

Planning & Development Committee

December 7, 2021

ZBA41-21-DN (D. Namisniak)

IBI Group c/o Douglas W. Stewart

Michael and Marian Chute

42 Hammond Road



**PLANNING &
DEVELOPMENT
COMMITTEE**



Application No: ZBA41-21-DN (D. Namisniak)

Report No: RPT-21-337

Application Type: Zoning By-law Amendment

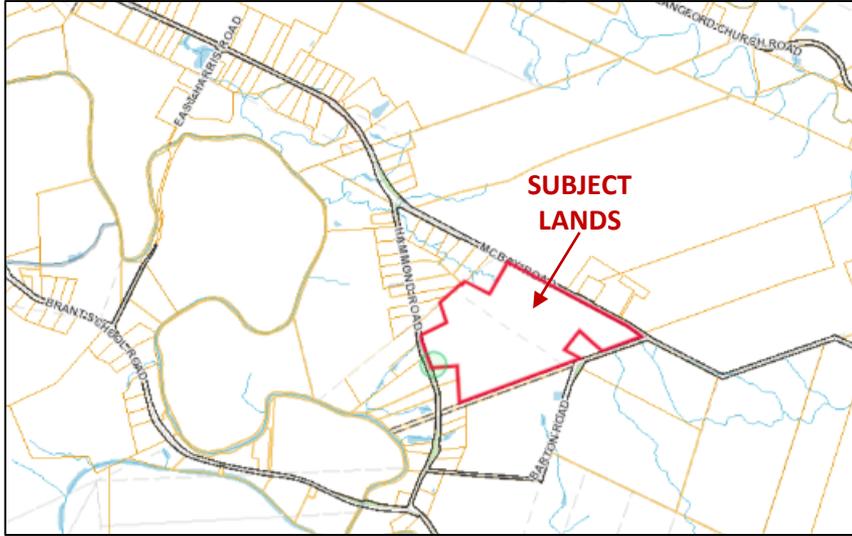
Location: 42 Hammond Road

Agent: IBI Group c/o Douglas W. Stewart

Applicant: Michael and Marian Chute

Staff Recommendation: ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.

Property Location

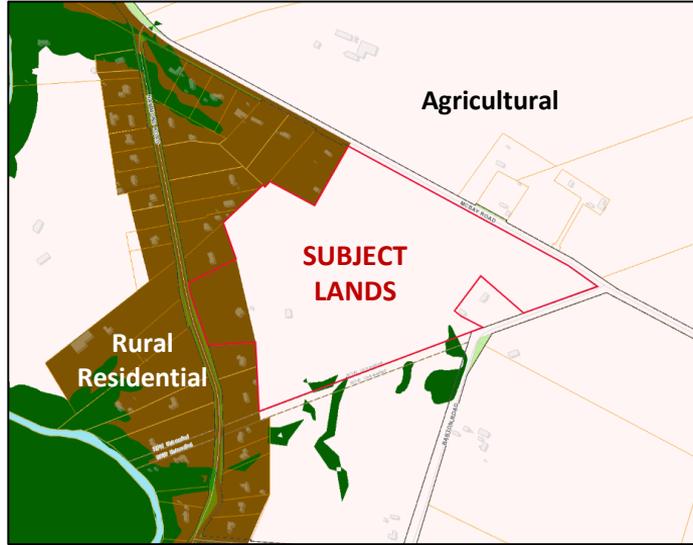


Frontage: 170 metres (Hammond Road)

Depth: Irregular

Area: 28 hectares (69 acres)

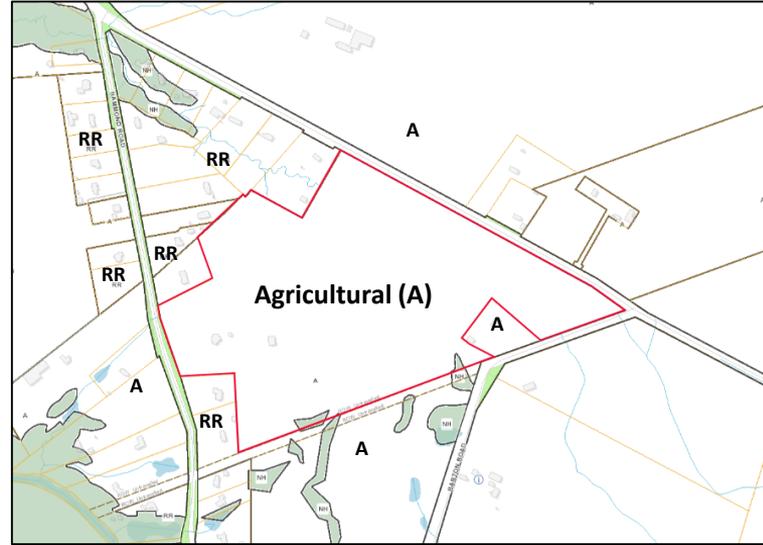
Official Plan (2012)



Current Land use Designation:

Rural Residential
Agricultural
Natural Heritage

Zoning By-Law (2016)



Current Zoning:

Agricultural (A)
Natural Heritage (NH)

Approx. Area within Rural Residential Frontage: 170 metres (Hammond Road)
Area: 2.15 hectares (5.3 acres)

Proposed Site Plan

Proposal

Zoning By-Law Amendment Application:

1. To rezone the western portion of the subject property from 'Agriculture' (A) to 'Rural Residential' (RR) in order to implement the current Official Plan designation of 'Rural Residential'.
2. A site specific regulation for minimum lot area within the Zoning By-Law Amendment from 40 hectares to 25 hectares

Supporting Documents

- Planning Justification Report
- OMAFRA Minimum Separation Distance (MDS) Review
- Preliminary Survey, Site Grading Plan
- Water Quantity/ Quality Letter
- Review of Sight Lines along Hammond Road.



	Frontage	Area	Zoning Compliance?
Severed Lot 1 (Vacant)	51.36 m (169 ft)	0.57 ha (1.4 ac)	✓
Severed Lot 2 (Ex. Dwelling)	119.29 m (391 ft)	2.61 ha (6.5 ac)	✓
Retained Lands (Agricultural)	602.75 m (1978 ft) <i>McBay Rd</i> 183.36 m (602 ft) <i>Barton Rd</i>	25.00 ha (62 ac)	A-xx (to recognize deficient lot area)



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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