

August 28, 2019

PLANNING RATIONALE
Zoning By-Law Amendment Application
#3779 Yorks Corners Road

Introduction

The proposed Zoning By-Law Amendment is related an application for severance of a Surplus Farm Dwelling filed concurrently with the Committee of Adjustment. 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 18 hectares of vacant agricultural land, which is bisected by the McCormick Municipal Drain. This parcel of land is currently zoned AG2 in the Zoning By-Law and is designated as Agricultural Resource in the Official Plan.

Surrounding Uses

Surrounding land uses are predominantly 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 recognizing its lot size at 18 hectares.