



MEMO TO COUNCIL 2025-029

TO: Mayor Gerrits and Members of Council

FROM: Valerie Schmidt, MCIP, RPP - Consulting Township Planner

DATE: July 10, 2025

SUBJECT: Updated Planning Report for Zoning By-Law Amendment (Z06-2025)

Recommendation

That the Staff Planning Memo dated July 10, 2025, for Rezoning Application Z06-2025 for lands legally known as Concession 1E, Part of Lot 8, Township of Amaranth, County of Dufferin and municipally known as 553456 Mono Amaranth Line, Township of Amaranth, County of Dufferin be received as information.

That the by-law to amend Zoning By-law 02-2009, as amended, to rezone the property municipally known as 553456 Mono Amaranth Line, Township of Amaranth, County of Dufferin, from Rural (RU) to Rural Exception Thirty-Four (RU-34) as shown on Schedule A to this By-law, be read a first, second, and third time and finally passed.

Purpose

The purpose of this Planning Report is to summarize public comments from the statutory Public Meeting and provide a recommendation to Council on the proposed Zoning By-law Amendment. The property is known municipally as 553456 Mono Amaranth Line in the Township of Amaranth. The purpose and effect of the application is to permit a detached additional dwelling unit ("ADU") on the subject property within the existing farm building cluster to be used by family for farm help.

Comments

The Statutory Public Meeting was held on July 2, 2025. There were no oral comments received during the meeting.

At the time of the Public Meeting, the NVCA had concerns with the location of the ADU. They recommended reconfiguration of the structure and septic system to be outside of the Regulatory Flood Hazard. The applicant has since submitted a revised plan that illustrates the structure and septic system outside of the Regulatory Floor Hazard. The NVCA is now supportive of the application since the ADU has been removed from the hazard.

The revised concept plan and NVCA comments are attached.

Respectfully Submitted,

Valerie Schmidt, MCIP, RPP
Consulting Township Planner

Reviewed by:

Nicole Martin, Dip. M.A
CAO/Clerk

Attachments:

Conceptual Plan
NVCA comments