

Planning & Development Committee

January 4, 2022

ZBA21-21-DN (D. Namisniak)

J.H. Cohoon Engineering Ltd

John & Veronika Pop

241 Langford Church Road



PLANNING & DEVELOPMENT COMMITTEE

Application No:	ZBA21-21-DN (D. Namisniak)
Report No:	RPT-21-350
Application Type:	Zoning By-law Amendment
Location:	241 Langford Church Rd
Agent:	J.H. Cohoon Engineering Ltd
Applicant:	John & Veronika Pop
Staff Recommendation:	ITEM BE RECEIVED <u>FOR INFORMATION PURPOSES ONLY.</u>



Property Location

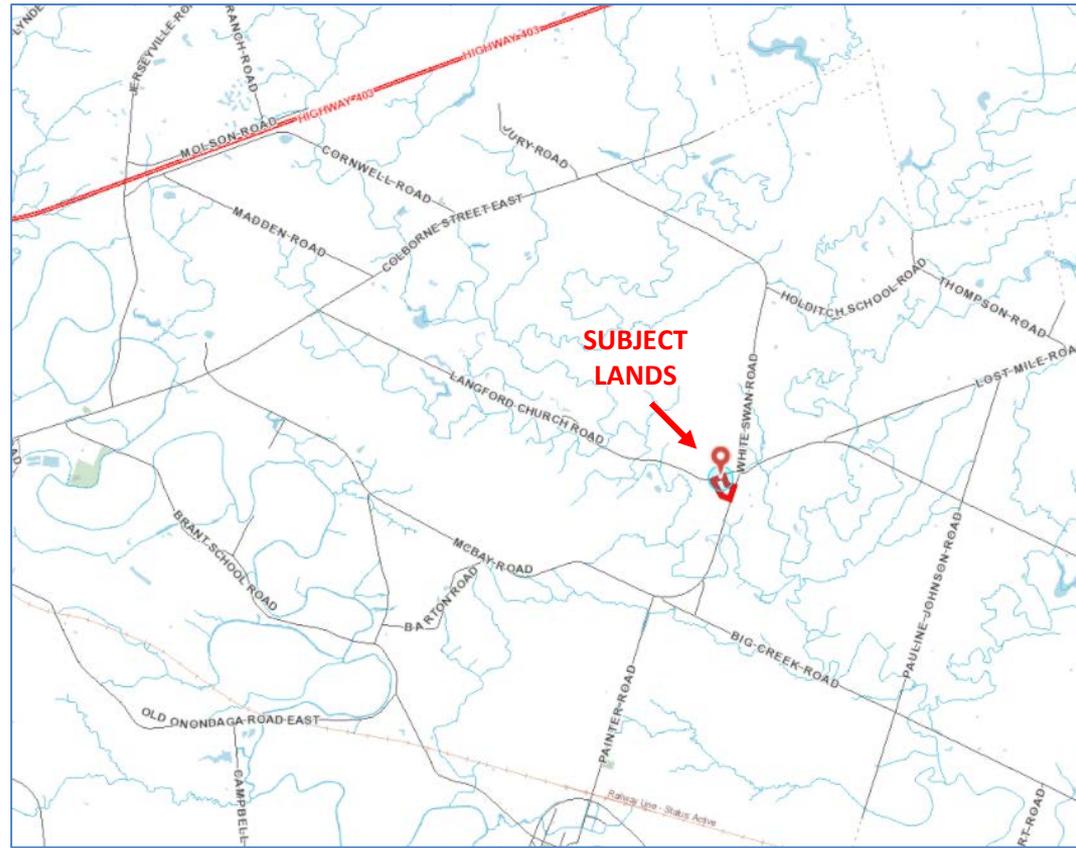


Frontage: 115 metres (377 feet) - Langford Rd & McBay Rd

Depth: 160 metres (525 feet)

Area: 2.16 hectares (5.3 acres)

- The property contains an existing dwelling and dug pond.



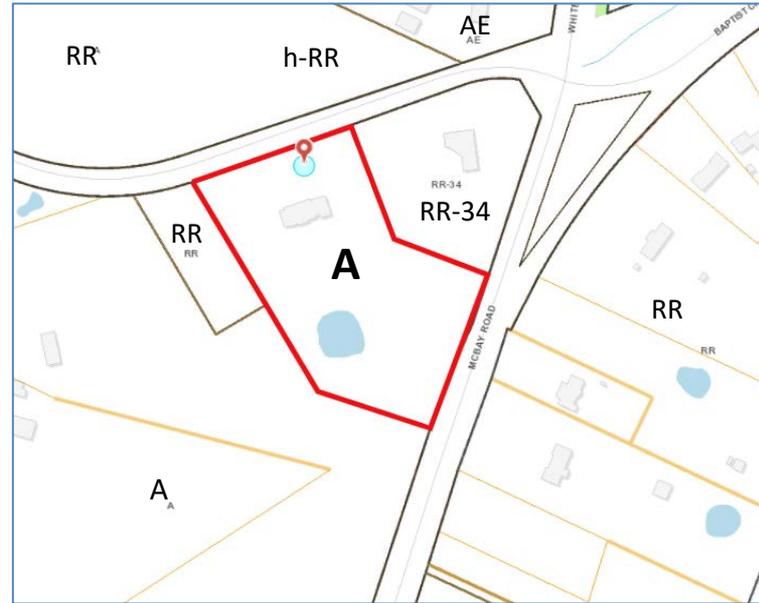
Policy Review

Official Plan (2012)



Current Designation: Rural Residential

Zoning By-Law 61-16 (2016)



Current Zoning: Agricultural (A)

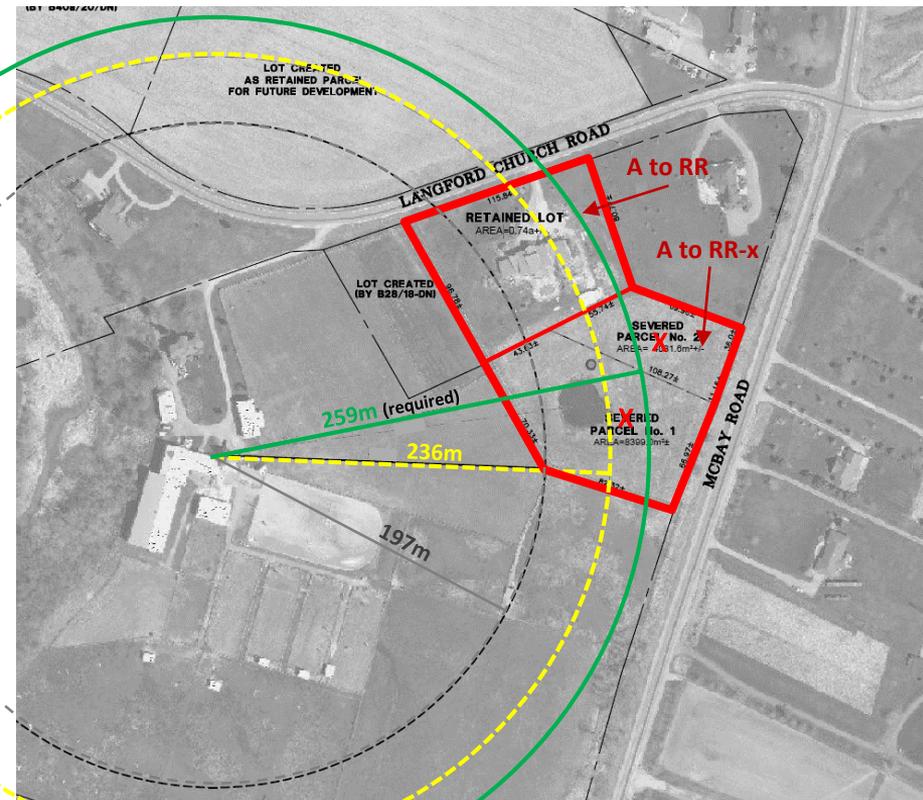


Proposed Site Plan

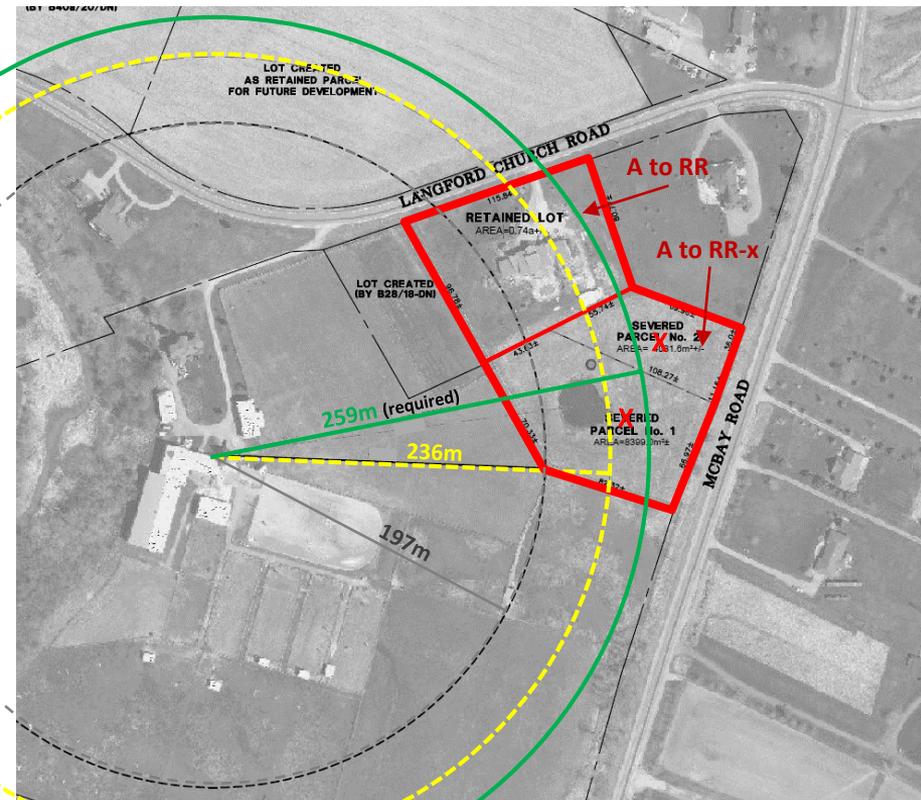
Proposal

Zoning By-Law Amendment Application proposing:

1. To change the zoning on the proposed 'lands to be severed' portion of the subject lands from the Agricultural (A) zone to Rural Residential – Special Exemption (RR-54) zone to permit a reduction in the Minimum Distance Separation (MDS) setback, where no dwelling unit shall be located within 236 metres (774 feet), where 259 metres (850 feet) is required from the neighbouring livestock barn at 237 Langford Church Rd; and
2. To change the zoning on the proposed 'lands to be retained' portion of the subject lands from the Agricultural (A) zone to Rural Residential (RR), to implement the current Rural Residential land use designation identified in the Official Plan.



Proposed Site Plan



Proposal

Zoning By-Law Amendment Application:

1. **Agricultural (A) zone to Rural Residential – Special Exemption (RR-54) zone to permit a reduction in the Minimum Distance Separation (MDS) setback; and**
2. **Agricultural (A) zone to Rural Residential (RR)**
 - The application is required in order to permit additional residential uses on the subject lands.
 - To permit a 23 metre reduction in the required Minimum Distance Separation (MDS), measured to the location of any new dwelling unit.
 - A subsequent Consent Application will be required to create the new residential lots and will include consideration for the following:
 - providing potable water by private cistern,
 - establishment of an enhanced natural buffer in the form of trees and berms and
 - completion of an Archeological Assessment.

Staff Recommendation:

1. THAT the proposal to To change the zoning on the proposed ‘lands to be severed’ portion of the subject lands from the Agricultural (A) zone to Rural Residential – Special Exemption (RR-54) zone to permit a reduction in the Minimum Distance Separation (MDS) setback, where no dwelling unit shall be located within 236 metres (774 feet), where 259 metres (850 feet) is required from the neighbouring livestock barn at 237 Langford Church Rd; and
2. To change the zoning on the proposed ‘lands to be retained’ portion of the subject lands from the Agricultural (A) zone to Rural Residential (RR), to implement the current Rural Residential land use designation identified in the Official Plan.

THAT the reason(s) for approval are as follows:

- The application will facilitate residential development within the Rural Residential designation that is desirable and consistent with surrounding land uses.
- The reduction in the required Minimum Distance Separation (MDS) maintains the intent, is minor and will not further restrict the operations of the livestock facility at 237 Langford Church Road.
- The application is in conformity to the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of *Provincial Policy Statement*.
- The application conforms to the policies of the Official Plan and is in keeping with the intent of the Zoning By-Law.

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Staff **Approval**

Recommendation:

