

August 27, 2019

**PLANNING RATIONALE**  
**Zoning By-Law Amendment Application**  
**#5788 Prince of Wales 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 as File No. D08-01-19/B-00122. Standard conditions of approval will require that the resulting retained vacant farm parcel be rezoned to prohibit residential development.

Site Characteristics

The subject parcel comprises approximately 7.3 hectares of agricultural land, which is bisected by the Mud Creek Municipal Drain. This parcel of land is currently zoned AG3 in the Zoning By-Law and is designated as Agricultural Resource in the Official Plan.

Surrounding Uses

Surrounding land uses are mixed rural residential and agricultural.

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 vacant farm parcel, while recognising its lot size at 7.3 hectares.