



Township of Amaranth
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Amaranth, ON L9W 0M6
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planner@amaranth.ca

Application No.: Z11-2024

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. 2025-13** on the **5th day of March 2025** under section 36 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 **30th day of March 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 **10th day of March 2025**.

CAO/Clerk

Explanatory Note

An application for a zoning by-law amendment has been submitted by Vincent Spremulli (the "Applicant") on behalf of 2826364 Ontario Inc. (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 purpose and effect of the application is to rezone the lands from Agriculture (A) Zone to a site-specific Agriculture (A-101) Zone to facilitate a proposed Additional Residential Unit (ARU) on the property.

The Corporation Of The Township Of Amaranth

By-Law Number 2025- 13

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 193415 Amaranth East Luther Townline, Township of Amaranth, County of Dufferin has filed an application (File No. Z11-2024) with the Township of Amaranth to amend 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 Schedule "A" of By-law 2-2009, as amended, be further amended by rezoning the lands described as 7E Part Lot 7, Concession 10W in the Township of Amaranth and municipally as 193415 Amaranth East Luther Townline, Township of Amaranth, County of Dufferin from Agriculture (A) Zone to a site-specific Agriculture Exception (A-101) Zone as shown on Schedule "A" to this By-law.
2. Notwithstanding any other provision of By-law 2-2009, on lands zoned Agriculture Exception (A-101) Zone, a secondary dwelling (detached) unit shall be permitted subject to the following:
 - a. The additional dwelling unit (detached) is permitted and shall have a gross floor area that is less than the gross floor area of the principle dwelling located on the same lot.
3. All other applicable provisions of By-law 2-2009 shall continue to apply to the lands affected by this amendment.
4. 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 5th day of March, 2025.

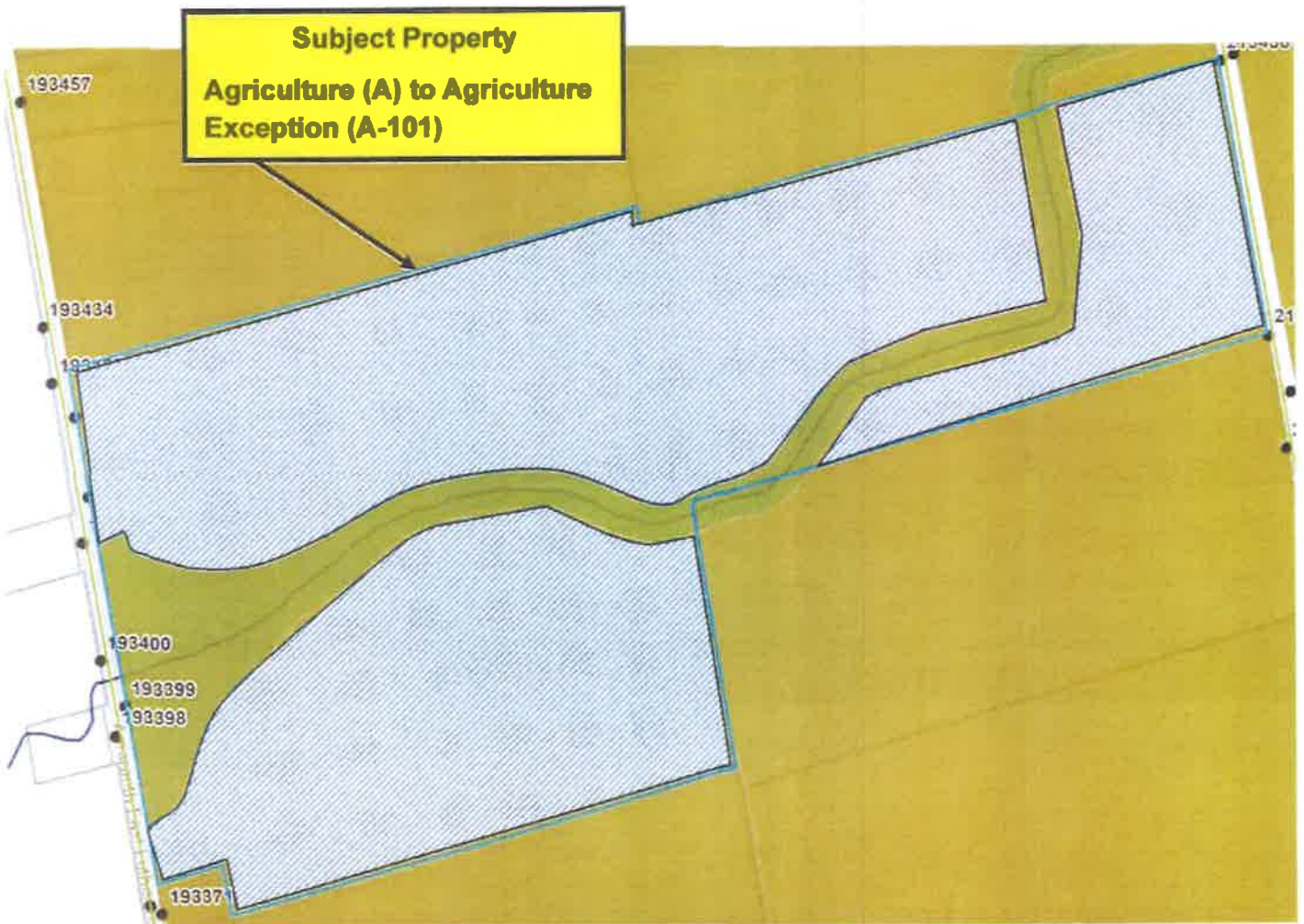
By-law read a third time and passed this 5th day of March, 2025.



Head of Council



CAO/Clerk



Agricultural A to Agricultural Exception A-101

Township of Amaranth Zoning By-law

The Corporation of
The Township of Amaranth



Schedule 'A' to Zoning By-law 2025-13

A by-law to amend Zoning By-law 2-2009

Schedule A