

July 5, 2024

**PLANNING RATIONALE**  
**Zoning By-Law Amendment Application**  
**#3973 Yorks Corners 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-000316, B-00317, B-00319). 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 Width” of 17.4 metres.

Site Characteristics

The subject retained farm parcel comprises approximately 37 hectares of vacant agricultural land and bush. The severed residential lot is approximately 1.9 hectares in size, containing a dwelling, well and septic, all situated in accordance with the AG provisions 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 Yorks Corners Road and Larry Robinson 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.