

ZBA36-22-SL, Shannon Labelle

179 Howell Road
Triple Lane Farms Ltd.
The Angrish Group

Planning and Development Committee
January 10th, 2023



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|-------------------------|-------------------------|
| Application No.: | ZBA36-22-SL |
| Report No.: | RPT-0536-22 |
| Application Type: | Zoning By-Law Amendment |
| Subject Lands: | 179 Howell Road |
| Agent / Applicant: | The Angrish Group |
| Owner: | Triple Lane Farms Ltd. |

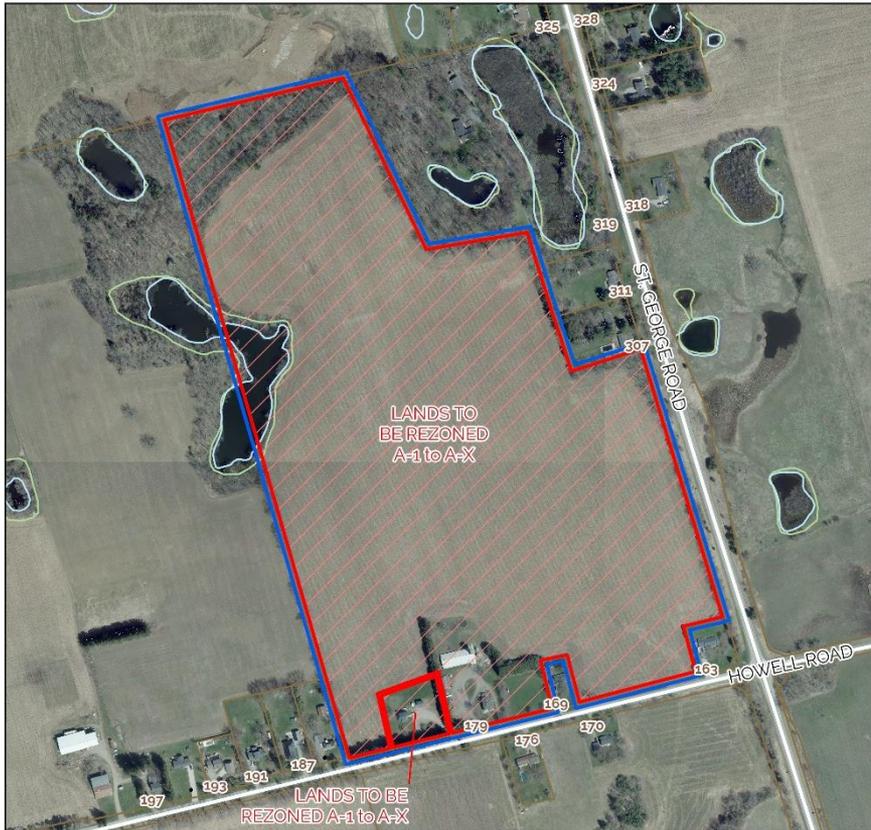
Staff Recommendation: **APPROVAL**

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Property Location and Existing Conditions



- Subject lands are located on the north side of Howell Road
- Within the geographic township of South Dumfries
- **Frontage:** 400 metres (1,312 feet) along Howell Road and 340 metres (1,115 feet) along St. George Road
- **Area:** 32 Hectares (79 acres)
- Subject lands are currently occupied by two single detached dwellings, a feeder swine barn, and several smaller accessory structures.

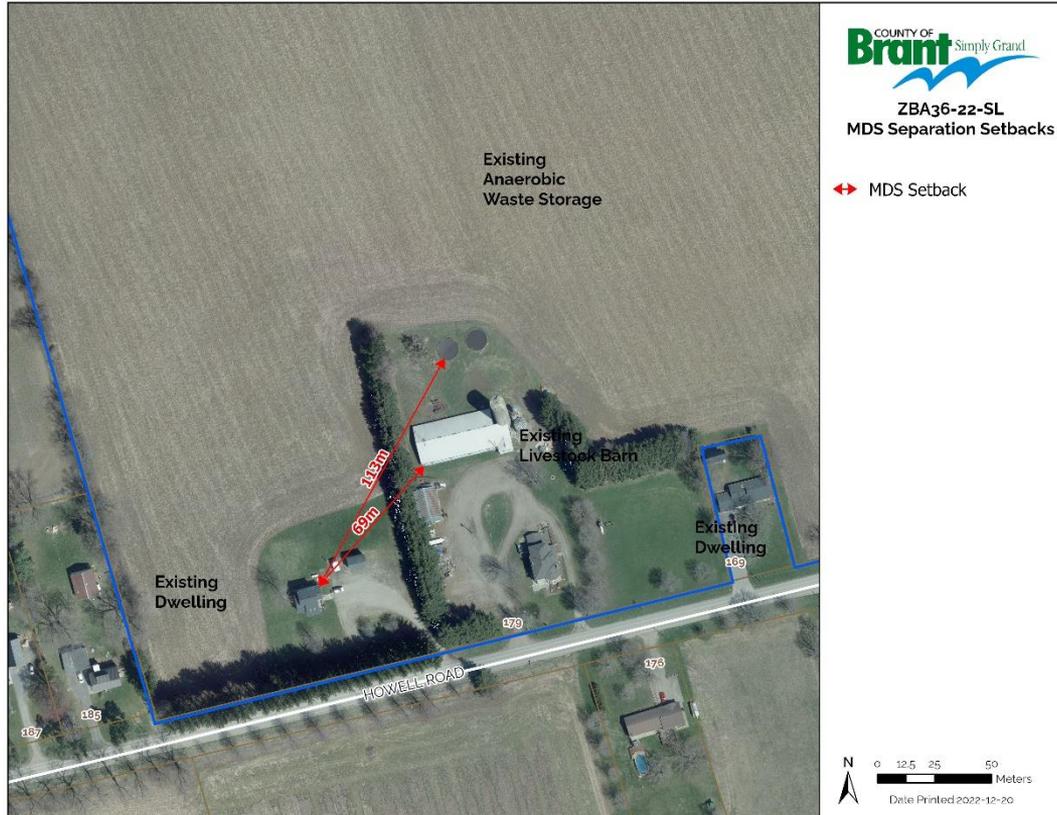
Development Proposal



Zoning By-Law Amendment

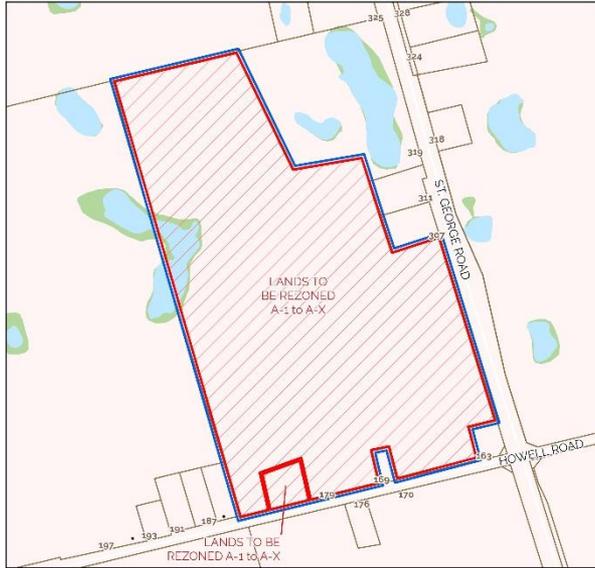
- Proposing to rezone the retained lands from Agriculture (A) with site specific provision 1 (A-1), to Agriculture (A) with site specific provision 187 (A-187):
 - To permit a reduced lot area of 31ha, whereas 40ha is required.
- Proposing to rezone the severed lands from Agriculture (A) with site specific provision 1 (A-1), to Agriculture (A) with site specific provision 188 (A-188):
 - To permit a reduced MDS I setback of 70m from the livestock barn on the retained lands, to the existing dwelling on the severed lands, whereas a MDS I setback of 464m is required.
 - To permit a reduced MDS I setback of 113 from the manure storage on the retained lands, to the existing dwelling on the severed lands, whereas a MDS I setback of 518m is required.

Development Proposal

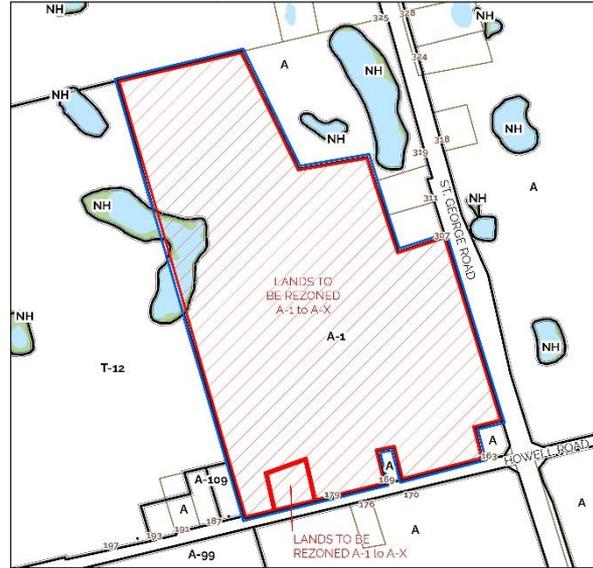


Official Plan (2012)

Zoning By-Law (2016)



Current Designation:
Agriculture, and Natural Heritage



Current Zoning:
Agriculture (A) with site specific provision 1 (A-1)

Questions?

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Staff Recommendation:
That ZBA36-22-SL be **APPROVED**

