

May 3rd, 2024

GSAI File: 1513-001

Township of Amaranth
374028 6th Line
Amaranth ON
L9W 0M6

Attention: Ashley Harris
Planning Coordinator

**RE: Zoning By-law Amendment Application
Ritchie Bros. Properties Ltd.
205399 County 109 Road
Township of Amaranth
Related Files: SP06-2023**

Dear Ms. Harris,

Glen Schnarr & Associates Inc. (“GSAI”) are the planning consultants for Ritchie Bros. Properties Ltd., owners of the above lands legally described as PT LTS 1 & 2, CON 2 AS IN MF100942 ; AMARANTH (herein referenced as the “subject property”). GSAI is pleased to submit this Zoning By-law Amendment application to request minor amendments to the Zoning By-law regulations to facilitate the development of the Auctioneer Facility (the “proposed development”) currently being processed under Township file SP06-2023.

Subject Property and Surrounding Area

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 subject property is adjacent and to the north of County Road 109, adjacent and to the west of 2nd Line and adjacent and to the south of the County Trail. The subject property is currently vacant and was previously used as a farming operation.

Land Use Planning Policy and Permissions

The subject property is located within the Farmington Community and is designated “Employment Area” by the Township of Amaranth Official Plan. The subject property is split-zoned, with the northern portion zoned “Industrial Exception 11 (H)” (M1-11 (H)) and the southern portion zoned



“General Commercial Exception 3 (H)” (C1-3(H)). Township site-specific Zoning By-law 68-2021 specifically permits the proposed Auctioneer Facility use on the subject property.

Ritchie Bros. Properties Ltd. is proposing minor relief from the Township of Amaranth Zoning By-law 2-2009, as amended, to implement the site configuration contemplated under SP06-2023. The Planning Justification Report included with this submission provide a fulsome analysis of the proposed Zoning By-law Amendment.

The following provides an overview of the proposed Zoning By-law Amendments in support of this application:

Zoning Standard	Required	Proposed
Min. Landscaped Open Space	M1-11 (H) – 20% C1-3 (H) – 15%	M1-11 (H) – 12% C1-3 (H) – 10%
Max. Driveway Entrance Width	General Provisions - Ingress and Egress 3.15.3 (b) – 9 metres	15.0 metres at future property line
Min. Lot Area	C1-3 (H) – 12.0 ha	C1-3 (H) – 11.5 ha (after road widening)

Submission Deliverables

In support of the Zoning By-law Amendment application, the following materials have been submitted via e-mail to your attention:

1. **Zoning By-law Amendment Application Form;**
2. **Planning Justification Report** prepared by Glen Schnarr & Associates Inc., dated May 2024;
3. **Draft Zoning By-law Amendment** prepared by Glen Schnarr & Associates Inc.;
4. **Overall Site Plan and Statistics** prepared by Glen Piotrowski Ltd. dated April 24, 2024;
5. **Landscape Design Set** prepared by Baker Turner Inc. dated April 23, 2024:
 - Landscape Plan – North (L.1)
 - Landscape Plan – South (L.2)
 - Enlargement Plan & Details (L.3)
 - Enlargement Plan & Details (L.4)
 - Details (L.5)
 - Green Roof Plan and Details (L.6)
 - Enlargement Plan (L.7)
6. **Turning and Vehicle Movement Analysis** prepared by Crozier Engineering dated November 16, 2023 (Drawings T300-T303)



We trust the above materials satisfies the requirement for a complete application. We look forward to your review and circulation of the submission. Please do not hesitate to contact the undersigned should you have any questions or comments.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.

Bruce McCall-Richmond, MCIP, RPP
Senior Associate

Cc. Ernesto Ayala, Ritchie Bros. Properties Ltd.
Nicole Martin, Township of Amaranth
Valerie Schmidt, GSP Group Inc.