

# Planning & Development Committee

November 2, 2021

**ZBA29-21-RC**

Edward Vance

Charles Sawyer

12 Maple Ave South, Burford



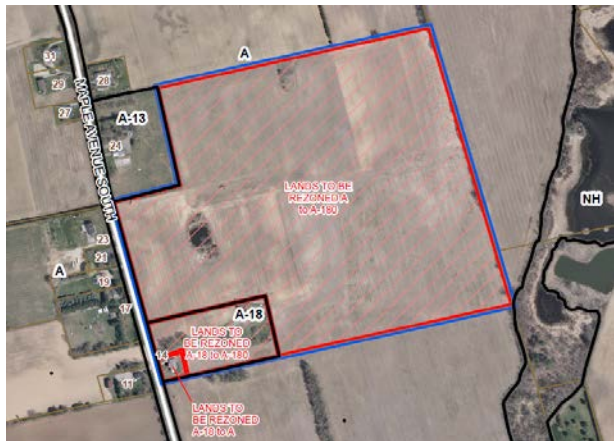
# Planning & Development Committee

November 2, 2021



<b>Application No:</b>	<b>ZBA29-21-RC</b>
<b>Report No:</b>	RPT-21-257
<b>Application Type:</b>	Zoning By-law Amendment
<b>Location:</b>	12 Maple Ave South
<b>Owner:</b>	Charles Sawyer
<b>Agent:</b>	Edward Vance
<b>Staff Recommendation:</b>	ITEM BE RECEIVED <u>APPROVED.</u>

# Existing Conditions

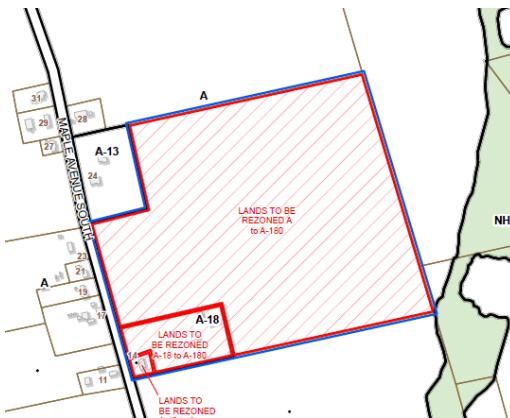
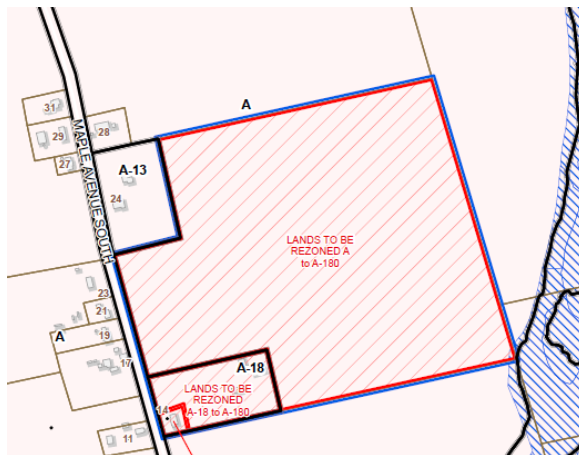


## Frontage:

**Maple Avenue South:** 311.3 metres (1021.3 feet)

**Area:** 0.47 hectares (1.18 acres)

The subject lands currently contain an existing single detached farm dwelling and 3 agricultural buildings. The subject lands are currently serviced by private water, sanitary and storm water infrastructure.



## Official Plan (2012)

### Current Designation:

#### **Agriculture**

- The intent of the General Commercial designation is to provide for a range of Agricultural uses, as well as single detached residential dwellings and accessory uses.

## Zoning By-Law 61-16 (2016)

### Current Zoning:

- Agricultural (A) and (A-18)**

### Proposed Zoning:

- Agricultural (A) and (A-180)**



# Proposal

## Zoning By-law Amendment:

- Proposal to re-zone the subject lands from Agriculture (A) and Special Exception Agriculture (A-18) to Agriculture (A) and Special Exception Agriculture (A-18).
- The proposed re-zoning will remove site-specific provisions which currently allow for an abattoir, and will also serve to prohibit a dwelling and recognize the undersized retained parcel.

## Application Submission:

- Application Form
- Covering Letter
- Site Plan

