
PLANNING JUSTIFICATION REPORT

**IN SUPPORT OF A
ZONING BY-LAW AMENDMENT APPLICATION**

Ritchie Bros. Properties Ltd.
PT LTS 1 & 2, CON 2 AS IN MF100942
Township of Amaranth, County of Dufferin

May 2024
GSAI File #1513-001

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**Planning Justification Report
Zoning By-law Amendment Application
205399 County 109 Road
Township of Amaranth, County of Dufferin**

1.0 INTRODUCTION

Glen Schnarr & Associates Inc. (“GSAI”) are the Planning Consultants for Ritchie Bros. Properties Ltd., the registered owner of the lands municipally addressed as 205399 County Road 109 in the Township of Amaranth, County of Dufferin (the “subject property” or the “site”). GSAI is providing planning assistance to facilitate the development of the new Ritchie Bros. Properties Ltd. Auctioneer Facility on the subject property. This Planning Justification Report (the “Report”) has been prepared in support of a Zoning By-law Amendment application to amend the certain regulations of Township Zoning By-law 2-2009 (the “Zoning By-law”), as amended, **to the required Minimum Landscape Open Space, Maximum Driveway Width - Ingress and Egress Width and Minimum Lot Area requirements (the “proposed Amendments”).**

This Report describes the subject property and surrounding area, reviews the proposed development and outlines the planning rationale in support of the proposed Amendments within the context of the current policy framework.

1.1 AUCTIONEER FACILITY

GSAI and Ritchie Bros. Properties Ltd. are in the process of advancing a Site Plan Approval application (Township File: SP06-2023) to develop an Auctioneer Facility on the subject property and the associated auction building, office, landscape, parking and outdoor storage areas (the “proposed development” or the “development proposal”). A landscape buffer surrounds the perimeter of the property on all frontages with the storage of equipment provided internal to the site. Truck, equipment and emergency accesses are provided from 2nd Line (“north access”) and one separate staff and patron driveway access that leads to the auction building, office and parking area (“south access”). All accesses are located south of the Maple School Academy.

This proposed Amendments intend to bring the site and building design currently proposed under SP06-2023 into conformity with the Zoning By-law.

1.2 PROPOSED ZONING BY-LAW AMENDMENT

Ritchie Bros. Properties Ltd. is proposing to amend the regulations of Township of Amaranth Zoning By-law 2-2009 to implement the site configuration contemplated under SP6-2023 and for the Auctioneer Facility use permitted by the Zoning By-law.

The subject property is split-zoned, with the northern portion zoned “Industrial Exception 11 (H)” (M1-11 (H)) and the southern portion, generally nearest County Road 109, is zoned “General Commercial Exception 3 (H)” (C1-3(H)).

This proposed Zoning By-law Amendment seeks to establish revised zoning standards and regulations for **Minimum Landscaped Open Space, Maximum Driveway Width - Ingress and Egress Width and Minimum Lot Area.**

The following Table 1 provides an overview of the proposed Amendments:

Table 1: List of Proposed Amendments

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 property line
Min. Lot Area	C1-3 (H) – 12.0 ha	C1-3 (H) – 11.5 ha (after road widening)

The proposed Amendments maintain the general intent and purpose of the Zoning By-law, as only minor relief from the above zoning standards is being sought. The proposed Amendments provide for the zoned-for use of the subject property for the Auctioneer Facility that is to be maintained for the specific purpose of outdoor display and storage of new and/or used equipment and vehicles used for auctioning and sales as defined under By-law 68-2021. Appropriate landscaping will continue to be provided around the perimeter of and internal to the subject property around the proposed auction house, office and parking areas. The adjustments to the minimum driveway width and minimum lot area are technical in nature and provide for suitable site access and a new minimum lot area following an anticipated road widening on 2nd Line.

2.0 SUBJECT PROPERTY AND SURROUNDING LAND USES

2.1 SUBJECT PROPERTY

The subject property is located adjacent to and northwest of County Road 109 and 2nd Line in the Farmington Community (refer to *Figure 1 – Aerial Context Plan*) and has an approximate gross area of 40.03 hectares (98.91 acres). The subject property abuts a former rail corridor (OBRAG Trail) to the north and has frontage of approximately 508 metres (1,667 feet) on 2nd Line and 624 metres (2,047 feet) on County Road 109. The site is currently vacant and devoid of any permanent structures. Preliminary grading works have occurred in an effort to prepare the site for development. The subject property was formerly known as the “Brown Farm” as it was previously used as a farming operation.

The subject property is legally described as PT LTS 1 & 2, CON 2 AS IN MF100942; AMARANTH.

2.2 SURROUNDING LAND USES

A summary of the immediate surrounding land uses is provided below and are shown on Figure 1 – Aerial Context Plan.

- North: The subject property abuts the OBRAG Trail which also represents the northern boundary and property line. Immediately north of the subject property and OBRAG Trail are lands under development for employment uses including the construction of a warehousing/distribution centre. Northeast exists a hydro substation. Lands further north of the subject property primarily consist of farmland uses zoned for industrial uses.
- East: The Maple School Academy is located on the opposite side of 2nd Line, immediately south of and adjacent to the OBRAG Trail. Further east are employment, commercial and residential lands and the Town of Orangeville.
- South: South of the subject property are lands largely consisting of residential and farmland uses. South of County Road 109, residential, agricultural and commercial/industrial uses exist.
- West: West of the subject property are lands generally consisting of employment uses including warehouses, repair, truck and trailer parking.

3.0 POLICY ANALYSIS

The following section provides for an evaluation of the proposed Amendments in the context of the following applicable land use policies:

- Planning Act (2023);
- Provincial Policy Statement (2020);
- Growth Plan for the Greater Golden Horseshoe (2020);
- Greenbelt Plan (2017);
- County of Dufferin Official Plan (Office Consolidation 2017);
- Township of Amaranth Official Plan (Office Consolidation 2018); and
- Zoning By-law 2-2009 (2010).

3.1 PLANNING ACT

The Planning Act sets out the land use planning rules in Ontario and provides the basis for matters of provincial interests including planning policies that will guide future development and establishing a streamlined planning process. The purpose of the Planning Act is to promote sustainable economic development in a healthy natural environment with a provincial policy framework, provide a land use planning system that is led by provincial policy and integrate matters of provincial interest into provincial and municipal planning decisions.

Section 2 of the Planning Act establishes matters of Provincial interest and includes the protection of natural and ecological system, the orderly development of safe and healthy communities, the adequate provision of employment opportunities, the protection of public health and safety and the establishment of appropriate locations for growth and development. Section 2 promotes built-forms that are well-designed, encourage a sense of place and provide for public spaces that are of high-quality, safe, accessible, attractive and vibrant.

The introduction of the Auctioneer Facility will create employment opportunities and generate economic activity in the Township of Amaranth and County of Dufferin which will in turn create full-time and casual auction and service jobs, as well as create other employment in the community by supporting local auction and equipment related service providers. The proposed development provides for a high-quality built-form through introduction of the auction facility building, office and wash buildings complemented by high-quality landscaping and open spaces for persons of all abilities. The proposed Amendments will implement this vision and provide for necessary Amendments to the Zoning By-law to implement the proposed, high-quality, employment use proposed on the subject property.

Based on the above analysis, it is our opinion that the proposed Amendments and the development proposal have regard to matters of provincial interest including the provision of employment opportunities, health and safety in the Township of Amarnath and County of Dufferin. The proposed Amendments will assist to implement the development proposal and permitted uses on established employment lands.

3.2 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (the “PPS”), established under Section 3(1) of the *Planning Act*, is the guiding document providing policy direction on matters of Provincial interest related to land use planning and development. As set out in the PPS, Ontario’s long-term prosperity depends on a coordinated approach to wisely managing land uses and promoting efficient development patterns that result in strong, healthy, and complete communities. This is achieved by balancing the efficient development of land, accommodating an appropriate range and mix of land use, avoiding land use matters that cause harm to the environment and public health, and providing necessary infrastructure to accommodate growth, environmental protection, public health and safety, while creating economically sustainable built environments.

Section 1 of the PPS outlines policies associated with future development and land use patterns. Section 1.1.1 provides policy guidance on managing and directing land use to support an efficient and resilient development. The proposed development is consistent with Section 1.1.1 of the PPS, as the proposed Amendments represent an efficient use of the overall subject property, as it will enable the development of the lands to facilitate new employment opportunities in the Township of Amaranth. The subject property is currently underutilized within the Farmington Community Settlement area, which is defined as a Settlement Area in the PPS. The proposed development will support the long-term financial well-being of the Province and Township, as it will increase the job base through the introduction of an Auctioneer Facility. The proposed development and Amendments are consistent with the existing land use designation for employment uses and will subsequently enhance employment opportunities by creating new jobs in the Farmington Community.

Section 1.1.3 *Settlement Areas* provides policy direction to guide land use patterns in urban areas and rural settlement areas. Section 1.1.3.1 directs the focus of growth and development into Settlement Areas. The proposed development is consistent with this policy direction, as the subject property is located within a designated “Community Settlement Area” under *Schedule A – Provincial Plan Areas* (refer to *Figure 2*). Consistent with Section 1.1.3 of the PPS, “Community Settlement Areas” are planned to accommodate growth and development, further supporting the long-term economic prosperity of communities. The proposed development will facilitate employment and the efficient use of existing infrastructure, roads, and services, which will assist in sustaining the financial well-being of the Township.

Section 1.3 *Employment* of the PPS provides policy direction which supports economic development and competitiveness as well as employment projections. Consistent with Provincial direction and objectives, the subject property is designated “Employment Area” in the Township’s Official Plan.

Section 1.3.1 directs planning authorities to promote economic development and competitiveness by providing opportunities for a diversified economic base, which include maintaining a range and choice of suitable sites for employment uses. The proposed development is consistent with this policy direction, as it contemplates an Auctioneer Facility as a permitted use on the subject property and will promote a more diversified economic base and create employment opportunities in the County of Dufferin and Township of Amaranth. The proposed Amendments seek site-specific adjustments to the Zoning By-law which will enable the implementation of the Auctioneer Facility on employment lands and consistent with the intent of the Official Plan.

Section 1.3.2.3 requires planning authorities to maintain land use compatibility to prohibit residential uses and other sensitive land uses that are not ancillary to employment areas. A Noise Study was completed through SP06-2023 and determined that the requirements of MECP Guidelines D-6 and NPC-300 were predicted to be met.

Under Section 1.3.2.6, planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors. The subject property is a strategic area for investment suitable for new employment uses, as it is located immediately adjacent to County Road 109 corridor which provides access to Highway 10 and Highway 410. Access to a major goods movement corridor will help efficiently facilitate daily employment activities as well as support convenient access for customers and employees, including those which may be local residents. The proposed Amendments will assist implementing the proposed development which will in turn contribute to employment development along a major corridor.

Introduction of the Auctioneer Facility will provide economic development competitiveness in the Township of Amaranth and County of Dufferin. The proposed Amendments will implement a more efficient use of the subject property consistent with the site-specific Auctioneer Facility definition. Based on the above analysis, it is our opinion that the proposed Amendments and the development proposal are consistent with the applicable policies of the PPS.

3.3 THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2020)

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) came into effect May 2019, and was amended August 2020, replacing the 2019 Growth Plan. Under the Planning Act, all planning decisions with respect to land use shall conform to the Growth Plan. The Growth Plan is intended to be a framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by managing growth in the Region to the year 2051. The Growth Plan guides decisions on transportation, infrastructure planning, land use planning, urban form, housing, natural heritage, and resource protection issues in the interest of promoting economic prosperity and supporting the achievement of complete communities.

Section 2.2.1 *Managing Growth* provides policy guidance to support where and how employment and population growth should occur. The proposed development conforms to the policies under Section 2.2.1, as the subject property is located within a Community Settlement Area that will be supported by planned and private infrastructure and services. Community Settlement Areas are suitable locations for growth and development, particularly that of which is related to employment, as they have the capacity to accommodate employment needs for residents. The proposed development will establish employment opportunities through the implementation of the Auctioneer Facility which will contribute towards the achievement of creating a complete community.

Section 2.2.5 *Employment* provides policy direction related to employment, economic development and competitiveness within the Greater Golden Horseshoe area. Economic development and competitiveness are promoted by more efficient use of existing employment lands and increasing employment densities. The proposed Amendments allow for the proposed development that will introduce a new Auctioneer Facility in the Township which will provide employment growth by

attracting new economic interest, investment, and activity. The proposed development will support the achievement of employment growth targets established by the Province. Furthermore, the subject property is conveniently located adjacent to County Road 109 and 2nd Line, providing access and connectivity between the proposed development and the surrounding areas.

Section 2.2.5.5 requires municipalities to designate and preserve lands within Settlement Areas located adjacent to or near major goods movement facilities and corridors. The subject property is located adjacent to County Road 109, a strategic freight and goods movement corridor that connects to Highway 10, which is also recognized as a key corridor that provides access to major highways such as Highway 410. Connection to these highways facilitates the inter- and intra-provincial movement of goods, including vehicles and products associated with Ritchie Bros. Properties Ltd.

The proposed development will support the creation of new job opportunities in the County and assist in achieving Provincial employment targets. The proposed development will enhance employment opportunities on currently underutilized lands that are intended for employment uses and in proximity to a major goods transit corridor.

The proposed Amendments and proposed development of the subject property implement the planned function for the planned-for employment area. The Auctioneer Facility will contribute towards the employment targets provided under the Growth Plan, while the proposed Amendments will facilitate a more efficient use of the subject property and integrate the site-specific details needed to accommodate the Auctioneer Facility use. Based on the above analysis, it is our opinion the proposed Amendments and development proposal conform with the policies of the Growth Plan.

3.4 THE GREENBELT PLAN (2017)

The Greenbelt Plan came into effect on December 16, 2004, and was amended July 1, 2017. The Greenbelt Plan helps manage growth and urbanization to ensure the protection of agricultural land uses as well as the attributed ecological and hydrological features, areas, and functions. The Greenbelt Plan includes lands that are located within the Niagara Escarpment Plan (NEP) and Oak Ridges Moraine Conservation Plan areas (ORMCP).

The easterly edge of the the subject property is located in the Greenbelt Plan Area and is designated as “Greenbelt Plan Area”, and “Protected Countryside” by the Greenbelt Plan and County of Dufferin Official Plan (refer to *Figure 2*). As outlined in the Greenbelt Plan, “Protected Countryside” lands are intended to enhance the spatial extent of agriculturally and environmentally protected lands while at the same time improving linkages between these areas and the surrounding major lake systems and watersheds.

Although employment uses are not typically permitted within the “Protected Countryside” area, Section 5.2.1 of the Greenbelt Plan provides that:

Where an official plan was amended prior to December 16, 2004 to specifically designate land use(s), this approval may continue to be recognized through the conformity exercise addressed in section 5.3 and any further applications required under the Planning Act or the Condominium Act, 1998 to implement the official plan approval are not required to conform with this Plan.

In recognition of the above, the Township’s Official Plan was adopted on December 15, 2004, prior to the Greenbelt Plan coming into effect. Lands designated as “Employment Area” within the “Protected Countryside” area remain in the Township’s Official Plan and continue to be recognized for employment uses. Furthermore, the subject property is located within the Farmington Community Area, which is identified as a Settlement Area by the PPS. The subject property’s “Employment Area” designation within the Farmington Community Area will continue to be maintained, ensuring that lands are available for future growth in the Township and can support the achievement of the provincial employment and population targets. The proposed Amendments will maintain the intent of the employment area and site-specific Auctioneer Facility use, while seeking minor relief to optimize the operations of the Auctioneer Facility on the subject property. In keeping with the policy direction under the Greenbelt Plan which recognizes the site as an “Employment Area”, the owner is not seeking to amend the Official Plan to facilitate the proposed development.

In our opinion, the proposed Amendments and development proposal implement the permitted uses under the “Employment Area” designation under the Township’s Official Plan as adopted prior to the Greenbelt Plan coming into effect and do not disrupt the overarching Provincial policy direction.

3.5 COUNTY OF DUFFERIN OFFICIAL PLAN (Office Consolidation July 17, 2017)

The Dufferin County Official Plan (the “COP”) contains policies that guide land use planning in the County of Dufferin. The County’s Official Plan was adopted by Council on September 11, 2014 and was approved by the Ministry of Municipal Affairs and Housing on March 25, 2015. The most recent Office Consolidation of the COP incorporates all modifications, subsequent approvals, and approved amendments up to and including July 17, 2017.

Dufferin County is undertaking a Municipal Comprehensive Review (the “MCR”) to update its Official Plan to align its policies with the latest policy direction from the Province of Ontario. The County has taken a phased approach to amend the COP through three (3) separate Official Plan Amendments. The County recently adopted its third and final phase under OPA No. 4 to bring the updated COP into conformity with the Growth Plan. The objectives and policies prepared in the updated COP are not in full force and in effect at the time of finalizing this Report, as it is our understanding that the Province has not issued a final approval. Based on our review, the proposed development generally aligns with the policies provided in the updated COP.

The subject property is located in a “Community Settlement Area” and within a Provincial Plan Area overlay in *Schedule B – Community Structure and Land Use* of the COP (refer to *Figure 3*). As per *Schedule A – Provincial Plan Areas* of the COP as the subject property is located within the “Greenbelt Plan Area” and is designated “Protected Countryside” (refer to *Figure 2*). As per *Schedule A-3 – Land Use & Transportation* (refer to *Figure 4*), the Township’s Official Plan designates the subject property as “Employment Area” while maintaining the “Protected Countryside” designation established in the Greenbelt Plan. The proposed Amendments do not detract from the subject property’s “Employment Area” and “Protected Countryside” designations and will implement and contribute to the generation of employment in Amaranth and assist in achieving the County’s employment growth projections that are consistent with the Growth Plan.

Section 3.2 *Growth Projections* provides policy direction related to the County’s population and employment growth forecasts in accordance with the Growth Plan. Dufferin County has a population target of 85,000 people and an employment target of 32,000 jobs by 2041. The proposed development will contribute toward the County’s employment targets, as it will generate new jobs and attract visitors from the County and surrounding areas. The Auctioneer Facility represents a long-term investment that will contribute economic activity in the surrounding region. Upon the development of a new Auctioneer Facility approximately 25 full-time permanent jobs and 30-75 casual auction jobs will be created. A number of indirect employment opportunities will also be created as a result of the Auctioneer Facility’s presence in a community, as auction facilities often contract local auction-related service providers such as those related to painting, equipment servicing and repair, landscaping services, security and catering.

The Auctioneer Facility is anticipated to create new economic activity and help facilitate the establishment of other related businesses, such as equipment servicing and transportation. The proposed Amendments will help implement a more efficient use of the subject property to facilitate a more productive business operation for the future Auctioneer Facility. The proposed development will contribute to the achievement of the County’s employment targets, as it will provide new employment opportunities to Amaranth and Dufferin that would attract new business activity, interest, visitors, and customers.

Section 3.3 *Settlement Structure* outlines goals and policies that promote the development of complete communities in Settlement Areas. Section 3.3.3 *Community Settlement Areas* provides applicable objectives and policies related to “Community Settlement Areas” which include the range of permitted uses established in local municipal official plans. The subject property is designated “Employment Area” in the Township’s Official Plan which permits a range of employment uses which includes the use of an Auctioneer Facility and outdoor storage area.

Under Section 3.3.3, the COP would consider Community Settlement Areas to be included within the Urban Settlement Area if full municipal water and sewage services are available to accommodate future growth. The proposed development will be supported by on-site infrastructure and services and therefore, the subject property would not be considered part of the Urban Settlement Area in the context of the COP.

Furthermore, Section 3.6 *Economic Development* contains policies and objectives related to employment areas and economic development. The proposed Amendments will optimize the site to facilitate the employment use on the subject property and advance a strategic economic investment to help the County achieve its long-term needs. The proposed Amendments will facilitate an Auctioneer Facility on the subject property, thus introducing a new employment use and creating greater potential to attract new residents, visitors, and employees.

Under Section 3.6.1, the County supports the long-term protection of employment areas including lands in proximity to major facilities and transportation corridors. The subject property will be able to optimize the use of existing infrastructure and will be compatible with the potential future coordinated road realignment for 2nd Line. The subject property is strategically situated in a location that is in close proximity to major goods movement corridors, including County Road 109 which provides connections to Highway 10 and Highway 410. Proximity to such corridors facilitates the

efficient movement of goods, vehicles, and products associated with the proposed employment uses within the subject property as well as the movement of employees, customers, and service providers.

In summary, the proposed Amendments and development proposal align with the policy direction under the COP by providing for the zoned-for Auctioneer Facility use. In our opinion, the proposed Amendments and development proposal conform with the policies of the Dufferin County Official Plan based on the above analysis.

3.6 TOWNSHIP OF AMARANTH OFFICIAL PLAN (Office Consolidation, June 2018)

The Township of Amaranth Official Plan (the “Official Plan”) contains policies that guide land use planning and direct growth in the Township of Amaranth in a manner that ensures environmental protection and sustainability, is socially acceptable, as well as sensitive to the community’s heritage and financial well-being. In 2012, the Official Plan was amended through Official Plan Amendment (OPA) No. 4 to bring the Official Plan into conformity with Provincial policies and objectives. OPA No. 4 was consequently approved, with modification from the Ministry of Municipal Affairs and Housing (MMAH) on June 18, 2012. This approval was subsequently appealed by the Township. The Ontario Municipal Board (OMB) approved OPA No. 4 with modifications on October 17, 2013. The policies of the June 2018 Office Consolidation of the Official Plan are reviewed below in the context of the proposed Amendments and development proposal.

The subject property is located within the Farmington Community Area Boundary and is designated as “Employment Area” by *Schedule A-3 – Land Use & Transportation* (see *Figure 4*). Section 3.4.3 *Community Development Strategy* provides that:

The communities of Laurel, Waldemar and Farmington are intended to be the focus for residential and employment growth in the Township.

Further, Section 4.2 addresses *Growth Management* in the Township, in accordance with the Growth Plan. 4.2.1 *Provincial Growth Plan* reads:

In accordance with the Growth Plan for the Greater Golden Horseshoe 2006, (“Growth Plan”) the County of Dufferin and its Member Municipalities, including the Township of Amaranth, have prepared a Growth Management Study. The Growth Management Study has addressed growth forecasts for the lower-tier municipalities within the County of Dufferin, and the population forecast for the Township is 4,680 residents to the year 2031 and the employment forecast is 810 jobs to the year 2031.

The subject property is located within the Farmington Community Boundary, and it is therefore defined as a Community Settlement Area. The proposed Amendments represents a more efficient use of currently underutilized employment lands and will contribute toward employment diversity in a manner which will support growth in the Farmington Settlement Community and the Township of Amaranth. The “Employment Area” designation is maintained through Official Plan Amendment (OPA) No. 4 to ensure that employment lands remain available in order to adequately contribute to the achievement of employment targets established in the Growth Plan.

Section 3.5 outlines applicable objectives and policies for lands designated “Employment Area” within the Township, which read as follows:

3.5.2 Objectives

- a) To encourage land uses that will provide a variety of opportunities for employment and economic growth in the Township.*
- b) To direct and focus larger scale commercial, industrial and institutional uses to specific areas in the Township where those uses will be compatible with adjacent land uses.*
- c) To provide criteria that will ensure that new development will be attractive and reflect the rural character of the Township.*
- d) To direct the designation of new employment areas to settlement areas.*
- e) Expansions of Employment areas outside of lands designated “Community” is discouraged.*

3.5.3 Uses Permitted

- a) manufacturing and assembly, clean processing and reclaiming, warehousing and materials storage, including contractor’s yards, transportation terminals, and other similar facilities associated with buildings and structures;*
- b) accessory sales outlets and other uses such as offices and cafeterias that are smaller in scale than, and located on the same lot as the primary industrial use to which they are incidental;*
- c) free-standing business oriented sales, service and office operations such as vehicle, machinery and equipment sales, service and/or leasing operations, printing, telecommunication and/or electronic data processing facilities, and vehicle fuel retailing operations;*
- d) business and professional offices;*
- e) specialized retail outlets serving a wide trade area accessible to this high visibility location;*
- h) automotive commercial uses, such as service stations, automobile, recreational vehicle or trailer sales and service, car rental outlets, and other uses which require large buildings and parcels of land with high exposure to traffic such as building materials outlets, gardening supply and nursery centres;*

The Farmington Settlement Community is largely designated as “Employment Area” in the Official Plan. The proposed Auctioneer Facility are permitted under the "Employment Area" designation of the Official Plan. The proposed Amendments will assist in realizing the employment use envisioned for this area of the Township by implementing a more efficient design to facilitate future auctioneering, sales, display and storage of machinery and equipment. The proposed development will contribute toward diversity of employment opportunities in the Township within the established Community Settlement Area.

Section 3.5.6 of the Official Plan directs developments to consider buffering measures to avoid potential negative impacts to adjacent properties including minimizing noise, visual, traffic, pollution

and other nuisances. Further, industrial uses that are in proximity to nonindustrial uses shall provide mitigation measures to reduce any potential negative impacts. The following policy applies to the proposed Amendments and development proposal:

3.5.6 Buffering

All Employment Area uses shall minimize the noise, visual, traffic, pollution and other related nuisances and hazards arising there from. Industrial uses that are in proximity to nonindustrial uses shall provide to the satisfaction of the Township, a combination of the mitigation measures to reduce any potential negative impacts that the development may have on these non-industrial uses. These measures may include: landscaping, fencing or berming between potentially incompatible uses; and; appropriate building design and siting.

Landscape planting continues to be provided around the entire perimeter of the subject property save for at the two proposed north and south driveway accesses. The landscaping and tree plantings along all frontages will provide a buffer along 2nd Line, County Road 109, the OBRAG Trail and to adjacent properties. The minimum required 5 metre landscape buffer continues to be provided along all property lines and is larger in some areas. A mix of trees, shrubs, grasses and other groundcover are provided in the landscaped areas. A chain link fence is provided around the perimeter of the subject property. A landscaped area is provided opposite the Maples School to provide for separation and screening. The bat habitat area is retained and provided for in the 1.48 acres of undisturbed natural area and along the entirety of the OBRAG trail. The Auctioneer Facility and outdoor storage area elevated from 2nd Line and County Road 109 with landscaping along the berm/graded edges. Combined, the landscaping requirements for the subject property can continue to be met. The proposed Amendments provide for minor modifications to the landscaping percentage required while implementing and conforming to the Town's Buffering requirements.

Combined, a total of approximately 5.01 hectares (12.4 acres) of landscaping is provided on the subject property. Green roofs are also contemplated on the auction/office building which further contribute to the overall landscaped area. The proposed Amendments to the Minimum Landscape Open Space requirement are minor in nature and assist to implement the Auctioneer Facility use.

As demonstrated in *Schedule A-3 – Land Use & Transportation* of the Official Plan, a large portion of the subject property is located within the Greenbelt Plan area (See *Figure 4*). Section 3.12 Greenbelt Protected Countryside of the Official Plan states that:

3.12.1 Designations and Definitions

- c) *Existing land use designations on Schedule "A" Land Use and Transportation that are subject to the Protected Countryside designation on Schedule "C" Greenbelt include a "Protected Countryside" prefix attached to the existing land use designation but do not include lands within Farmington...*

As previously noted, the Township of Amaranth's Official Plan maintains the "Employment Area" designation in the Farmington Community Area, which is also partially within the Greenbelt "Protected Countryside". The exclusion of Farmington from the "Protected Countryside" prefix

attached to the existing land use designation is consistent with the Greenbelt Plan’s transition policies outlined above, as the Township’s Official Plan was adopted prior to the Greenbelt Plan taking effect. As such, the existing land use designations in the Farmington Community Area continue to be recognized.

Section 4.2.10 of the Official Plan provides policy direction for land use compatibility. New development must be compatible with surrounding land uses and shall include an assessment of the impact of the proposed development on the adjacent land uses. Industrial uses proposed near other sensitive land uses are subject to the Ministry of the Environment D-Series Guidelines on land use compatibility.

4.2.10 Land Use Compatibility

New development must be compatible with surrounding land uses. Proposals for development shall include an assessment of the impact of the proposed development on the adjacent land uses including noise, odour, dust, traffic, the physical form of the development and the visual impact of the proposal.

Where industrial uses are proposed near other sensitive land uses setbacks in accordance with the Ministry of the Environment D-Series Guidelines on land use compatibility and servicing shall apply.

The proposed Amendment for an increase in driveway width will allow for a means of ingress/egress for truck traffic which will assist to minimize traffic impacts onto 2nd Line by reducing the potential of any queuing by allowing trucks and equipment to enter the site at the same time. Additionally, a landscaped screening area along 2nd Line is implemented to ensure appropriate buffering and separation between the Maples School and the proposed development. The Noise Study prepared as part of SP06-2023 addresses the D6 compatibility guidelines. The proposed Amendments and development proposal conform to Section 4.2.10 of the Official Plan.

As previously discussed, the proposed Amendments and development proposal will implement the applicable policies under the “Employment Area” designation, as it will create diversity in economic opportunity and activity in a manner which supports Provincial employment targets established in the Growth Plan. The proposed Amendments have been enclosed in the Draft Zoning By-law in order to facilitate proposed development.

In our opinion, the proposed Amendments and development proposal conform to the policies of the Township of Amaranth Official Plan based on the above policies.

3.7 TOWNSHIP OF AMARANTH ZONING BY-LAW 2-2009

On April 16, 2014, Township Council passed By-law 17-2014, which amended Zoning By-law 2-2009 to establish new employment zones uses and regulations consistent with the Official Plan. Zoning By-law 17-2014 zones the subject property as “Industrial Exception 11(H) (M1-11(H))” and “General Commercial Exception 3 (H) (C1-3(H))”.

On October 6th, 2021, By-law 68-2021 was passed to amend the Township’s Zoning By-law 17-2014 to include an Auctioneer Facility as a permitted use under the “Industrial Exception 11(H) (M1-11(H))” and “General Commercial Exception 3 (H) (C1-3(H))” zones. The definition of Auctioneer Facility established through By-law 68-2021 is provided below:

Auctioneer's Facility - Buildings, structures or lands used for the specific purpose of the outdoor display and storage of new and/or used equipment and vehicles used for auction, sale, rental and repair and may include buildings and/or accessory buildings for auction and sales, offices and for repairs and the storage of materials associated with the principle Auctioneer's Facility use. Notwithstanding the above, the outdoor display and storage of equipment and vehicles shall be permitted to face and be visible from a public road subject to appropriate landscaping and buffering being provided to the satisfaction of the Township as determined through Site Plan application process.

The Owner is proposing an amendment to the Zoning By-law to seek minor relief for the following standards:

- Minimum Landscaped Open Space;
- Maximum Driveway Entrance Width – Ingress and Egress Width; and
- Minimum Lot Area.

The requested relief to the above standards is detailed in Table 1 of this Report. A draft of the proposed Zoning By-law Amendment is included with the Zoning By-law Amendment application.

4.0 ANALYSIS OF PROPOSED AMENDMENTS

This section of the Report provides an analysis of the proposed Amendments in the context of facilitating the development of the Auctioneer Facility and outdoor storage area that are contemplated under SP06-2023. Ritchie Bros. Properties Ltd. is proposing to amend the parent and site-specific zoning by-laws in order to help implement a more efficient use of the site. More specifically, the owner is seeking relief from the minimum landscaped open space, the maximum driveway width and minimum lot area requirements under the zoning. It is our opinion that the proposed Amendments would satisfy the four (4) tests under Section 45(1) of the Planning Act and therefore we believe the Amendments are minor in nature.

The following describes the proposed Amendments and provides additional analyses to support the proposed development.

Minimum Landscaped Open Space

A minimum landscaped open space of 20% is required in the M1-11 (H) zone, and a minimum of 15% is required in the C1-3(H) zone:

Zoning Standard	Required	Proposed
Min. Landscaped Open Space	M1-11 (H) – 20% C1-3 (H) – 15%	M1-11 (H) – 12% C1-3 (H) – 10%

Given the subject property’s large land area, achievement of the landscaping and buffering objectives can be met, including the introduction of a five-metre landscaped buffer along the peripheral of the site, retention of the bat habitat and introduction of a comprehensive planting program. A total of approximately 5.01 hectares (12.4 acres) of landscaping is provided on the subject property. The Auctioneer Facility building contemplates green roofs, as well as landscaping around the building and throughout the parking area. Further, retention of the existing woodlot provides an area of 0.58 hectares which will contribute toward the total landscaping for the proposed development while also maintaining its ecological function for bat habitat. Additional plantings such as the upland native meadow mix which is located in the northwestern portion of the site will also be included in the total landscape calculations under the proposed Amendment. The proposed Amendment to adjust the minimum landscape requirements maintains the intent of the Official Plan and Zoning By-law regulations.

Maximum Driveway Entrance Width

The Township’s Zoning By-law 2-2009 provides General Provisions which include the maximum driveway entrance widths for lands across Amaranth. Under Section 3.15.3(b), the zoning requires a maximum ingress and egress width of 9 metres at the property line. The proposed Amendment seeks to increase the northern driveway entrance width to 15.0 metres at the future property line. The proposed driveway widths are appropriate to efficiently facilitate heavy vehicles entering and exiting

the site at the northern access and as illustrated on the Turning Movement Diagrams included with the Zoning By-law Amendment application.

Zoning Standard	Required	Proposed
Max. Driveway Entrance Width	General Provisions - Ingress and Egress 3.15.3 (b) – 9 metres	15.0 metres at property line

Minimum Lot Area

Under the M1-11(H) and C1-3(H) zones, minimum zoned-lot areas of 27 hectares and 12 hectares are required. The subject property currently satisfies the minimum lot areas under the zoning, however, the required road widening along 2nd Line results in a reduction total area for the site. The lands zoned C1-3(H) would no longer meet this provision following the future road widening that is required to support the proposed development. As such, Ritchie Bros. Properties Ltd. is proposing a minimum lot area of 11.0 hectares under the C1-3(H) zone in order to implement the future Auctioneer Facility and outdoor storage area. As mentioned, it is our opinion that the intent of the zoning is still maintained, as the northern parcel will continue to satisfy its minimum lot area, while the southern parcel would need minor relief to accommodate the required road widening.

Zoning Standard	Required	Proposed
Min. Lot Area	C1-3 (H) – 12.0 ha	C1-3 (H) – 11.5 ha (after road widening)

5.0 BUFFERING AND SURROUNDING LANDS

The proposed Amendments and development proposal demonstrates compatibility with surrounding lands through the implementation of site design measures to minimize impacts to adjacent properties. Ritchie Bros. Properties Ltd. is proposing a five-metre landscape buffer along the site's periphery, as well as tree plantings along the site's frontage to provide a buffer along 2nd Line. The Auctioneer Facility building will be generously set back approximately 185 metres from 2nd Line to further mitigate potential impacts from its business operations nearby properties. The proposed Amendment for an increase in driveway width will also facilitate a more efficient means of ingress/egress for truck traffic which will reduce traffic impacts onto 2nd Line. A Wind and Snow Assessment was prepared by RWDI in support of SP6-2023. The landscaping program was considered in this report and effectively mitigates any wind or snow collection on adjacent roads.

6.0 CONCLUSION

The policies and objectives of the Provincial Policy Statement, Growth Plan, Greenbelt Plan, Dufferin County Official Plan, and the Township of Amaranth Official Plan will be achieved through the advancement of the proposed development and corresponding Zoning By-law Amendment. Implementation of the proposed Amendments will facilitate the proposed Auctioneer Facility and are generally minor in nature. Achievement of the Official Plan's landscaping and buffering policies continue to be met.

- The proposed Amendments have regard to matters of Provincial Interest as set out in the Planning Act;
- The proposed Amendments and development proposal are consistent with the policies of the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan (2017), Dufferin County Official Plan (Office Consolidation July 17, 2017) and the Township of Amaranth Official Plan (Office Consolidation, June 2018);
- The proposed Amendments are consistent with Provincial guidance to achieve employment growth targets as they will contribute to job creation and economic diversity.
- The proposed Amendments conform to the general objectives and policies for "Employment Areas" outlined the Township of Amaranth Official Plan;
- The proposed Zoning By-law Amendment would easily satisfy the four (4) tests under Section 45(1) of the Planning Act in consideration to approve a typical Minor Variance Application;
- Suitable landscaping and buffering continues to be provided on the subject property;

- The proposed Amendment and development proposal is supported by technical analysis to reduce road hazards from wind induced snow deposition; and
- The proposed Amendments will facilitate the future development of an Auctioneer Facility consistent with the planned use of the subject property.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



Bruce McCall-Richmond, MCIP, RPP
Senior Associate



FIGURE 1 **AERIAL CONTEXT PLAN**
 TOWNSHIP OF AMARANTH, DUFFERIN COUNTY

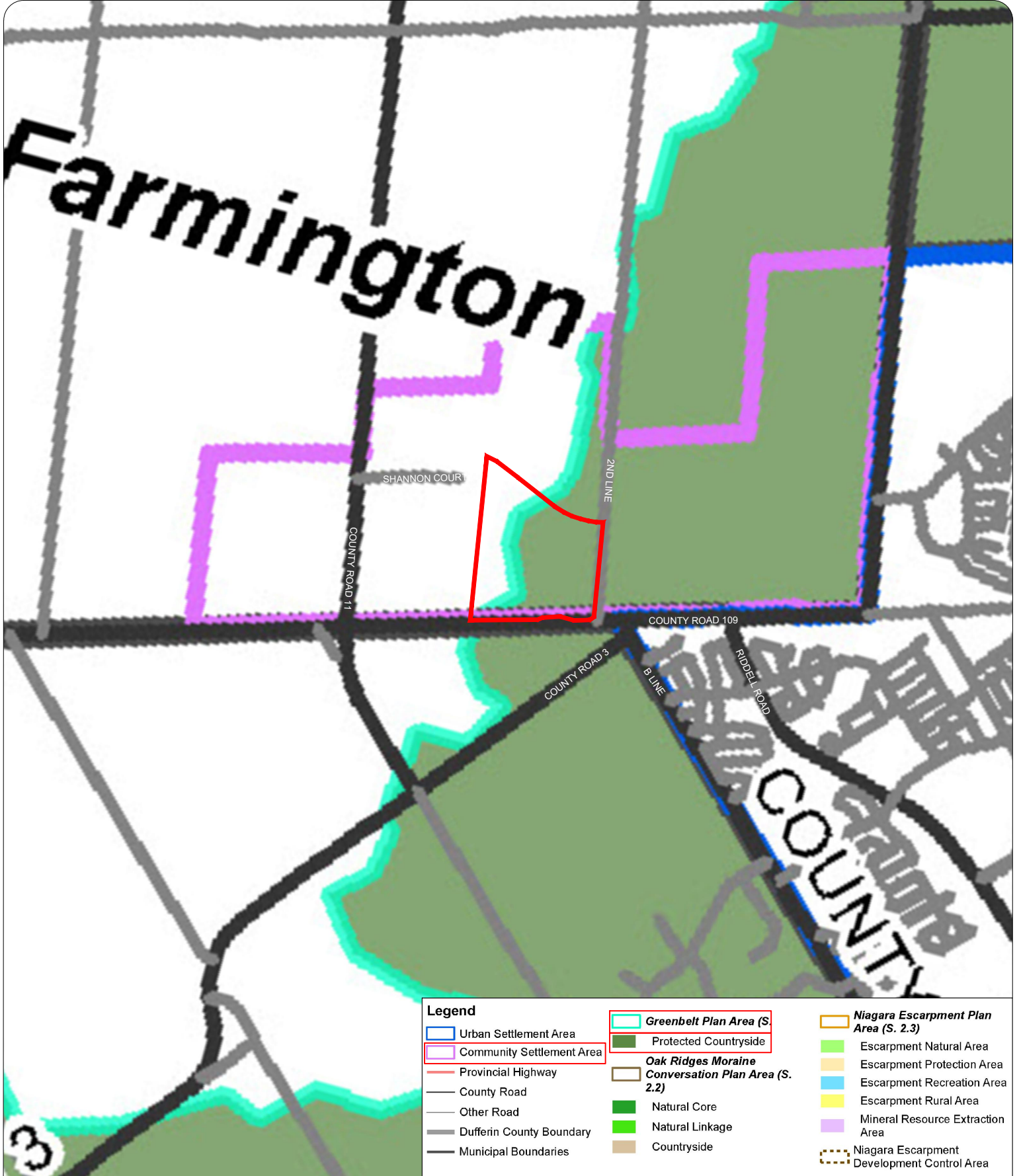
LEGEND

 Subject Lands

205399 COUNTY ROAD 109,
 PART OF LOTS 1 & 2 CONCESSION 2,
 TOWNSHIP OF AMARANTH,
 COUNTY OF DUFFERIN



SCALE NTS
 MARCH 19, 2024



Legend

- | | | |
|---------------------------|--|---|
| Urban Settlement Area | Greenbelt Plan Area (S. 2.1) | Niagara Escarpment Plan Area (S. 2.3) |
| Community Settlement Area | Protected Countryside | Escarpment Natural Area |
| Provincial Highway | Oak Ridges Moraine Conversation Plan Area (S. 2.2) | Escarpment Protection Area |
| County Road | Natural Core | Escarpment Recreation Area |
| Other Road | Natural Linkage | Escarpment Rural Area |
| Dufferin County Boundary | Countryside | Mineral Resource Extraction Area |
| Municipal Boundaries | | Niagara Escarpment Development Control Area |

FIGURE 2 **DUFFERIN OFFICIAL PLAN**
SCHEDULE A - PROVINCIAL PLAN AREAS

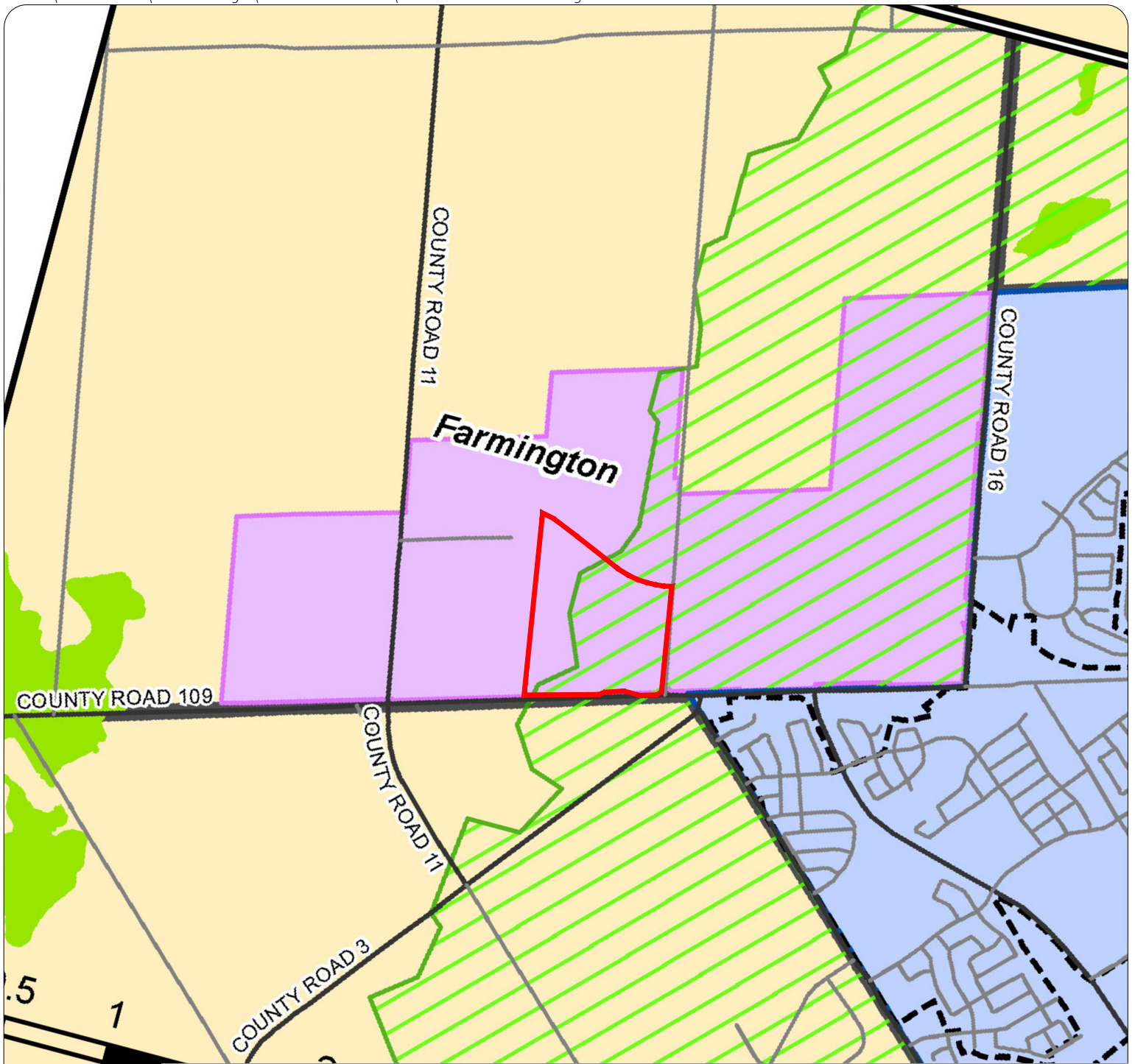
LEGEND

Subject Lands

205399 COUNTY ROAD 109,
 PART OF LOTS 1 & 2 CONCESSION 2,
 TOWNSHIP OF AMARANTH,
 COUNTY OF DUFFERIN



SCALE NTS
 MARCH 19, 2024



Legend

- Provincial Highway
- County Road
- Other Road
- Dufferin County Boundary
- Municipal Boundaries
- Urban Settlement Area (S. 3.3.2)
- Built Boundary Area (S. 3.5.1)
- Community Settlement Area (S. 3.3.3)
- Countryside Area (S. 4.0)
- Provincial Plan Areas (S. 2.0)
- Provincially Significant Wetlands (S. 5.3.1)

FIGURE

3

DUFFERIN OFFICIAL PLAN

SCHEDULE B - COMMUNITY STRUCTURE & LAND USE PLAN

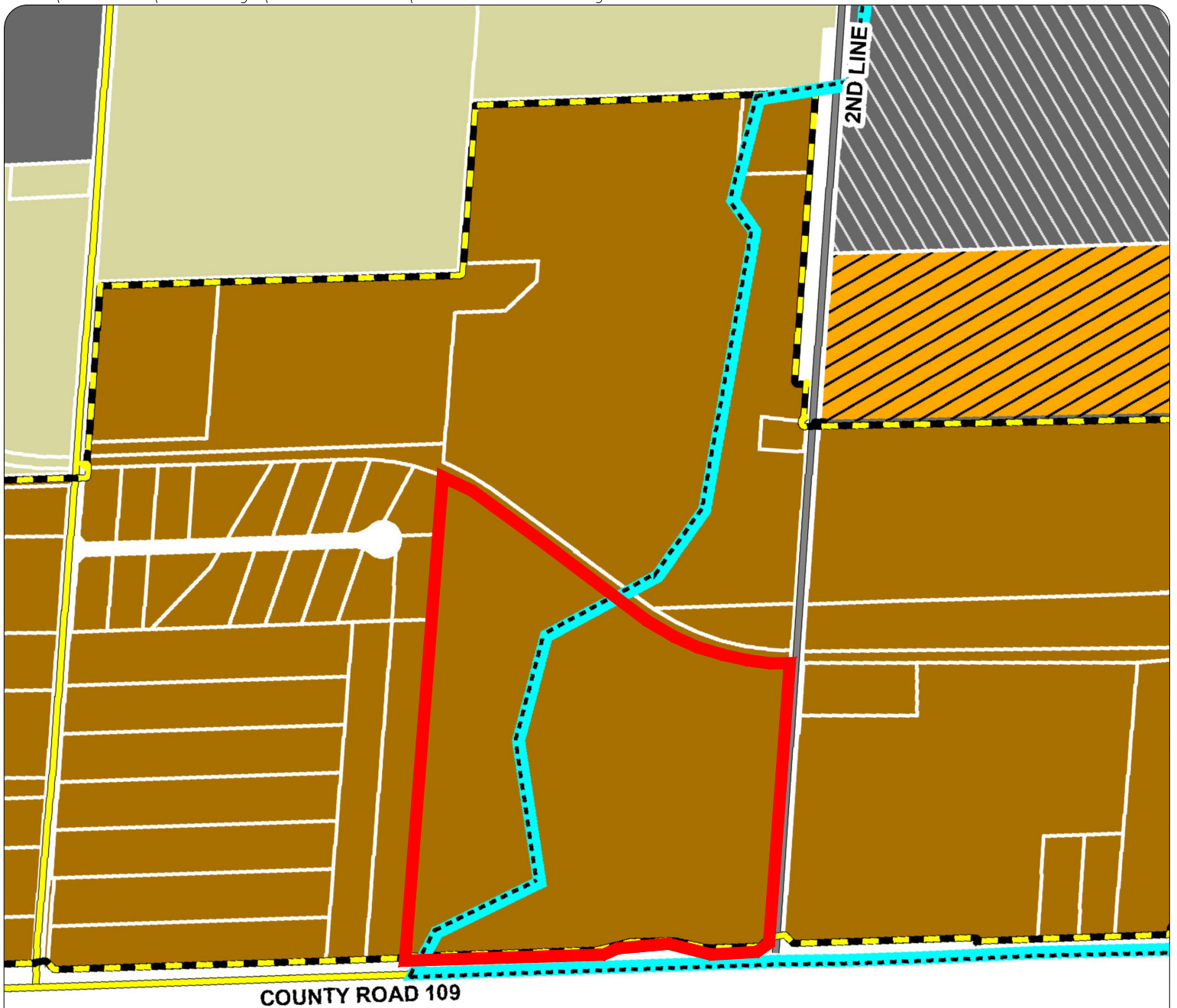
LEGEND

Subject Lands

205399 COUNTY ROAD 109,
PART OF LOTS 1 & 2 CONCESSION 2,
TOWNSHIP OF AMARANTH,
COUNTY OF DUFFERIN



SCALE NTS
MARCH 19, 2024



Legend

A	Agricultural	RE	Open Space / Recreation	GPC-RU	Greenbelt Protected Countryside - Rural
EP	Environmental Protection	CR	Community Residential	GPC-ER	Greenbelt Protected Countryside - Estate Residential
RU	Rural	I	Community Institutional	GPC-MX	Greenbelt Protected Countryside - Extractive Industrial
ER	Estate Residential	CC	Community Commercial		
EA	Employment Area		Community Boundary		
MX	Extractive Industrial		Greenbelt Plan Area Boundary (See Schedule C for more details.)		

FIGURE

4

AMARANTH OFFICIAL PLAN
SCHEDULE A3 - LAND USE & TRANSPORTATION

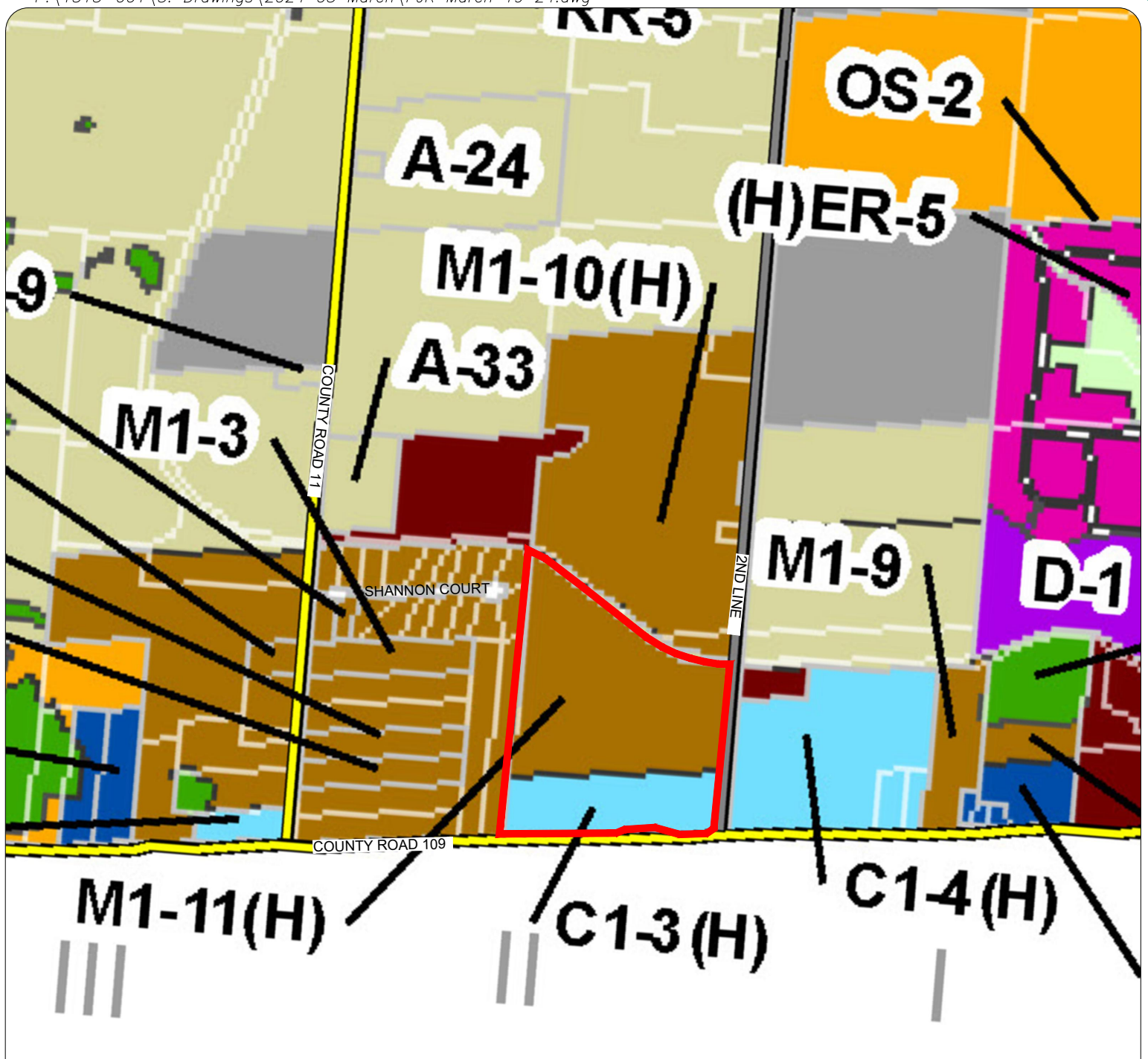
LEGEND

Subject Lands

205399 COUNTY ROAD 109,
 PART OF LOTS 1 & 2 CONCESSION 2,
 TOWNSHIP OF AMARANTH,
 COUNTY OF DUFFERIN



SCALE NTS
 MARCH 19, 2024



Legend

A Agricultural	C1 General Commercial	OS Open Space	Waterline
EP Environmental Protection	C2 Highway Commercial	RE Recreation	Provincial Highway
HR Hamlet Residential	I Institutional	D Development	County Road
ER Estate Residential	M1 Industrial		Municipal Road
RR Rural Residential	MX Extractive Industrial		Parcel Boundary
RU Rural	MD Waste Disposal Industrial		

FIGURE

5

TOWNSHIP OF AMARANTH

SCHEDULE A - CONSOLIDATION OF ZONING BY-LAW 2-2009

LEGEND

Subject Lands

205399 COUNTY ROAD 109,
PART OF LOTS 1 & 2 CONCESSION 2,
TOWNSHIP OF AMARANTH,
COUNTY OF DUFFERIN



SCALE NTS
MARCH 19, 2024