



REPORT TO COUNCIL 2024-045

TO: Mayor Gerrits and Members of Council

FROM: Valerie Schmidt, Consulting Township Planner

DATE: June 12, 2024

SUBJECT: Application for Zoning By-Law Amendment (Z04-2024)

Purpose

An application for a Zoning By-law Amendment has been submitted by Bruce McCall-Richmond (“the Applicant”) on behalf of Ritchie Bros Properties Ltd. (“the Owner”) for lands legally known as Concession 2, East Part Lot 1, East Part Lot 2, Township of Amaranth, County of Dufferin or municipally referred to as 205399 County Road 109, Amaranth. The purpose and effect of the application is to request relief from the zoning by-law related to Landscape Open Space, Driveway Entrance Width, and Minimum Lot Area.

Background

The subject property is located at the northwest corner of the intersection of Dufferin County Road 109 and 2nd Line in the Township of Amaranth, County of Dufferin. The property is approximately 100 acres with a frontage onto County Road 109. The Property is currently vacant and being graded for development. The subject property is currently in the process of site plan approval (SPA06-2022) to facilitate the development of an Auctioneer Facility. At this time the applicant requires relief from the Township Zoning By-law to facilitate the proposed development.

Proposed Use

The subject property is located within the Farmington Community and is designated as ‘Employment Area’ in the Township of Amaranth Official Plan and has split zoning “Industrial Exception 11 (H)” (M1-11 (H)) and “General Commercial Exemption 3 (H)” (C1-3 (H))” in the Township of Amaranth Zoning By-law 2-2009. Township site-specific Zoning By-law 68-2021 specifically permits the proposed Auctioneer Facility.

The purpose of this application is to request relief from the Township Zoning By-law 2-2009 to rezone the property to permit a decrease in the percentage of open landscape space, increase the driveway entrance width, and decrease the minimum lot area required. The following table will show the requested relief being asked for the property at this time.

Zoning By-Law	Requirement	Proposed
Minimum Landscape Open Space	M1 – 11(H) = 20% C1 – 3(H) = 15%	M1 – 11(H) = 12% C1 – 3(H) = 10%
Maximum Driveway Entrance Width	9 m	15 m
Minimum Lot Area	C1-3 (H) – 12.0 ha	11.5 ha (after road widening)

The subject property is not located within the Provincial Greenbelt Plan (2017).

Supporting Documentation

At the time of writing this report, not all comments were received from circulated agencies. The following comments were received.

The Township Engineer has indicated no concerns or objections regarding this application.

Enbridge has indicated no concerns or objections regarding this application.

GRCA will not be providing comment on this Zoning By-law Amendment application, as there are no GRCA regulated features on or adjacent to the subject property.

Orangeville Fire has no concerns or objections regarding this application.

At this time comments remain outstanding from the following agencies.

The Risk Management Officer, Township Public Works, County of Dufferin, Upper Grand District School Board, MPAC, Ministry of Municipal Affairs and Housing, Rogers Communications Inc, Bell Canada, Hydro One, Canada Post, Ontario Infrastructure and Lands Corporation, Haudenosaunee Confederacy, Metis Nation of Ontario, Saugeen First Nation, Six Nations of the Grand River, Mississaugas of the New Credit First Nation.

Recommendation

That the Staff Planning Report dated June 12, 2024, for Rezoning Application Z04-2024 for lands legally described as Concession 2, East Part Lot 1, East Lot Part 2, Township of Amaranth, County of Dufferin be received as information.

Respectfully Submitted,

Valerie Schmidt, MCIP, RPP
Consulting Township Planner

Ashley Harris
Planning Coordinator