

# 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

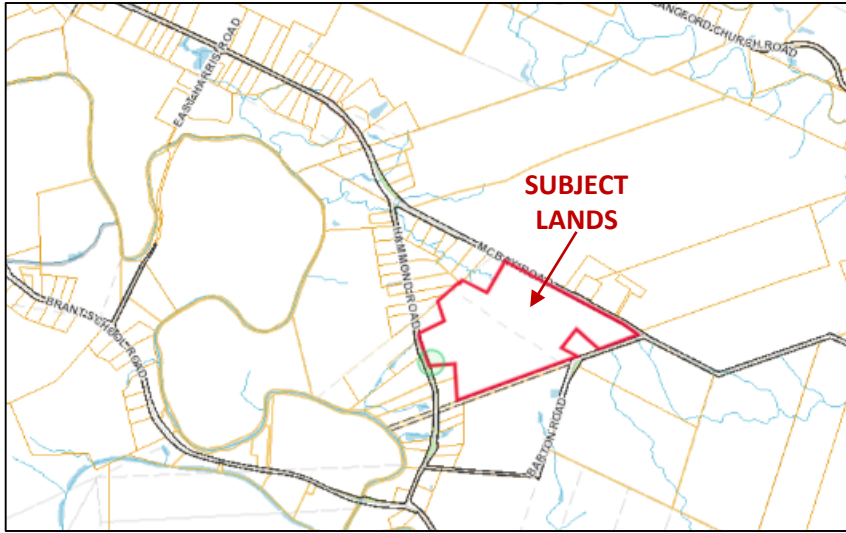
**Agent:** IBI Group c/o Douglas W. Stewart

**Applicant:** Michael and Marian Chute

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**Staff Recommendation:** ITEM BE RECEIVED  
FOR INFORMATION PURPOSES ONLY.

# Property Location

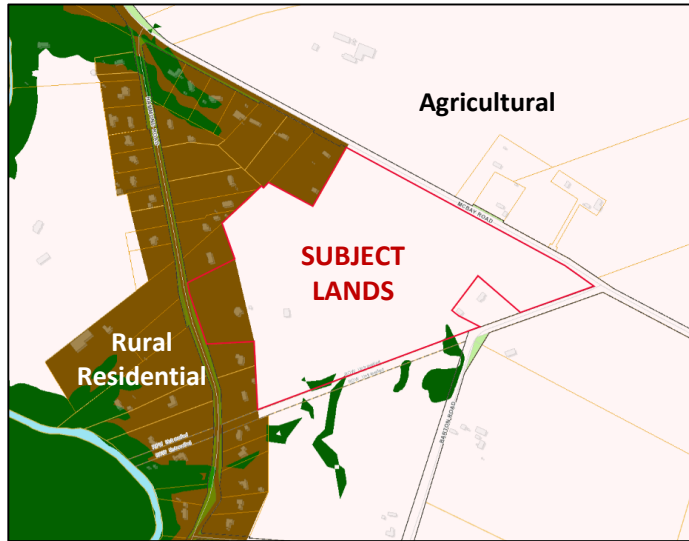


**Frontage:** 170 metres (Hammond Road)

**Depth:** Irregular

**Area:** 28 hectares (69 acres)

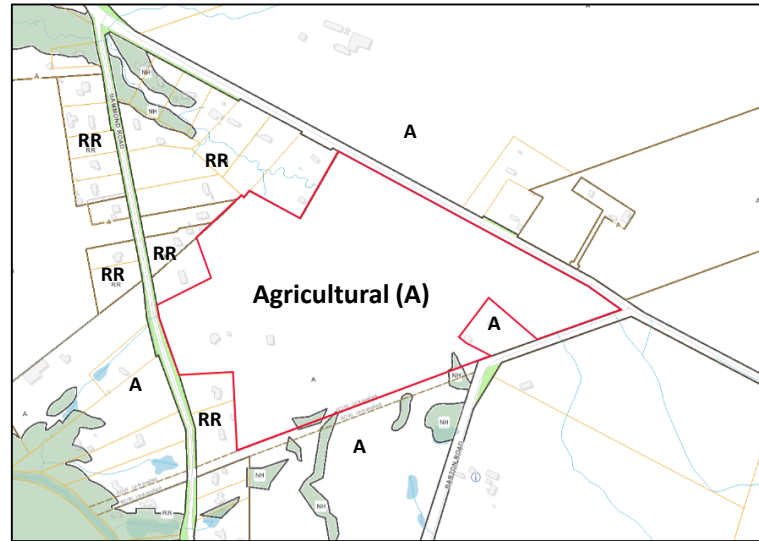
## Official Plan (2012)



### 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?
<b>Severed Lot 1</b> (Vacant)	51.36 m (169 ft)	0.57 ha (1.4 ac)	✓
<b>Severed Lot 2</b> (Ex. Dwelling)	119.29 m (391 ft)	2.61 ha (6.5 ac)	✓
<b>Retained Lands</b> (Agricultural)	602.75 m (1978 ft) <i>McBay Rd</i> 183.36 m (602 ft) <i>Barton Rd</i>	25.00 ha (62 ac)	<b>A-xx</b> (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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