

ZBA 19-24

1310 Scotch Line

Road East

February 12, 2025

Background

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

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) 1310 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 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.