

November 28, 2023

**PLANNING RATIONALE**  
**Zoning By-Law Amendment Application**  
**#-5812 Malakoff Road**

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-00161). Conditions of approval require that the resulting retained vacant farm parcel be rezoned to prohibit residential development. Rezoning provisions will also be required to allow 6% aggregate accessory structure area on the severed parcel.

Site Characteristics

The subject retained farm parcel comprises approximately 40 hectares of vacant agricultural land and bush. The severed residential lot is 0.97 hectares in size, containing a dwelling, well, septic, 6 accessory buildings and 1 grain silo, all situated in accordance with the AG provisions of the Zoning By-Law. One accessory building (small farm storage shed) is located on the retained portion and is shown on the attached draft Reference Plan. The aggregate footprint area of remaining accessory structures on the severed parcel totals approximately 575 square metres, comprising 6% of the total lot area. All structures on the severed and retained lots are situated 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 Century Road West, Malakoff Road and Harbison 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. The proposed Zoning By-Law Amendment would also recognize aggregate accessory structure area on the severed lot.