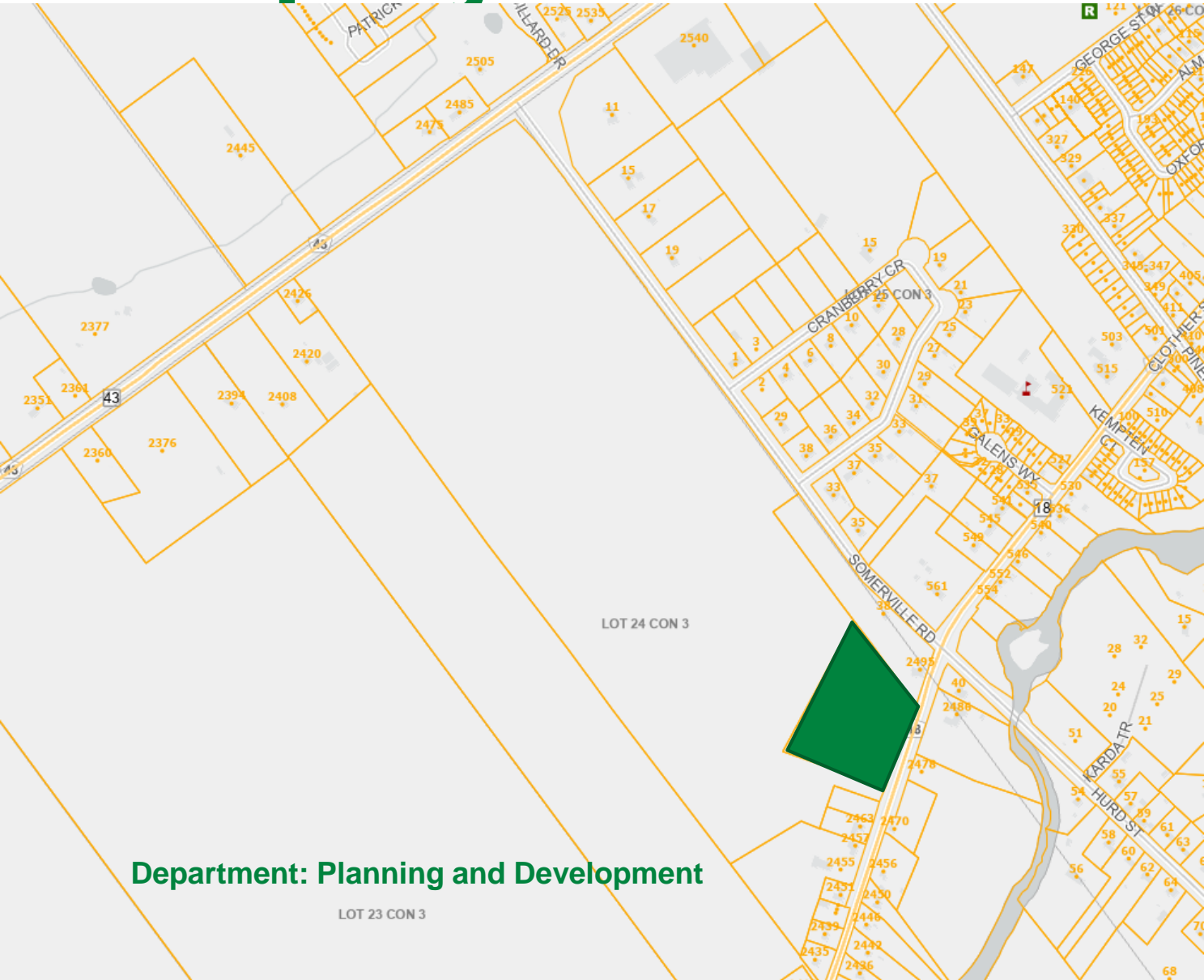


ZBA 016-24
2475 County Road
18

January 15th, 2025

Property Location



Department: Planning and Development

LOT 23 CON 3

Property Location – Aerial



Department: Plan

Concept Plan of Severance



Background

- ▶ **Property received provisional consent (B-123-23) to sever off 1.6 hectares of land as a lot addition to the neighbouring 86 acre parcel of land.**
- ▶ **Lands are intended to be developed as a future plan of subdivision.**
- ▶ **An Archaeological Study was required as there is an existing archaeological resource within 300 metres of the property.**

Policy Considerations

The proposed Zoning Amendment meets the intent of the Provincial Planning Statement, County Official Plan and Municipal Official Plan.

Proposed Zoning Amendment

s) R1-h (2475 County Road 18 – severed lands)

Removal of Holding Symbol

Notwithstanding the provisions of Section 13.1 hereof to the contrary, on the lands zoned R1-h, only those uses existing at the date of passage of this by-law shall be permitted. The holding symbol (h) shall be removed in accordance with the provisions of the Planning Act, provided the following items are addressed:

Completion of a phase 3 archaeological study and execution of a development agreement.

Public and Agency Comments

No comments from internal departments.

**Letters of no objection from Enbridge Gas and
United Counties of Leeds and Grenville.**

No comments from members of the public.

Recommendation

Council approve and enact a by-law rezone 1.6 hectares of land at 2475 County Road 18, as a condition of severance, from Rural (RU) to Residential First Density – Holding (R1-h).