

**ZBA 02-25**  
**1311 Scotch Line**  
**Road East**

February 12, 2025

# Background

- ▶ **Zoning: Agriculture One**
- ▶ **Official Plan Designation: Agriculture**
- ▶ **Area: 50 acres**
- ▶ **Land Uses: vacant**
- ▶ **Surrounding Land Uses: Agriculture, Residential**

# Location



Department: Planning and Development

# Aerial Map



Department: Planning and Deve

# Policy Considerations – PPS

- ▶ **Agricultural land use policies require the protection of prime agricultural areas for long-term use for agriculture.**
- ▶ **Residential uses are permitted in agricultural areas where the use is compatible with agricultural operations and does not remove land from agricultural production.**

# Policy Considerations – UCLG OP

- ▶ **Designates the property as Agriculture.**
- ▶ **Maintenance of the rural character while leveraging rural amenities and assets. This includes promoting a diversified range of economic activities in the Rural Area (Section 3.1).**
- ▶ **Permits one single detached dwelling per lot designated agriculture.**
- ▶ **Refers to more established policies within local official plans.**

# Policy Considerations – MNG OP

- ▶ Residential uses are permitted in the Agriculture Designation, where they can be supported on private servicing and do not violate Minimum Distance Separation.
- ▶ Section 12.1 provides policy related to frontage on and direct access to an improved road.
- ▶ Property owner has entered into an Access Agreement to permit the establishment of a driveway within the unopened portion of Scotch Line Road East. This driveway provides access to the open portion of the road approximately 900 metres east of the property.

# Proposed Zoning Amendment

## **(I) Agriculture One – Exception Fourteen (A1-14) 1311 Scotch Line Road East**

**Notwithstanding the provisions of Section 6.14 residential uses, including additional residential units, shall be permitted without frontage on an improved road.**



# Public Comments

- ▶ **No inquiries received at the time of report submission.**

# Agency Comments

- ▶ **None received at time of report submission.**

# Recommendation

**Council approve and enact a by-law to amend the zoning for 1311 Scotch Line Road East from Agriculture One (A1) to Agriculture One – Exception Fourteen (AG-14) to permit a residential use, including additional residential units without having frontage on an improved road.**