

November 28, 2023

PLANNING RATIONALE
Zoning By-Law Amendment Application
#1867 Donald B. Munro Drive

Introduction

The proposed Zoning By-Law Amendment is related an application for severance of a Surplus Farm Dwelling approved by the Committee of Adjustment (D08-01-23/B-000192, B-0093). Conditions of approval require that the resulting retained vacant farm parcel be rezoned to prohibit residential development. The proposed rezoning would also recognize a reduced lot area of 34 hectares. Since the “Lot Width” of the severed parcel is slightly in excess of 30m, rezoning related to the severed parcel may not be necessary.

Site Characteristics

The subject retained farm parcel comprises approximately 34 hectares of vacant agricultural land and bush. The severed residential lot is approximately 3.9 hectares in size, containing a dwelling, well, septic, 3 accessory buildings and 4 silos, all situated in accordance with the AG provisions of the Zoning By-Law. One accessory building previously located on the property (old barn), has preciously been removed. The aggregate footprint area of remaining accessory structures on the severed parcel totals approximately 1100 square metres, comprising approximately 3% of the total lot area. All structures are situated on the severed lot in accordance with the requirements of the Zoning By-Law. Both the severed and retained parcels are currently zoned AG in the Zoning By-Law and are designated as Agricultural Resource in the Official Plan.

Surrounding Uses

Surrounding land uses are predominantly agricultural, with intermittent residential lots along Donald B. Munro Drive and Shanna Road.

Conclusion

No new development is proposed. The requested Zoning By-Law Amendment would implement conditions imposed by the Committee of Adjustment for severance of a Surplus Farm Dwelling, in accordance with provisions of the Official Plan.