



## MEMO TO COUNCIL 2024-021

**TO:** Mayor Gerrits and Members of Council

**FROM:** Valerie Schmidt, MCIP, RPP - Consulting Township Planner

**DATE:** May 1, 2024

**SUBJECT:** Updated Planning Report for Zoning By-Law Amendment (Z03-2024)

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### Purpose

The purpose of this Updated Planning Report is to summarize public comments from the public meeting and to provide a recommendation to Council. The purpose and effect of the application is to rezone the Property (334150 7th Line, Amaranth) from Rural (RU) to a site-specific Rural Zone to facilitate the proposed second dwelling unit above the detached garage.

### Analysis

The *Planning Act* requires municipalities to authorize the use of additional residential units by permitting one (1) Additional Residential Unit “ARU” within a single, semi or townhouse; and one (1) ARU within a building ancillary to said dwellings (allowing a total of three dwellings). *Ontario Regulation 299/19* establishes requirements and standards for ARUs including parking requirements and clarifying that any person can occupy an ARU. It is noted that this legislation only applies to ARUs within serviced settlement areas. Although municipalities do have flexibility in determining the type of number of ARUs that may be allowed on privately serviced lots.

The Township of Amaranth currently does not contain regulations regarding ARU within the Rural (RU) Zone regulations. Therefore, a zoning by-law amendment is required to add an Additional Residential Unit as a permitted use.

When considering a detached Additional Residential Unit on a rural property, the following should be considered:

- The ADU must be on the same lots as the main dwelling and cannot be severed.
- Setbacks required are that of the Zone in which the use is located.
- The ADU is to be subordinate to the main dwelling.

The ADU proposed will be contained on the upper level of an existing detached garage that is located on the property. As the detached structure is existing, no variances to the building setbacks are required. The owner has indicated that the ADU will be serviced with an additional septic system.

### **Comments**

No public comments were received at the public meeting.

### **Recommendation**

That the Staff Planning Memo dated May 1<sup>st</sup>, 2024, for Rezoning Application Z03-2024 for lands municipally known as 334150 7th Line, Township of Amaranth, County of Dufferin be received as information.

That a by-law to amend Zoning By-law 2-2209, as amended to rezone the lands municipal known as 334150 7<sup>th</sup> Line, Township of Amaranth, County of Dufferin from Rural (RU) to Rural Exception 32 (R-32) Zone be passed.

Respectfully Submitted,

Valerie Schmidt, MCIP, RPP  
Consulting Township Planner

Presented by

Ashley Harris  
Planning Coordinator - Township of Amaranth