

ZBA36-22-SL, Shannon Labelle

179 Howell Road
Triple Lane Farms Ltd.
The Angrish Group

Planning and Development Committee
January 10th, 2023



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.

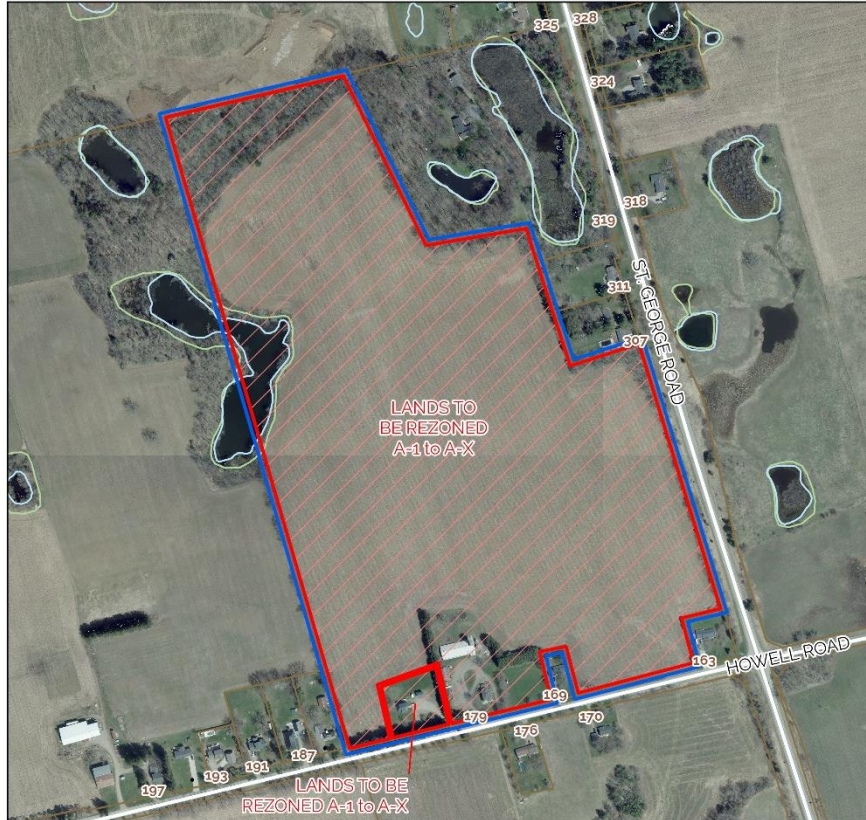
Staff Recommendation: **APPROVAL**

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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.

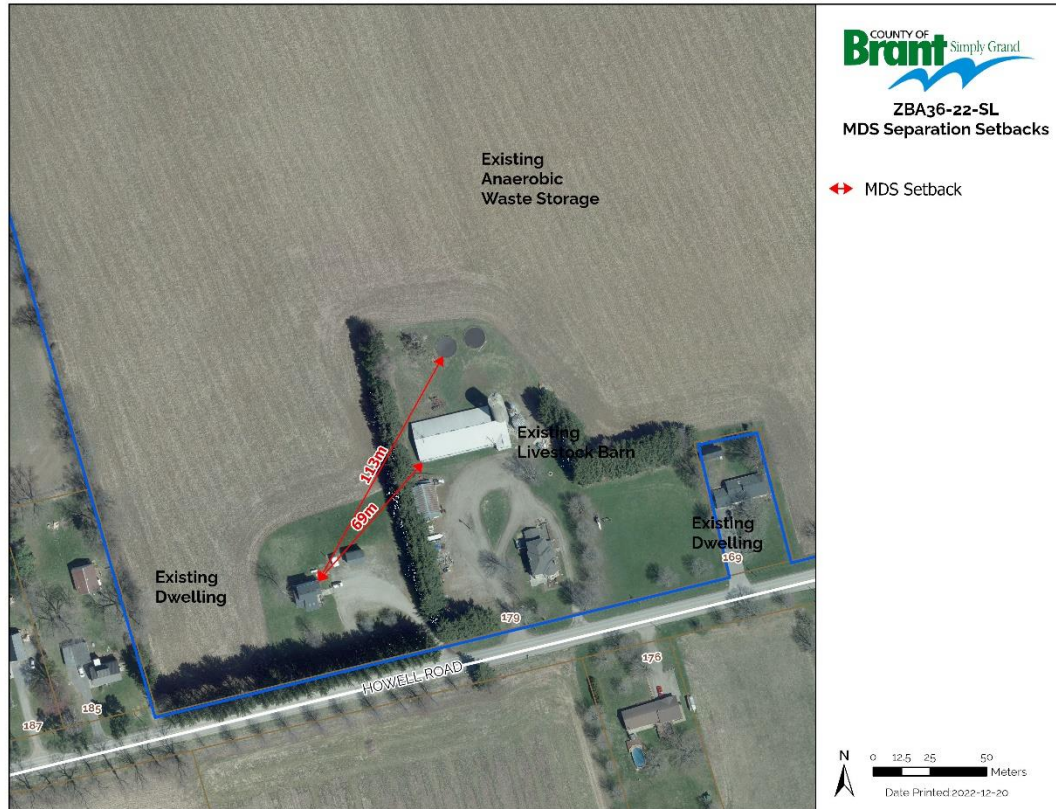
Development Proposal



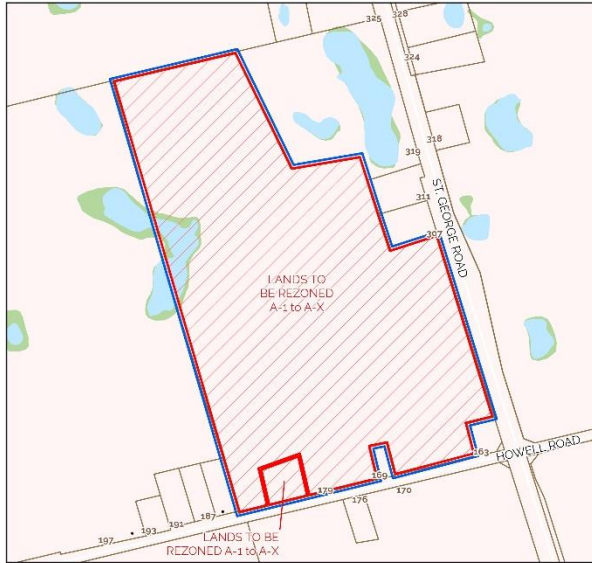
Zoning By-Law Amendment

- 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

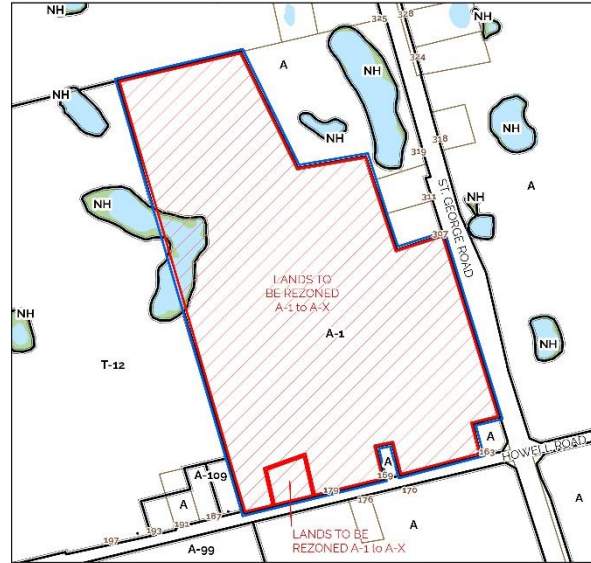


Official Plan (2012)



Current Designation:
Agriculture, and Natural Heritage

Zoning By-Law (2016)



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

Questions?

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

