

Planning & Development Committee

October 5, 2021

ZBA23-21-DN (D. Namisniak)

J.H. Cohoon Engineering Ltd

M. Haley c/o Haley Elevator Inc.

29 Thirteenth Concession Rd., Scotland



PLANNING & DEVELOPMENT COMMITTEE



Application No: ZBA23-21-DN (D. Namisniak)

Report No: PA-21-246

Application Type: Zoning By-law Amendment

Location: 29 Thirteenth Concession Rd., Scotland

Agent: J. H. Cohoon Engineering Ltd.

Applicant: M. Haley c/o Haley Elevator Inc.

Staff Recommendation: ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.

Property Location

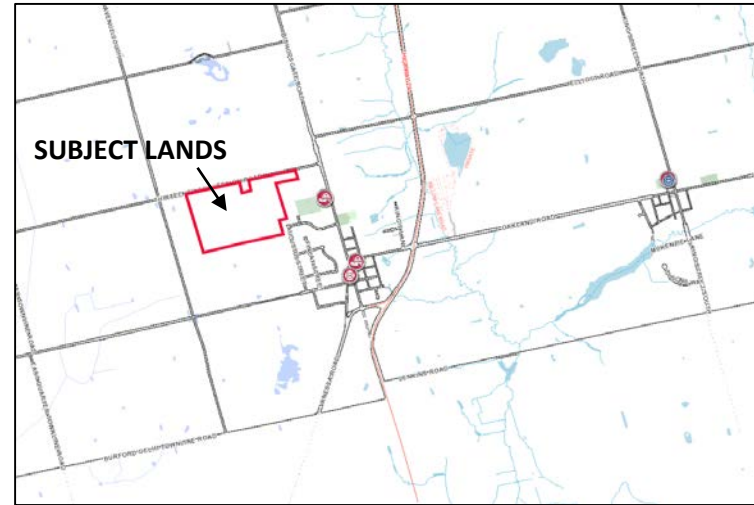


Total

Frontage: 1,100 metres

Depth: 665 metres / 100 metres (irregular)

Area: 65 hectares (161 acres)



Within Settlement Boundary – 55%

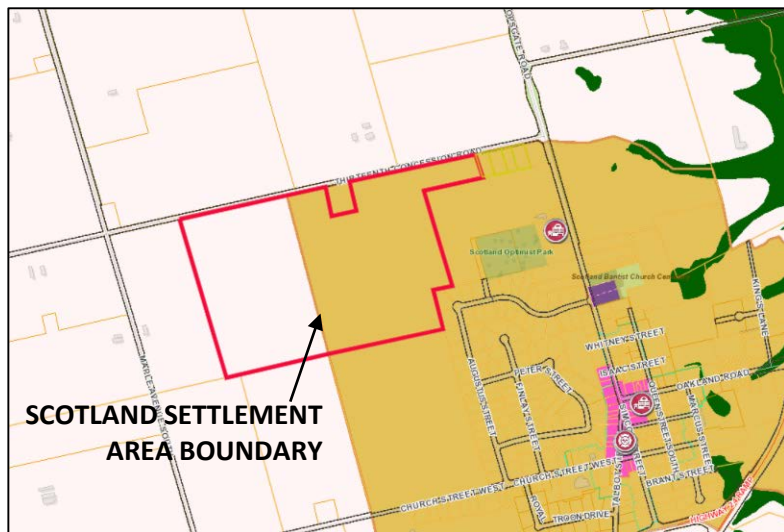
Frontage: 680 metres

Depth: 665 metres / 100 metres (irregular)

Area: 36 hectares (89 acres)



Official Plan (2012)



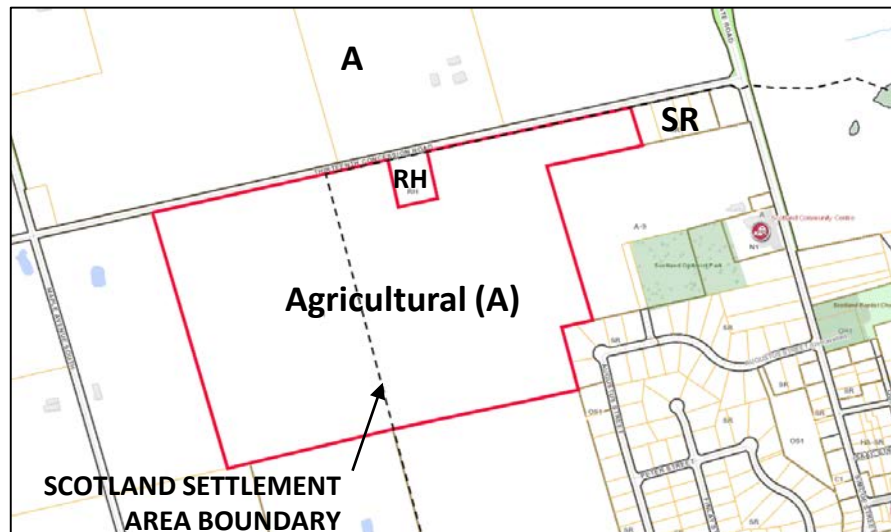
Secondary Urban Settlement Area:

Scotland

Current Land use Designation:

Suburban Residential

Zoning By-Law (2016)

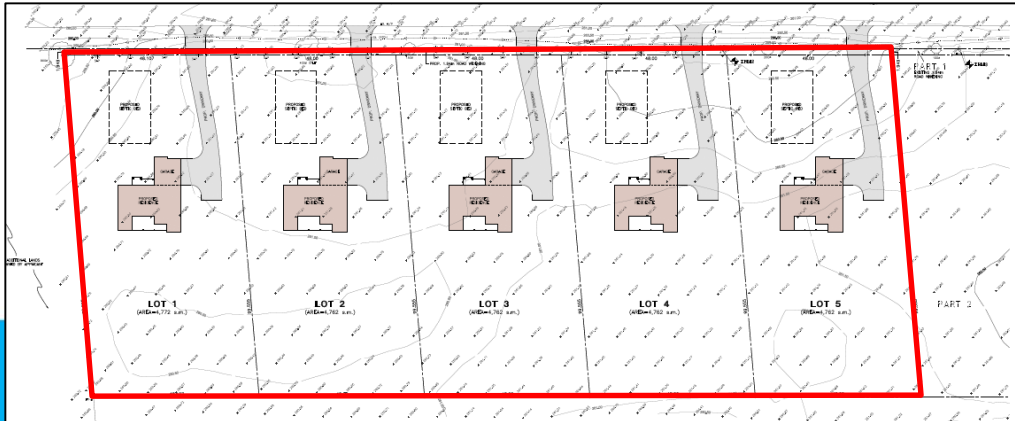
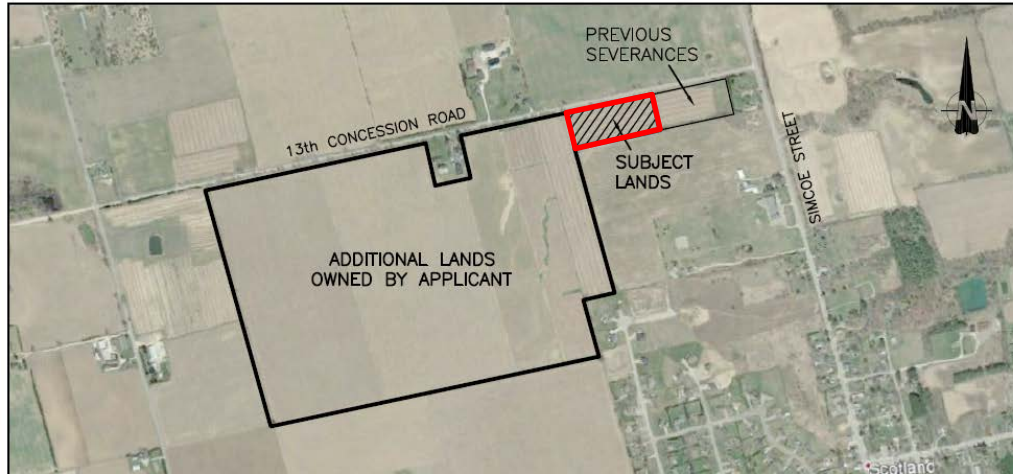


Current Zoning:

Agricultural (A)



Proposed Site Plan



Previous Proposal (July 2021)

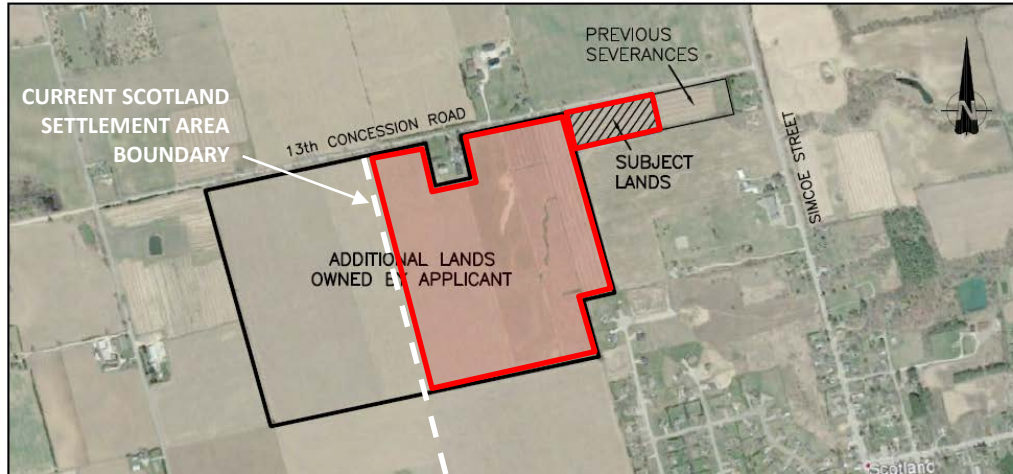
Zoning By-Law Amendment Application:

Proposing to change the zoning on a portion of the subject lands from Agricultural (A) to Suburban Residential (SR) in order to facilitate the creation of five (5) additional residential lots on private services within the Settlement Boundary of Scotland.

- The application is required in order to permit additional residential uses on the subject lands.
- OMAFRA Minimum Distance Separation (MDS) does not apply for lands located within a settlement area.
- Subsequent Consent Application(s) will be required to create the new residential lot(s).
- Proof of Potable Water for each lot will be required



Proposed Site Plan



Consideration for the Holding Provision (h)

- Ensure future development is facilitated through the appropriate Planning process, technical design and review.
- Review and application of applicable planning policy in place at the time of the application.
- Ensure holistic, orderly development of the lands

REVISED Proposal (October 2021)

Zoning By-Law Amendment Application:




Proposing to change the zoning on the portion of the subject lands located within the Settlement Boundary of Scotland:

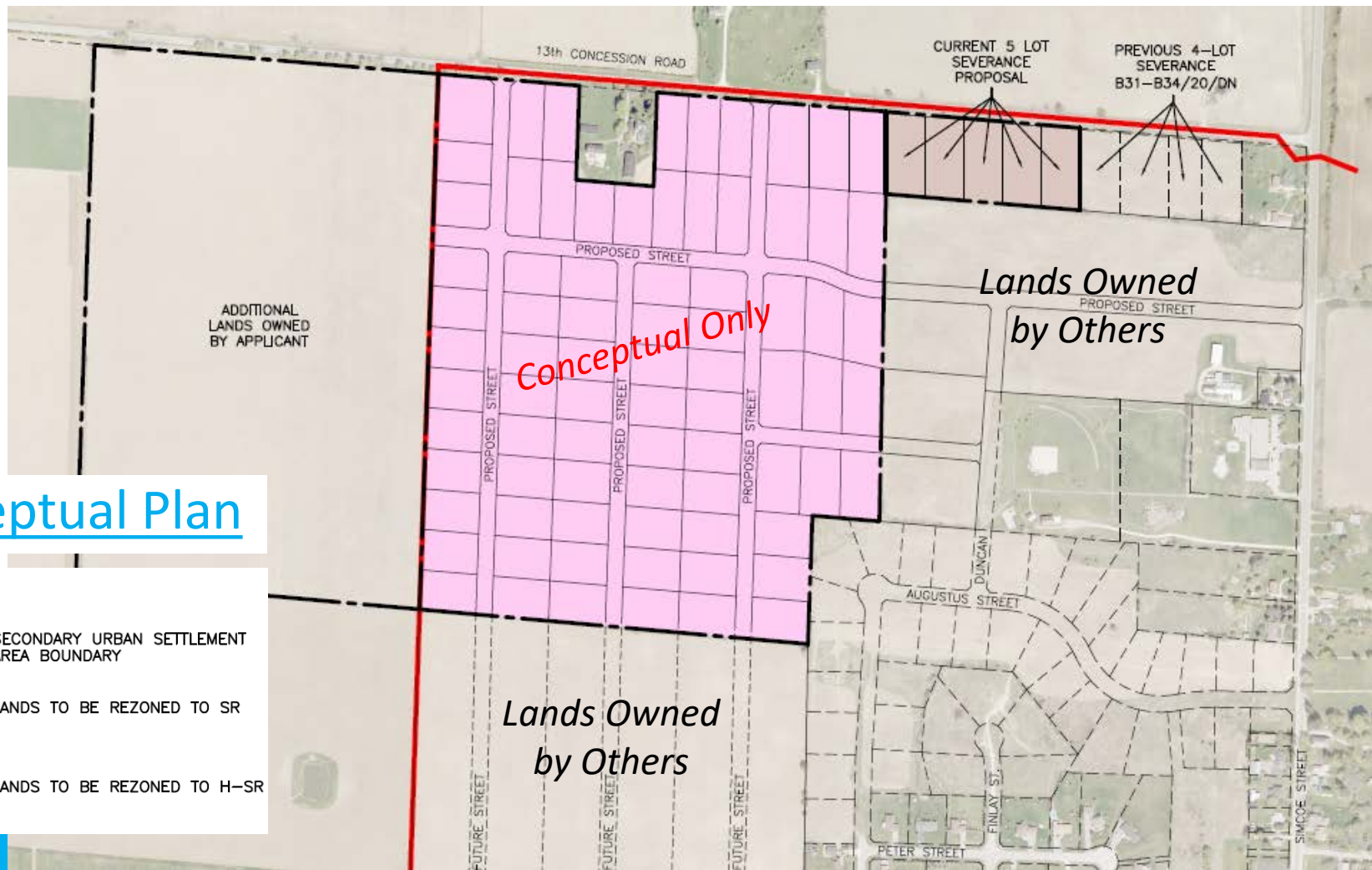
- Agricultural (A) to Suburban Residential (SR) in order to facilitate the creation of five (5) additional residential lots on private services
- **Agricultural (A) to Holding Provision-Suburban Residential (h-SR) to bring the balance of the land into conformity with the current Official Plan.**



Conceptual Plan

LEGEND

-  SECONDARY URBAN SETTLEMENT AREA BOUNDARY
-  LANDS TO BE REZONED TO SR
-  LANDS TO BE REZONED TO H-SR



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

Further Notice of Formal Public Hearing Circulation:

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

Formal Public Hearing:

- Recommendation Presented by Staff
- Planning & Development Committee Consideration / Decision

Questions?

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