

APPLICATION FOR:

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

DATE RECEIVED May 16, 2024

PROPERTY ROLL NO. 220800000104301

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 :	Bruce McCall-Richmond
Firm/Corporation:	Glen Schnarr and Associates Inc.
Address	700 - 10 Kingsbridge Garden Circle, Mississauga, ON
Email:	brucemr@gsai.ca
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. Ritchie Bros. Properties Ltd. (c/o Ernesto Ayala)	
Address	9500 Glenlyon Parkway
Email:	eayala@ritchiebros.com
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	
Firm/Corporation:	
Address:	
Email:	
1.4 Any Mortgages, Charges, or other encumbrances in respect of the subject land: <input type="radio"/> NO	
Name	Address

2. Location and Description of the Subject Land Please Refer to Parcel Register's included with this Submission			
2.1 County: Dufferin	Municipality Township of Amaranth		
Concession Number 2	Lot PT LTS 1 & 2	Registered Plan/Lot(s) / Block(s)	
Reference Plan No.	Part Number (s)	Street/Road: County Road 109	Street/Emergency No. 205399 County Road 109
Width of street/road <small>20.1m (2nd Line) / 42.5m (County Rd 109)</small>	<input checked="" type="checkbox"/> Municipal year round maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Seasonal or private road		
Frontage (m) <small>304.8 m (M1-11(H)) 620.6 m (C1-3 (H))</small>	Entire Property 925.4 m	Affected Area (if amendment does not affect entire property)	
Depth (m)	Approx. 620.0		
Area (hectares)	40.03 (Overall area) 39.02 (Net area with road widening)		
3. Zoning and Official Plan Information			
3.1 Current zoning of the subject : Zoning By-law 2009: Industrial Exception 11 (H) (M1-11 (H)); General Commercial Exception 3 (H) (C1-3(H))		3.2 Proposed Zoning: The owner is seeking minor zoning relief for min. landscaped open space; max. ingress/egress width; and min. lot area. See enclosed submission cover letter.	
3.3 Related Applications under the Planning Act, if any: SP6-2023		3.4 Has subject lands ever been subject of an Application under the Planning Act? File # 17-2014 Town By-law Status: Adopted, in effect. File # 68-2021 Town By-law Status: Adopted, in effect.	
3.5 Nature & Extent of the proposed Rezoning or Temporary Use By-Law The owner is proposing minor zoning relief for min. landscaped open space; max. ingress/egress width; and min. lot area. See enclosed submission cover letter and Planning Justification Report.			
3.6 Purpose/Reason why the Rezoning is requested: _____ To adjust the Zoning By-law regulations to accommodate the Auctioneer Facility development proposed under SP6-2023. _____ a. To provide appropriate landscaping while accommodating the Auctioneer Facility use. _____ b. To permit an increased driveway entrance for large trucks and equipment. _____ c. To adjust the Minimum Lot Area requirements in the C1-3 (H) zone from 12ha to 11.5.ha to accommodate an anticipated road widening. _____			
3.7 Current Official Plan Designation: Farmington Community / Employment Area			
3.8 Provide an explanation of how the application conforms to the Official Plan _____ The proposed Auctioneer Facility and outdoor storage area are permitted under the "Employment Area" _____ _____ designation. The proposed Amendments will assist in realizing an employment use in the Farmington Community _____ _____ and will provide employment in the form of the auction, sales, display and storage of machinery and equipment _____ _____ supported by an office building and auction house. _____			
Zoning Standards Proposed:			
Min. Landscaped Open Space M1-11 (H) – 20%, Proposed: 12% C1-3 (H) – 15%, Proposed: 10%			
Max. Driveway Entrance Width General Provisions - Ingress and Egress 3.15.3 (b) – 9 metres, Proposed: 15.0 metres at property line			
Min. Lot Area C1-3 (H) – 12.0 ha, Proposed: 11.5 ha (after road widening)			

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

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

Glen Schnarr and Associates Inc. (c/o Bruce McCall-Richmond)
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.

4.4 Are the subject lands within the Greenbelt Plan area
X yes
 no

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

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.

5. Land Use

5.1 Date property acquired December 2022 Unknown

5.2 Existing Use
The subject property is currently vacant.

5.3 Proposed Use
Auctioneer facility and outdoor storage area.

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

Type of building or structure 1. OFFICE/ AUCTION BUILDING 2. WASH BUILDING 3. PUMP HOUSE	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					
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed 1.	185.25 m	381.9 m	51.0 m		10.07 m	54.9 x 53.5	2940.36	2024	N/A
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed 2.		30.2 m	88.3 m		10.10 m	65.41 x 32.89	2124.33	2024	N/A
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed 3.	256.8 m	346.0 m	81.8 m		3.8 m	21.9 x 99.9	219.58	2024	N/A
<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 checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Others: _____	Tile Drainage no <input checked="" 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
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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

Distances in relation to main building Auction House

5.7 Statement of Requirements: Please complete the following chart		Zone Requirements: (Office Use)
Lot Area (hectares)	27.47 ha (67.89 ac)	
Frontage (m)	925.4 m	
Front Yard (distance between front lot line and building or structure) (m)	185.25 m	
Rear Yard (m)	381.9 m	
Interior Side Yard (m)	51.0 m	
Exterior Side Yard (m)		
Height (m)	10.07, 10.10 and 3.8m	
Lot Coverage (building footprint as % lot area)	0.3%	
Dwelling Size (m2)	n/a	
Landscaping (% of lot area)	C1-3 - 15%	

M1-11 - 20%

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.

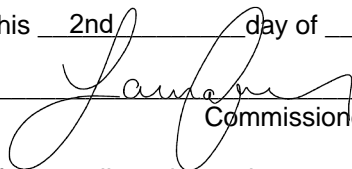
7 Affidavit, Sworn Declaration and Authorizations

7.1 Affidavit or Sworn Declaration.
I, Bruce McCall-Richmond of the City of Mississauga
in the Region of Peel 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 Mississauga
in the Region of Peel




this 2nd day of May 2024 Applicant
Laura Kim Amorim, a Commissioner, etc.,
Province of Ontario, for
Glen Schnarr & Associates Inc.
Commissioner of Oaths Expires March 3, 2026. 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, Ernesto Ayala, am the owner of the land that is the subject of this
application and I authorize Glen Schnarr and Associates Inc. to make this application on my
behalf.

April 29, 2024
Date

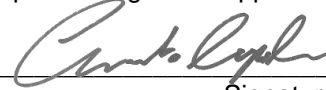


Signature of Owner

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, Ernesto Ayala, 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
Glen Schnarr and Associates Inc., 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.

April 29, 2024
Date




Signature of Owner

7.4 **Permission to Enter**

I, Ernesto Ayala 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.

April 29, 2024
Date



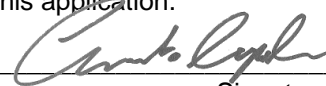
Signature of Owner

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, Ernesto Ayala, 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.

April 29, 2024
Date



Signature of Owner