



## **The Township of Amaranth Council Meeting Minutes**

Wednesday, July 2, 2025, 6:00 p.m.  
Council Chambers

Council Present: Mayor, C. Gerrits  
Deputy Mayor, G. Little  
Councillor, S. Graham  
Councillor, B. Metzger

Staff Present: CAO/Clerk, N. Martin  
Deputy Clerk, H. Boardman  
Treasurer, S. VanGerven  
Consulting Township Planner, V. Schmidt

The Township of Amaranth Council held a regular meeting on Wednesday July 2, 2025, commencing at 6:00 p.m.

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### **1. Call To Order**

The CAO/Clerk determined quorum was obtained and the meeting was able to proceed.

Mayor Gerrits called the Meeting to Order at 6:00 p.m.

Councillor Metzger joined the meeting virtually.

### **2. Land Acknowledgement**

The Mayor read the Land Acknowledgement declaration that was provided in the agenda.

### **3. Approval of Agenda**

**Resolution #: 1**

**Moved by:** G. Little

**Seconded by:** S. Graham

BE IT RESOLVED THAT:

Council do hereby approve the agenda as circulated.

**CARRIED**

### **4. Disclosure of Pecuniary Interest and General Nature Thereof**

Council was reminded that they could declare a conflict at any time during the meeting should one arise.

## 5. Approval of Minutes

None for this meeting.

## 6. Open Forum

The CAO/Clerk read the following letters to form part of the minutes:

### 6.1 Email – Proposal for installation of Fluorescent Road Arrow Signs

Dear Members of Council,

I would like to propose that the Township consider installing fluorescent road arrow signs to mark large bends along rural roads throughout our township, such as the below:

Many drivers, particularly those unfamiliar with our roads, often find it difficult to anticipate sharp curves, especially at night. As we do not have street lighting in these areas, it makes it challenging to recognize bends until a driver is very close, increasing the risk of accidents. Fluorescent arrow signage would improve visibility and provide advance warning, helping drivers navigate safely.

I believe the cost of installing such signage is relatively low, particularly when weighed against the potential safety benefits. This simple measure could greatly improve road safety for both residents and visitors.

Thank you for considering this suggestion.

Sincerely,

Katrina Di Raddo

20 Sideroad & 8 Line

Council requested Public Works Staff to include this in the 2026 budget for consideration, if deemed appropriate.

### 6.2 Email – Proposed 1 acre lots in Amaranth

Subject: Urgent Opposition to Proposed 1-Acre Estate Lot Development and Ongoing Violations – [General Property Location or Area

Planning Department and Members of Council;

I am writing to express my serious concern regarding the development currently taking place on the former agricultural land located at [514504 2nd Line](#) directly behind our home in Amaranth. This land — once a peaceful, forested area that supported a variety of local wildlife — has now been stripped bare, with a massive “weekend home” constructed, and an application now submitted for subdivision into 1-acre estate lots.

Over the past two years, our family and neighbours have witnessed ongoing environmental damage, by-law violations, and increasing impacts on our property, health, and quality of life. This development is wholly incompatible with the rural character of our township, and the activities surrounding it have caused repeated disruption to long-time residents.

I have documented numerous issues and have emailed detailed complaints to the Township for by-law follow-up. These issues include, but are not limited to:

#### **Environmental Destruction**

- Natural ponds have been filled in, removing essential habitats and altering natural drainage.

- Entire forested areas have been cleared, displacing wildlife.
- No visible efforts have been made to preserve ecological integrity or adhere to environmental protection standards.

### **By-law and Safety Violations**

- Illegal burning of construction materials, releasing toxic smoke into the surrounding community.
- A large industrial generator has been installed at the edge of our property, running frequently and spewing black smoke into our yard — directly affecting my family and 3 young daughters as we try to enjoy our outdoor space and swim in our pool.
- Excessive construction noise has continued outside permitted township hours, including early mornings, late nights and weekends.
- Heavy construction vehicles have repeatedly used roads with load restrictions, damaging infrastructure and increasing risk on roads not built for this kind of traffic.

### **Direct Impact on Our Home, Safety, and Family**

- Dust and debris from construction are constantly blowing into our yard, covering our outdoor living space and damaging our pool.
- The intrusion of smoke, noise, and dust has had a serious effect on our family's health, well-being, and ability to use our property.
- The increase in dump trucks and construction vehicles driving aggressively has made it unsafe for our family to walk along our road — a simple activity we once enjoyed safely in our rural community.
- Outdoor flood lights on the current building are left on 24 hours a day, causing significant light pollution and further disrupting the natural rural environment and our ability to enjoy nighttime darkness.
- What was once a quiet, rural retreat has become an ongoing construction zone with no consideration for nearby residents.

### **Lack of Enforcement**

Despite my efforts to notify the Township and provide documentation, there has been little enforcement or follow-up on the multiple violations. This lack of accountability is frustrating and unfair to residents who expect basic by-law protections and responsible development oversight.

### **Request for Immediate Action**

I respectfully urge the Township of Amaranth to:

1. Reject the application for 1-acre estate lot development.
2. Investigate the ongoing and past violations on this property — including illegal burning, excessive noise, environmental harm, and infrastructure misuse.
3. Enforce compliance with all Township by-laws, especially those protecting residential peace and environmental safety.

4. Require third-party environmental, fire, and traffic impact studies before any further development is permitted.
5. Prioritize the rights and wellbeing of existing residents, who have lived here in good faith under the belief that our rural way of life would be respected.

Thank you for your time and attention to this serious matter. I would like to be notified to attend any public meetings or hearings.

Sincerely, Melissa Howat

**7. Delegations/Presentations (pre-registered)**

None for this meeting.

**8. Public Meetings (Statutory and Non-Statutory)**

**Resolution #: 2**

**Moved by:** S. Graham

**Seconded by:** G. Little

BE IT RESOLVED THAT:

Council now hold a Public Meeting under the *Planning Act* regarding the following:

Z06-2025 553456 Mono Amaranth Line

Z07-2025 253091 9<sup>th</sup> Line

Z08-2025 284411 Dufferin County Road 10

Z09-2025 504336 Highway 89

**CARRIED**

**8.1 Report to Council 2025-046**

**Zoning By-Law Amendment Z06-2025**

The CAO/Clerk read the regulations and advised that notice has been provided in accordance with the *Planning Act*. The Consulting Township Planner reviewed the report and advised the purpose and effect of the Zoning By-law Amendment is to permit an additional dwelling unit (“ADU”) to be built on the Subject Property within the existing farm building cluster.

The Consulting Township Planner advised that not all comments were received from the circulated agencies at the time of writing the report. All other comments were noted in the report. The Consulting Township Planner advised that MDS calculations were provided by the applicant.

The Consulting Township Planner will follow up with the NVCA regarding their comments and advised the applicant has already reached out the NVCA to address the comments.

Representative, Everett Lusk from Van Harten Surveying Inc., and the Owners, Sheryl Fergus & Lisa David, were present at the meeting for questions and comments.

No other comments were received from the public at the meeting.

**8.2 Report to Council 2025-047**

### Zoning By-Law Amendment Z07-2025

The CAO/Clerk read the regulations and advised that notice has been provided in accordance with the *Planning Act*. The Consulting Township Planner reviewed the report and advised the purpose and effect of the Zoning By-law Amendment is to permit an insulated box trailer (reefer trailer) as an agricultural building (livestock barn).

The Consulting Township Planner advised that not all comments were received from the circulated agencies at the time of writing the report. All other comments were noted in the report.

Bonnie Parisien was present virtually at the meeting comment on concerns with effects on the water and the zoning designation. The Consulting Township Planner advised that the zoning was not changing, and the Environmental Protection zone was not being removed. The Consulting Township Planner will follow up with the applicant to ensure the manure is being stored or disposed of in an acceptable manner.

Glen Roberts was present at the meeting and had no concerns.

Tom Tovey was present at the meeting and had no concerns.

No other comments were received from the public at the meeting.

### 8.3 Report to Council 2025-048

#### Zoning By-Law Amendment Z08-2025

The CAO/Clerk read the regulations and advised that notice has been provided in accordance with the *Planning Act*. The Consulting Township Planner reviewed the report and advised the purpose and effect of the Zoning By-law Amendment is to permit an interior side yard setback of 2.61 metres, whereas 3.0 metres is required in the Township of Amaranth Zoning By-law, as well as a maximum lot coverage of 25.2%, whereas 20.0% is permitted in the Township of Amaranth Zoning By-law, to facilitate the construction of an addition to the existing single-detached dwelling on the Subject Property.

The Consulting Township Planner advised that not all comments were received from the circulated agencies at the time of writing the report. All other comments were noted in the report. The Consulting Township Planner advised that the County of Dufferin comments were received and they are requiring an entrance permit. The owner is currently working on obtaining the permit. The Consulting Township Planner will follow up with the legal non-conforming status and the commercial use on the property.

No other comments were received from the public at the meeting.

### 8.4 Report to Council 2025-049

#### Temporary Use Zoning By-Law Amendment Z09-2025

The CAO/Clerk read the regulations and advised that notice has been provided in accordance with the *Planning Act*. The Consulting Township Planner reviewed the report and advised the purpose and effect of the Zoning By-law Amendment is to permit 2 recreational vehicles as a temporary use on the Subject Property.

The Consulting Township Planner advised that not all comments were received from the circulated agencies at the time of writing the report. All other comments were noted in the report.

The Consulting Township Planner will follow up with the GRCA for comments. The Consulting Township Planner advised the temporary use will be permitted for a maximum of 3 years.

The applicant and owner were present at the meeting for questions and comments.

No other comments were received from the public at the meeting.

8.5 Adjourn the Public Meeting

**Resolution #: 3**

**Moved by:** G. Little

**Seconded by:** S. Graham

BE IT RESOLVED THAT:

Council do now adjourn the Public Meeting held under the *Planning Act* and resume regular business.

**CARRIED**

**9. Unfinished Business Matters Arising from Minutes/Matters Arising from Delegations**

The following items were received and/or dealt with:

9.1 Six Nations of the Grand River Land Acknowledgement

9.2 Other

Council discussed the letter from item 6.2 in open forum. Council discussed the concerns regarding the importation of fill, dust/debris, lights and operation of the generator.

Council advised that the County of Dufferin advised a permit is not required for the generator and that after hour noise complaints should be directed to the OPP. Council directed Staff to follow up with the complaint and send by-law enforcement to investigate.

**10. Building and Planning Department**

The following items were received and/or dealt with:

10.1 Permits Submitted to MPAC

Cloudpermit Issued Permits to MPAC – May 2025

Dufferin County MPAC uploads – May 2025

Council discussed occupancy in the Cachet subdivision.

10.2 Shelburne Well 7&8 EA - Notice of Completion

10.3 Other

Nothing at this time.

**11. Roads and Public Works Department**

The following items were received and/or dealt with:

11.1 Memo to Council 2025-025

Project Update

11.2 Other

Nothing at this time.

**12. Treasury Department**

The following items were received and/or dealt with:

12.1 Memo to Council 2025-024

Quarter 2 Budget Expense Variance Report

Council reviewed the report.

12.2 Other

Nothing at this time.

**13. County and County Council Business**

The following items were received and/or dealt with:

13.1 Other

Nothing at this time.

**14. Committee Reports**

The following items were received and/or dealt with:

14.1 OPP

Dufferin OPP 2024 Detachment Board Annual Report

[Spotlight Report Policing of Protests and Major Events](#)

Council directed Staff to invite a representative from the OPP to present the report at a future meeting.

14.2 Grand Valley Community Centre Board

May 12, 2025 Meeting Minutes

14.3 Grand Valley Fire Board

April 23, 2025 Meeting Minutes

14.4 Shelburne Library Board

Minutes of May 27, 2025

14.5 NVCA

NVCA Media Release - NVCA and BILD Establish Working Group to Support Ontario's Housing and Economic Development Goals

14.6 Other

Council was advised that the Orangeville Public Library CEO, Darla Fraser, has announced her retirement. Staff will send a gift and card of thanks for her years of service.

**15. General Business and Correspondence Consent Agenda**

The following items were received and/or dealt with:

15.1 AMO

[AMO's Municipal Workforce Development Project Update](#), Watchfile - [June 19, 2025](#), Policy Update – [Response on Bill 17, Province Releases Integrated Energy Plan](#), Watchfile - [June 26, 2025](#)

AMO Communication: AMO's Executive Director Brian Rosborough is Retiring

15.2 Ontario News

[Ontario Protecting Workers and Jobs in Rural Communities](#), [Ontario Launches Advanced Wood Construction Action Plan](#), [Ontario Strengthening Province's Cattle Farm Sector](#), [2024 Ontario Senior Achievement Award Recipients](#)

15.3 MPAC release of Q1 2025 Ontario Property Trends Report

15.4 ROMA Board Meets with Minister of Rural Affairs

15.5 Township of McNab/Braeside - Motion Re: Strong Mayor Powers

15.6 Letter from the Honourable Lisa Thompson, Minister of Rural Affairs

15.7 An update from Elections Ontario

15.8 Town of Prescott – Strong Mayor Powers

15.9 MPAC

June 2025 - [InTouch](#)

15.10 Western Ontario Wardens' Caucus June 2025 Newsletter

15.11 Watson & Associates

Development Charges Regulations O. Reg. 82/98 Proposed Changes - London Index Series and 60% Allocations

15.12 Other

Council discussed the motions regarding strong mayor powers and directed Staff to send letters of support. Council will draft a motion regarding this matter to review at a future meeting.

**16. Added Items (Late Submissions)**

None for this meeting.

**17. New Business**

17.1 Memo to Council 2025-023

Site Alteration Amending Agreement - Smith

The Deputy Clerk advised that the applicant has requested an extension of the expiry date of the original agreement. The Deputy Clerk advised that no fill importation has started at this time.

17.2 Report to Council 2025-045

Council vacancy

The CAO/Clerk reviewed the report as presented and Council discussed options for filling the vacant Council position.

A recorded vote was requested for the second motion.

**Resolution #: 4**



**Moved by:** S. Graham  
**Seconded by:** G. Little

BE IT RESOLVED THAT:

Council acknowledge receipt of the resignation of Councillor Andrew Stirk dated June 19, 2025 from his position on Council.

That in accordance with Section 262 of the Municipal Act, 2001, Council of the Township of Amaranth does hereby declare one Council position to be vacant.

**CARRIED**

**Resolution #: 5**

**Moved by:** S. Graham  
**Seconded by:** G. Little

BE IT RESOLVED THAT:

Council shall fill the vacant seat on Council by selection by Appointment from Candidates of the previous election; (Option 1)

Council directs the Clerk to follow the procedures for the selection by Appointment from Candidates of the previous election.

For (3): C. Gerrits, G. Little, and S. Graham

Nay (1): B. Metzger

**CARRIED (3 to 1)**

**18. Notice of Motions**

None for this meeting.

**19. Closed Meeting**

None for this meeting.

**20. By-Laws**

Notice of intention to pass the following By-Laws:

20.1 Z09-2025 - Temporary Use ZBA

**Resolution #: 6**

**Moved by:** G. Little  
**Seconded by:** S. Graham

BE IT RESOLVED THAT:

Leave be given to introduce a by-law to Amend By-Law 2-2009, As Amended And To Authorize Temporary Uses To Permit two recreational vehicles to provide temporary living accommodations on the subject property between The Corporation Of The Township Of Amaranth and Sylwia Hyjek; and that it be given the necessary readings and be passed and numbered as the next sequential number.

**CARRIED**

20.2 Smith - Site Alteration Amending Agreement

**Resolution #: 7**

**Moved by:** S. Graham

**Seconded by:** G. Little

BE IT RESOLVED THAT:

Leave be given to introduce a by-law to Authorize The Execution Of An Amending Site Alteration Agreement Between The Corporation Of The Township Of Amaranth and Laura & John Smith; and that it be given the necessary readings and be passed and numbered as the next sequential number.

**CARRIED**

**21. Confirming By-Law**

**Resolution #: 8**

**Moved by:** G. Little

**Seconded by:** S. Graham

BE IT RESOLVED THAT:

Leave be given to introduce a by-law to confirm the Regular Meeting of Council of the Township of Amaranth for July 2, 2025; and that it be given the necessary readings and be passed and numbered as the next sequential number.

**CARRIED**

**22. Adjournment**

There being no further business the meeting adjourned at 7:37 p.m.

**Resolution #: 9**

**Moved by:** S. Graham

**Seconded by:** G. Little

BE IT RESOLVED THAT:

Council do now adjourn to meet again for the Regular Meeting of Council on Wednesday July 16, 2025 at 9:00 a.m. or at the call of the Mayor.

**CARRIED**

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Head of Council

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CAO/Clerk