



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS

85 McINTYRE DRIVE
KITCHENER, ONTARIO N2R 1H6
RR 2 ENGLEHART, ONTARIO P0J 1H0
283 LARCH STREET, SUDBURY, ONTARIO P3B 1M2

TELEPHONE (519) 748-1199
FAX (519) 748-6100
Email: ksmart@ksmart.on.ca
TELEPHONE (705) 544-2750
TELEPHONE (705) 674-1082
FAX (705) 674-2332

August 23, 2007

K. Smart Associates Limited Job No. 04-060

PLANNING REPORT NO. PR10-7
FOR THE CORPORATION OF THE
TOWNSHIP OF NORTH DUMFRIES

Type of Application: Official Plan (the “OP”) Review – Housekeeping OP Amendment No. 11 (OPA)

Date of Hearing: August 27, 2007

Purpose of Report: To provide Council with the first draft copy of the housekeeping OPA for their information and review.

Effect of Report: To offer Council time to prepare for a discussion at its next meeting regarding the draft housekeeping OPA.

RECOMMENDATIONS:

That Council receive Report No. PR10-07 for information and agree to discuss the draft housekeeping OPA at its next meeting.

INTRODUCTION:

Occasionally, deficiencies regarding the tools available in the Township’s OP for Council to appropriately plan the Township may become apparent to planners working for municipalities. In such instances, one means of remedying such deficiencies is to amend the OP by what is often referred to as a “housekeeping” OPA.

In this case, Council is in the midst of its 5-year review of the Township’s OP that it began in 2004 (the “OP Review”). So, this report explains the rationale for a separate housekeeping OPA within the context of the OP Review, discusses potential next steps, and includes the first draft copy of that housekeeping OPA.

HOUSEKEEPING OPA & THE OP REVIEW:

In 2004, the Township commenced what it believed at that time to be a typical 5-year OP Review. The OP Review was to take place in two stages:

1. a housekeeping OPA, and
2. a comprehensive amendment to update the OP.

Since then, Provincial initiatives took place that caused many municipalities (both regional and local), including the Township, to re-examine their official plan reviews. A number of significant changes and or new legislation was passed and given Royal Assent (e.g., Bill 26 and 51 changes to Planning Act, the new Places to Grow Act, 2005, S.O. 2005, c. 13, the new Clean Water Act, 2006, S.O. 2006, c. 22 [the “Clean Water Act”], etc.). Also, the Province approved new policy documents including the Provincial Policy Statement, 2005 (the “PPS”), and the Growth Plan for the Greater Golden Horseshoe, 2006 (the “Growth Plan”).

As a result of the Provincial initiatives, the Region of Waterloo review of the Regional Official Policies Plan (the “ROPP”) became the Region creating a draft new Waterloo Region Official Plan (the “ROP”). The Region is expected to release a draft ROP for public review in early 2008. Also, source water protection planning under the Clean Water Act is being examined by the conservation authorities, including the Grand River Conservation Authority (the “GRCA”). The meaning of these Regional and GRCA plans for the Township’s OP Review is still unclear, but might become better known in the coming months.

Therefore, the coming months may be an appropriate time for Council during the Township’s OP Review to consider a housekeeping OPA.

POTENTIAL NEXT STEPS FOR THE DRAFT HOUSEKEEPING OPA:

1. Council discussion and direction (including the option to do nothing, in which case the following potential next steps would not apply)
2. Regional (i.e., Approval Authority) Planning Staff Consultations
3. Agency Consultations
4. Council discussion and Direction (including the option to do nothing, in which case the following potential steps would not apply)
5. Notice of Public Open House / Public Open House / Ongoing Consultations with Township Council, Approval Authority & Agencies
6. Notice of Public Meeting / Public Meeting / Ongoing Consultations with Township Council, Approval Authority & Agencies

7. Council Consideration of Housekeeping OPA
8. Approval Authority Review

CONCLUSIONS:

We greatly appreciate Council's consideration of report PR10-07 and the enclosed first draft housekeeping OPA. There will be many opportunities for everyone to comment on this draft housekeeping OPA prior to Council's potential consideration of a final version. We look forward to working together with all parties to provide Council with all of the tools through the OP that it needs to best achieve proper planning for the Township.

Submitted by:



Jeff Kratky, MCIP, RPP
Consultant, Planning & Development
K. SMART ASSOCIATES LIMITED

Draft

AMENDMENT NO. 11

TO THE

OFFICIAL PLAN

FOR THE

TOWNSHIP OF NORTH DUMFRIES

SEPTEMBER, 2007



**THE CORPORATION OF THE
TOWNSHIP OF NORTH DUMFRIES**



**K. SMART ASSOCIATES LIMITED
Consulting Engineers & Planners**

TABLE OF CONTENTS

<u>Title / Purpose</u>	<u>Page #</u>
Decision of the Regional Municipality of Waterloo	ii
Official Plan Amendment Certification Page	iii
Adoption By-law for Official Plan Amendment No. 11	iv
The Statement of Components	v
PART A – THE PREAMBLE	1
Purposes	1
Effects	1
Locations	2
Basis	2
PART B – THE AMENDMENT	4
Introductory Statement	4
Details of the Amendment	4
Implementation and Interpretation of Amendment	10
PART C – THE APPENDICES	11

Draft

DECISION
WITH RESPECT TO AN OFFICIAL PLAN AMENDMENT
SUBSECTION 17(34) OF THE PLANNING ACT, R.S.O. 1990, c. P.13

I hereby approve Amendment No. 11 to the Official Plan for the Township of North Dumfries (the “Official Plan”). That Official Plan was adopted by By-law No. 2007-____ on ____ day of _____, 200____.

Dated at the City of Kitchener, in the Regional Municipality of Waterloo this _____ day of _____, 200____.

Signature: _____

Print Name: _____

Print Title: _____

Print Department: _____

The Regional Municipality of Waterloo

Draft

CERTIFICATION PAGE

**AMENDMENT NO. 11 TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF NORTH DUMFRIES**

On the _____ day of _____, 2007, the Council of The Corporation of the Township of North Dumfries adopted Amendment No. 11 to the Official Plan for the Township of North Dumfries under Subsection 21(1) of the Planning Act, R.S.O. 1990, c. P. 13. The Amendment consists of the attached text as set out in the statement of components.

Mayor

Administrator/Clerk-Treasurer

Draft

**ADOPTION BY-LAW
FOR
AMENDMENT NO. 11 TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF NORTH DUMFRIES**

BEING

BY-LAW NO. 2007-_____
OF THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

The Council of The Corporation of the Township of North Dumfries under Subsections 21(1) and 17(22) of the Planning Act, R.S.O. 1990, c. P.13, hereby enacts as follows:

1. Amendment No. 11 to the Official Plan for the Township of North Dumfries consisting of the attached text is hereby adopted.
2. This By-law shall come into force and take effect on the day of final passing thereof.

Signed: _____
Mayor

CORPORATE SEAL

Signed: _____
Administrator/Clerk-Treasurer

CERTIFICATION

I, _____, Administrator/Clerk-Treasurer for The Corporation of the Township of North Dumfries, do hereby certify that the foregoing is a correct copy of the By-law No. 2007-_____.

Dated this _____ day of _____, 2007.

Signed: _____

Draft

THE STATEMENT OF COMPONENTS

AMENDMENT NO. 11 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF NORTH DUMFRIES

PART A – THE PREAMBLE

Part A does not constitute a part of Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries.

PART B – THE AMENDMENT

Part B consisting of the following text constitutes the Amendment.

PART C – THE APPENDICES

Part C does not constitute a part of the Amendment.

Draft

PART A – THE PREAMBLE

PURPOSES

The Corporation of the Township of North Dumfries (the “Township”) adopted Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries (the “Official Plan”) for the following purposes over the area of land designated for each purpose in the Amendment.

1. To establish a policies regarding community improvement project area(s).
2. To establish policies regarding demolition control area(s). [Check to determine whether the Township has a minimum property standards by-law under either: section 15.1 of the *Building Code Act, 1992* or a predecessor thereof, or a special Act.]
3. To establish policies regarding conditions with zoning.
4. To revise the site plan control provisions of the Official Plan so as to be consistent with the Planning Act, R.S.O. 1990, c. P. 13 (the “Planning Act”) plus make additions so as to allow for the consideration of matters related to external building design, sustainability, and accessibility for those persons with disabilities.

EFFECTS

The effects of the Amendment (listed in the same order as its purposes) are to allow the Township:

1. to implement programs improving various physical aspects of different communities within the Township;
2. to prohibit within an identified area the demolition of the whole or any part of any residential property without the person holding a valid demolition permit issued by the Township’s Council;
3. to create policies regarding conditions with zoning so that should the Province prescribe by regulation such conditions or their limits that Council may pass a by-law to allow them to attach conditions with zoning to their decisions regarding applications regarding the use of land or buildings, or the erection or location of buildings and structures; and
4. to better exercise site plan control to achieve the objectives in the Official Plan by controlling development so that it is aesthetically pleasing, accessible, efficient,

and sensitive to the needs of those persons with disabilities plus the character of the Township's urban and rural settlement areas, rural areas and natural environmentally significant areas.

LOCATION

The sections of the Amendment (listed in the same order as its purposes) are to be located in the Official Plan by adding or amending policies within "CHAPTER 8: IMPLEMENTATION AND INTERPRETATION" by:

1. Adding after Policy "8.9 HOLDING PROVISIONS" as Policy "8.10 COMMUNITY IMPROVEMENT PROJECT AREAS."
2. Adding after Policy "8.10 COMMUNITY IMPROVEMENT PROJECT AREAS" as Policy "8.11 DEMOLITION CONTROL AREAS."
3. Adding after Policy "8.11 DEMOLITION CONTROL AREAS" as Policy "8.12 CONDITIONS WITH ZONING."
4. Making revisions to Policy "8.8 SITE PLAN CONTROL" as it now exists in the Official Plan by:
 - a) deleting the existing and substituting a new Subparagraph 8.8.1(b);
 - b) adding Subparagraphs (c) through (e) to Policy Subsection 8.8.1;
 - c) adding a new Policy Subsection 8.8.2 plus renumbering all the Policy Subsections that follow it in Policy 8.8; and
 - d) deleting the existing (as just herein renumbered from 8.8.2 to 8.8.3) and substituting a new Policy 8.8.3.

BASIS

Although the Township commenced by resolution a comprehensive review of its Official Plan in 2004, a number of factors have intervened during that review causing delay. These factors include Bill 26 and Bill 51 Amendments to the Planning Act, R.S.O. 1990, c. P. 13 (the "Planning Act"), the new Provincial Policy Statement, 2005, the new Growth Plan for the Greater Golden Horseshoe, 2006, and a yet to be released by the Region of Waterloo new Regional Official Plan (the "ROP"). As Subsection 27(1) of the Planning Act requires that the Township's Official Plan shall conform to the new ROP, but the new ROP is not yet released thus the Township wishes to propose this Amendment on the following basis (listed in the same order as its purposes) by:

1. Subsection 28(2) of the Planning Act provides for the Township's Council to adopt policies allowing it to designate community improvement project areas and to seek community improvement through any number of community improvement plans. Also, Goal 1 of Policy 1.4 in the Township's Official Plan

states “[to] guide future land use decisions in the Township in a manner that provides for the needs of existing and future residents, enhances the natural and human environment ... and ensures orderly development....” Given a request from the Region of Waterloo, the Township’s Council wishes to avail itself of these powers under the Planning Act.

2. Given Township Council may at any time pass or repeal by-law(s) stipulating minimum property standards, Subsection 33(2) of the Planning Act provides the authority for Council to establish through separate by-law(s) area(s) of demolition control. Also, Goal 8 of Policy 1.4 in the Township’s Official Plan “[encourages] a range of housing types....” And, one means by which the Township may achieve this goal is to control residential demolitions. Should Council pass such by-law(s), it wishes to have policies in its Official Plan to inform its decisions regarding the issuing of demolition permits.
3. Subsection 34(16) of the Planning Act allows the Township’s Council to stipulate through a by-law when a policy exists in the Official Plan the conditions it may apply and register regarding any decisions it takes to zone land and / or buildings and structures. While the Province has yet to prescribe any matters or limits to such conditions with zoning under Subsections 34(16) and (16.1), Paragraph 5 of Policy 1.3 in the Township’s Official Plan states that the “Townships Zoning by-laws [are] adopted in accordance with Section 34 of the Planning Act... [and] must conform to the policies of this Plan.” Township Council is of the opinion that by providing a policy basis in its Official Plan now that once the Province regulates this matter then Council would through a by-law be able to avail itself of the ability to attach conditions with zoning so as to better achieve the goals of its Official Plan.
4. Given amendments to the Planning Act by the Planning and Conservation Land Statute Law Amendment Act, 2006 (Bill 51), a number of portions of Section 41 highlight the need to plan for improved accessibility for persons with disabilities. Also, Subsection 41(4) of the Planning Act newly allows Township Council to exercise site plan control over issues relating to external building design and sustainability after including such policies in its Official Plan. Additionally, Policy 3.1.1.1 of the Township’s Official Plan includes consideration of land use compatibility including “visual impact, building materials and architectural character.” As such, the addition of such powers through this Amendment should assist the Township’s Council to achieve the policies of its Official Plan.

Draft

PART B – THE AMENDMENT

INTRODUCTORY STATEMENT

All of this Part of the document entitled “PART B – THE AMENDMENT” and consisting of the following text constitutes Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries (the “Official Plan”).

DETAILS OF THE AMENDMENT

I. The Official Plan is hereby amended by adding the following Policy Subsections in Chapter 8 after Policy 8.9.

“8.10 COMMUNITY IMPROVEMENT PROJECT AREAS

8.10.1 In accordance with Section 28 (or any successor Section) of the Planning Act and the policies of this Plan, Council may pass by-law(s) establishing or dissolving community improvement project area(s) (as defined in the Planning Act) within portion(s) or all of the Township. Council may be guided in its decision concerning such area(s) by:

- a) the existence of a number of land uses that conflict with the overall land use planned for the area(s);
- b) the identification of a number of buildings in need of adaptive re-use, improvement, rehabilitation, renovation, and / or demolition and re-development;
- c) the presence of vacant, derelict, and / or underutilized properties;
- d) the deterioration or inadequacy of flood protection, municipal infrastructure (e.g., roads, sidewalks, street furniture, street signage, drainage, storm water management, sewers and water mains), community facilities, parks, public spaces, and / or open space;
- e) the need to address soil or other contamination;
- f) the identification of overcrowding; and / or
- g) the persistence of social or economic problems that might be positively addressed by changes in the built environment.

8.10.2 Within community improvement project area(s), Council may direct the preparation of community improvement plan(s) (as defined by the

Draft

Planning Act) for the purpose of community improvement (as defined by the Planning Act) including the creation of affordable housing.

8.10.3 The powers available to Council in any community improvement project area(s) as set out in a by-law after adopting community improvement plan(s) include:

- a) acquiring real property for the purpose(s) of community improvement;
- b) holding real property;
- c) clearing, grading or otherwise preparing its real property for community improvement;
- d) repairing and rehabilitating buildings on real property held by it through various means including construction activities;
- e) leasing, selling or otherwise disposing of any real property held by it; and
- f) making grants or loans under Subsection 28(7) of the Planning Act and / or Section 365.1 of the *Municipal Act, 2001* to private individuals with some property right in such area(s) to achieve programs identified in the plan(s) where the maximum amount is limited regarding any particular real property by such plan(s).

8.10.4 Prior to Council's preparation and / or adoption of community improvement plan(s) for established community improvement project area(s) within the Township, its powers in such area(s) include:

- a) acquiring real property for the purpose(s) of community improvement so long as the Minister of Municipal Affairs and Housing approves;
- b) holding real property;
- c) clearing, grading or otherwise preparing its real property for community improvement;
- d) leasing any of its real property located in such area(s) for any purpose not necessarily conforming to those of such plan(s) so long as the term of such lease does not exceed 3 years at any one time; and
- e) selling or otherwise disposing of any of its real property located in such area(s) conditionally upon the execution of a written agreement between the parties to such transaction so that the new owner will

Draft

keep, maintain and use the property for the purpose(s) of such plan(s) until a by-law implementing such plan(s) is in force.

8.11 DEMOLITION CONTROL AREAS

- 8.11.1 So long as minimum standards for the maintenance and occupancy of real property are stipulated by Council in either a by-law under Section 15.1 of the *Building Code Act, 1992* (including any earlier version of that Act) or a by-law under any special Act, then Council may pass a by-law to designate portion(s) or all of the Township as demolition control area(s) in accordance with Section 33 (or any successor Section) of the Planning Act. The preceding sentence shall not be interpreted as meaning that Council must pass and keep in effect any such by-law(s), only that Council shall not adopt or allow to remain in effect by-law(s) designating portion(s) or all of the Township as demolition control area(s) unless at least one of such other by-laws is in effect.
- 8.11.2 Where Council has passed by-law(s) creating demolition control area(s), no person shall demolish any building on any residential property (as defined in Subsection 33(1) of the Planning Act) within such area(s) without obtaining a demolition permit from the Township.
- 8.11.3 Township Council may decide whether or not to issue a demolition permit to a person for a residential property located within any demolition control area(s) after considering the impact of granting such permit upon preserving the Township's:
- a) housing choices and availability;
 - b) high quality physical environments, whether natural or man-made, so as not to create vacant or derelict residential properties;
 - c) neighbourhoods within the Ayr Urban Area and the Rural Settlement Areas by avoiding demolition(s) that create atypical development on a block by block basis;
 - d) quality of housing by avoiding the use of demolition as a substitute for maintenance; and
 - e) residential properties by avoiding the use of demolition as a tool to achieve re-zoning that might not otherwise be considered desirable by Council.

Draft

8.12 CONDITIONS WITH ZONING

8.12.1 In accordance with Subsections 34(16), (16.1), and (16.2) of the Planning Act, regulation(s) there under as they may be in effect, and the policies of this Plan, where an owner of real property applies for a re-zoning then Council may after stipulating in a by-law its intentions to do so impose one or more conditions in its decision to pass an amendment to the Township's Zoning By-law.

8.12.2 Council may consider prior to passing a by-law regarding one or more conditions with zoning for its use in decisions regarding re-zoning applications the following policy objectives, being:

- a) to dedicate land to the Township, Region, GRCA, or other government or agency;
- b) to enter agreements deemed advisable by the Township, Region, GRCA, or other government or agency;
- c) to obtain other related Planning Act approvals;
- d) to obtain other related approvals under authority conveyed by other Acts to the Township, Region, GRCA, or other government or agency;
- e) _____

8.12.3 If Council imposes conditions with zoning through a by-law, then subject to regulation it may specify that the applicant must satisfy those conditions within the Time Period for Conditions with Zoning. And if they fail, then the amendment to the Township's Zoning By-law associated with such conditions with zoning is automatically repealed.

8.12.4 Unless otherwise regulated, the Time Period for Conditions with Zoning shall mean two (2) years after the later date of either the notice of passing such by-law with conditions by Council, or a notice of decision regarding such by-law with conditions by the Ontario Municipal Board.

8.12.5 Unless otherwise regulated, the Time Period for Conditions with Zoning may only be extended once by Council for a period of up to and not exceeding a further two (2) years if the applicant applied for and received from Council such extension before the expiry of the Time Period for Conditions with Zoning.

Draft

II. The Official Plan is hereby amended by substituting and / or adding within Policy Subsection 8.8:

1) deleting the existing and substituting a new Subparagraph 8.8.1(b);

- “b) residential buildings containing fewer than 25 dwelling units where such exclusion does not apply to:
- i. developments of any residential dwellings within or contiguous to Open Space Areas, Environmentally Significant Policy Areas (ESPA’s), and / or Provincially Significant Wetlands (PSW’s);
 - ii. developments of semi-detached and duplex residential dwellings having a zero lot line;
 - iii. developments of linked or similarly innovative residential dwellings; and / or
 - iv. developments located in any specific area which Council may choose to further specifically designate in this Plan in addition to those listed in this Subparagraph 8.8.1(b).

2) adding Subparagraphs (c) through (e) to Policy 8.8.1 as follows;

- “c) interior design;
- d) the layout of interior areas where such exclusion does not apply to matters contemplated in Subparagraph 2(c) of Subsection 41(4) of the Planning Act such as interior walkways, stairs, escalators, and elevators; and
- e) standards and the manner of construction.”

3) adding a new Policy Subsection 8.8.2 plus renumbering all the Policy Subsections that follow it in Policy 8.8; and

- “8.8.2 Regardless of Subparagraphs (a) through (e) to Policy Subsection 8.8.1, Council may still require that no person shall undertake any development (including development of a residential building with fewer than 25 dwelling units) within the areas of the Township designated as a Site Plan Control Area stipulated in Policy Subsection 8.8.1 without submitting plans for Site Plan approval. Such plans shall include the location of all:
- a) buildings and structures to be erected; and
 - b) facilities and works to be provided, including those that may be required such as those facilities designed to have regard for accessibility for persons with disabilities.”

Draft

- 4) deleting the existing (as just herein renumbered from 8.8.2 to 8.8.3) and substituting a new Policy 8.8.3.**

“8.8.3 Council may require that no person shall undertake any development within the Site Plan Control Area stipulated in Policy Subsection 8.8.1 unless included in an exemption outlined therein until they submit and receive Site Plan approval for drawings showing plan, elevation and cross-section views for each building to be erected that are sufficient to display all of the matters set out in Paragraph 2 of Subsection 41(4) of the Planning Act” including those associated with exterior design, sustainability, and accessibility for persons with disabilities.

Draft

IMPLEMENTATION AND INTERPRETATION OF THE AMENDMENT

The policies contained in this Amendment shall be interpreted according to all other policies in the Official Plan. The Amendment will be implemented through by-laws of The Corporation of the Township of North Dumfries upon their passage by Council to be consistent with the applicable Sections 28, 33, 34 and 41 in the Planning Act, any regulations there under, and the policies of the Official Plan including those in this Amendment.

Draft

PART C – THE APPENDICES

The following appendices do not constitute a part of the Amendment and are included only as information supporting the Amendment.

- Appendix 1 – Copy of All Written Submissions and Comments from the Public
(Receipt Dates Stamped)
- Appendix 2 – Record of Public Open House Notice
- Appendix 3 – Record of Public Open House
- Appendix 4 – Record of Public Meeting Notice
- Appendix 5 – Record of Public Meeting
- Appendix 6 – Statement of Consistency with Provincial Policies & Plans
- Appendix 7 – Copy of Planning Report
- Appendix 8 – Record of Approval Authority Consultation
- Appendix 9 – Record of Agency Consultation

Draft

**APPENDIX 1 – COPY OF ALL
WRITTEN SUBMISSIONS & COMMENTS
FROM THE PUBLIC**

**AMENDMENT NO. 11 TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF NORTH DUMFRIES**

The following are a copy of all written submissions and comments received from the public by The Corporation of the Township of North Dumfries for Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries (the “Official Plan”) per Part 4 of Section 7 of Ontario Regulation 543/06.

CERTIFICATION

I, _____, Administrator/Clerk-Treasurer for The Corporation of the Township of North Dumfries, do hereby certify that the foregoing is a correct Copy of All Written Submissions and Comments from the Public with respect to the Amendment.

Dated this _____ day of _____, 2007.

Signed: _____

Draft

**APPENDIX 2 – RECORD OF
PUBLIC OPEN HOUSE NOTICE**

**AMENDMENT NO. 11 TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF NORTH DUMFRIES**

On the ____ day of _____, 2007, notice of the statutory public open house for Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries (the “Official Plan”) was given by publication in a local newspaper that the Administrator/Clerk-Treasurer of The Corporation of the Township of North Dumfries (the “Township”) considers to have sufficiently general circulation within the area affected by the Amendment that it would give the public sufficient notice of that meeting per Part 1 of Subsection 3(3) of Ontario Regulation 543/06.

On the ____ day of _____, 2007, the Township held a statutory public open house regarding the Amendment per Subsection 17(16) of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”).

Therefore, the Amendment complies with all of the statutory public open house notice requirements set out under Section 17 of the Planning Act.

CERTIFICATION

I, _____, Administrator/Clerk-Treasurer for The Corporation of the Township of North Dumfries, do hereby certify that the foregoing is a correct copy of the Record of Public Open House Notice with respect to the Amendment.

Dated this ____ day of _____, 2007.

Signed: _____

Draft

APPENDIX 3 – RECORD OF PUBLIC OPEN HOUSE

**AMENDMENT NO. 11 TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF NORTH DUMFRIES**

On the ____ day of _____, 2007, The Corporation of the Township of North Dumfries did hold a statutory public open house for the purpose of discussing the proposed Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries (the “Official Plan”). This Appendix contains a copy of all records of that meeting.

CERTIFICATION

I, _____, Administrator/Clerk-Treasurer for The Corporation of the Township of North Dumfries, do hereby certify that the following are correct copies of all records regarding the statutory public open house with respect to the Amendment.

Dated this ____ day of _____, 2007.

Signed: _____

APPENDIX 4 – RECORD OF PUBLIC MEETING NOTICE

AMENDMENT NO. 11 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF NORTH DUMFRIES

On the ____ day of _____, 2007, notice of the statutory public meeting for Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries (the “Official Plan”) was given by publication in a local newspaper that the Administrator/Clerk-Treasurer of The Corporation of the Township of North Dumfries (the “Township”) considers to have sufficiently general circulation within the area affected by the Amendment that it would give the public sufficient notice of that meeting per Part 1 of Subsection 3(3) of Ontario Regulation 543/06 (the “Regulation”).

On the ____ day of _____, 2007, the Township held a statutory public meeting regarding the Amendment per Paragraph 17(15)(d) of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”).

On the ____ day of _____, 2007, the Township’s Administrator/Clerk-Treasurer gave notice of the adoption of the Amendment to the regional director for the Southwestern Ontario Municipal Services Office of the Ministry of Municipal Affairs and Housing per Subsection 5(2) of the Regulation.

Therefore, the Amendment complies with all of the statutory public meeting notice requirements set out under Section 17 of the Planning Act.

CERTIFICATION

I, _____, Administrator/Clerk-Treasurer for The Corporation of the Township of North Dumfries, do hereby certify that the foregoing is a correct copy of the Record of Public Meeting Notice with respect to the Amendment.

Dated this ____ day of _____, 2007.

Signed: _____

Draft

APPENDIX 5 – RECORD OF PUBLIC MEETING

**AMENDMENT NO. 11 TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF NORTH DUMFRIES**

On the ____ day of _____, 2007, The Corporation of the Township of North Dumfries did hold a statutory public meeting for the purpose of discussing the proposed Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries. This Appendix contains a copy of all records of that meeting including the official minutes.

CERTIFICATION

I, _____, Administrator/Clerk-Treasurer for The Corporation of the Township of North Dumfries, do hereby certify that the following are correct copies of all records regarding the statutory public meeting with respect to the Amendment.

Dated this ____ day of _____, 2007.

Signed: _____

Draft

**APPENDIX 6 – STATEMENT OF CONSISTENCY WITH
PROVINCIAL POLICIES & PLANS**

**AMENDMENT NO. 11 TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF NORTH DUMFRIES**

On the ____ day of _____, 2007, Council for the Corporation of the Township of North Dumfries (the “Council”) did consider Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries to be consistent with the Provincial Policy Statement, 2005 and the Growth Plan for the Greater Golden Horseshoe, 2006. Such consistency with Provincial policies and plans was one of the factors that Council considered when adopting the Amendment.

CERTIFICATION

I, _____, Administrator/Clerk-Treasurer for The Corporation of the Township of North Dumfries, do hereby certify that the Council considers the Amendment to be consistent with provincial plans and policies.

Dated this ____ day of _____, 2007.

Signed: _____

APPENDIX 7 – COPY OF PLANNING REPORT

AMENDMENT NO. 11 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF NORTH DUMFRIES

On the _____ day of _____, 2007, Council for the Corporation of the Township of North Dumfries (the “Council”) did consider planning report PR__-07 discussing the proposed Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries. This Appendix contains a copy of that planning report.

CERTIFICATION

I, _____, Administrator/Clerk-Treasurer for The Corporation of the Township of North Dumfries, do hereby certify that the following is a correct copy of the planning report with respect to the Amendment.

Dated this _____ day of _____, 2007.

Signed: _____

**APPENDIX 8 – RECORD OF
APPROVAL AUTHORITY CONSULTATION**

**AMENDMENT NO. 11 TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF NORTH DUMFRIES**

The following pages are copies of all correspondence between The Regional Municipality of Waterloo (the “Approval Authority”) and The Corporation of the Township of North Dumfries (the “Township”) regarding Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries.

CERTIFICATION

I, _____, Administrator/Clerk-Treasurer for The Corporation of the Township of North Dumfries, do hereby certify that the following are correct copies of all correspondence between the Approval Authority and the Township regarding the Amendment.

Dated this _____ day of _____, 2007.

Signed: _____

Draft

APPENDIX 9 – RECORD OF AGENCY CONSULTATION

AMENDMENT NO. 11 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF NORTH DUMFRIES

The following pages are copies of all correspondence with agencies and public bodies received by The Corporation of the Township of North Dumfries regarding Amendment No. 11 (the “Amendment”) to the Official Plan for the Township of North Dumfries.

CERTIFICATION

I, _____, Administrator/Clerk-Treasurer for The Corporation of the Township of North Dumfries, do hereby certify that the following are correct copies of all agency correspondence regarding the Amendment.

Dated this ____ day of _____, 2007.

Signed: _____

Draft