

Planning & Development Committee

April 4, 2023

ZBA4-23-DN (D. Namisniak)

N. Vahrmeyer

JHC Engineering Ltd & The Angrish Group

524 Old Onondaga Road



PLANNING & DEVELOPMENT COMMITTEE

Application No: ZBA4-23-DN (D. Namisniak)

Report No: RPT-0142-23

Application Type: Zoning By-Law Amendment

Location: 524 Old Onondaga Road

Agent: JHC Engineering Ltd & The Angrish Group

Owner/ Applicant: N. Vahrmeyer

Staff Recommendation: Approval.



Property Location



Total Area: 10.6 hectares (26 acres)
Frontage: 120 metres (Old Onondaga)
365 metres (Hwy #54)

Existing Conditions:

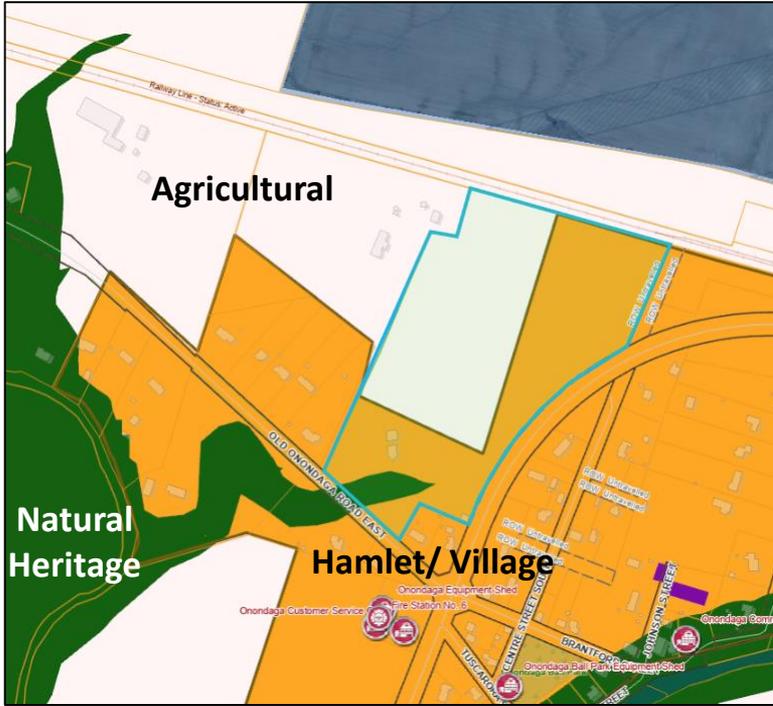
- Single Detached Dwelling
- Agricultural Structure
- Watercourse
- Hydro Corridor
- Hedgerow

Surrounding Area:

- Low Density Residential
- Agricultural uses

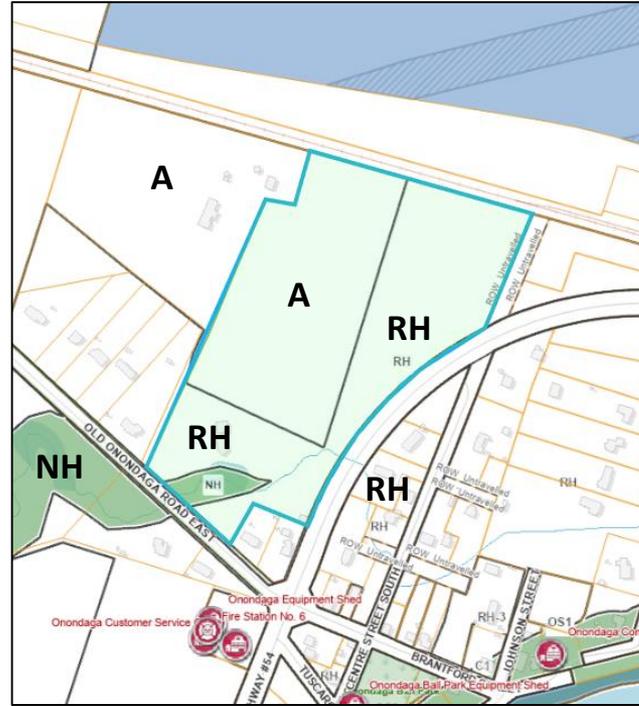


Official Plan (2012)



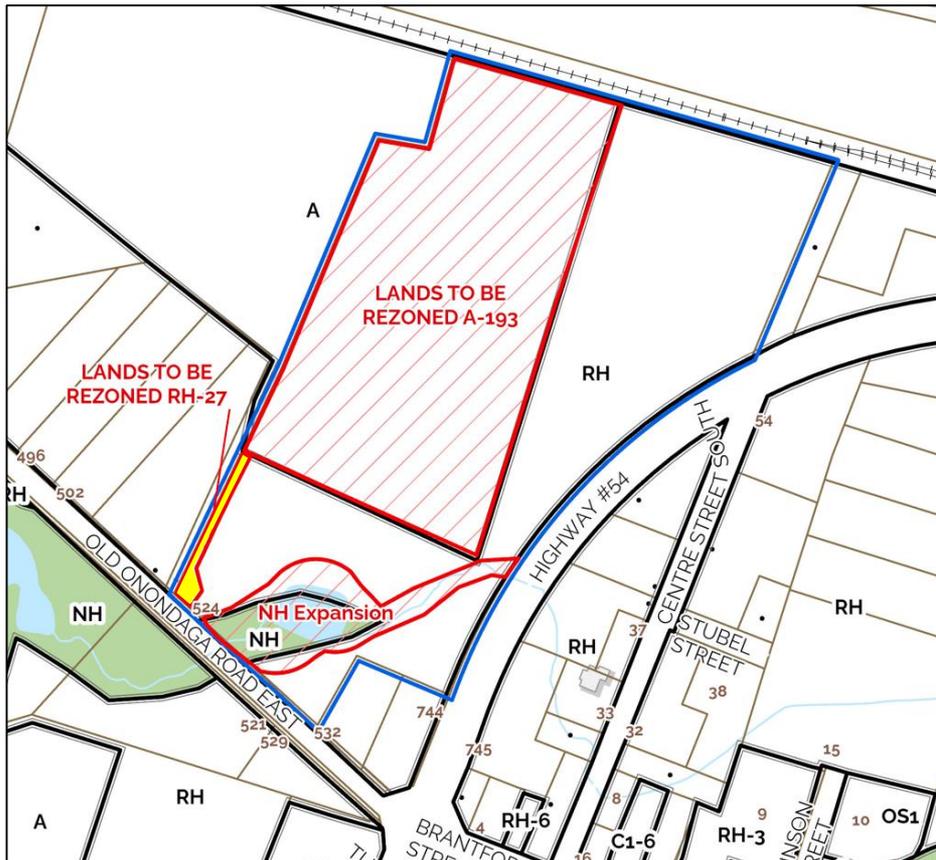
Current Land use Designation:
Hamlet/ Village Onondaga
Agricultural
Natural Heritage Area

Zoning By-Law 61-16



Current Zoning Classification:
Rural Hamlet /Village (RH)
Agricultural (A)
Natural Heritage (NH)

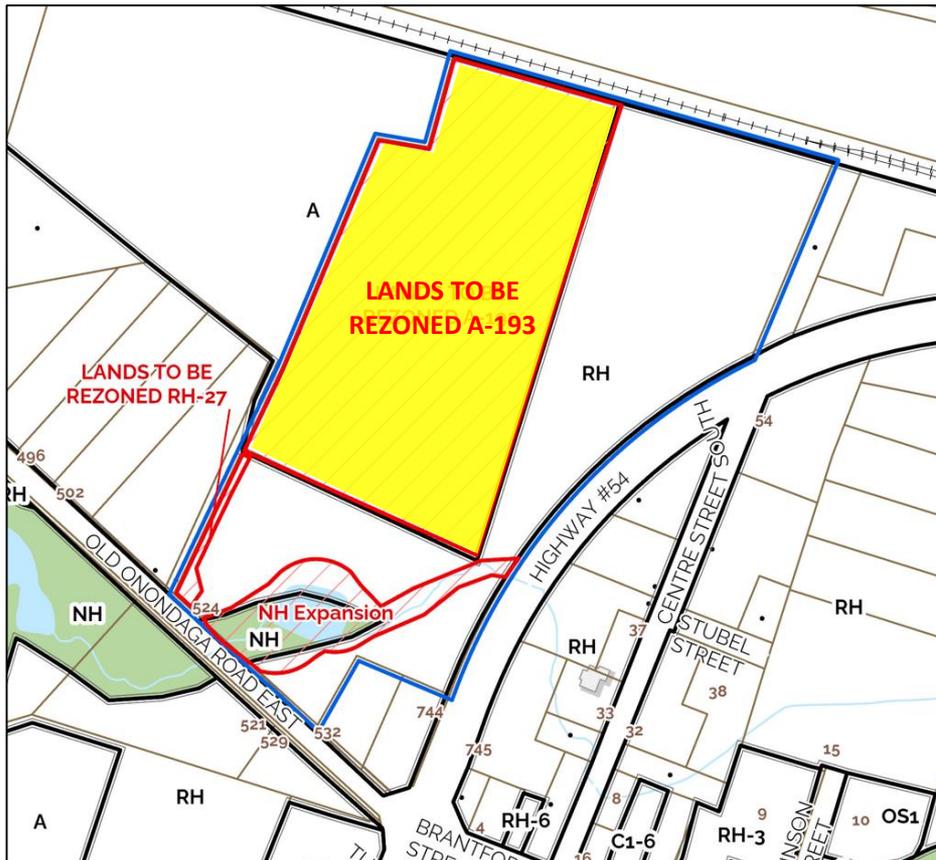




Zoning By-Law Amendment Application

Proposing the following amendments to Zoning By-Law 61-16:

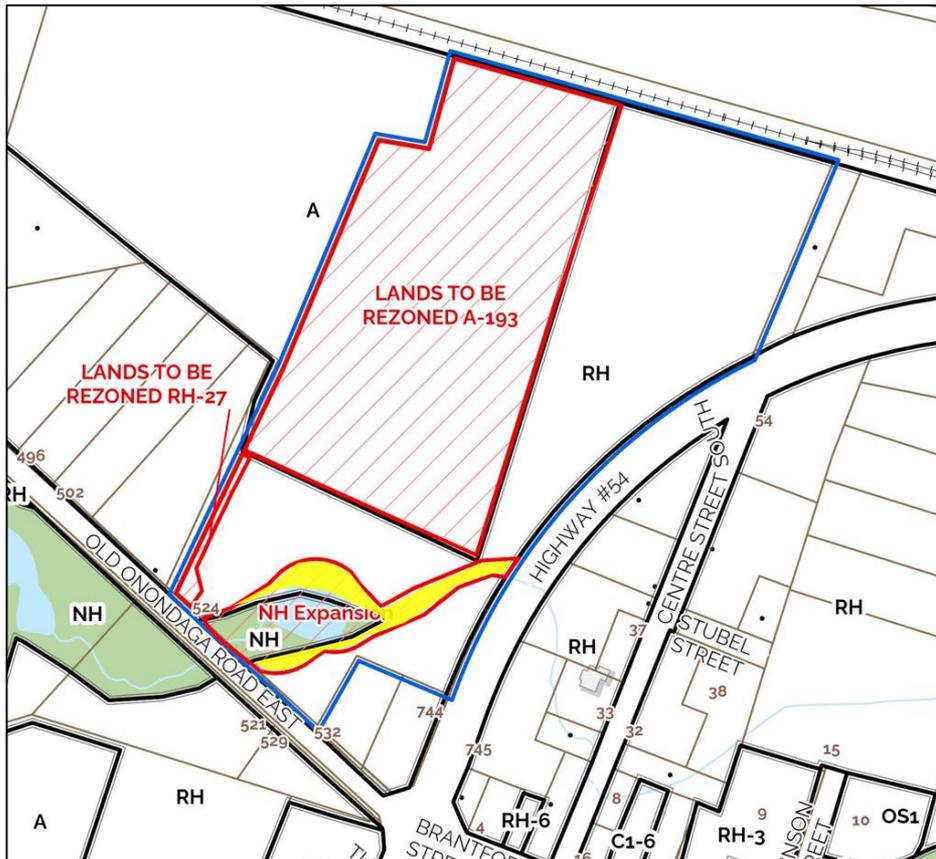
1. Application of a Special Exemption to the Residential Hamlet and Villages (RH-27) zone to permit a minimum lot frontage of 12.5 metres (41 feet), whereas a minimum of 30 metres (98 feet) is required;
2. Application of a Special Exemption to the Agricultural (A-193) zone to recognize the remaining undersized area of the agricultural portion having an area of 5.3 hectares (13 acres); and
3. To permit an expansion of the Natural Heritage (NH) Zone to incorporate a 30 metre buffer from the identified watercourse



Zoning By-Law Amendment Application

Proposing the following amendments to Zoning By-Law 61-16:

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Zoning By-Law Amendment Application

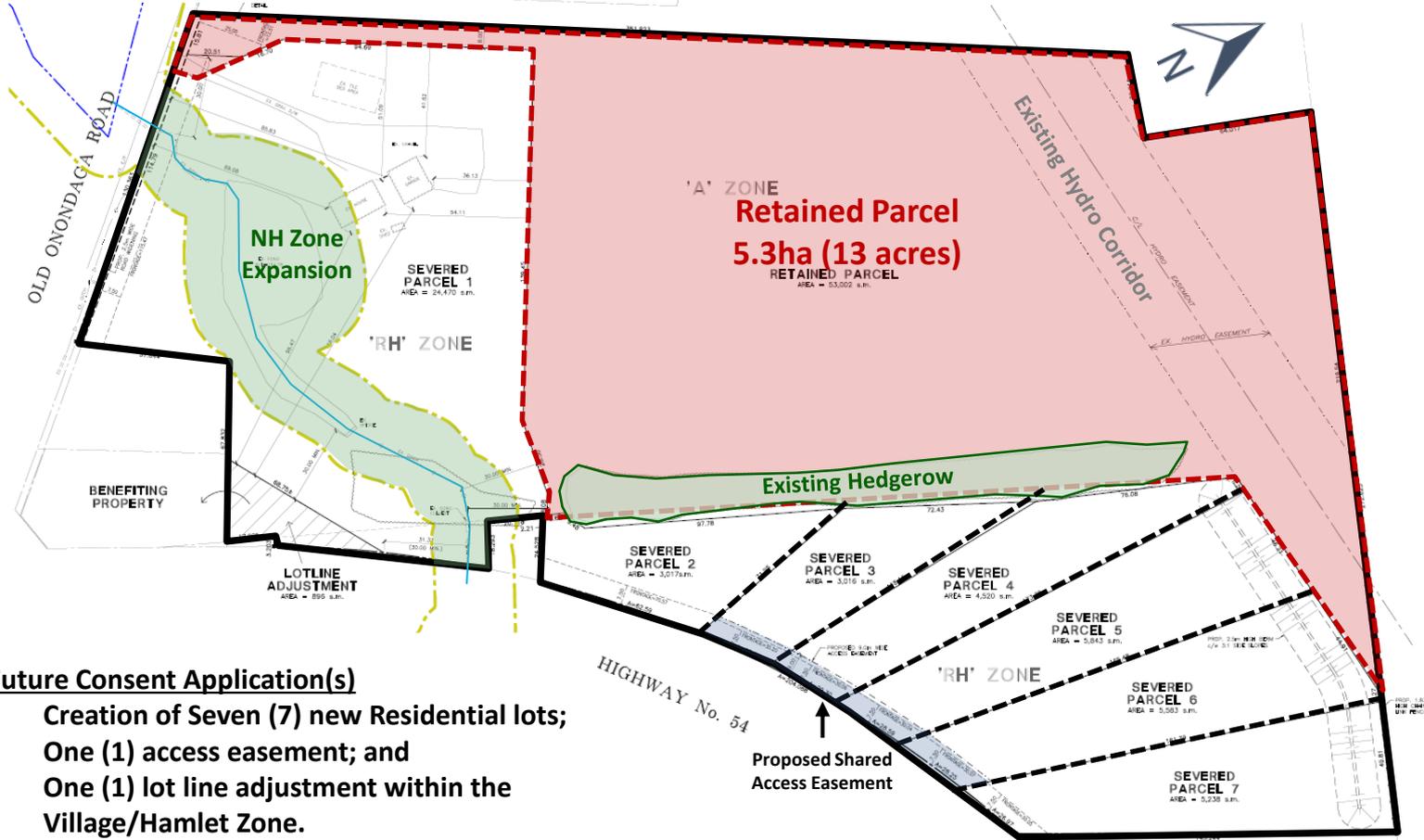
Proposing the following amendments to Zoning By-Law 61-16:

1. Application of a Special Exemption to the Residential Hamlet and Villages (RH-27) zone to permit a minimum lot frontage of 12.5 metres (41 feet), whereas a minimum of 30 metres (98 feet) is required;
2. Application of a Special Exemption to the Agricultural (A-193) zone to recognize the remaining undersized area of the agricultural portion having an area of 5.3 hectares (13 acres); and
3. To permit an **expansion** of the Natural Heritage (NH) Zone to incorporate a 30 metre buffer from the identified watercourse

This application is required to separate Agricultural & Residential uses to facilitate the creation of new residential lots within the Hamlet / Village of Onondaga.

Related Application – Consent Application

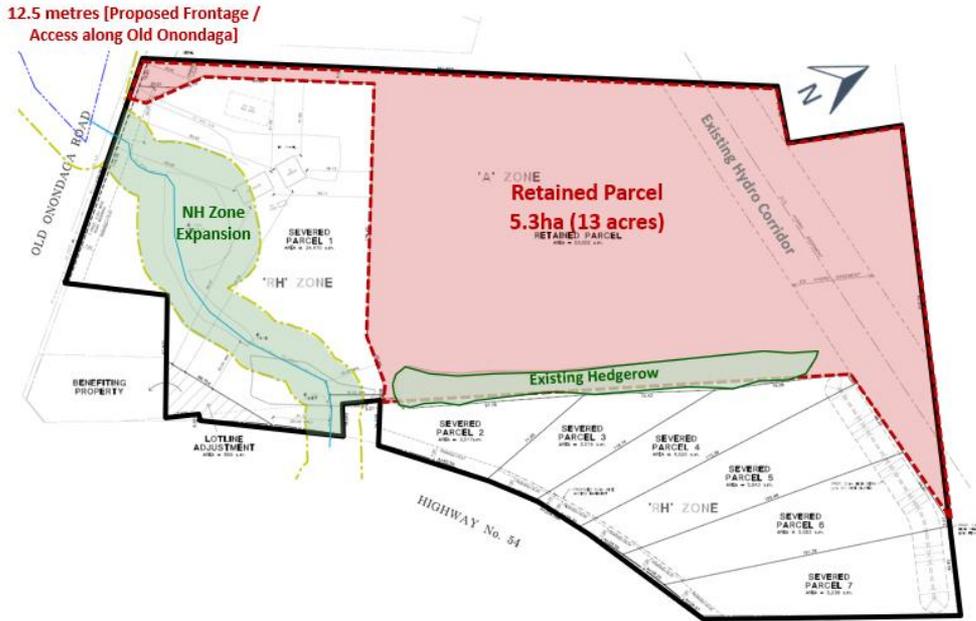
12.5 metres [Proposed Frontage /
Access along Old Onondaga]



Future Consent Application(s)

- Creation of Seven (7) new Residential lots;
- One (1) access easement; and
- One (1) lot line adjustment within the Village/Hamlet Zone.

Key Considerations

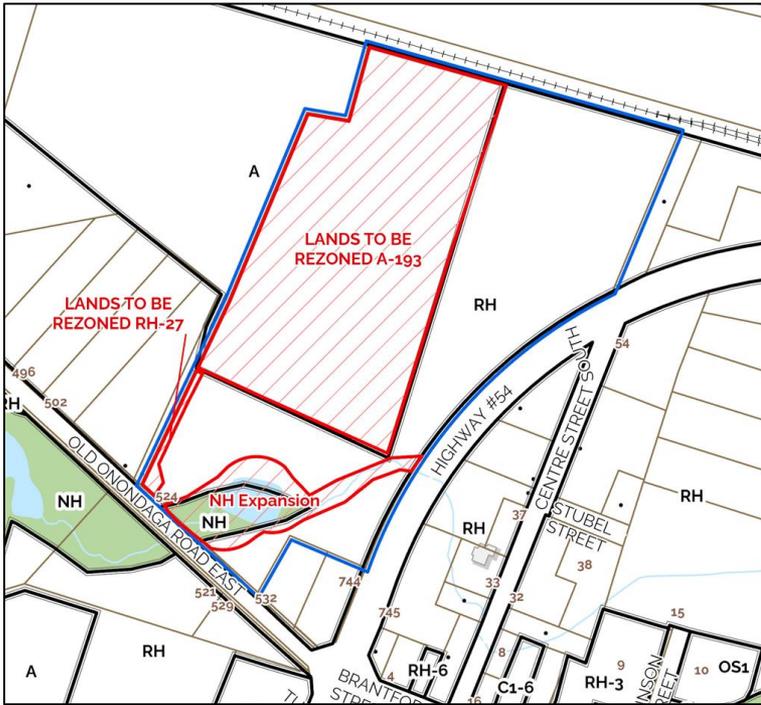


- Consideration for designated land uses
- Protection of Agricultural System
- Minimizing potential land use conflict between land uses
- Potential nuisance issues (odour, noise, dust, flies, smoke, light and vibration (Normal Farm Practices)
- Protection / Enhancement of the Natural Heritage System
- Safe Access

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

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

Staff Recommendation



Approval of ZBA4-23-DN to permit:

1. Residential Hamlet and Villages (RH-27) zone to permit a minimum lot frontage of 12.5 metres (41 feet)
2. Agricultural (A-193) zone to recognize the remaining undersized area of the agricultural portion having an area of 5.3 hectares (13 acres); and
3. Expansion of the Natural Heritage (NH) Zone to incorporate a 30 metre buffer from the identified watercourse.

THAT the reason(s) for approval are as follows:

- The Applicants have demonstrated that the adequate access to the remaining farm parcel.
- Potential nuisance issues between the farm and non-farm related uses are protected under the rules and procedures of the Normal Farm Practices Protection Board (NFPPB).
- The application is consistent with the policies of the Provincial Policy Statement, in conformity with the Growth Plan, Official Plan and meets the general intent of Zoning By-Law 61-16.

Questions?

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