

# Planning & Development Committee

April 4, 2023

## **ZBA4-23-DN (D. Namisniak)**

N. Vahrmeier

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:

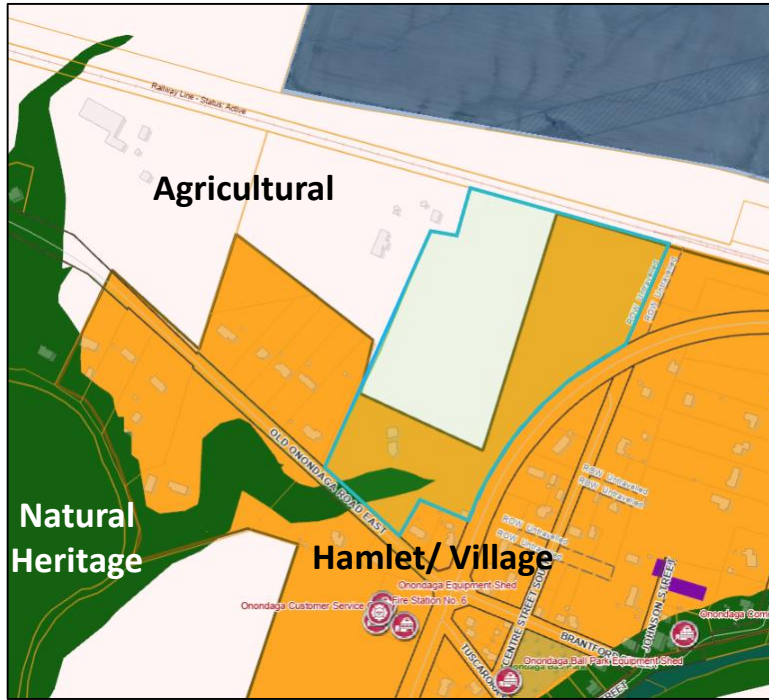
- Single Detached Dwelling
- Agricultural Structure
- Watercourse
- Hydro Corridor
- Hedgerow

## Surrounding Area:

- Low Density Residential
- Agricultural uses

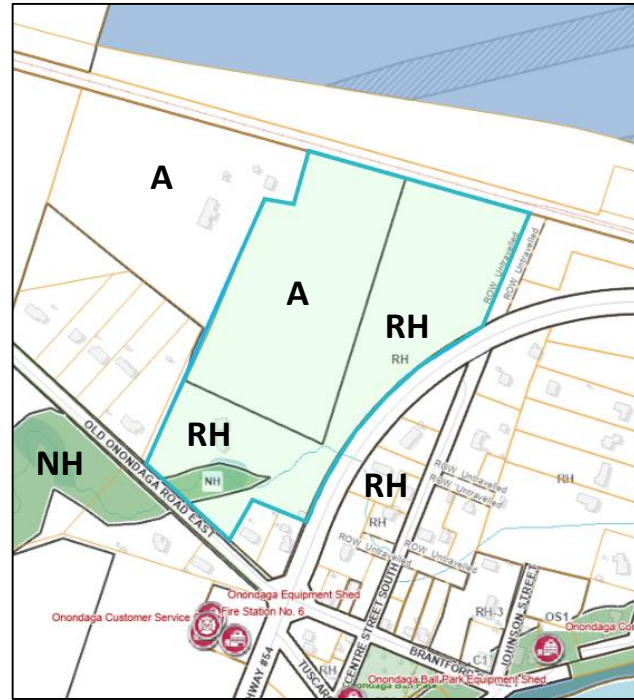


## Official Plan (2012)



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

## Zoning By-Law 61-16

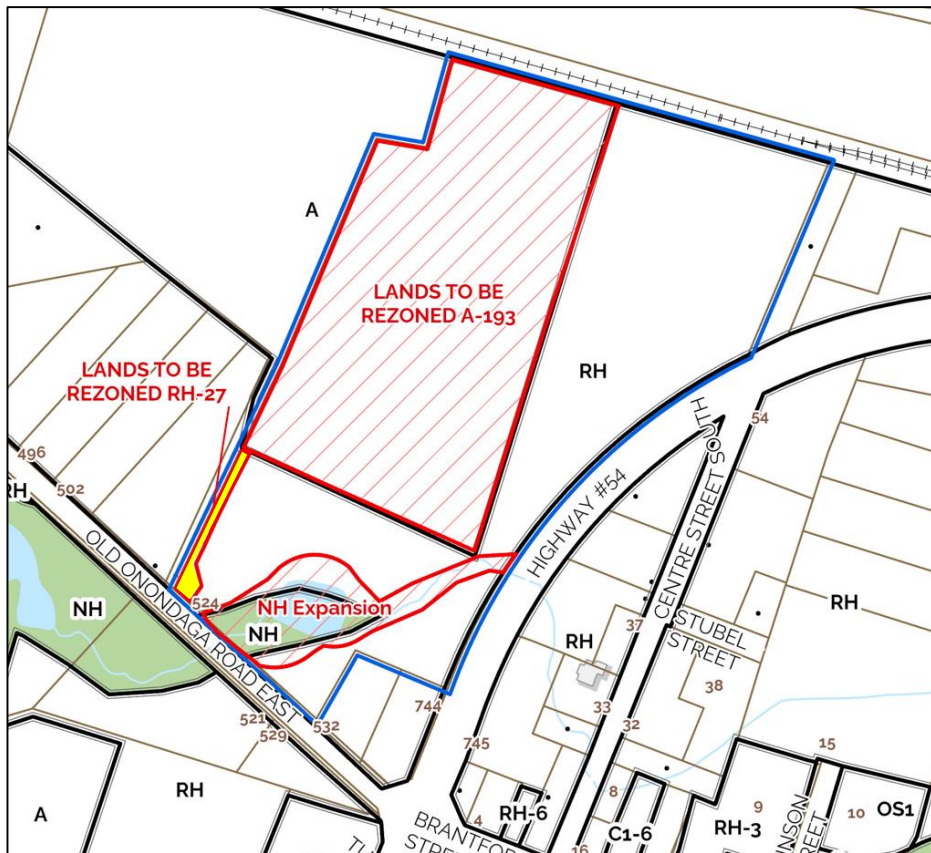


**Current Zoning Classification:**  
**Rural Hamlet /Village (RH)**  
**Agricultural (A)**  
**Natural Heritage (NH)**



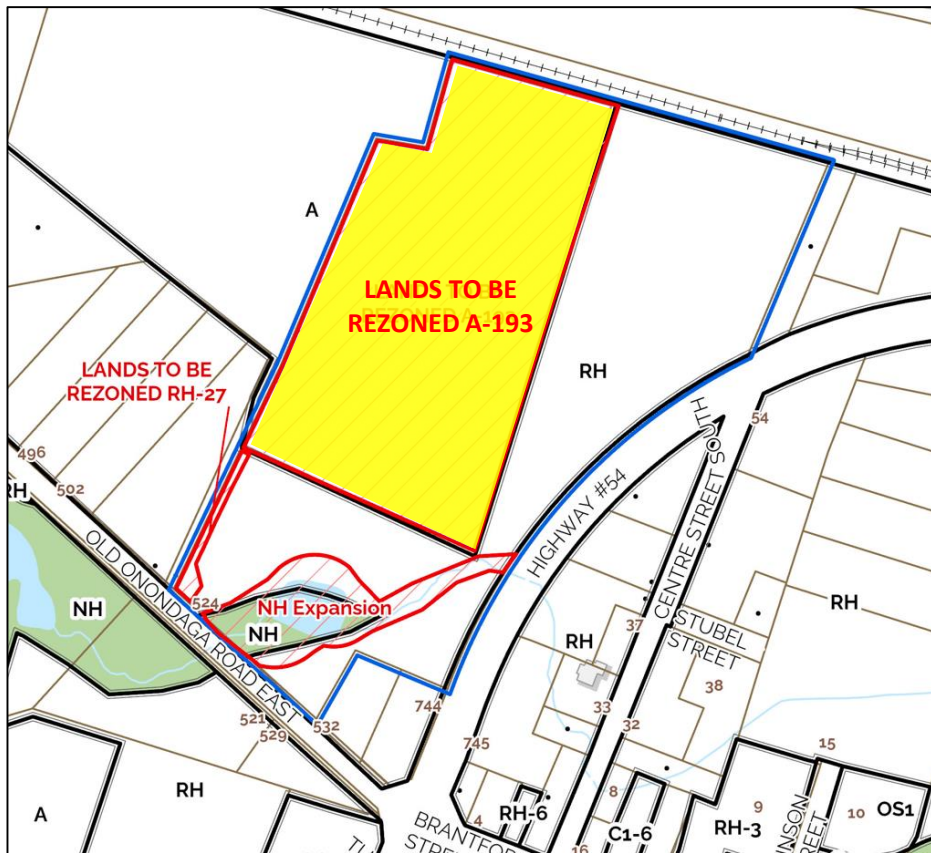
# Proposal

## 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

# Proposal

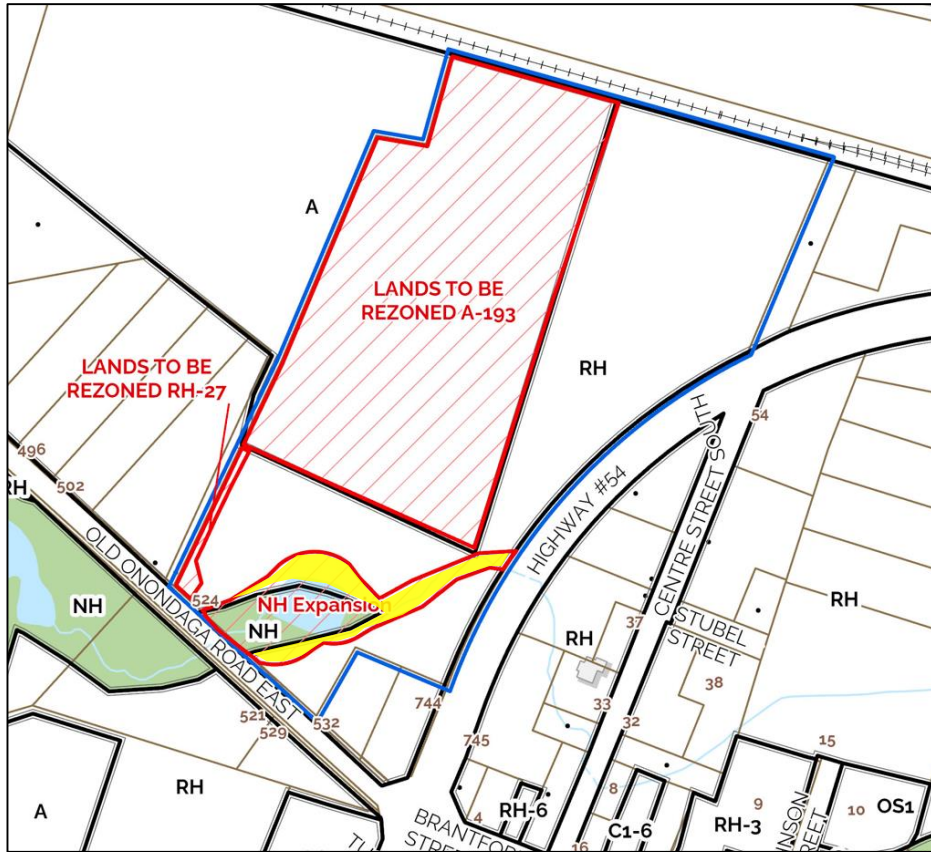


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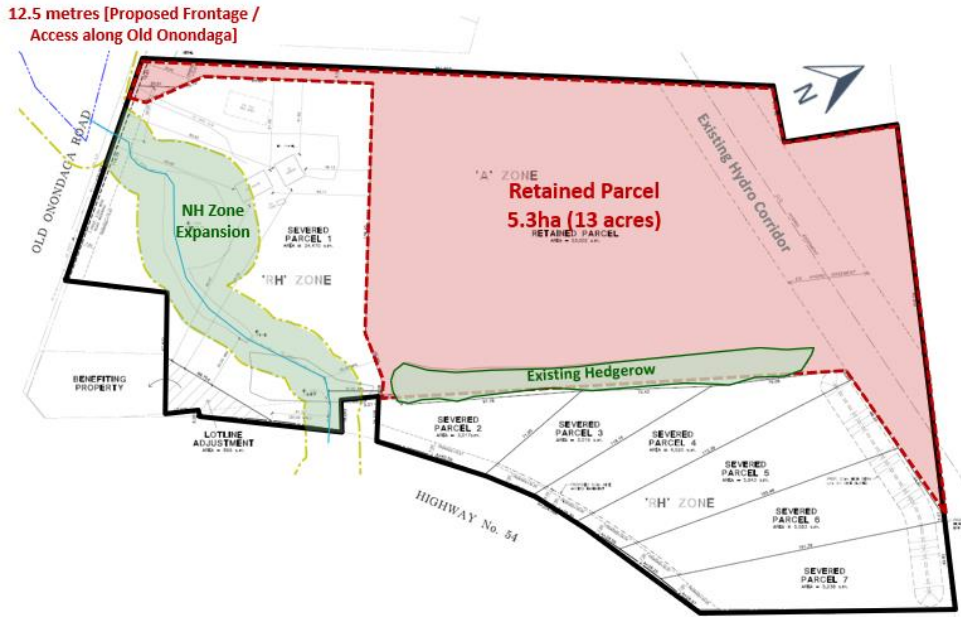
This application is required to separate Agricultural & Residential uses to facilitate the creation of new residential lots within the Hamlet / Village of Onondaga.

### Future Consent Application(s)

- 
- 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

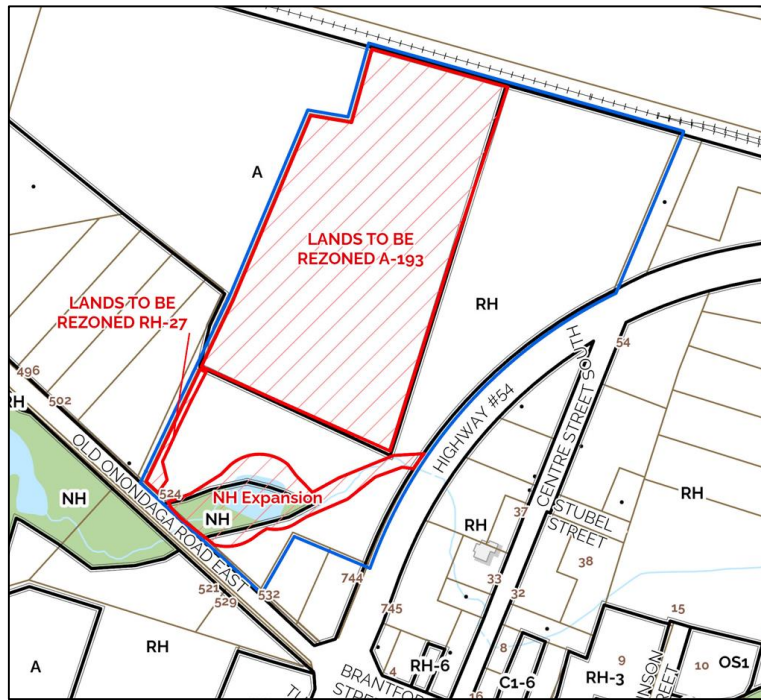


- Consideration for designated land uses
- Protection of Agricultural System
- Minimizing potential land use conflict between land uses
- Potential nuisance issues (odour, noise, dust, flies, smoke, light and vibration (Normal Farm Practices)
- Protection / Enhancement of the Natural Heritage System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