



Township of Amaranth
374028 6th Line
Amaranth, ON L9W 0M6
P: 519-941-1007 F: 519-941-1802
planner@amaranth.ca

Application No.: Z15-2025

Notice of Passing of a Zoning By-law By The Corporation of the Township of Amaranth

Take Notice that the Council of the Corporation of the Township of Amaranth passed **By-law No. 2025-69** on the **3rd day of December 2025** under section 34 of the Planning Act, R.S.O. 1990, as amended.

And Take Notice that only the applicant or public bodies may appeal to the Ontario Land Tribunal in respect of the Zoning By-law Amendment not later than the **23rd day of December 2025**. The decision of the Council may be appealed to the Ontario Land Tribunal in respect to all or part of this Zoning By-law Amendment by filing a notice of appeal with the Clerk of the Township of Amaranth via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the **Township of Amaranth** as the Approval Authority or through mail to 374028 6th Line, Amaranth, ON, L9W 0M6 prior to 4:30 p.m. on the last day for appeal. The appeal fee made payable to the Minister of Finance prescribed by the Ontario Land Tribunal can be paid online through e-file or by certified cheque/money order to the Minister of Finance. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at <https://olt.gov.on.ca/>. If the e-portal is down, you can submit your appeal to planner@amaranth.ca.

A public body that did not make an oral submission at the public meeting or make a written submission to the Township of Amaranth with regard to the Zoning By-law Amendment prior to the amendment being adopted is not entitled to appeal the Zoning By-law Amendment, nor is such public body entitled to be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please be advised that all written and oral submissions received regarding this application were considered, the effect of which helped make an informed recommendation and decision.

An Explanation of the purpose and effect of the by-law describing the lands to which the by-law applies is provided below. The complete by-law is attached to this notice.

Dated at the Township of Amaranth on this **3rd day of December 2025**.

CAO/Clerk

Explanatory Note

An application for a zoning by-law amendment has been submitted by OPTRUST AMARANTH 6 INC. (the "Owners") for the lands municipally known as 513090 2nd Line (513062A, 513088A, 513088B, 513150A, 513150B, 513150C 2nd Line) and legally described as PART LOT 1 CONCESSION 2, PART 12 7R1146; PART LOT 2 CONCESSION 2, PART 1 7R5083; PART LOT 3 CONCESSION 2, PART 1 7R5475; PART LOTS 2 AND 3 CONCESSION 2, PARTS 5 TO 10 7R1146, SAVE AND EXCEPT PARTS 1 AND 2 7R5083, PART 1 7R5475 AND PART 1 7R6839; SUBJECT TO AN EASEMENT AS IN AM17163; SUBJECT TO AN EASEMENT AS IN MF38499; TOGETHER WITH AN EASEMENT OVER PART LOT 2, CONCESSION 3, PART 9 PLAN 7R6847 AS IN DC262012; TOGETHER WITH AN EASEMENT OVER PARTS 1 TO 8 PLAN 7R6847 AS IN DC263934; TOWNSHIP OF AMARANTH in the Township of Amaranth.

The purpose and effect of the application is to rezone the lands from Industrial Exception 10 (H) (M1-10 (H)); Industrial Exception (M1-10) to Amended Industrial Exception (H) (M1-10 (H)) to permit the request relief to increase the maximum driveway entrance width, maximum lot coverage and maximum outdoor storage to facilitate the proposed development of two warehouse/distribution centres with surface parking, landscaping and outdoor storage areas.

The Corporation Of The Township Of Amaranth

By-Law Number 2025- 69

Being A By-Law To Amend By-Law 2-2009, As Amended

Whereas an Official Plan has been approved for the Township of Amaranth;

And Whereas the owner of Part Lot 1, Concession 2, Part 12 on 7R1146; Part Lot 2, Concession 2, Part 1 ON 7R5083; Part Lot 3, Concession 2 as Part 1 ON 7R5475; T/W MF 163994; Part Lots 1 and 2, Concession 2, Parts 5 to 10 7R1146 Except Parts 1 and 2, 7R5083 and Part 1 ON 7R5475; T/W MF163994; S/T AM17163, MF 38499 in the Township of Amaranth, County of Dufferin had filed an application (File No. Z15-2025) with the Township of Amaranth to amend By-law Number 2-2009, as amended.

And Whereas By-law Number 2-2009, as amended, was further amended by By-law Number 17-2014 which added Section 4.10.3.10 as Industrial Exception 10 (H) (M1-10(H));

And Whereas By-law Number 2-2009, as amended, was further amended by By-law Number 63-2019, which further amended Section 4.10.3.10 as set out in By-law Number 17-2014 amending By-law 2-2009, together with amending regulations in subsection 3.8.5 and 3.15.8 of By-law Number 2-2009; as amended;

And Whereas this By-law shall further amend subsections 3.15.3 and 4.10.1 of By-law Number 2-2009, as amended, together with amending Section 4.10.3.10 as set out in By-law Number 17-2014, which amended By-law Number 2-2009, as amended:

And Whereas authority is granted under Section 34 of the Planning Act, R.S.O. 1990, C.P.13 and amendments thereto, to enact this by-law;

Now Therefore the Council of the Corporation of the Township of Amaranth enacts as follows:

1. That subsection 3.15.3 and 4.10.1 of By-law Number 2-2009, as amended, and Section 4.10.3.10 of By-law 17-2014, which amended By-law Number 2-2009, be further amended by inserting the following provisions under the subheadings "Permitted Uses" and "Regulations for Permitted Uses" and in accordance with the areas shown on Schedule A of this By-law:

4.10.3.10 Industrial Exception 10 (H) (M1-10 (H)) Zone
(Part Lot 1, Concession 2, Part 12 on 7R1146; Part Lot 2, Concession 2, Part 1 ON 7R5083; Part Lot 3, Concession 2 as Part 1 ON 7R5475; T/W MF 163994; Part Lots 1 and 2, Concession 2, Parts 5 to 10 7R1146 Except Parts 1 and 2, 7R5083 and Part 1 ON 7R5475; T/W MF163994; S/T AM17163, MF 38499) – Area 1

Permitted Uses

Outdoor storage accessory to a permitted use, excluding any storage of Hazardous Materials, salvage and/or scrap materials, which such outdoor storage not exceeding 25 per cent of the gross floor area.

4.10.3.10 Industrial Exception 10 (H) (M1-10 (H)) Zone
(Part Lot 1, Concession 2, Part 12 on 7R1146; Part Lot 2, Concession 2, Part 1 ON 7R5083; Part Lot 3, Concession 2 as Part 1 ON 7R5475; T/W MF 163994; Part Lots 1 and 2, Concession 2, Parts 5 to 10 7R1146 Except Parts 1 and 2, 7R5083 and Part 1 ON 7R5475; T/W MF163994; S/T AM17163, MF 38499) – Area 1

Regulations for Permitted Uses

Maximum Ingress and Egress Driveway Ramp 15 metres

2. The zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be part of this By-law, as illustrated on the crosshatched and dashed lines, with the "M1-10" and "M1-10(H)" zoning indicated thereon.
3. This by-law shall take effect from the date of passing thereof and shall come into force on the day after the last day for filing appeals. Where objections to the by-law are received in accordance with the provisions of the Planning Act, the by-law shall come into force upon approval of the Ontario Land Tribunal.

By-Law Read A First And Second Time This 3rd Day Of December 2025.

By-Law Read A Third Time And Passed This 3rd Day Of December 2025.



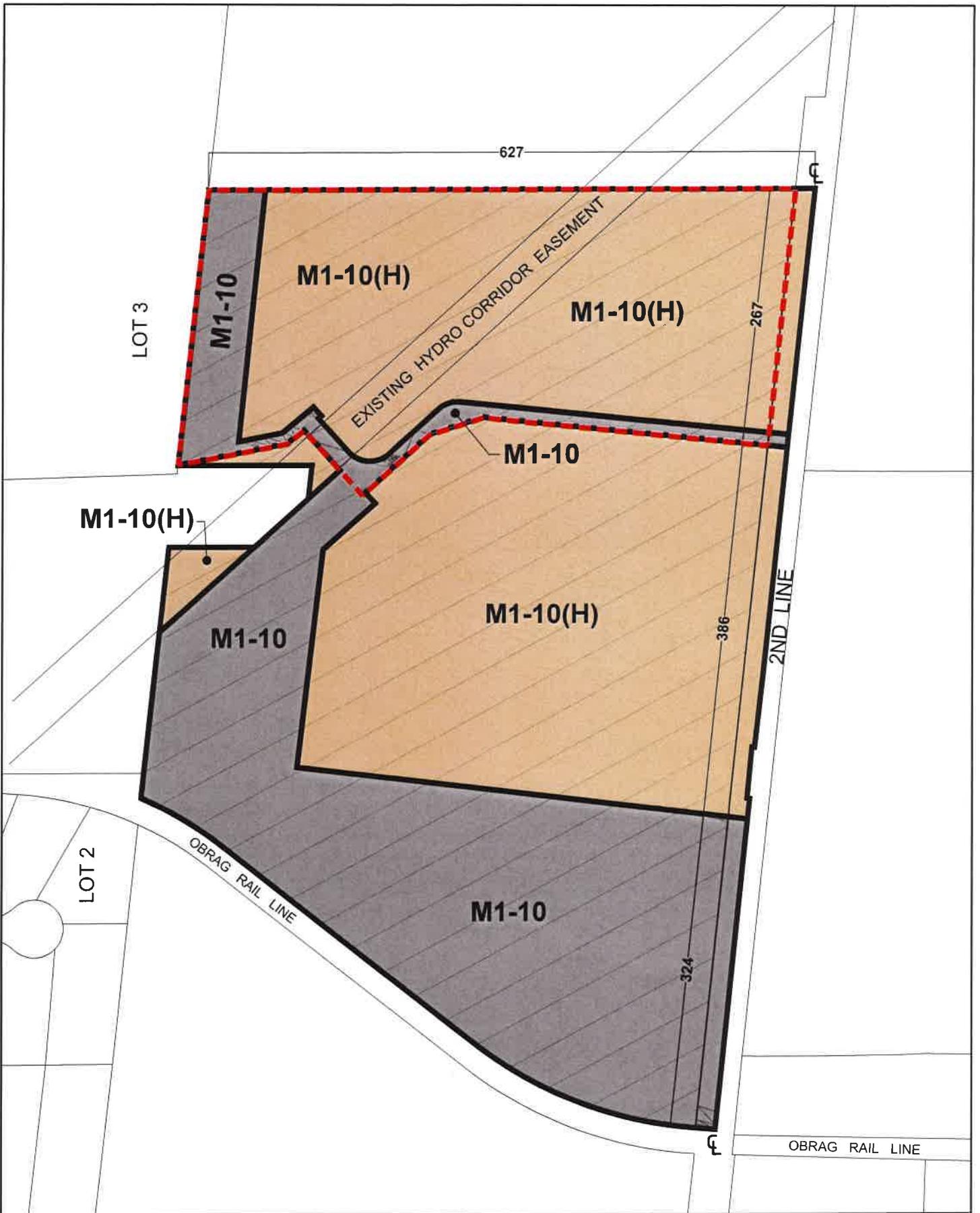
Head of Council

CAO/Clerk

EXPLANATORY NOTE

The purpose and effect of this amendment to Zoning By-law 2-2009 is to amend the zoning of the property described legally as Part Lot 1, Concession 2, Part 12 on 7R1146; Part Lot 2, Concession 2, Part 1 ON 7R5083; Part Lot 3, Concession 2 as Part 1 ON 7R5475; T/W MF 163994; Part Lots 1 and 2, Concession 2, Parts 5 to 10 7R1146 Except Parts 1 and 2, 7R5083 and Part 1 ON 7R5475; T/W MF163994; S/T AM17163, MF 38499 in the Township of Amaranth, County of Dufferin and known municipally as 513062A, 513088A, 513088B, 513150A, 513150B, and 513150C 2nd Line in the Township of Amaranth, County of Dufferin, to amend the current zoning on the subject property, as shown on Schedule "A" to this By-law.

The rezoning of the land applies the applicable zone standards, as well as exceptions to increase the maximum driveway entrance width from the required 9.0 metres to 15.0 metres; and, increase the maximum outdoor storage from the required 20% of the gross floor area to 25% of the gross floor area.



AS AMENDED			LEGEND
3.15.3 (b) - Max. Driveway Entrance Width	9.0 metres along property line	15.0 metres along property line	
4.10.3.10 - Max. Outdoor Storage	Outdoor storage accessory to a permitted use not exceeding 20 per cent of the gross floor area	Outdoor storage accessory to a permitted use not exceeding 25 per cent of the gross floor area	ZONE BOUNDARY CENTERLINE OF ROAD ALLOWANCE Subject Property

PARTS OF EAST HALVES LOTS 1, 2, AND 3
 CONCESSION 2, TOWNSHIP OF AMARANTH,
 COUNTY OF DUFFERIN

1:5,000
 *NOTES:
 HOLD (H) TO BE
 LIFTED AT A
 LATER DATE

Township of Amaranth
 Zoning By-Law: 2-2009

Date: _____ Drawn By: _____

BY-LAW _____ SCHEDULE A

NOVEMBER 28, 2025