

January 29, 2019

**PLANNING RATIONALE**  
**Zoning By-Law Amendment Application**  
**#3194 Donnelly Drive**

Introduction

The proposed Zoning By-Law Amendment is related an application for severance of a Surplus Farm Dwelling submitted concurrently to the Committee of Adjustment. Standard conditions of approval will require that the relevant portion of the retained vacant farm parcel be rezoned to prohibit residential development.

Site Characteristics

The subject parcel comprises approximately 19 hectares of vacant agricultural land, which is currently split between AG2 and EP3 zones, corresponding roughly to the arable land area and wetlands, respectively. The AG2 zone contains approximately 17 hectares of predominantly arable land, while the EP3 zone contains approximately 2 hectares of wetlands, which abutt Rideau River and Canal.

Surrounding Uses

Surrounding land uses are predominantly agricultural, and rural residential.

Conclusion

No new development is proposed. The requested Zoning By-Law Amendment would implement conditions to be 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 subject land within the Agricultural Resource designation as defined by the Zoning By-Law and Official Plan.