

Planning & Development Committee

Feb 1, 2022

ZBA2-22-KD (K. DeLeye)

IBI Group c/o Paul Riley

Hugh MacNeil

283 McLean School Road



PLANNING & DEVELOPMENT COMMITTEE



Application No: ZBA2-22-KD (K.DeLeye)

Report No: RPT-22-27

Application Type: Zoning By-law Amendment

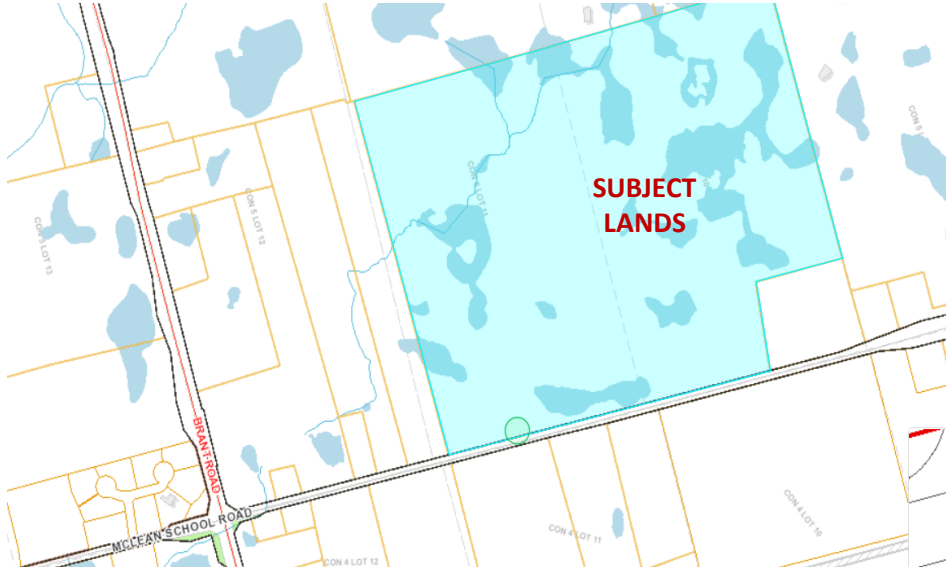
Location: 283 McLean School Road

Agent: IBI Group c/o Paul Riley

Applicant: Hugh MacNeil

ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.

Property Location

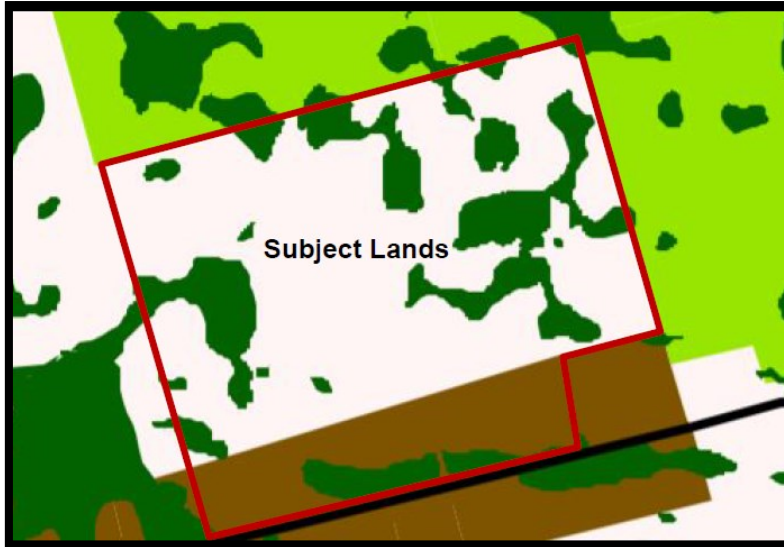


Frontage: 660 metres

Depth: Irregular

Area: 76.6 hectares (189 acres)

Official Plan (2012)



Current Land use Designation:

Rural Residential
Agricultural
Natural Heritage

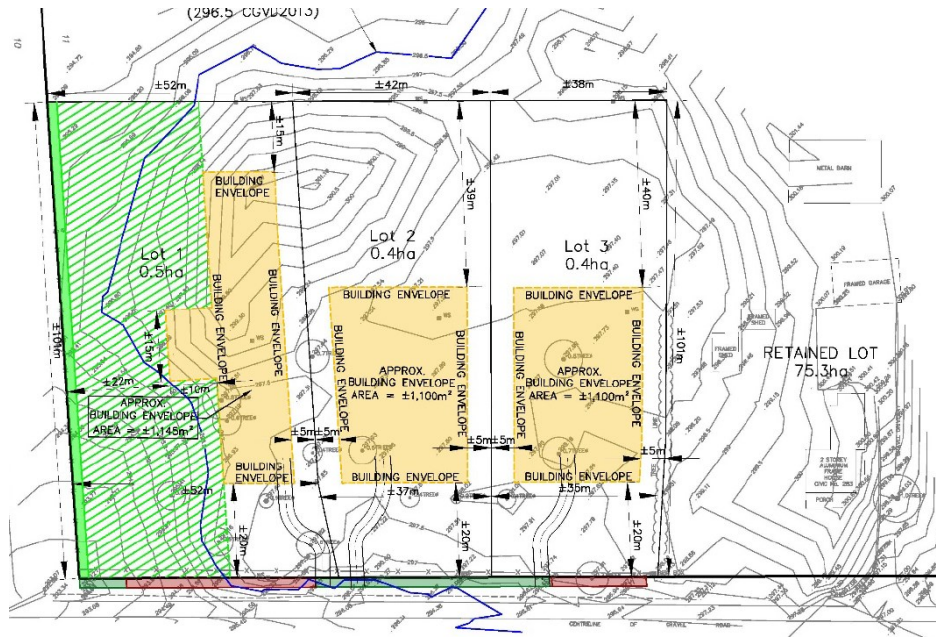
Zoning By-Law (2016)



Current Zoning:

Agricultural (A)
Natural Heritage (NH)

Proposed Site Plan



Proposal

1. To rezone the southerly 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 frontage is also being requested.

Supporting Documents

- Planning Justification Report
- OMAFRA Minimum Separation Distance (MDS) Review
- Environmental Impact Study
- Consent –overall plan
- Consent applications

	Frontage	Area	Zoning Compliance?
Severed Lot 1 (Vacant)	57 m	14,500 m ²	✓
Severed Lot 2 (Vacant)	32 m	19,000 m ²	A-xx (to recognize deficient lot area)
Severed Lot 3 (Vacant)	35 m	10,000 m ²	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?

Application No:	ZBA2-22-KD (K.DeLeye)
Report No:	RPT-22-27
Application Type:	Zoning By-law Amendment
Location:	283 McLean School Road
Agent:	IBI Group c/o Paul Riley
Applicant:	Hugh MacNeil

ITEM BE RECEIVED
FOR INFORMATION PURPOSES
ONLY.

