

July 12, 2019

PLANNING RATIONALE
Zoning By-Law Amendment Application
#1892 Yorks Corners Road

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 farm parcel be rezoned to prohibit residential development. Additionally, the severed residential lot is required to be rezoned to recognize a reduced frontage of 20 metres.

Site Characteristics

The subject parcel comprises approximately 31 hectares of agricultural land, aalong with some 6 hectares of bush/brush-covered land. The Subject Parcel is bisected by the north branch of the Castor River. This parcel of land is currently zoned AG in the Zoning By-Law and 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.