewed and modernized;
8. That the integrity of MFIPPA be maintained to protect personal privacy and transparent governments.

Carried

Sincerely,
Brenda M. Percy, Clerk

cc: Rick Nicholls, MPP Chatham Kent - Leamington
Dave Epp, MP Chatham Kent - Leamington
Minister of Consumer Services
Information and Privacy Commissioner of Ontario
Association of Municipalities of Ontario
Association of Clerks and Treasurers of Ontario
Ontario Clerks



**THE CORPORATION OF
THE TOWN OF PERTH**

80 Gore Street East
Perth, Ontario K7H 1H9
Phone: (613) 267-3311
Fax: (613) 267-5635

April 30, 2021

Honourable Premier Doug Ford
Premier of Ontario
Legislative Building
Queens Park
Toronto, ON M7A 1A1

Dear Premier Ford:

Sent via Email: premier@ontario.ca

Re: Provincial Hospital Funding of Major Capital Equipment

The Town of Perth is requesting that further consideration be given to having the province be financially responsible for the replacement costs associated with all major capital equipment in hospitals, as municipalities across the province are facing major shortfalls in meeting their financial obligations. As set out in their asset management plans and cannot afford to directly absorb the financial responsibility for the replacement costs of the hospitals' major capital equipment without jeopardizing their financial sustainability.

As well, if the province is unwilling to assume the full responsibility for funding local hospitals completely, the Town of Perth requests that the province must develop a legislative framework as to how counties and municipalities should best address the financial shortfalls facing hospitals throughout Ontario, specifically the funding of major capital equipment;

Sincerely,


John Fenik
Mayor of Perth

cc: Ontario Municipalities
AMO – amo@amo.on.ca

Aged to Perfection!

**Ministry for
Seniors
and Accessibility**

**Ministère des Services
aux aînés et de
l'Accessibilité**



Minister

Ministre

College Park
777 Bay Street
5th Floor
Toronto ON M7A 1S5

College Park
777, rue Bay
5^e étage
Toronto (Ontario) M7A 1S5

May 7, 2021

Dear Mayor, Reeve and Members of Council:

I am writing to invite you to submit a nomination for the 2021 [Senior of the Year Award](#).

Our seniors have worked hard to help to build this great province that all Ontarians enjoy today. This award gives each municipality in Ontario the opportunity to honour one of their outstanding local seniors and the contributions they've made to enrich the social, cultural, or civic life of their community.

This year, the nomination deadline has been extended to May 31, 2021.

For more information and to download the nomination form, please visit the [Senior of the Year](#) webpage. Once you submit a nomination, a personalized certificate with your nominee's name will be sent to you. I encourage you to present it to your nominee in June in conjunction with Seniors' Month.

I would also encourage you to promote Seniors Month in your community, as much as possible. This year's theme is Stay Safe, Active and Connected. For more information, keep checking the Seniors' Month webpage: [Celebrating seniors in Ontario](#).

The government of Ontario is proud to work with municipalities on this initiative. Seniors have generously offered their time, knowledge and expertise to make this province a great place to live, and it is important we recognize those valuable contributions.

If you have any questions about the 2021 Senior of the Year Award, please contact the Volunteer Recognition team at OntarioVolunteerServiceAwards@ontario.ca.

Thank you in advance for your support of local seniors and Seniors' Month.

Sincerely,

A handwritten signature in black ink that reads "Raymond Cho".

Raymond Cho
Minister for Seniors and Accessibility



Town of The Blue Mountains

32 Mill Street, Box 310
THORNBURY, ON N0H 2P0
<https://www.thebluemountains.ca>

OFFICE OF: Mayor Alar Soever
Email: asoever@thebluemountains.ca
Phone: 519-599-3131 Ext 400

Sent via E-mail

May 12, 2021

The Honourable Doug Ford, Premier of Ontario
Legislative Building, 1 Queen's Park
Toronto, ON
M7A 1A1
Email: premier@ontario.ca

RE: Town of The Blue Mountains Community Recovery Task Force Request regarding Provincial Re-opening Strategy and Frontline Business Experience

Dear Premier,

I am writing to you at the direction of the Town of The Blue Mountains Community Recovery Task Force.

Let me begin by communicating our Council's appreciation for the difficult work you and your Cabinet have done to help manage public health in this extraordinary and unprecedented situation.

Our community is doing its best to comply with the 3rd lockdown in one year but there is an ever-increasing level of frustration and anxiety in our community because of the lack of a clearly communicated "exit plan" from this cycle of social and business restrictions. This "exit plan" needs to prioritize health outcomes, while giving clear direction to our residents and businesses on how we are going to emerge from this lockdown. I understand that the Province of Saskatchewan has just released their plan.

Local businesses, many of which have barely operated for 2 weeks during the last 5 months, are desperate for some sign of what the "new normal" will look like and how Ontario might get there. The COVID-19 Science Advisory table has recently advised you that if the stay-at-home order is lifted in the weeks and months ahead, daily cases would reach 10,000 cases a day by the beginning of July! There is no advice coming from that table on how our massive vaccination program can be a step toward some return to normalcy. I am writing to encourage you and your Cabinet to begin to lay out to the public your plan for how Ontarians can begin to return their lives back to some semblance of normal, whatever that "new normal" looks like.

Our local businesses have been community partners in health outcomes and COVID-19 transmission prevention from the beginning of the pandemic. They have implemented new operational protocols working closely with our Grey Bruce Public Health team. Many of our local businesses implemented standards that went above and beyond the public health guidelines. Our local businesses served as educators of the public to ensure that protocols were followed by visitors and guests.

Premier, our small businesses do their best to hire people, and they invest time and money in training and developing employees so that these employees can have a career. Our local small businesses hire extra part time staff where they can make some extra cash while going to school and summer break. However, our small businesses have become terrified to invest further in their businesses, drying up inventory orders that will have dramatic impacts on supply chains across many sectors. More importantly, this fear will shut down local employment and economic growth. The repeated opening and closing have forced our businesses to incur unrecoverable costs from lost perishable food items, training etc. and are not supported by current government programs.

Destinations, collaborative networks and municipalities across Ontario can work even closer with public health agencies and the Province to ensure that safety protocols are front and center as part of a planned re-opening. Early on in the pandemic, the Town of The Blue Mountains created a local Community (COVID) Recovery Task Force, and this group meets regularly to do what it can to assist local businesses deal with the devastating impact of the prolonged public health lockdowns. This group stands ready to help implement any provincially designed full recovery plan.

Most of our businesses are independently and locally owned and are near completely closed with most employees furloughed. Lack of liquidity is the greatest risk facing businesses at present, which threatens their ability to bounce back upon reopening. Uncertainty and an unclear roadmap to next steps makes the financial and emotional burden that each employer, employee, and local resident faces more difficult.

The Town of the Blue Mountains' small accommodation businesses have been prevented from qualifying for the Ontario Small Business Grant. This is a challenge in tourism-driven communities because accommodations are the key visitation driver. A loss of small accommodators will have a negative ripple effect across retail, restaurant, attractions, and other related sectors. Annual tourism receipts in the RT07 region equal more than \$1.3 billion dollars annually. With regional tourism sector losses somewhere between 30-50% year over year, the economic impact is dramatic.

Businesses urgently need to understand what the criteria will be for a full re-opening, with data points that are measurable, and understandable, in order to better plan and manage their businesses. They are also calling for time to prepare for reopening. Supply chains have been severely impacted by over a year of restrictions. We fully understand that some of the "exit" milestones and the timing of these may be subject to further change, but a plan is needed. More recovery business debt is not possible. Many of our local businesses will not survive if this next recovery is not well planned or managed by ALL PARTIES.

For our municipality, we are unique in that we are the “home” to over 2.5 million visitors each year, and during this “staycation” pandemic, likely many more. We need time to plan for these visitors so that their visit experience is something they will fondly recall and not regret. Like our local businesses, this planning needs to be based upon a public health restriction easing that is well laid out and not designed as we go. While we fully understand that the timing of this plan is subject to the achievement of certain public health milestones, we nevertheless need that plan.

Over 60,000 people recently gathered at a stadium in New Zealand to celebrate herd immunity as that country has reached its target vaccination goals. They were not wearing masks and looked to be enjoying themselves. Here in Canada, aside from the everchanging vaccine rollout parameters, we are told by the science experts that, on the one hand, everything will be normal once we reach our vaccination goal for herd immunity and then told that we will still have to wear masks and stick to public health distancing guidelines because we can still spread the virus, in spite of the vaccine. So, which is it? We need a clear positive statement of how we can return to normal.

Premier, we stand ready to help and I know many of our small business owners do so as well. Perhaps one way to move forward with some input from municipalities and businesses is to establish a COVID recovery advisory group that is tasked with providing government with economic and business recovery advice and planning. You have numerous “science” tables advising you on ways to combat the virus but is it not time to establish a COVID business and economic recovery task force outside of the Jobs and Recovery Committee of Cabinet to help you guide the Province out of this devastating lockdown sequence?

Premier, hopefully we have made a strong case for a clearly communicated plan for this province’s transition out of this pandemic that our residents and businesses can rely on. We want to see the light at the end of the tunnel!

Yours Truly,

A handwritten signature in cursive script that reads "Alar Soever".

Mayor Alar Soever
Town of The Blue Mountains

Enclosed: Samples of Frontline Business Experience

CC: Community Recovery Task Force members (via email)
 Department File – C2657

SAMPLE OF FRONT LINE BUSINESS EXPERIENCE

From a Small Local Art Gallery:

"I suppose we are still in the game as a small gallery started in late fall of 2019. If Jeff and his business weren't backing it we would have probably closed up a year ago. These closures are a killer.

We start to move ahead and generate foot traffic and sales then boom! We're closed.

- we are allowed curbside sales etc but no visits by appt or reduced number.... yet the very people who are our biggest supporters aren't supposed to travel from their homes. How do you sell art online or at the curb?

- everyone followed guidelines, our space wasn't overrun etc. but here we are. Closed. I could load up my van and try and show art in the Walmart parking lot like a sleazy salesperson in a trench coat.

- what are the numbers based on? I would like more details as to those who have tested positive... I have questions but am made to feel like a trouble maker when I question what is going on.

- the idea that we can't interact outside boggles my mind. I think it is possible to plan outdoor activities where the art is shown in a safe hygienic way.

- things taped off and not sold... it's insane. It means I will buy online and it may be Amazon that gets my business instead of say Dollarama. You're robbing these stores of sales and robbing employees of an income. Their hours are being depleted and it's depriving our neighbors of an income.

- so many shortsighted laws being put in place.

- the means by which this vaccine is being rolled out. Don't get me started People who need it still not able to get it or are due for #2. We aren't supposed to travel but some are traveling way out of their district to get the vaccine?

Eventually I think some of should be allowed to venture out into the world and not be fearful of anything invisible or Afraid of a nosy neighbor or of or someone who thinks we aren't following guidelines as they interpret them.

We're all just tired.

From a Small Local Art Gallery

"As you know, I have relocated my gallery, once again, and am impatiently awaiting the opportunity to reconnect with the public. Last year was one I wish to move on from with great haste, both for the covid crisis as well as challenges at my last address.

While I understand the moving target that the crisis presents our government, it is none the less quite frustrating to not be able to plan for the year ahead with any certainty.

If we are a low risk area, which the lack of vaccines coming this way would suggest, then why are we forced to close all our businesses in the meantime? I'm concerned the lack of vaccines with mean we will be forced to remain closed after the cities have been reopened."

From a Small Local Fitness and Wellness Facility

"What I have to share is that our business has been greatly affected by covid. We removed all in-person services from our offerings like yoga & massage and with that we also moved to downsize & try and focus on what we thought were the areas we had more control within with things being so uncertain. We've had people assume we closed altogether. It literally feels like we started a new business with trying to navigate the ebbs & flows of it all. We're working hard to be based more online but we also still want to be and have mostly operated as in-person retail with our brick & mortar. It's been extremely difficult not keep people engaged with our offerings when there is so much online and we can't be face to face with people. So our hope for when things reopen is that we are able to operate as functionally and consistently as possible.

We also never heard back about the grant being offered to businesses and have relied solely on what we can pull in other than cerb which doesn't cover it. I would love to see more resources for businesses, not just on a financial level but resources for people looking for small businesses to support & ways for small businesses to advertise to more people. Essentially I would love to see the government advocate more for the little guy & want to see that flourish more than currently allowing the box stores to take over."

From a Small Locally Funded Arts and Culture Facility:

"I think the one of the biggest impacts to the community has been the inability for groups to gather and socialize, especially over the winter. Normally, gatherings would be facilitated by our facility, the local Legion and even the churches but all of us have been severely hampered by pandemic restrictions.

It is our sincere hope that, when restrictions ease, we can provide that meeting hub which will help the community heal over the coming year; not only offering a place for simple socialization but also enrichment and fitness programmes and venues for celebrations previously postponed.

The biggest hurdle for us is that, with almost no opportunity to fundraise in our normal manner, the fundamental building expenses such as insurance and utilities have drained our finances. Critical to our growth upon opening will be our ability to hire and rehire the staff we will need. This will be our largest financial challenge and we are exploring all grant options to assist.

We would love a clear roadmap of the stages of reopening but we are fully aware that uncertainty remains a factor and will do so for some time."

From a Small Local Retailer:

"I definitely am in the languishing state, don't know how to get myself motivated. Difficult to curb side, people have to look and see what we have. Online has its problems too, silly silly questions, want it for nothing etc. Our landlord wants his rent regardless, even though he knows we are not open! He just threatens to close it all down. Hopefully they do not add more time to the existing lockdown. It would have been nice to be able to let at least one person in at a time under covid rules."

From a Small Local Retailer:

"I believe that the uncertainty around vaccine effectiveness will be a barrier to people feeling comfortable to go out and shop. Unfortunately, both levels of government have been unclear on what the world will look like once we have achieved the required level of vaccinations."

I recently saw on The National a report on over 60,000 people gathered at a stadium in New Zealand to celebrate herd immunity as that country has reached its target vaccination goals. They were not wearing masks and looked to be enjoying themselves. Here in Canada, aside from the ever-changing vaccine rollout parameters, we are told on the one hand that everything will be normal once we reach our vaccination goal for herd immunity and then told that we will still have to wear masks and stick to public health distancing guidelines because we can still spread the virus in spite of the vaccine. So which is it? We need a clear positive statement of how we can return to normal."

From a Small Local Health Professional:

Unfortunately I purchased this business March 1st 2020 right before the first lockdown. We have been forced to close (now without the possibility of CERB or EI) and my assets are draining quickly. I understand there needs to be restrictions but to restrict a regulated health professional, furthermore a nurse, from her ability to practice is cutting me at my knees. I have supported local vaccine role out but would still be able to work at my clinic. I do have patients who have medical reasons to be treated but most are cosmetic. If I can keep the public safe as a nurse in other areas of practice (ie. Emergency department) I can also keep them safe in a quiet Clinic."

The government has failed in getting vaccines out to the public and now our economy has catastrophically gone further in the red."

This will take decades to recover from and it is a true shame for our children."

Please make a reopening plan and support moving forward that includes better equipped stakeholders to the table to support our small businesses."

From a Small Local Retailer:

"It's a tough to capture succinctly the impact of the pandemic as it relates to me: an entrepreneur and proud small business owner, as there are many layers to this impact. The most obvious and easiest to measure is financial. The tougher to describe are the less measurable impacts such as cultural and emotional.

On the financial front there have been programs that have assisted but even with the hours of soul sucking paperwork and applications I know I still have a huge financial hole to dig out of as we re-start. The funds received have been appreciated but they fall short on many fronts (such as the wage subsidy doesn't allow me to apply as I am not arms length yet I continue to work hard everyday during lockdown) and don't account for the impact of stress created knowing you are not in control in anyway of the risk of losing your business.

The personal emotional impact is significant, as small business owner I invested heavily personally into my startup, in addition I invested uncountable hours into bringing my business to life and making it a success, I poured my heart and soul into my business. Only to see it crushed through no fault of my own, for the third time. Enthusiasm is one of those unique characteristics of a small business owner that helps you create and recreate your business, its so hard to stay enthusiastic as we keep attempting to pivot with pardon the pivot pun to nauseating results. For our team, I have great empathy. The heartbreak of re-issuing ROE's for your team members is both a lot of paperwork and emotionally tough.

The team here at my business is a combination of employees and contractors, regardless of their status I consider the 40 plus people here part of the team, the essence of our work community. The impact of closing and the empathy for our team members is tough. On a business front the impact to how we operate equates to changes in the requirements for additional skills, new protocols to train and cultural impact. Please don't underestimate the impact that culture has on a small business. I have invested a lot into creating a great work culture, every time we close and reopen the stop and start destroys our culture, having to reboot it every time! I believe a great guest experience starts with a great team experience – the challenges of keeping a great team experience at work at the time are difficult.

Community wise we supported many local entities including other small business and charities. The ripple effect is significant!

There are several questions that I have:

Financial – how do I dig out of the hole that has been created from over 6 months of closures? (forgive the CEBA)

Talent – Will people want to work? Will I find the right talent to fuel the business and at what cost? Is there housing available for my team that they can afford (with the crazy housing market here)? How do I retain those that have gone through the last 3 stops and starts and might prefer a more guaranteed work environment (government/ banks etc)

Re-igniting enthusiasm- How do I get personally motivated, then how to I get this great culture rolling for the team again? How do I increase employee engagement? How do I incent the team to be engaged? How do I personally get the covid fatigue away?

Consumer Demand – How do I crystal ball recovery and know what is on consumer's minds?

Pivot – What do I need to change and at what cost and is now the time to invest? Do I invest or dig out of the hole created financially?"

From a Small Local Restaurant Owner and Operator: *The impact of being shut down for so many months, is massive. Rent relief and wage subsidy have been a great help, but this is just not enough, the repeated opening and closing incurs unrecoverable costs from lost perishable food items, training, etc. Rent is not covered 100%, and in the case of a restaurant we are planning to open, no rent is covered, which does not incent operators opening new businesses. Grants are very limited in their scope, in our case we can only receive 1 grant for 5 restaurants, because we are affiliates..... How is our industry going to continue to absorb these costs for another year?*

On the staffing side, the impact on their livelihoods & mental health cannot be underestimated - we have lost 10-20% of our staff on every reopen due to this."

From a Small Local Retailer:

"We are a small retail business. We do our best to hire people, invest time and money in training and developing them so they can have a career. We hire extra part time staff where they can make some extra cash while going to school and summer break.

We offer great fashion to our customers and give amazing service so they can return back to our stores. We search many suppliers to bring great quality at the best prices.

Having said that this pandemic as been incredibly challenging. In retail if you don't buy the product on time before the seasons starts, you won't be able to find units available. At the same time if we don't purchase the product, many suppliers won't make it as they also buy the product before the seasons starts and rely on customers like us to purchase similar to the year before so they can stay in business.

If all retailers become scared and don't do their purchase according to making their sales, some suppliers will go bankrupt. So we did our purchases to the max because we were ready for business. However with the last two shutdowns, mind you without any notice, has put us in a bad situation as we invested tens of thousands of dollars to just sit there in our closed locations and have NO ROI!

We believe that the Blue Mountain did not have to shut down as they did an amazing job in controlling the traffic and follow Ontario safety guidelines, if anything they did over and above the expectations. We feel as business owners we would have been fine controlling our traffic and have a safe environment, however that did not matter and we were all shut down anyways.

It did not matter what the Blue Mountain and it's stores did to control the pandemic and were labeled as a grey zone when we were one of the best in Ontario for lowest covid cases. Many stores are still open like Shoppers Drug Mart as an example, someone can buy perfume but can't buy a top from our store, what is the difference? You can go inside Starbucks and have a line up from inside to outside the door, wait 10 to 15 minutes inside for a cup of coffee, but you can't come into our store and buy a dress. There are many examples as to how unfair this has been for everyone. Many of us have lost a lot of money for no reason what so ever, while many are making more money. There was no need to close retail stores and outdoor dining, as no proof has been provided that is where you catch Covid.

This has been a very challenging time for us and it will take some time to recover our losses, like many others."



Six Nations "Iroquois" Confederacy **GRAND RIVER COUNTRY**

Ohswegen, Ontario

Moratorium on Development in the Haldimand Tract

April 20, 2021

In 2006, the Council of Chiefs of the Haudenosaunee, Grand River Territory, affirmed our land rights in the tract conferment by Governor Frederick Haldimand on October 25, 1784. In making this statement, the Council of Chiefs made it clear that we hold certain land ethics and principles that must be respected in any agreements on land use or occupation. The Haudenosaunee, and its governing authority, have inherited the rights to land from time immemorial. Land is a birthright, essential to the expression of our culture.

With these land rights come specific responsibilities that have been defined by our law, from our Creation Story, the Original Instructions, the (Great Law of Peace) *Gayensrago:wah* and (Good Message) *Gaiwiyo*. Land is envisioned as (the Dish with One Spoon) *Sgagaksa:t*; this means that we can all take from the land what we need to feed, house and care for our families, but we also must assure that the land remains healthy enough to provide for the coming generations. Land is meant to be shared among and by the people and with other parts of the web of life. It is not for personal empire building.

First and foremost is the concept that we are connected to the land in a spiritual way. The earth is our mother and she provides for our long-term well-being, provided that we continue to honour her and give thanks for what she has provided. We Haudenosaunee have upheld our tradition of giving thanks through ceremony, and in the cultural practices that manifest our beliefs, values, traditions and laws. Planting, cultivating, harvesting, gathering, hunting, and fishing also have spiritual aspects that must be respected and perpetuated if the land is to provide for our future generations, and the future generations of our neighbours. We are stewards. Our spiritual obligation is part of that stewardship.

Second, according to our law, the land is not private property that can be owned by any individual. In our worldview, land is a collective right. It is held in common, for the benefit of all. The land is actually a sacred trust, placed in our care, for the sake of coming

generations. We must protect the land. We must draw strength and healing from the land. If an individual, family or clan has the exclusive right to use and occupy land, they also have a stewardship responsibility to respect and join in the community's right to protect land from abuse.

We have a duty to utilize the land in certain ways that advance our Original Instructions. All must take responsibility for the health of our Mother.

Our ancestors faced overwhelming odds and relentless pressure to give up our lands. We all know that unscrupulous measures were employed to coerce our ancestors into "selling" the land. At other times, outright fraud took place, as was acknowledged in the Royal Proclamation of 1763. The agreements we recognize reflect an intention to share land, and to lease land, within the context of the Covenant Chain relationship that our nations maintain with the Crown. Our wampum belts, treaty council documents and oral history inform us that we always retained the right to hunt, fish, and gather upon all of our lands. This reflects the spirit of sharing that we expect to continue and is another example of the Dish with One Spoon.

We seek justice in our long-standing land rights issues. We seek an accurate accounting of the use and investment of the funds held by the Crown on our behalf, and land transactions conducted by the Crown involving our lands. For nearly two hundred years our Chiefs have been asking for such accounting and justice. Generations of our elders have passed away with these matters unresolved. It is time to end the injustice.

We want the land that is ours. We are not interested in approving fraudulent dispossessions of the past. We are not interested in selling land.

Our faith in the Canadian people is strong, as we feel that the majority of Canadians also want to see justice on these matters. However, their elected representatives and public servants have failed to act effectively to address and resolve these matters. It is time to lift the cloud of denial and to wipe away the politics that darken the vision of the future. It is time we are heard clearly, and our cases should be addressed with utmost good faith and respect.

Today, we are putting in place a moratorium on development in the Haldimand Tract. No development can proceed along the Haldimand Tract without the consent of the Haudenosaunee. The moratorium builds on our Land Rights Statement to end the exploitation of lands and resources along the Tract and marks a shift on land stewardship within a portion of the traditional territory of the Haudenosaunee.

We firmly believe that if we have respect and trust, we will find mutually agreeable solutions that will reflect our long-standing friendship. We want the Crown to keep its obligations to treaties, and ensure all Crown governments-federal, provincial and municipal-are partners in those obligations. We want an honourable relationship with Canada.

We seek to renew the existing relationship that we had with the Crown prior to 1924. That relationship is symbolized by the ("The thing by which they link arms") *Aṭenadatnᑭtsq:de:* also known as the Silver Covenant Chain of Peace and Friendship.

Our ancestors met repeatedly to repolish that chain, to renew its commitments, to reaffirm our friendship and to make sure that the future generations could live in peace, and allow the land to provide its bounty for the well-being of all the people.

The Covenant Chain symbolizes our treaty relationship, also symbolized by (Two Row Wampum) *Dekni deyoha:de gaswēda'*, which affirms the inherent sovereignty and distinctness of our governments. An essential part of the relationship is our commitment to resolve matters through good-faith negotiation between our governments.

Our vision for the future is self-determined, based in our inherent right to protect our lands for future generations of Haudenosaunee children. The Haudenosaunee intend to exercise our jurisdiction over our lands and waters in a way that maintains the delicate balance between Creation and humans, focusing on sustainability and responsiveness to climate change to protect waterways and ecologically sensitive areas.

This moratorium is consistent with previous statements and proclamations on our land rights. The Haudenosaunee Confederacy Chiefs Council endorses, supports, and recognizes that development should not be proceeding on our lands. The HCCC, as Chiefs and Clan Mothers, continue to support the efforts and stand behind our people who are protecting our land rights.

As we continue to work on the process of respecting our land rights, we must always place our children at the front of our minds. We are committed to peaceful resolutions of these long-standing issues.

Accounts Payable

GENERAL BILLS & ACCOUNTS APPROVED MAY 19, 2021

Vendor 000000 Through 999999

Invoice Entry Date 04/13/2021 to 05/12/2021 Paid Invoices Cheque Date 04/13/2021 to 05/12/2021

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	86,818.14
01-1091	GENERAL GOVERNMENT	490.65
01-1092	ADMINISTRATION	16,370.55
01-1093	RECREATION COMPLEX	551.25
01-1101	FIRE	65,663.50
01-1103	PROTECTIVE INSPECTION	22,457.96
01-1108	POLICE	41,078.00
01-1401	RECREATION AND CULTURE	29,392.37
01-1420	LIBRARY	4,652.45
01-1501	PLANNING AND ZONING	36,900.53
02-8000	WALDEMAR WATER SYSTEM	10,274.09
Report Total		314,649.49

TOTAL GENERAL BILLS & ACCOUNTS APPROVED MAY 19, 2021**\$314,649.49**

Accounts Payable

ROADS BILLS & ACCOUNTS APPROVED MAY 19, 2021

Vendor 000000 Through 999999

Invoice Entry Date 04/13/2021 to 05/12/2021 Paid Invoices Cheque Date 04/13/2021 to 05/12/2021

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

01-1252 ROADWAYS - EXPENSES

46,010.83

Report Total

46,010.83

TOTAL ROAD BILLS & ACCOUNTS APPROVED MAY 19, 2021***\$46,010.83***

FASKEN

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MEMORANDUM

To: Council, Township of Amaranth
From: Guy Giorno, Integrity Commissioner
Date: April 26, 2021
Re: Special Report: End of Term as County Integrity Commissioner

On July 13, 2016, I was appointed Integrity Commissioner for the Township of Amaranth by the following resolution:

Resolution #6

Moved by J. Aultman – Seconded by G. Little

Be it resolved that Council of the Township of Amaranth wish to utilize the services of the County of Dufferin's Integrity Commissioner per report dated May 25, 2016 to County Council; and

Therefore Council do hereby appoint Guy Giorno at the firm of Fasken Martineau as Integrity Commissioner for the Township of Amaranth for the term July 1, 2016 to July 1, 2019, with a two year optional renewal; and

That the Mayor and Clerk be authorized to execute the necessary agreement. **Carried.**

In addition to serving as the Township's Integrity Commissioner, I have also served as Integrity Commissioner for the County of Dufferin since 2016. My term as Dufferin County Integrity Commissioner also expires July 1, 2021.

Earlier this year the County issued an RFP for Integrity Commissioner services after July 1. I informed the County that I would not respond to that RFP, so the process continued without my participation.

My reasons for not participating in the RFP were as follows:

1. The Integrity Commissioner is appointed as an accountability officer of the municipality under the *Municipal Act*. In my opinion, the appointment of an accountability officer should not be decided on a commercial basis via Request for Proposals. Appointments of individuals to fill statutory offices should proceed according to an application and/or recruitment process.
2. Integrity Commissioners interpret provincial legislation and municipal by-laws. Integrity Commissioners also have the authority to recommend the imposition of penalties on council members, including a 90-suspension of pay. In my opinion, the power to wield this significant legal authority should not be decided by RFP.

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3. The Province is currently consulting on reform of the Code of Conduct / Integrity Commissioner regime. Some stakeholders are advocating for a power to remove councillors from office – which essentially means overturning the results of a democratic election. While I do not believe that under any circumstance Integrity Commissioners should possess the power to unseat duly elected municipal councillors, I certainly do not believe this power should be awarded by RFP.
4. Various municipalities have started to abandon RFPs for Integrity Commissioners in favour of an application/recruitment process better suited to appointments of individuals to hold statutory office. Examples include Ottawa and Richmond Hill.

The new Integrity Commissioner of the County will be ADR Chambers Inc. This corporation, ADR Chambers Inc., will charge an hourly rate three times higher than the rate Amaranth has paid for my services (\$300 versus \$100). ADR Chambers Inc. will also charge an annual retainer of \$2000 (compared to \$90 presently for Amaranth).

The *Municipal Act* gives Township Council full authority to decide on the appointment of its own Integrity Commissioner. Council may wish to consolidate with the incoming County Integrity Commissioner. On the other hand, Township Council may opt to maintain its own independent Integrity Commissioner, and Township Council has the ability to extend my appointment.

Currently, however, I am seized of ongoing Code of Conduct proceedings here in Amaranth. It is essential that an Integrity Commissioner operate independently, and be seen to operate independently. These ongoing proceedings make it improper for me to allow my name to be considered after July 1. There must be no suggestion that the outcome of those cases is influenced in any manner by the prospect of an extension.

Consequently, I confirm that I do not wish to be considered for an extension after my appointment by Amaranth ends on July 1. Three options are available to the Township: to accept the County's selection; to recruit another qualified individual; or, under subsection 223.3 (1.1) of the *Municipal Act*, to make arrangements for responsibilities to be provided by an Integrity Commissioner of another municipality.

Respectfully submitted,



Guy Giorno
Integrity Commissioner

FASKEN

Fasken Martineau DuMoulin LLP
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MEMORANDUM

To: Council, Township of Amaranth
From: Guy Giorno, Integrity Commissioner
Date: April 26, 2021
Re: Annual Reports (2019-2020, 2020-2021)

The responsibilities of the Integrity Commissioner include conducting inquiries into whether a Council Member or local board member has contravened the Code of Conduct, conducting inquiries into whether a Council Member or local board member has contravened the *Municipal Conflict of Interest Act*, and responding to requests from Council Members and local board members seeking advice about their obligations under the Code of Conduct and the MCIA.

Correcting the Record

A November 11, 2020, news story posted by Dufferin's Spotlight grossly exaggerated the cost of Integrity Commissioner services in Amaranth. According to the news story:

In total, all costs attributed to the Integrity Commissioner for 2020 were \$31,097.12. At the November 10th meeting, it was explained that a vast majority of this stemmed from a workplace harassment investigation that originated from complaints made by Deputy Mayor Chris Gerrits. In a summary of the report that the investigator produced, it was stated there was evidence supporting allegations that Mayor Bob Currie had cultivated a poisonous work environment dominated by fear and intimidation. An audio clip of Bob Currie's response to the investigation can be heard [here](#). In a revised version of the draft budget released later that day, it was shown that this investigation alone cost the township \$28,070.09. The draft budget shows that in 2019, the Integrity Commissioner line item was less than \$600.

Council is aware that the \$28,070.09 figure has nothing to do with my work as Integrity Commissioner. I was uninvolved in the harassment investigation.

Amaranth's true costs of Integrity Commissioner services have been as follows:

Calendar Year 2019: \$520 + tax

Calendar Year 2020: \$3980 + tax

(These figures do not include the \$90 annual retainer.)

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Fiscal Overview

The financial impact of Integrity Commissioner services falls entirely on the municipal tax base. Integrity Commissioners and codes of conduct have been mandated by the Province without any corresponding provincial funding.

A few Ontario municipalities pay Integrity Commissioners salaries or annual retainers, but most municipalities, including Amaranth, primarily compensate Integrity Commissioners by the hour for services rendered. Municipalities are unable, however, to determine the extent of the demand for Integrity Commissioners' time. Under the legislation, any member of the public may request an inquiry into an alleged code of conduct contravention,¹ and any elector "or a person demonstrably acting in the public interest" may request an inquiry into whether the *Municipal Conflict of Interest Act* was contravened.² The Act provides that Integrity Commissioners perform their functions in an independent manner,³ so municipalities cannot intervene in the conduct of inquiries.

Here, as in most Ontario municipalities, any individual can seek to initiate an Integrity Commissioner inquiry for which the municipality becomes liable to pay.⁴ In fact, a person who initiates a Code of Conduct complaint does not need to live in Amaranth or, for that matter, in Dufferin County.

I believe that this legislative regime places on Integrity Commissioners an implied obligation to act reasonably in generating costs to municipalities through the provision of services, in particular through the conduct of inquiries. Integrity Commissioners must act in a manner that is responsive and fair to the individuals who are parties to their inquiries, while at the same time following a process that is efficient, cost-sensitive, and prudent, taking into account the circumstances of each case.

Code of Conduct Inquiries

Whether to conduct an inquiry into an allegation under the Code of Conduct lies in the Integrity Commissioner's discretion. The Integrity Commissioner does not make the final decision on a Code of Conduct inquiry. Instead, the Integrity Commissioner reports findings and recommendations to Council, and it is Council that makes any decision.

The Code of Conduct Complaint Protocol sets 45-day and 90-day targets for the completion of the inquiry process, but it gives the Integrity Commissioner the discretion to extend deadlines as necessary. Generally, inquiries are pursued as expeditiously as possible.

¹ *Municipal Act*, subsection 223.4(1).

² *Municipal Act*, subsection 223.4.1(2).

³ *Municipal Act*, subsection 223.3(1).

⁴ Some municipalities have attempted to address the uncertainty by asking Integrity Commissioners to agree to "upset limits" in their contracts. The problem with this approach is that individual complainants, not municipalities, determine the demand for Integrity Commissioner inquiries. Integrity Commissioners are Accountability Officers who exercise statutory functions under Part V.1 of the *Municipal Act*, and their statutory obligations do not disappear once an upset limit is reached. Their position is not the same as, for example, that of a contractor that has agreed to regrade a section of municipal highway of known dimensions.

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However, the following six factors bear on the timing of inquiries:

1. As explained above, an Integrity Commissioner has an implicit responsibility to manage the volume of inquiry activity in as manner that is reasonable and prudent. When multiple complaints are received around the same time, they cannot all be handled at once. Staggering the inquiries is essential as a matter of fiscal responsibility and time management.
2. In deciding the sequence of inquiries, the Integrity Commissioner may also take into account whether multiple inquiries have been initiated by the same persons. In theory, everyone in the municipality has the right to request an inquiry.
3. If an inquiry is particularly complex, then an Integrity Commissioner has full discretion to extend the time for as long as the process takes.
4. If the Integrity Commissioner attempts to help the parties achieve an informal resolution (*i.e.*, settlement), then the inquiry is paused and the complaint is held in abeyance. Sometimes a particular case will appear to be an ideal candidate for settlement. This means that the process will be paused, sometimes for a long while, to give the parties time to settle their differences.
5. COVID-19.
6. Cooperation of the parties: In Amaranth, delays in receiving communications from parties to complaints has a significant impact on timing.

Settlement

It is a responsible use of the discretion conferred on an Integrity Commissioner to pause the proceeding to give the parties an ample opportunity for resolution and also to allow the parties to consider the matter with the benefit of distance from the actual events. Often the passage of time makes a seemingly intractable difference possible to resolve.

It is important to note that a pause carries no additional cost to the Township. My practice is always to pause when circumstances warrant.

COVID-19

In addition to the first four factors listed above, in 2020 everyone was also forced to cope with the realities of the global pandemic.

As Ontario was gripped by the COVID-19 public health crisis and in a state of emergency, I decided to suspend further action on various files until the Province and the Township reached an appropriate state of recovery. This was not strictly permitted by Ontario Regulation 73/20, which gave power to extend deadlines and suspend proceedings to certain statutory officials, but not integrity commissioners conducting code of conduct investigations.⁵ (In fact, the Province

⁵ On the other hand, the wording of the Regulation was sufficiently broad to cover *Municipal Conflict of Interest Act* inquiries.

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was specifically asked to include Integrity Commissioner code of conduct proceedings in an amendment to the Regulation, but declined to do so.) Nonetheless, given all that the residents of the Township and Ontario were experiencing, it was the right thing to do. Further, the general discretion possessed by Integrity Commissioners encompasses delays associated with the COVID pandemic.

Status

The table below summarizes Code of Conduct inquiries. The strict confidentiality provisions of the *Municipal Act* prevent the identification of parties unless and until a matter is reported to Council.

File No. and Case Name	Status	Outcome
CC-2019-01 Parties confidential because no report ⁶	Closed	No contravention found
CC-2019-02 Parties confidential because no report ⁶	Withdrawn	Withdrawn
CC-2019-03 Parties confidential because no report ⁶	Closed	Inquiry discontinued
CC-2019-04 Parties confidential because no report ⁶	Closed	Inquiry discontinued
CC-2020-01 Parties confidential because no report ⁶	Closed	Inquiry discontinued
CC-2020-02 Parties confidential because no report ⁶	Closed	Exercised discretion not to launch inquiry
CC-2020-03 Gerrits v. Currie, 2020 ONMIC 6	Completed	Report issued
CC-2020-04 Parties confidential until completed	Active	n.a.
CC-2020-05 [multiple] Parties confidential until completed	Active	n.a.
CC-2020-06 Parties confidential until completed	Active	n.a.

The confidentiality provisions of the *Municipal Act* prohibit any discussion of the outstanding inquiries, other than to say that the factors discussed above apply to those proceedings.

It would be improper to announce a target date for reporting, but all active matters are expected to be completed by June 30.

Municipal Conflict of Interest Act Inquiries

The legislation treats inquiries into allegations of MCIA breaches somewhat differently than inquiries under a Code of Conduct. Township Council is not the decision maker in an MCIA

⁶ When an inquiry is terminated without a report to Council, the confidentiality provisions of the *Municipal Act* prevent the Integrity Commissioner from disclosing the parties' names.

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matter. Instead, it is the Integrity Commissioner, at the conclusion of an MCIA inquiry, who decides whether or not to apply to a Superior Court judge for a declaration that the Member has contravened the MCIA. The Integrity Commissioner must publish written reasons for the decision. I do this providing the reasons to the Canada Legal Information Institute (CanLII), for posting in its online database.

An Integrity Commissioner's MCIA decisions are not subject to Council approval. They are provided to Township Council for information.

The *Municipal Act* requires the Integrity Commissioner to complete the inquiry within 180 days after receiving the completed application. However, Ontario Regulation 73/20 had the effect of suspending the deadline in MCIA applications between March 16 and September 14, 2020.

During the period covered by these reports, I received no applications alleging MCIA contraventions.

Requests for Advice

The role of the Integrity Commissioner also includes providing advice to Council Members and local board members about the following:

4. Requests from members of council and of local boards for advice respecting their obligations under the code of conduct applicable to the member.
5. Requests from members of council and of local boards for advice respecting their obligations under a procedure, rule or policy of the municipality or of the local board, as the case may be, governing the ethical behaviour of members.
6. Requests from members of council and of local boards for advice respecting their obligations under the *Municipal Conflict of Interest Act*.

The *Municipal Act* requires that a Council Member's or local board member's request for advice from the Integrity Commissioner shall be made in writing, and that the advice shall be in writing.

A Council Member or local board member is free to disclose, or to choose not to disclose, the advice received. The Integrity Commissioner, on the other hand, is subject to the strict confidentiality requirements of section 223.5 of the Act.

- (1) The Commissioner and every person acting under the instructions of the Commissioner shall preserve secrecy with respect to all matters that come to his or her knowledge in the course of his or her duties under this Part.

...

- (2.1) Advice provided by the Commissioner to a member under paragraph 4, 5 or 6 of subsection 223.3 (1) may be released with the member's written consent.
- (2.2) If a member releases only part of the advice provided to the member by the Commissioner under paragraph 4, 5 or 6 of subsection 223.3

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- (1), the Commissioner may release part or all of the advice without obtaining the member's consent.
- (2.3) The Commissioner may disclose such information as in the Commissioner's opinion is necessary,
- (a) for the purposes of a public meeting under subsection 223.4.1 (8);
 - (b) in an application to a judge referred to in subsection 223.4.1 (15); or
 - (c) in the written reasons given by the Commissioner under subsection 223.4.1 (17).
- (3) This section prevails over the *Municipal Freedom of Information and Protection of Privacy Act*.

For accountability and tracking purposes, each request for advice is assigned a file number, and the Clerk is informed the name of the Member associated with each file number. The topic and content of the request for advice are disclosed to nobody.

I received no written requests for advice during the reporting period.

Respectfully submitted,



Guy Giorno
Integrity Commissioner

THE CORPORATION OF THE TOWNSHIP OF AMARANTH

BY-LAW NUMBER _____ - 2021

BEING A BY-LAW TO AMEND BY-LAW 2-2009, AS AMENDED

WHEREAS an Official Plan has been approved for the Township of Amaranth;

AND WHEREAS the owner of West Part Lot 20, Concession 10, Part 2, 7R-3420, Township of Amaranth, County of Dufferin has filed an application (File No. Z05-2021) with the Township of Amaranth to amend By-law Number 2-2009, as amended.

AND WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, C.P.13 and amendments thereto, to enact this by-law;

NOW THEREFORE the Council of the Corporation of the Township of Amaranth enacts as follows:

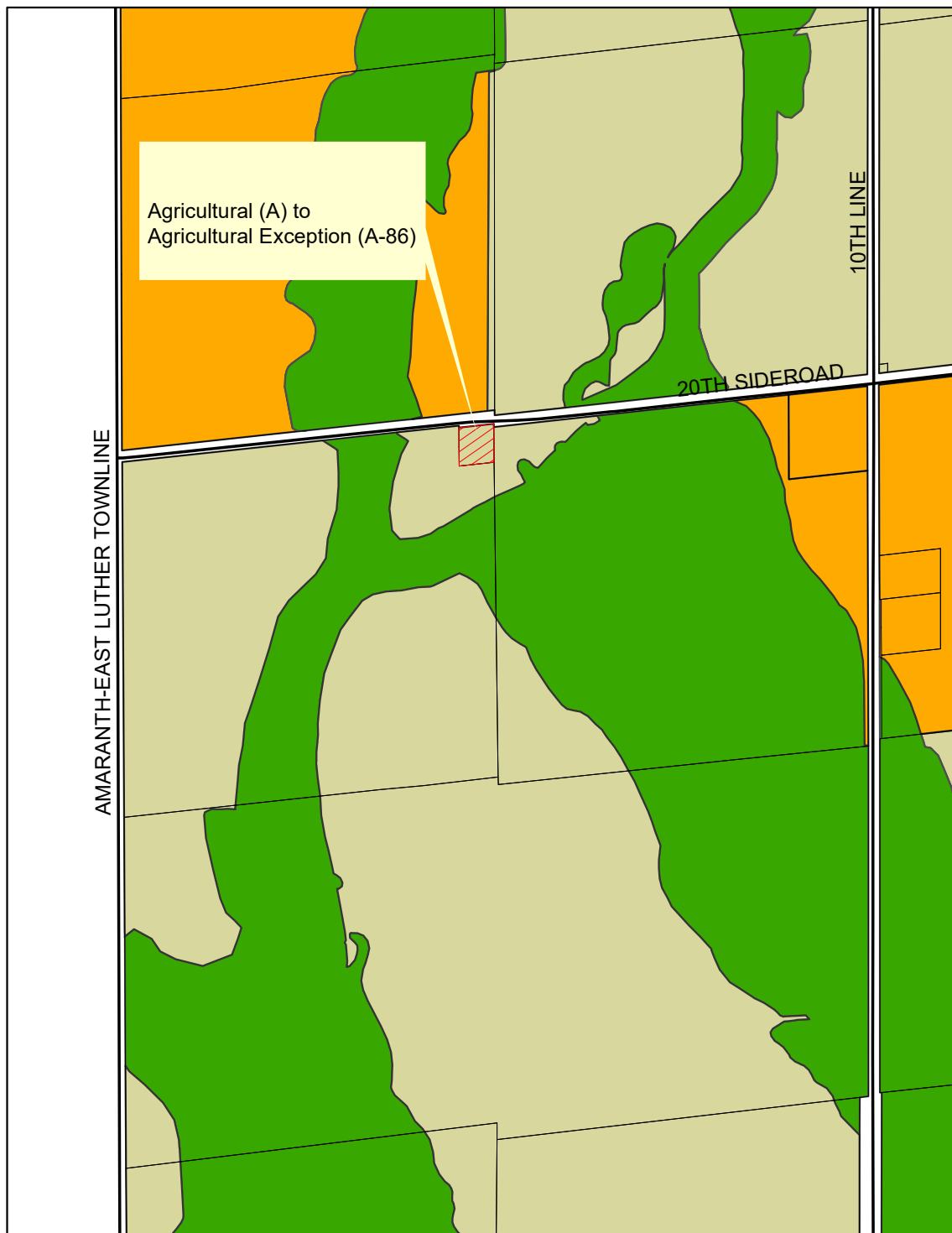
1. That Schedule "A" of By-law 2-2009, as amended, be further amended by rezoning the lands described legally as West Part Lot 20, Concession 10, Part 2, 7R-3420, Township of Amaranth, County of Dufferin and known municipally as 383066 20th Sideroad from Agricultural (A) Zone to Agricultural Exception (A-86) Zone as shown on Schedule "A" to this By-law.
2. Notwithstanding the provisions in Section 3.14 (Number of Dwelling Units on a Lot), on lands zoned Agricultural Exception (A-86) a secondary dwelling unit is permitted on the subject lands.
3. This by-law shall take effect from the date of passing thereof and shall come into force on the day after the last day for filing appeals. Where objections to the by-law are received in accordance with provisions of the Planning Act, the by-law shall come into force upon approval of the Local Planning Appeal Tribunal.

BY-LAW READ A FIRST AND SECOND TIME THIS 19th DAY OF MAY 2021.

BY-LAW READ A THIRD TIME AND PASSED THIS 19th DAY OF MAY 2021.

Head of Council

CAO/Clerk



TWP. OF AMARANTH ZONING BY-LAW

The Corporation of
The Township of Amaranth



SCHEDULE 'A' TO ZONING BY-LAW _____.

A by-law to amend Zoning By-law 2-2009