

Planning & Development Committee
May 9, 2023

ZBA22-22-SL (S. Labelle)

Watt's Pond Development Corporation
IBI Group – Carmela Agro
836 Watt's Pond Road, South Dumfries



Application No.:	ZBA22-22-SL (S. Labelle)
Report No.:	N/A
Application Type:	Major Zoning By-Law Amendment
Subject Lands:	836 Watt's Pond Road
Agent / Applicant:	IBI Group – Carmela Agro
Owner:	Watt's Pond Development Corporation

Purpose: to be received for information purposes only.

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Property Location and Existing Conditions



Total Area

Frontage: N/A

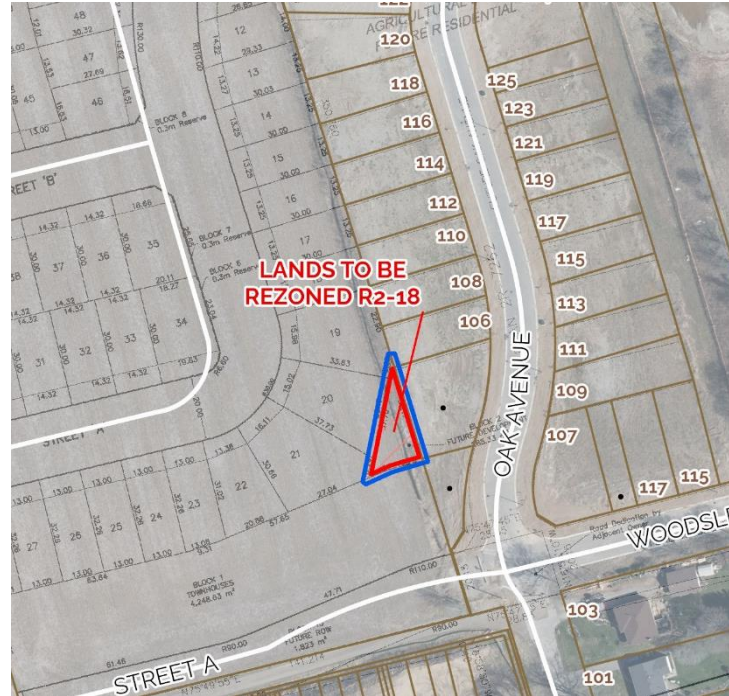
Area: approx. 285m²

Existing Conditions:

Vacant

Surrounding Area:

Natural Heritage, Agricultural lands, and residential uses to the north. Residential uses to the east, and south, and a draft plan approved subdivision to the west.

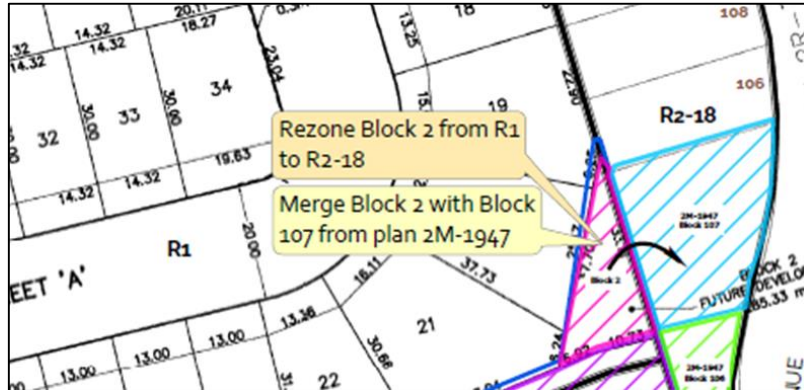


Development Proposal

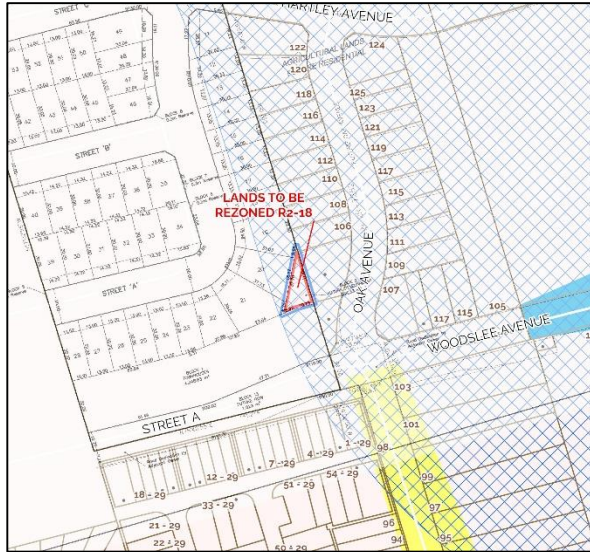
Zoning By-Law Amendment

Application **ZBA22-22-SL** is proposing to rezone Block 2 from 'R1' to 'R2-18' in order to facilitate a lot line adjustment

'R2-18' Zone is existing.



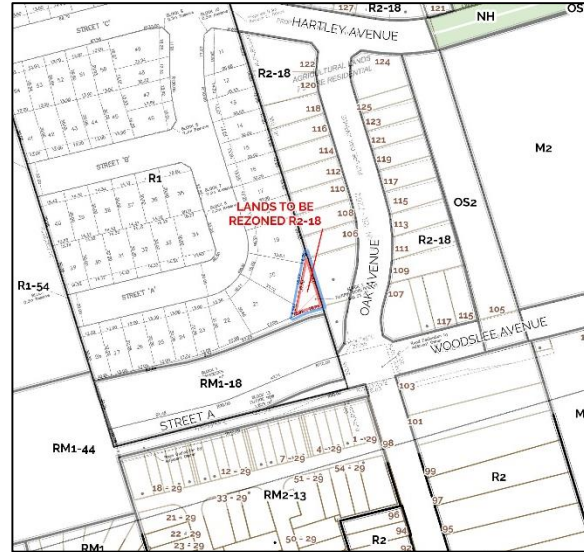
Official Plan (2012)



Current Designation:

Urban Residential, Wellhead Protection Area, Natural Heritage, Significant Wetlands, and Woodlands and Vegetation.

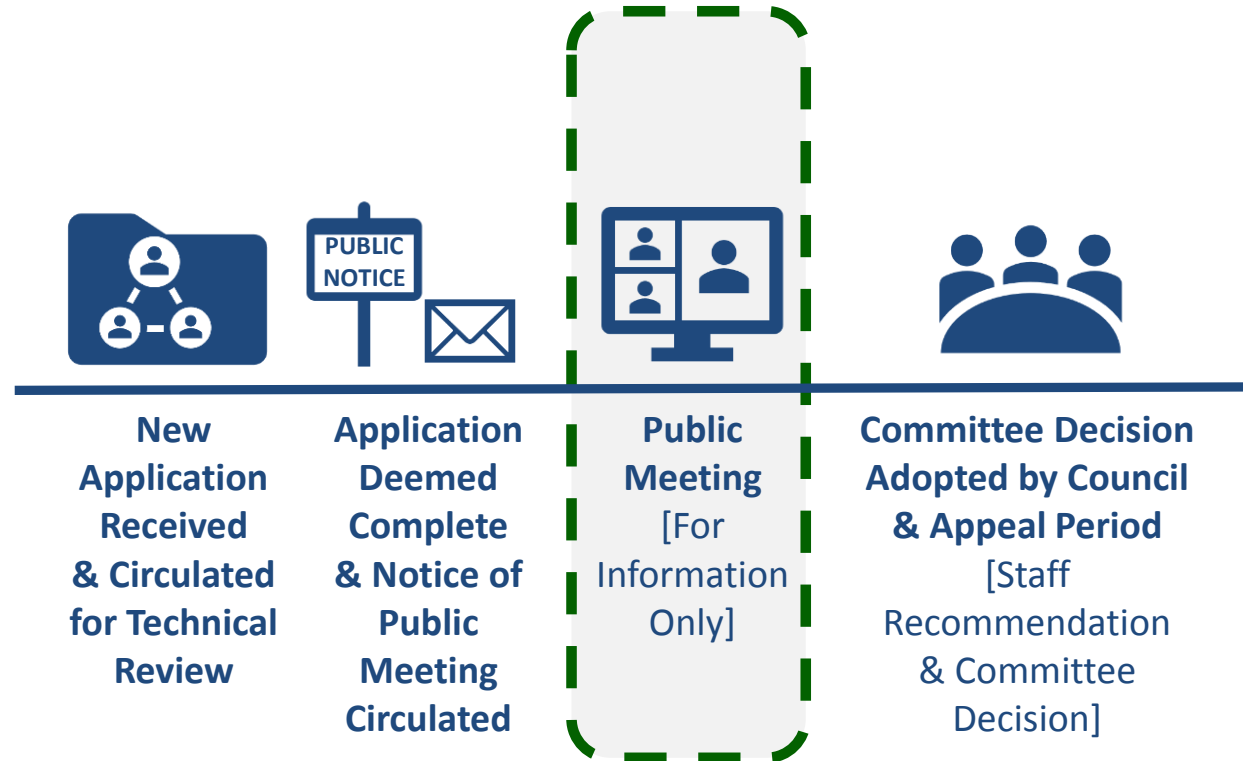
Zoning By-Law (2016)



Current Zoning:

Residential Singles (R1)

Application Process/ Next Steps



Questions?

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