A North Grenville

# ZBA 19-24 1310 Scotch Line Road East

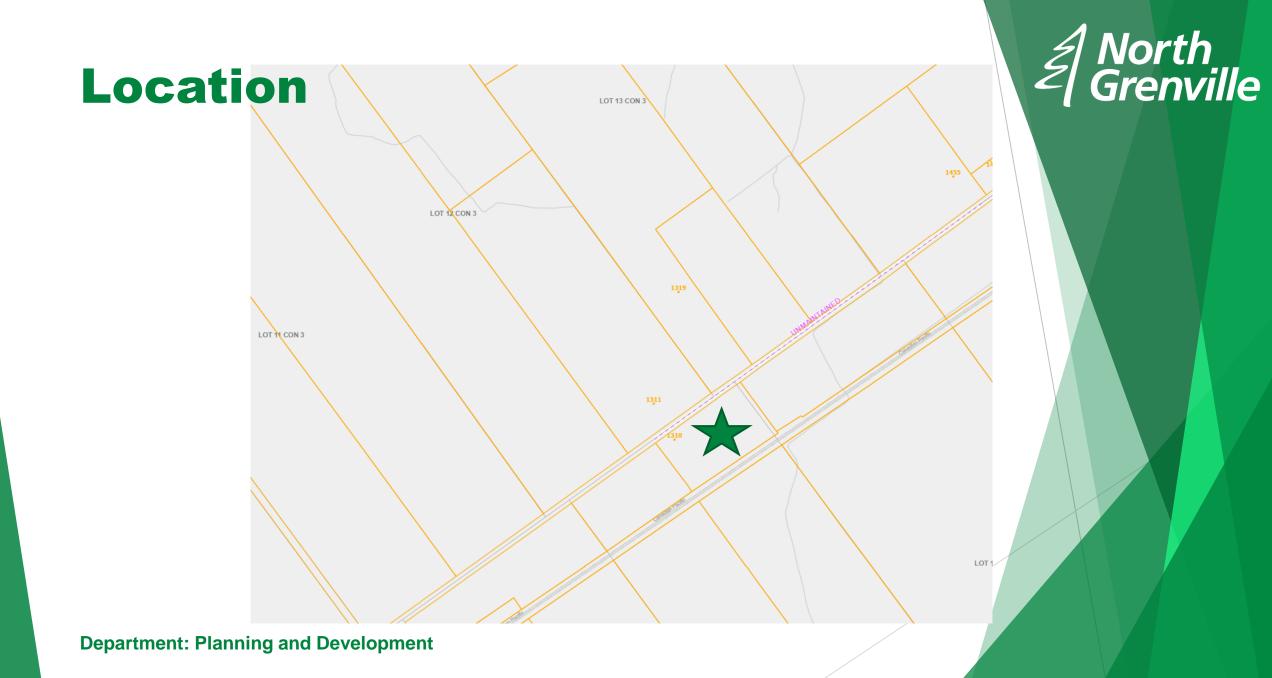
February 12, 2025

**Department: Planning and Development** 

## Background

- Zoning: Agriculture One
- Official Plan Designation: Agriculture
- Area: 10.8 acres
- Land Uses: vacant
- Surrounding Land Uses: Agriculture, Residential, Active Railway





#### **Aerial Map**



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## **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.



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## **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) 1310 Scotch Line Road East

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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.

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#### Recommendation

Council approve and enact a by-law to amend the zoning for 1310 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.

