

PLANNING ADVISORY COMMITTEE

JULY 10, 2019

Application No.: OPA-A-19-DN & ZBA23-18-DN

Report No: PA-18-59

Application Type: Zoning By-law Amendment

Location: 120 McBay Road

Agent: H. Snodgrass Consulting

Applicant: D. Pearce and P. Birdsall

Staff Recommendation: ITEM BE RECEIVED

FOR INFORMATION PURPOSES ONLY.





120 McBay Road





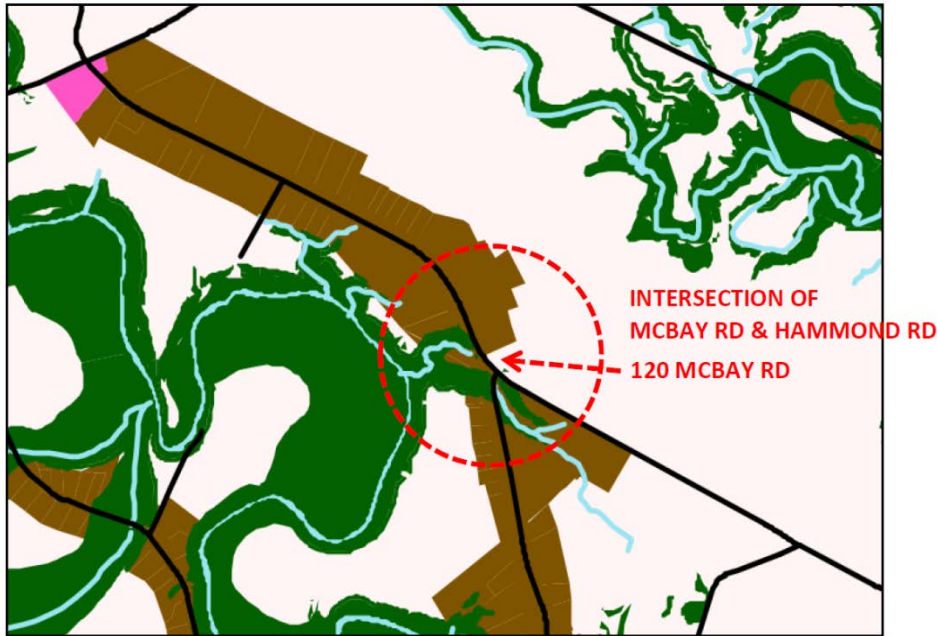
Area: 106ac (43ha)

Frontage: 145m

Depth: 1000m (Irregular Lot)



BACKGROUND



Public Information Meeting:

- November 6, 2018 (*Previous Council*)
 - Accepted for information
- January 8, 2018 (*Current Council*)
 - Accepted for information
 - OPA required (*Direction*)

Public Comments:

- T. Laskowski – 110 McBay Rd

Proposal:

- OP interpretation
- ZBA Agricultural (A) to Rural Residential (RR)



PROPOSAL



1. Official Plan Amendment (OPA):

- Agricultural to Rural Residential

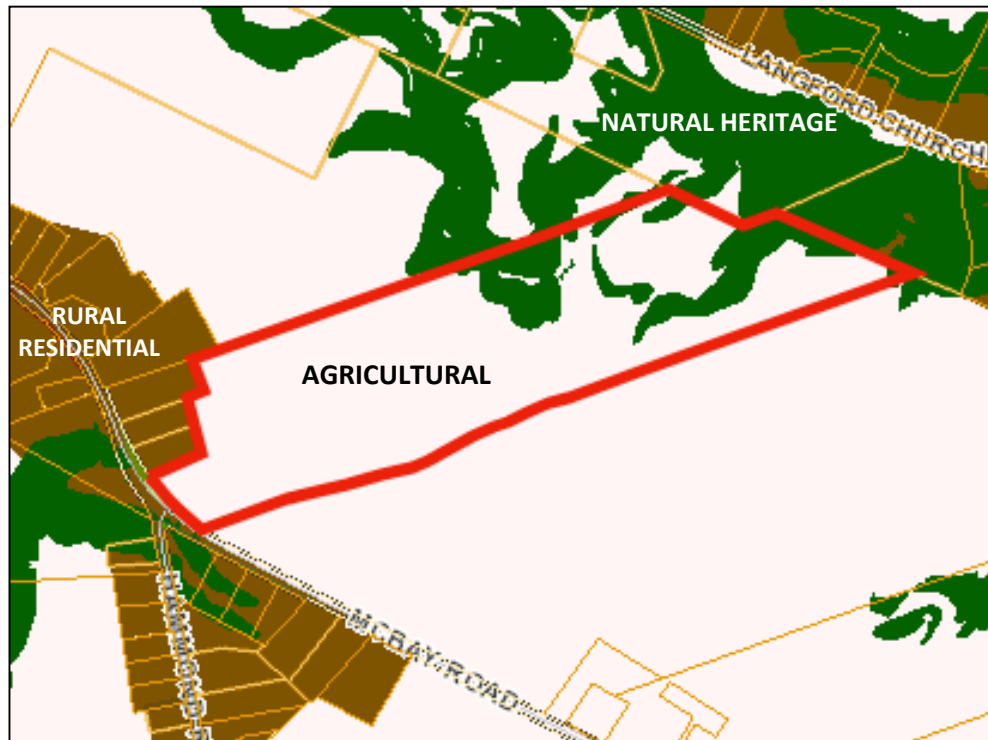
2. Zoning Amendment Application (ZBA):

- Agricultural (A) to Rural Residential (RR)

3. Related Applications:

- Consent Application to facilitate the creation of 1 new Residential Lot having a frontage of 47 metres and total area of 4,500 square metres.

OFFICIAL PLAN (2012)



Current Land use Designation:

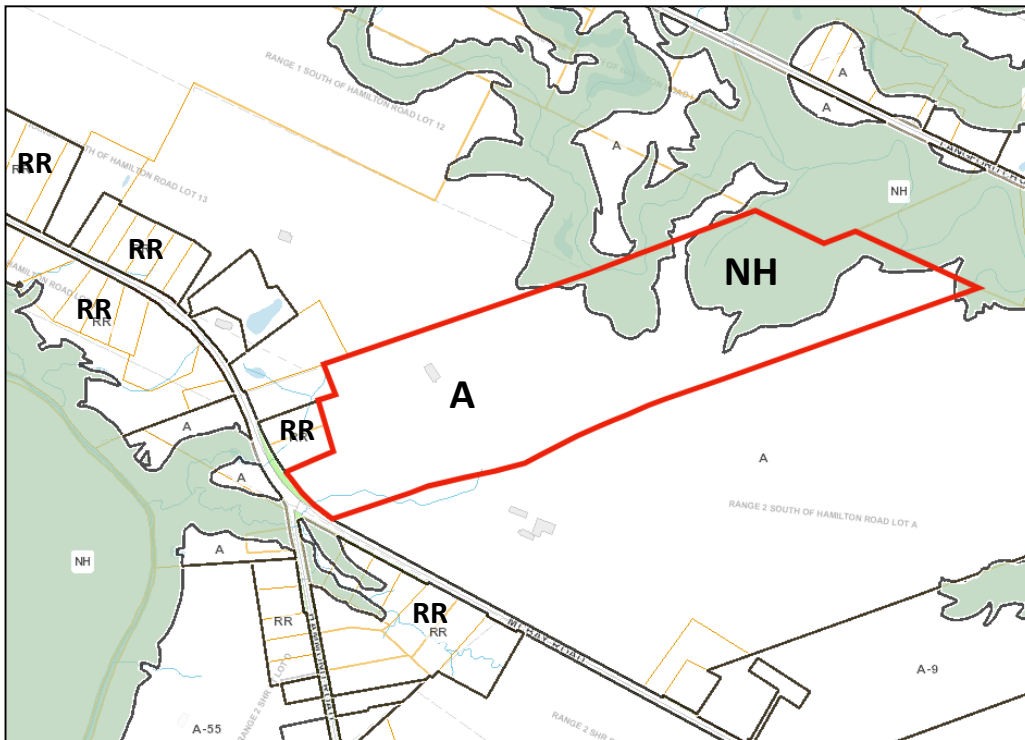
- Natural Heritage
- Agricultural

Intent:

- The purpose of the County's land use policies for the Agriculture designation is to encourage and promote agricultural land for agricultural activities. Provincial policy requires that agricultural land be protected for agricultural uses unless appropriate justification is provided for alternative uses.



ZONING BY-LAW 61-16

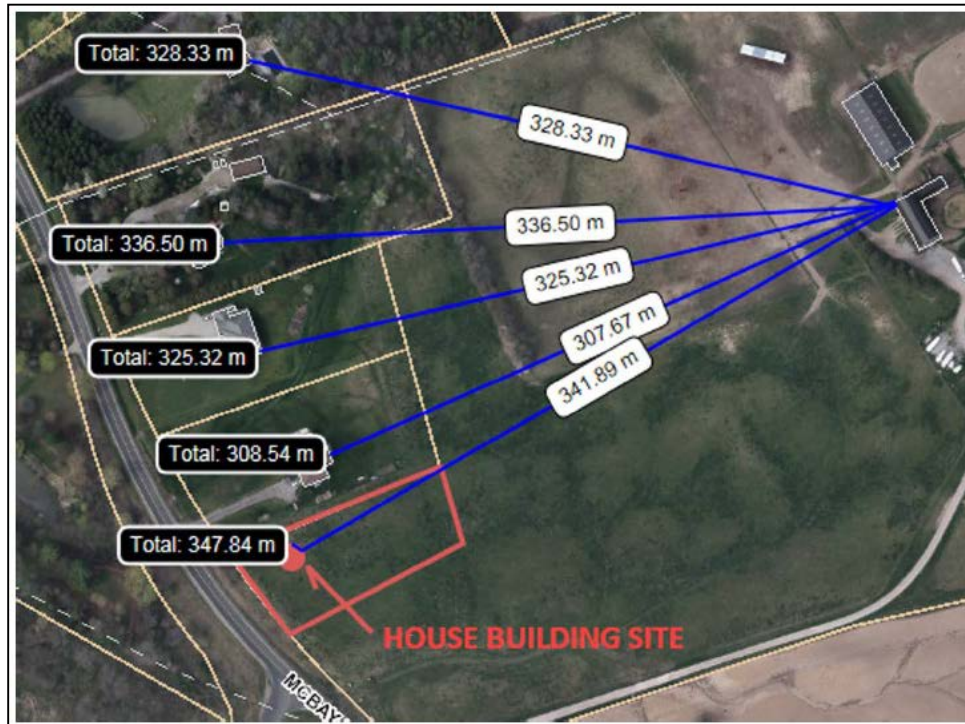


Current Zoning:

A	Agricultural
NH	Natural Heritage



SUPPORTING DOCUMENTS



Planning Justification:

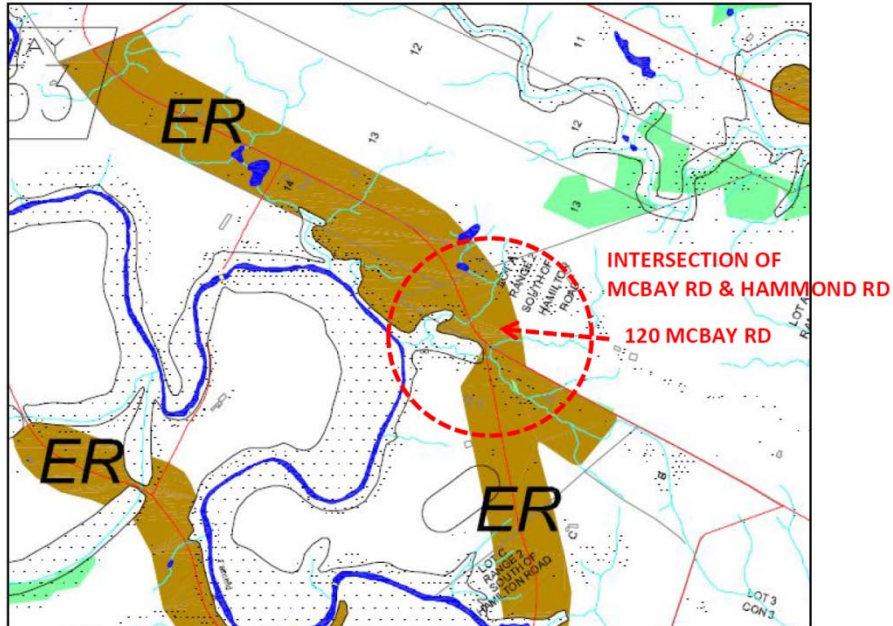
- Rural Residential zoning compliance
- Official Plan interpretation request

OMAFRA MDS Calculation:

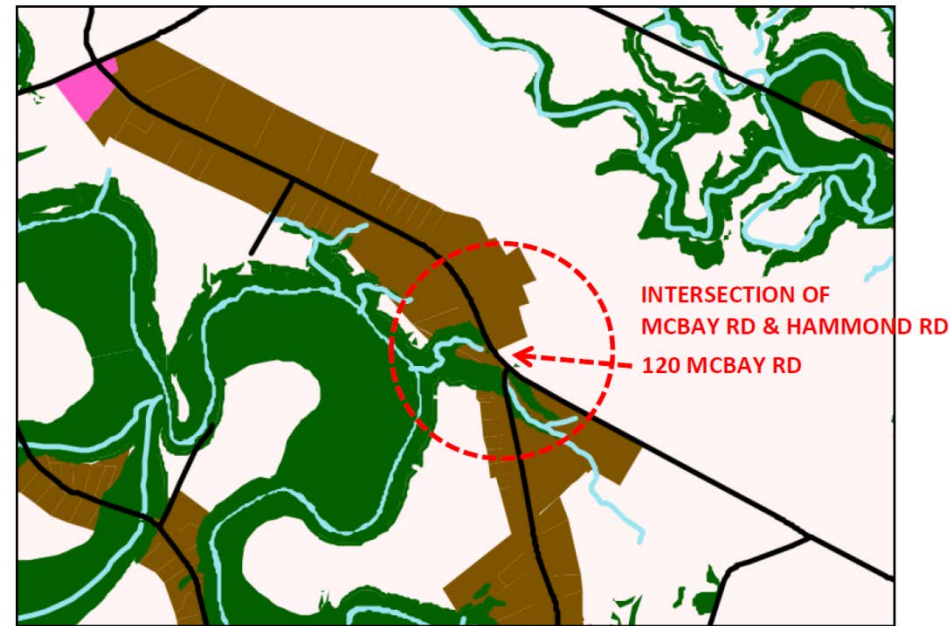
- Type B Land use Calculation for creation of a new lot
- Application of Guideline #12 to permit a reduced MDS setback requirement (4 existing dwellings)

OFFICIAL PLAN INTERPRETATION

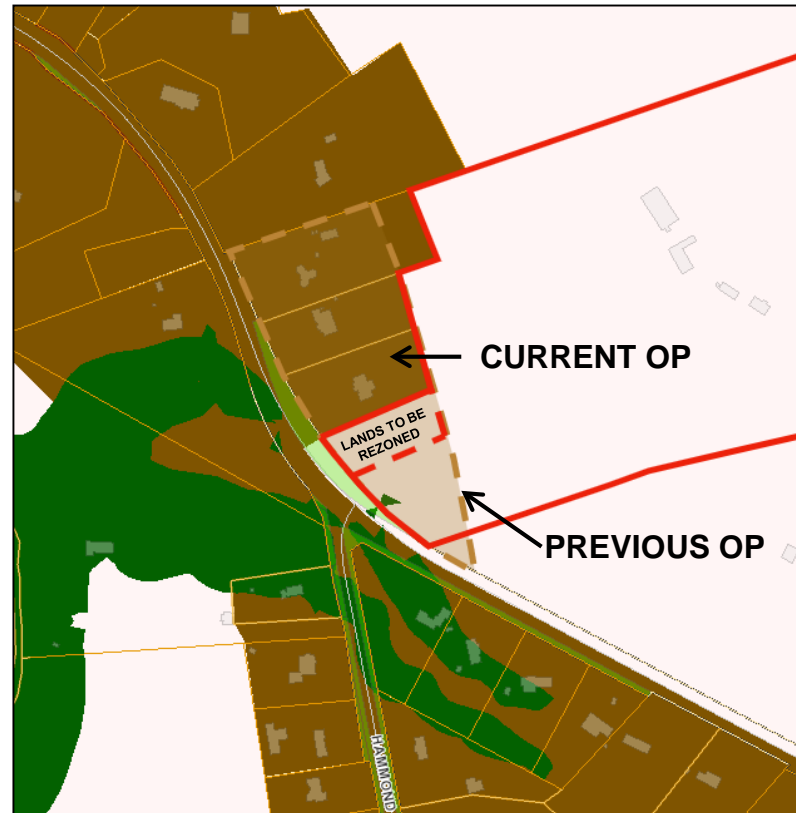
PREVIOUS OP (2011)



CURRENT OP (2012-PRESENT)



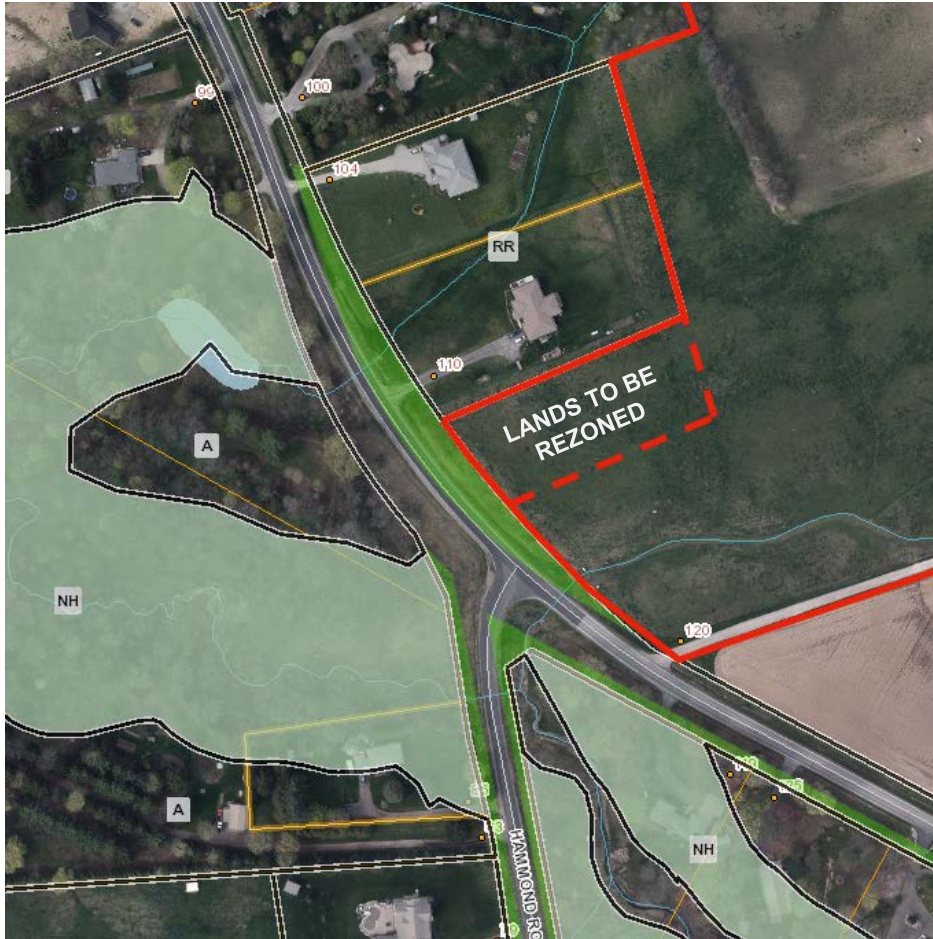
OFFICIAL PLAN INTERPRETATION



OFFICIAL PLAN OVERLAY



KEY POLICIES:



PROVINCIAL POLICY STATEMENT (PPS):

- Prime agricultural areas shall be protected for long-term use for agriculture (s 2.3.1)
- The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c)
- (Min 40 hectares, A residence surplus to a farm consolidation & Infrastructure)

OFFICIAL PLAN INTENT / OBJECTIVES:

- To protect the County's prime agricultural area for long-term agricultural purposes.
- To restrict the creation of new residential lots and other non-farm development in the County's Agricultural Areas.

The proposal does not conform to the PPS & OP policies.



NEXT STEPS

Application Circulation:

- Comments to be received from Internal / External Agencies
- Further review and discussion between Applicant/ Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the Planning Act (*120 metres*)
- Consideration/ Decision by Planning Advisory Committee at a later date

Formal Public Hearing:

- Recommendation Presented by Staff
- Planning Advisory Committee Consideration / Decision





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QUESTIONS?

