

January 12, 2020

PLANNING RATIONALE
Zoning By-Law Amendment Application
#2975 Harbison 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 40.5 hectares of vacant agricultural land. This parcel of land is currently zoned AG and EP3 in the Zoning By-Law and is designated as Agricultural Resource and Significant Wetlands in the Official Plan.

Surrounding Uses

Surrounding land uses are predominantly agricultural, with scattered residential lots along Harbison Road.

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.