

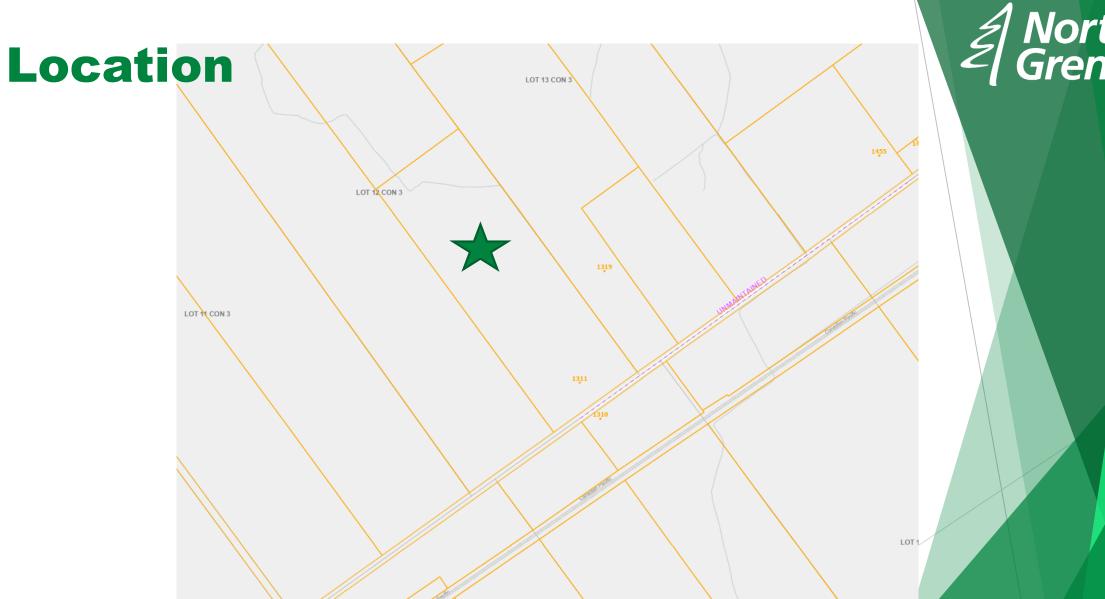
# ZBA 02-25 1311 Scotch Line Road East

February 12, 2025

## **Background**

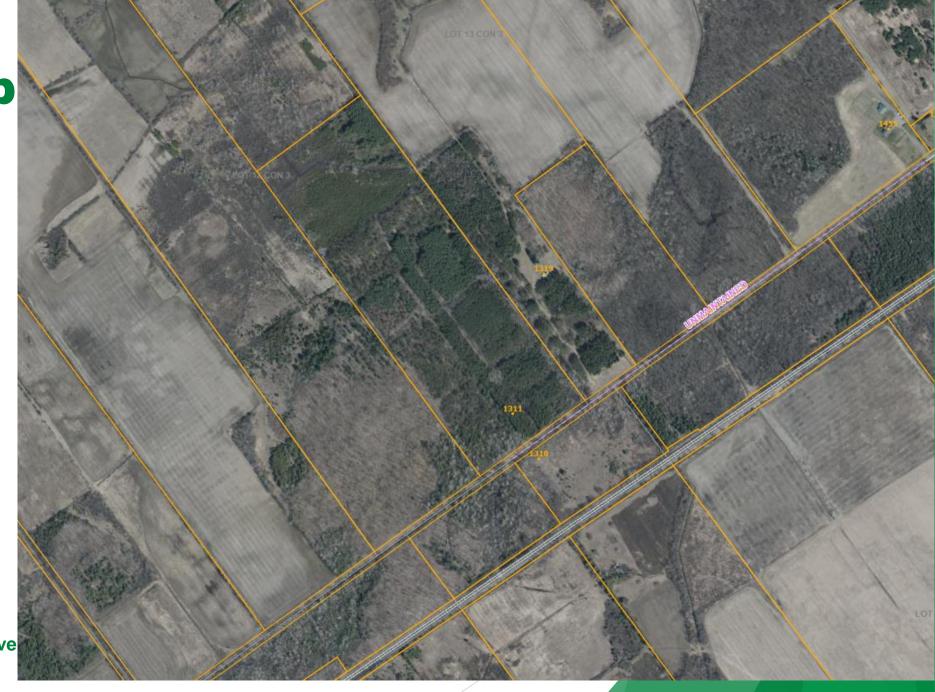


- **►** Zoning: Agriculture One
- **▶** Official Plan Designation: Agriculture
- ► Area: 50 acres
- **▶** Land Uses: vacant
- Surrounding Land Uses: Agriculture, Residential





# **Aerial Map**



**Department: Planning and Deve** 



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- 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.





- 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.



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- ► 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.





(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.





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.