

May 17, 2019

PLANNING RATIONALE
Zoning By-Law Amendment Application
#5758 First Line

Introduction

The proposed Zoning By-Law Amendment is related to Consent Application D08-01-18/B-00391. As a result of approval, the enlarged parcel would have split zoning designations. Conditions of approval require that the subject parcel be rezoned such that it is designated under only one zoning category (Rural Commercial).

Site Characteristics

The subject parcel encloses approximately 1802 square metres of land. The subject parcel currently contains a building with both residential and office space. A small access building is also located on the property. The applicant eventually plans to convert the entire parcel into office and shop space.

Surrounding Uses

Surrounding land uses are predominantly rural commercial, with rural residential to the south.

Conclusion

The requested Zoning By-Law Amendment would implement conditions to be imposed by the Committee of Adjustment for severance of a lot line adjustment of 289 square metres of land from the parcel immediately adjacent to the rear.

