

ZBA27-22-SL, Shannon Labelle

532 Blue Lake Road
Adam and Beckie Munce

Planning and Development Committee
September 6, 2022



Application No.:	ZBA27-22-SL
Report No.:	RPT-0278-22
Application Type:	Temporary Zoning By-Law Amendment
Subject Lands:	532 Blue Lake Road
Agent / Applicant:	N/A
Owner:	Adam and Beckie Munce

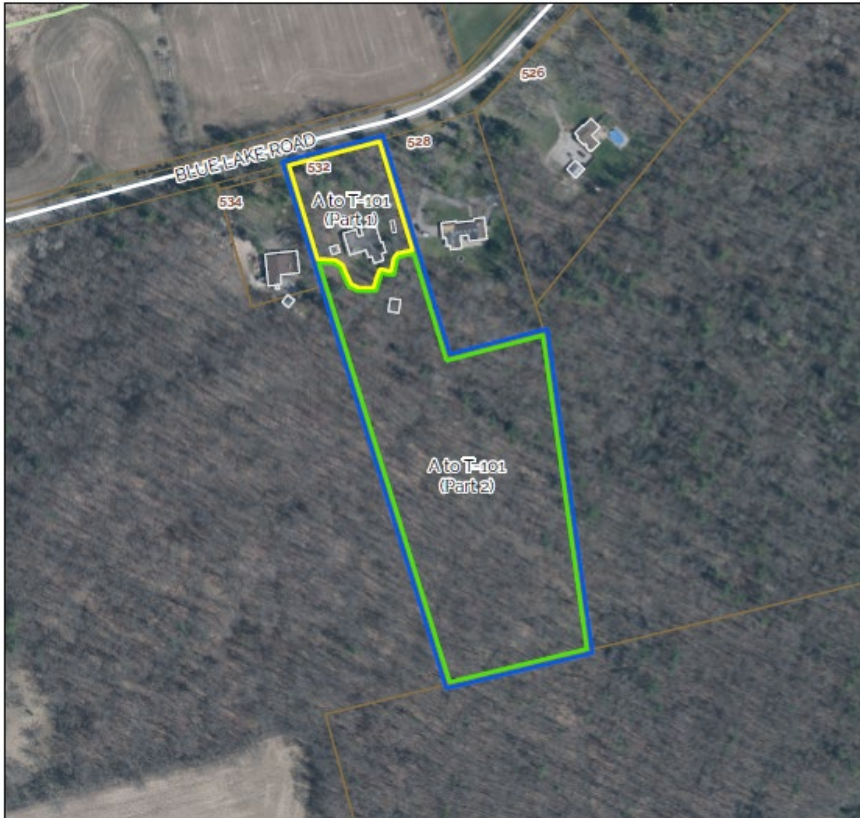
Staff Recommendation: Approval

Planning and
Development
Committee

September 6th,
2022



Property Location and Existing Conditions



- Subject lands are located on the south side of Blue Lake Road
- Within the geographic township of South Dumfries
- **Frontage:** 57.8 m (189.5 feet)
- **Area:** 31,970 sq.m (7.9 acres)
- Subject lands contain an existing single detached dwelling, a detached garage and two sheds.

Development Proposal

Temporary Zoning By-Law Amendment

- Proposing to rezone the subject lands from Agriculture (A) to Temporary Use with site specific provision 101 (T-101)
- The following site specific provisions are being recommended for approval:
 - In addition to the uses permitted within the Agriculture (A) zone, a Home-Based Business operating as a Forest School Program, shall also be permitted for up two (2) years, provided that it is removed on or before September 27, 2024, and is subject to the following:
 - A maximum of 20 participants be permitted.
 - Hours of operation will be from 8:00am to 5:00pm, Monday through Friday.
 - No new buildings shall be permitted within the portion of the lands identified as Part 2.
 - No new structures are permitted within the portion of the lands identified as Part 2, except for small-scale structures for recreational or educational purposes such as picnic tables, benches and temporary tents provided that no site alteration or tree removal is required for such structures.
 - All provisions of Section 15.2.2 being the Temporary Home-Based Business Program shall apply until such a time that the temporary permissions are repealed, expire or made permanent
 - All other provisions of the By-Law apply.

Development Proposal



Official Plan (2012)

Zoning By-Law (2016)



Current Designation:

Rural Residential, Agriculture with Woodlands and Vegetation



Current Zoning:

Agriculture (A)

Proposed Temporary Zoning:

Temporary Use with site specific provision 101 (T-101)

Questions?

Application No.:	ZBA27-22-SL (Shannon Labelle, Planner)
Report No.:	RPT-0278-22
Application Type:	Temporary Zoning By-Law Amendment
Subject Lands:	532 Blue Lake Road
Agent / Applicant:	N/A
Owner:	Adam and Beckie Munce

Staff Recommendation:
That ZBA27-22-SL be **APPROVED**

