

July 22, 2023

**PLANNING RATIONALE**  
**Zoning By-Law Amendment Application**  
**#5084 Canon Smith 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-00091). Conditions of approval require that the resulting retained vacant farm parcel be rezoned to prohibit residential development.

Site Characteristics

The subject retained farm parcel comprises approximately 43 hectares of vacant agricultural land and bush. The severed residential lot is 0.76 hectares in size, containing a dwelling, well, and an old, vacant barn, whose footprint comprises 4% of the total lot area. Two sheds previously located on the property have been removed. 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 Canon Smith Drive.

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. As a result of approval, the proposed Zoning By-Law Amendment would prohibit residential development on any portion of the retained vacant farm parcel.