

**Planning & Development Committee**  
January 4, 2022

**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

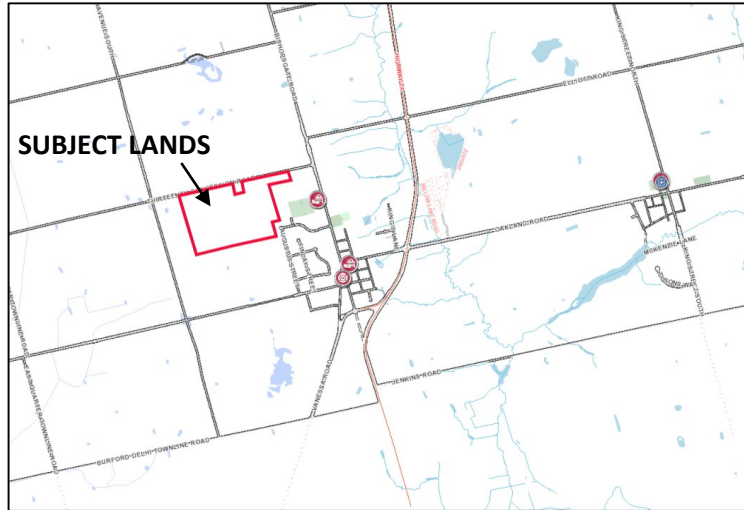


<b>Application No:</b>	<b>ZBA23-21-DN (D. Namisniak)</b>
<b>Report No:</b>	PA-21-246
<b>Application Type:</b>	Zoning By-law Amendment
<b>Location:</b>	29 Thirteenth Concession Rd., Scotland
<b>Agent:</b>	J. H. Cohoon Engineering Ltd.
<b>Applicant:</b>	M. Haley c/o Haley Elevator Inc.

### Staff Recommendation:

1. THAT the proposal to change the zoning on a portion of the subject lands having an area of 2.4 hectares (5.8 acres) from Agricultural (A) to Suburban Residential (SR) to facilitate additional residential development fronting Thirteenth Concession Road within the Secondary Settlement Area of Scotland, **BE APPROVED**; and
2. THAT the proposal to change the zoning on the remaining portion of the subject lands located within the Secondary Settlement Area of Scotland, having an area of 33.6 hectares (83.2 acres) from Agricultural (A) to Holding Provision - Suburban Residential (h-SR), **BE REFUSED**.

# Property Location



## Total

**Frontage:** 1,100 metres

**Depth:** 665 metres / 100 metres (irregular)

**Area:** 65 hectares (161 acres)



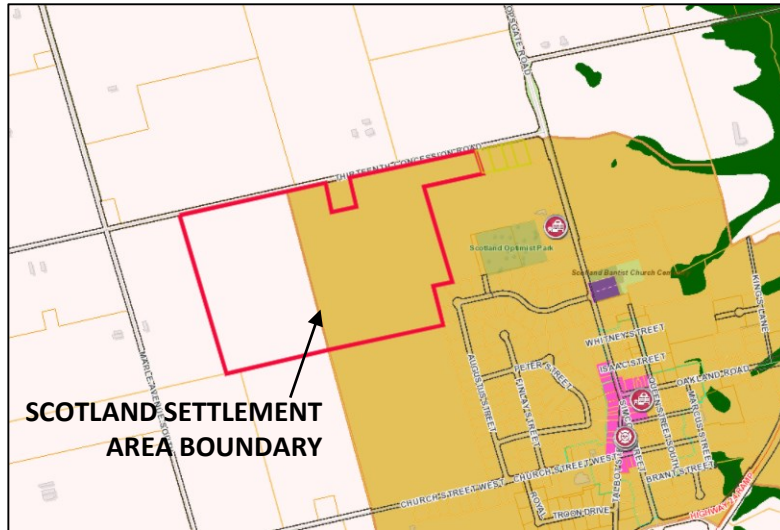
## Within Settlement Boundary – 55%

**Frontage:** 680 metres

**Depth:** 665 metres / 100 metres (irregular)

**Area:** 36 hectares (89 acres)

## Current Official Plan (2012)



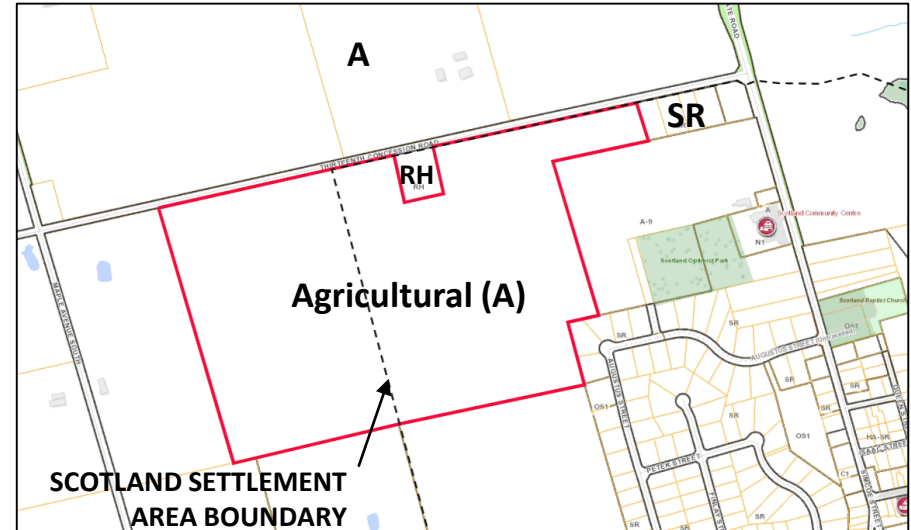
## Secondary Urban Settlement Area:

## Scotland

## Current Land use Designation:

## Suburban Residential

# Zoning By-Law (2016)

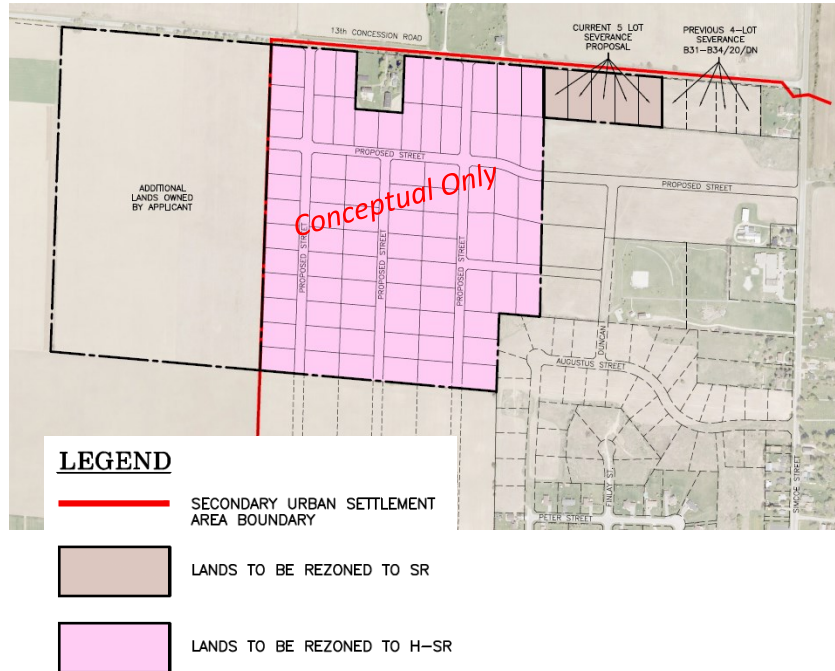


## Current Zoning:

Agricultural (A)

# Proposal

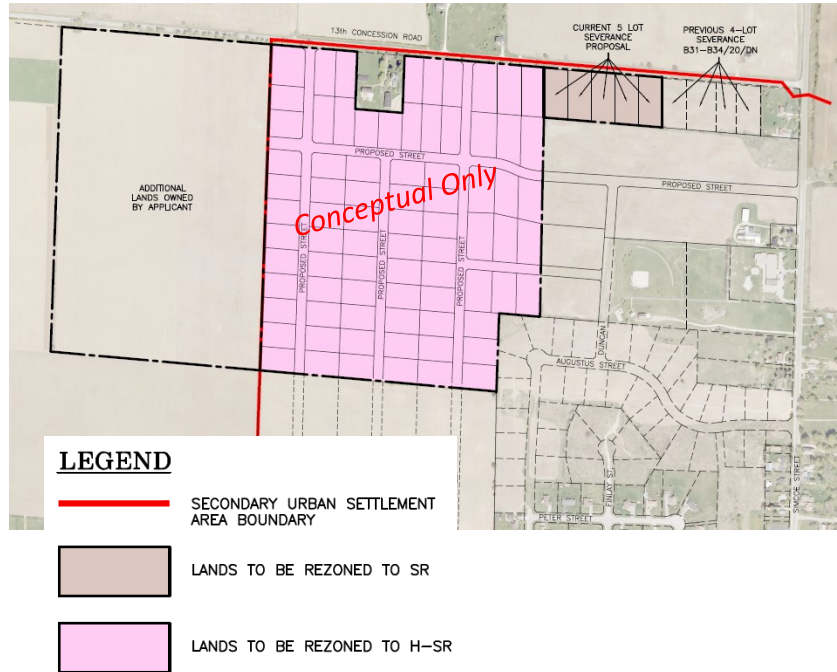
## Proposed Concept Plan



### Zoning By-Law Amendment Application:

1. Proposing to change the zoning on a portion of the subject lands having an area of 2.4 hectares (5.8 acres) from Agricultural (A) to Suburban Residential (SR) to facilitate additional residential development fronting Thirteenth Concession Road within the Secondary Settlement Area of Scotland; and
2. Proposing to change the zoning on the remaining portion of the subject lands located within the Secondary Settlement Area of Scotland, having an area of 33.6 hectares (83.2 acres) from Agricultural (A) to Holding Provision - Suburban Residential (h-SR)

## Proposed Concept Plan



## **Provincial Policy Statement (2020)**

- Development shall occur within Settlement Areas
- Development on municipal services (water, sanitary, storm) is preferred
- Consideration for 'minor rounding out' of existing development.

### **Growth Plan (2020)**

- Supporting 'Complete Communities'

### **Official Plan (2012)**

- Phasing of Development (services)
- Holding Provisions (h) where appropriate



# Proposal - Part 1

1. Proposing to change the zoning on a portion of the subject lands having an area of **2.4 hectares (5.8 acres)** from **Agricultural (A) to Suburban Residential (SR)** to facilitate additional residential development fronting Thirteenth Concession Road within the Secondary Settlement Area of Scotland; and

- The application is required in order to permit additional residential uses on the subject lands
- This application will facilitate limited, minor rounding out of development on private services within the Secondary Settlement Area of Scotland.
- Subsequent Consent Application(s) will be required to create the new residential lot(s).



SECONDARY URBAN SETTLEMENT  
AREA BOUNDARY

LANDS TO BE REZONED TO SR

LANDS TO BE REZONED TO H-SR

## Planning Recommendation: Approval

# Proposal - Part 2

2. Proposing to change the zoning on the remaining portion of the subject lands located within the Secondary Settlement Area of Scotland, having an area of **33.6 hectares (83.2 acres)** from Agricultural (A) to Holding Provision - Suburban Residential (h-SR)

- The application of the holding provision (h) is considered premature at this time as there has been no consideration to plan for services within the Secondary Settlement Area of Scotland.
- The lack of services results in the inability to support the achievement of complete communities through compact, connected and a range of housing types.



SECONDARY URBAN SETTLEMENT  
AREA BOUNDARY

LANDS TO BE REZONED TO SR

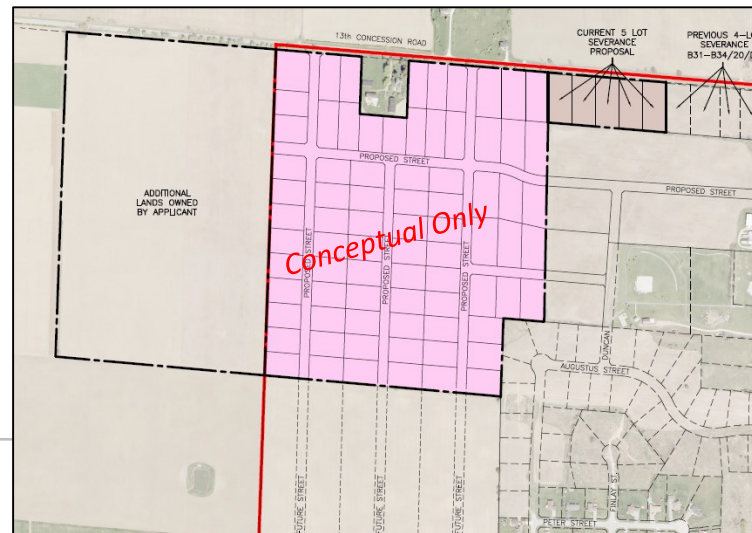
LANDS TO BE REZONED TO H-SR

## Planning Recommendation: Refusal



# Questions?

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