



## REPORT TO COUNCIL 2025-021

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

**FROM:** Valerie Schmidt, Consulting Township Planner

**DATE:** February 14, 2025

**SUBJECT:** Planning Report for Zoning By-law Amendment (Z11-2024)

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### **Purpose**

An application has been submitted for a Zoning By-law Amendment by Vincent Spremulli (the “Applicant”) on behalf of Renato Spremulli (the “Owner”) for the lands municipally known as 193415 Amaranth East Luther Townline and legally described as 7E Part Lot 7, Concession 10W in the Township of Amaranth. The subject property is located on the east side of Amaranth East Luther Townline.

The purpose and effect of the application is to rezone the lands from Agricultural (A) Zone to a site-specific Agricultural Zone to permit a detached additional dwelling unit as a permitted use. The requested application also seeks relief from Zoning By-law 2-2009 to permit a secondary dwelling unit on the property, whereas Section 3.14 prohibits more than one dwelling unit on any lot.

The primary farmhouse on the property was burnt down by fire many years ago and was never reconstructed. There was also a secondary dwelling unit on the property at that time (approximately 105.78 square metres) that still remains that is accessible with an existing driveway. The owner is now proposing to rebuild the primary dwelling and would like to recognize the secondary dwelling unit where farm help can be accommodated.

The proposed development will consist of a new single detached dwelling approximately 235.80 metres squared and an existing secondary dwelling at 105.78 square metres. The proposed principle and accessory dwelling unit will operate on private services.

### **Location and Site Description**

The subject property is located on the east side of Amaranth East Luther Townline, north of 5 Side Road, in the Township of Amaranth. The subject property is a large lot covering 58.07 hectares, with 562.02 metres of frontage along Amaranth East Luther Townline. The site is surrounded by agricultural and rural residential uses. The subject property falls within the regulatory limits of the Grand River Conservation Authority (“GRCA”). GRCA mapping indicates that a watercourse and associated floodplain and slope valley intersects through the centre of the site. The site is currently

used for agricultural production.

The Subject Property is designated as 'Prime Agricultural Areas' on Schedule C of the County of Dufferin Official Plan. The Prime Agricultural Areas Designation permits one single residential dwelling per lot.

The Subject Property is designated as 'Agriculture' and 'Environmental Protection' in the Township of Amaranth Official Plan. Single detached residential uses plus additional single-detached dwellings for full-time farm help are permitted within the Agricultural designation. The Environmental Protection designation does not permit new residential buildings and structures.

The subject property is zoned 'Agricultural (A) Zone' and 'Environmental Protection (EP) Zone' in the Township of Amaranth Zoning By-law. The Agricultural Zone permits single detached dwellings. No new residential buildings or structures are permitted within the Environmental Protection (EP) Zone.

## **Planning Policy**

### **Provincial Planning Statement, 2024**

The 2024 Provincial Planning Statement (the "PPS") provides direction on matters of Provincial interest related to land use planning and development and is relevant to the proposed application. All land use planning decisions shall be consistent with the PPS in accordance with Section 3 of the *Planning Act*.

Section 4.3 of the PPS outlines general policies for the agricultural land base. Policy 4.3.1.2 provides that prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use. Policy 4.3.1.3 states that Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.

The Subject Property is identified as prime agricultural areas and is not categorized as specialty crop areas per the Ministry of Agriculture, Food and Agribusiness, and Ministry of Rural Affairs Land and Climate Base mapping. The Subject Property is further classified as Class 1 on the Canada Land Inventory (CLI) which indicates that the soils have no significant limitations in use for crops. As such, the subject property has a high capability for agriculture.

Residential uses are permitted in prime agricultural area, and where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance (Policy 4.3.2 & 4.3.2.5). Policy 4.3.2.5 further states that any additional residential units must comply with minimum distance separate formulae; be compatible with the surrounding agricultural operations; have appropriate sewage and water services; address any public health and safety concerns; are of limited scale and are located within, attached or in close proximity to the principle dwelling or farm building cluster; and minimize land taken out of agricultural production.

### **County of Dufferin Official Plan**

The County of Dufferin designates the property as Prime Agricultural Areas. The general policies of the County Official Plan encourage the provision of second residential units within single detached,

semi-detached, and townhouse dwelling units. The County Official Plan points to local municipal official plans and implementing zoning by-laws for requirements relating to second residential units. The Prime Agricultural Areas designation permits single detached dwellings but only permits additional units through secondary farm residences where agricultural operations require additional employment. The requested Zoning By-law Amendment is being sought to provide an additional housing unit for families in conjunction with the existing unit that is utilized as accommodation for farm employees.

### **Township of Amaranth Official Plan**

The property is designated “Agriculture” and “Environmental Protection” in the Township Official Plan on Schedule “A” Land Use & Transportation. The intent of the Agriculture designation is to promote all types of agriculture and protect long-term economic prosperity generated through farming operations, while maintaining the open landscape character of the Township through preserving large parcel sizes. Under Section 3.1.3 of the Township Official Plan, the Agricultural designation permits the development of a single detached dwelling for the owner or manager of the farm operations plus an additional single-detached dwelling for full-time farm help.

### **Township of Amaranth Zoning By-law**

The Subject Property is zoned as “Agricultural (A) Zone” and “Environmental Protection (EP) Zone”. The Agricultural Zone permits single detached dwellings. The Environmental Protection zone applies to the environmental features in the centre of the site and restricts development in that area.

The requested Zoning By-law Amendment is seeking relief from Policy 3.14 of the Zoning By-law which permits no more than one dwelling on any lot and to recognize an additional dwelling unit in a site-specific Agricultural zone. The proposed additional dwelling unit is being sought to accommodate farm help. The proposed primary dwelling will house the owner of the site.

## **Supporting Documentation**

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

Township Public Works has no concerns or comments.

Burnside Engineering has no concerns or comments.

The Dufferin-Peel Catholic District School Board has no concerns or comments.

Enbridge Gas has no concerns or comments.

Mississauga’s of the New Credit First Nation indicated that the project should be proceeded by, at minimum, a Stage 1 Archeological Assessment to determine archaeological potential on the site.

At this time comments remain outstanding from the following agencies.

County of Dufferin, GRCA, Hydro One, Rogers, Bell, Canada Post, Municipal Property Assessment Corporation, Wellington-Dufferin-Guelph Public Health, Metis Nation of Ontario, Ontario Infrastructure and Lands Corporation, Saugeen Ojibway Nation, Six Nations.

## **Consultation and Communications**

The required notification for the Zoning By-law Amendment has been completed in accordance with the *Planning Act*.

## **Recommendation**

That the Report dated February 14, 2025, for Rezoning Application Z11-2024, for lands municipally known as 193415 Amaranth East Luther Townline and legally described as 7E Part Lot 7, Concession 10W in the Township of Amaranth, County of Dufferin, be received as information.

Prepared by:

Valerie Schmidt, MCIP, RPP  
Township Consulting Planner

Approved by:

Nicole Martin, Dip.M.A  
CAO/Clerk