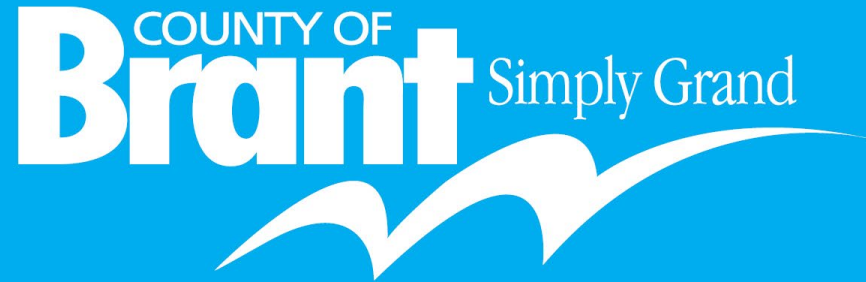


Planning & Development Committee
January 10, 2023

ZBA37-22-DN (D. Namisniak)

D. Kennedy

JHC Engineering Ltd & The Angrish Group
125 Oakland Road, Oakland



PLANNING & DEVELOPMENT COMMITTEE

Application No: ZBA37-22-DN (D. Namisniak)

Report No: RPT-0335-22

Application Type: Zoning By-law Amendment

Location: 125 Oakland Road, Oakland

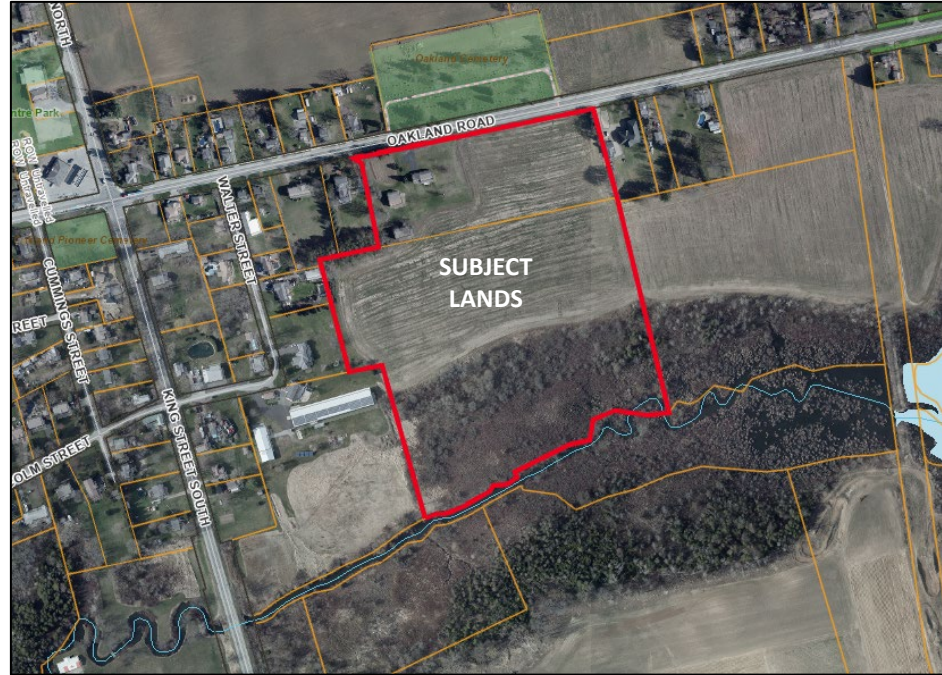
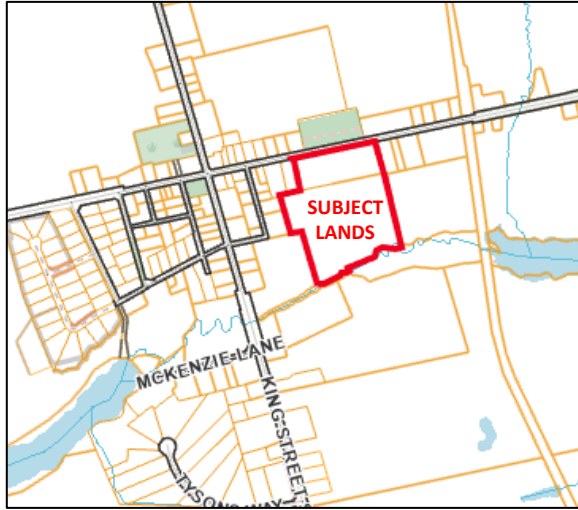
Agent: JHC Engineering Ltd & The Angrish Group

Owner/ Applicant: D. Kennedy

Staff Recommendation: **APPROVAL.**



Property Location



Total Area

Frontage: 194 meters (+600 feet)

Depth: 350 metres (+1,000 feet)

Area: 10.5 hectares (26 acres)

Existing Conditions:

- Single Detached Dwelling
- Two Agricultural Buildings

Surrounding Area:

- Residential, Commercial, Institutional, Agricultural uses



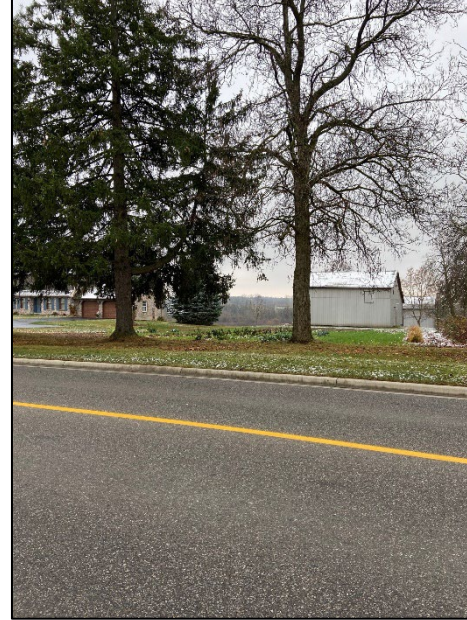
Existing Conditions



Subject lands looking
south / east



Subject lands looking
south / west



Subject lands looking
south towards existing
dwelling / barns



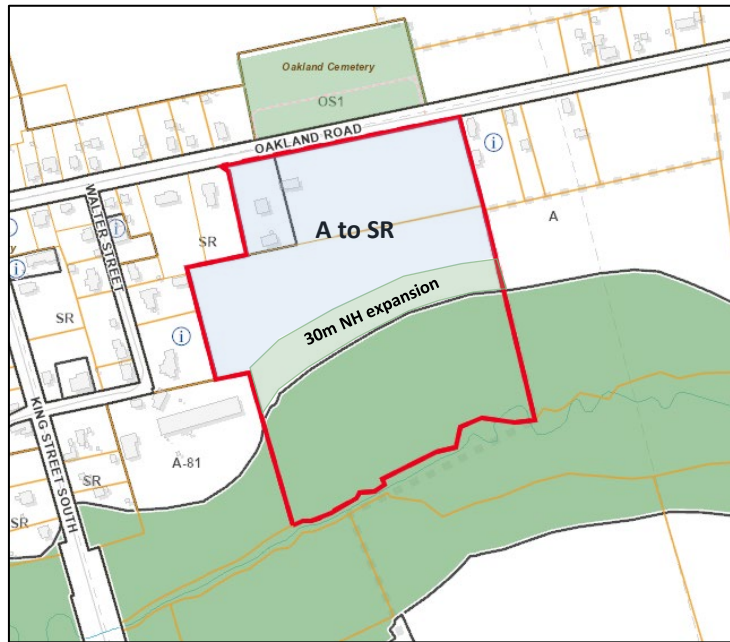
Zoning By-Law Amendment:

Proposing to amend the zoning on the subject lands from **Agricultural (A) to Suburban Residential (SR) and expansion of the Natural Heritage (NH) zone** in order to facilitate further residential lot creation on the subject lands fronting Oakland Road within the Settlement Boundary of Oakland.

- The application is required in order to facilitate the creation of new residential lots within the Oakland Settlement Area.
- A subsequent Consent Application(s) to facilitate the creation of the future lot(s) will be circulate at a later date.

The following was submitted for review in support of the application:

- Planning Justification Report
- Archaeological Study (Stage 1 and 2)
- Geotechnical Study
- Hydrogeological/Water Supply Potential Assessment Report
- Survey Plans
- Site Development Plan
- Lot Grading and Drainage Plan



Official Plan (2012)

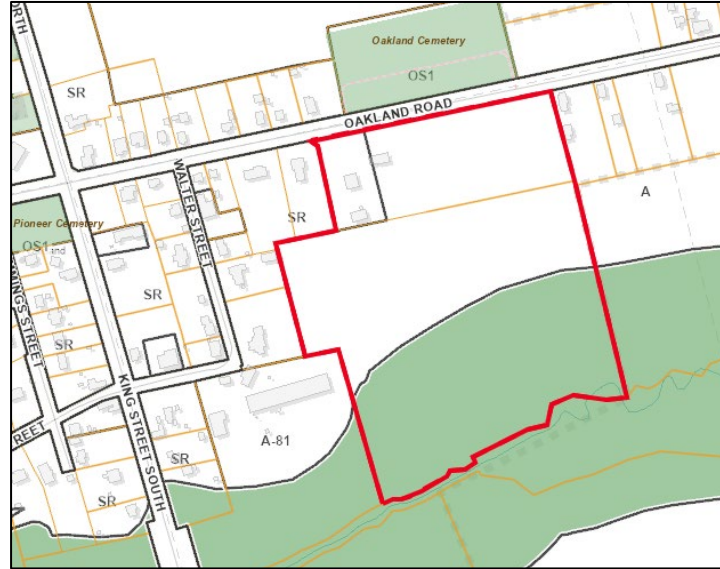


Current Land use Designation:

Suburban Residential

Secondary Urban Settlement Area of
Scotland

Zoning By-Law 61-16



Current Zoning Classification:

Suburban Residential (SR)

Agricultural (A)

Natural Heritage (NH)

Application Process / Next Steps



**Complete
Application
Received**



**Technical
Circulation
for
Comments
& Notice of
Public
Meeting**



**Public
Meeting**
[Information
Only]



**Notice of
Future
Public
Meeting**



Public Meeting
[Staff
Recommendation
& Committee
Decision]



**Committee
Decision
Adopted by
Council &
Appeal
Period**

Questions?

Application No: ZBA37-22-DN (D. Namisniak)

Report No: RPT-0335-22

Application Type: Zoning By-law Amendment

Location: 125 Oakland Road, Oakland

Agent: JHC Engineering Ltd & The Angrish Group

Owner/ Applicant: D. Kennedy

Staff Recommendation: **APPROVAL.**

