

Craig Road Part Lot 11, Con 4

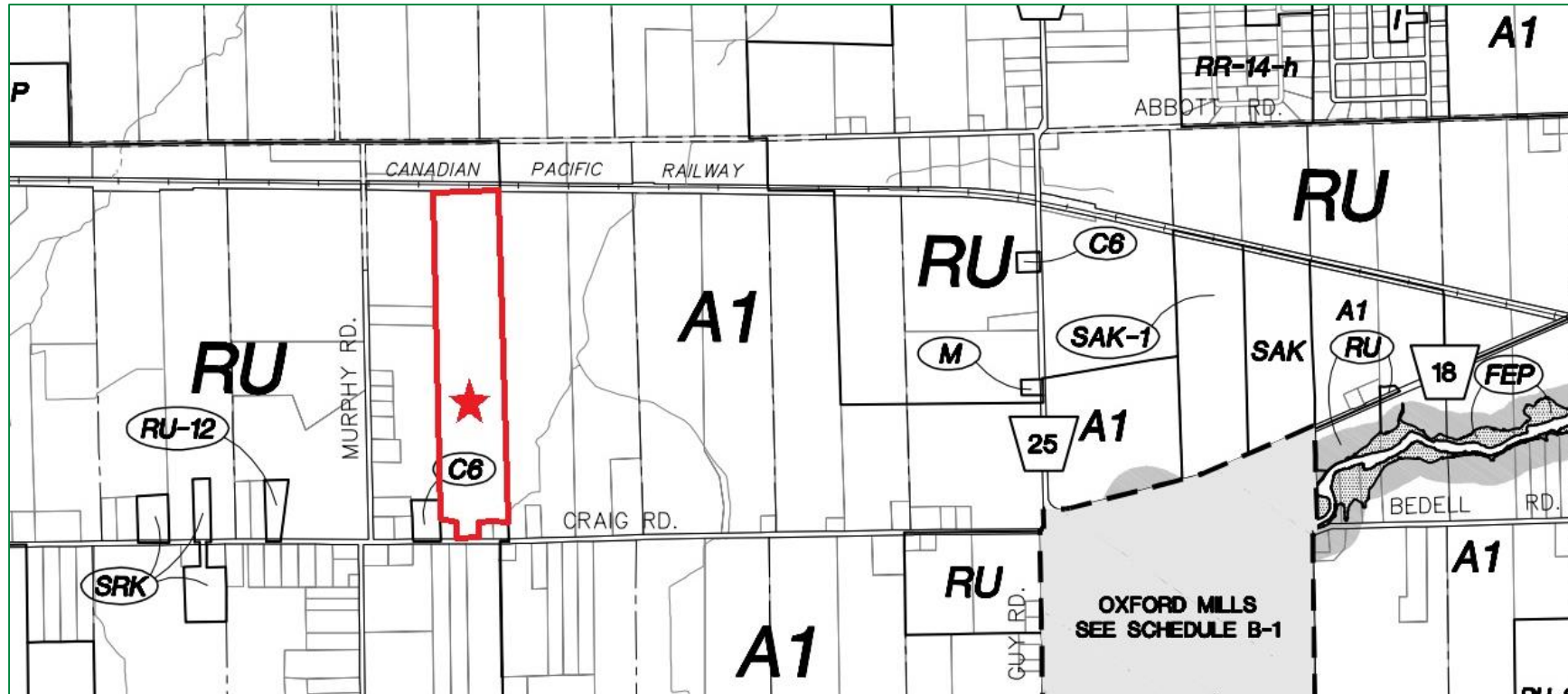
ZBA-05-25

April 16, 2025

Application Overview

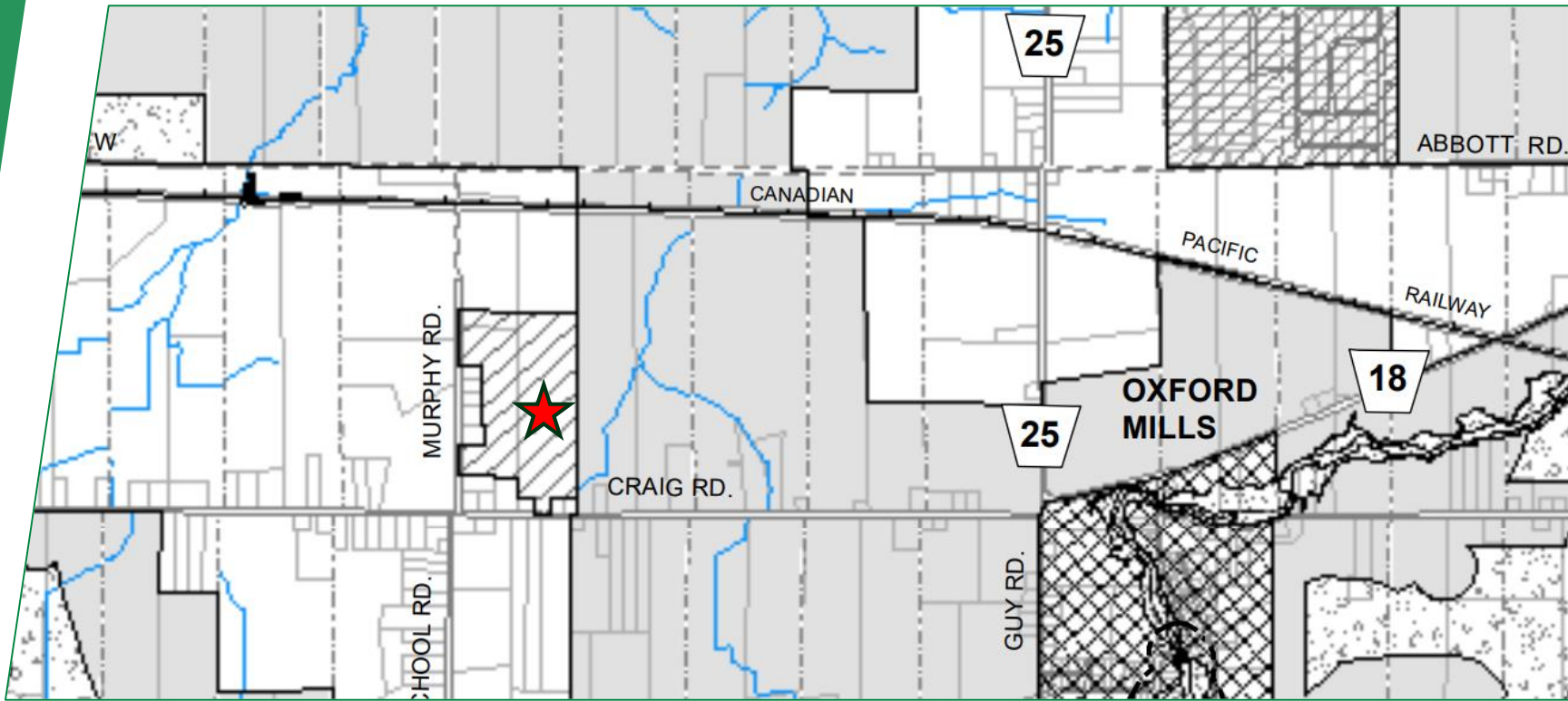
This application is being made to fulfill a condition of a related consent application (B-133-24).

The effect of the requested amendments would permit a reduced lot area for a proposed severed property and a reduced lot frontage for the proposed retained property.

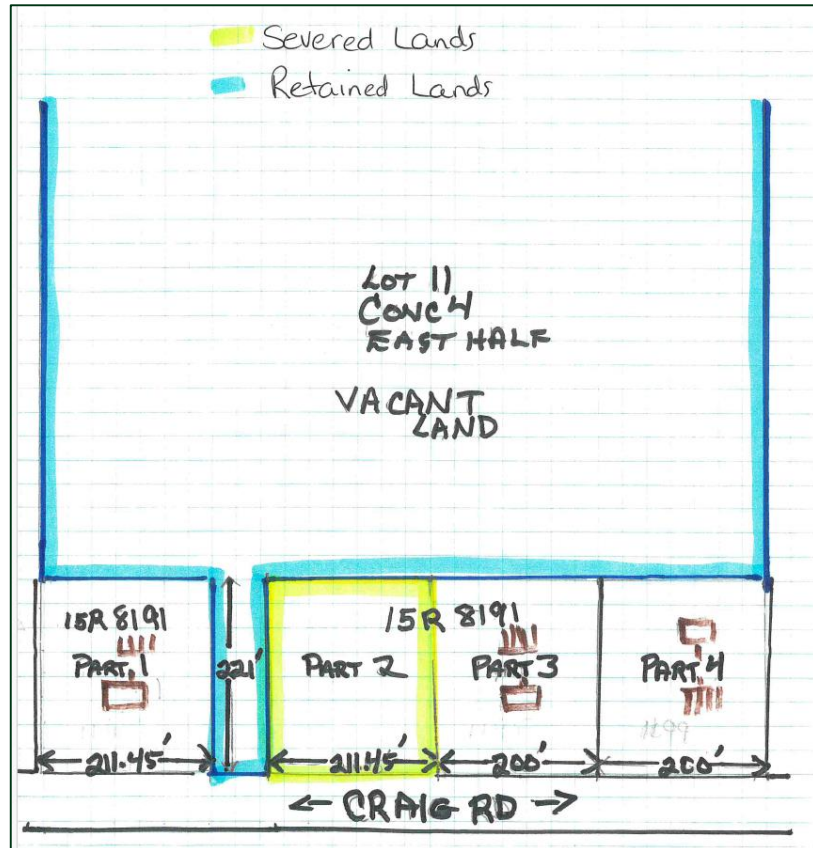


Site Location

Source: MNG Zoning Schedule (A1)



Official Plan



Proposed Site Development

PPS Consistency

- **The application is consistent with the PPS because:**
- **It promotes development within a rural settlement area.**
- **Assists with accommodating an appropriate range and mix of housing in settlement areas.**
- **Promotes development land use patterns that are efficient and will not preclude future development.**

UCLG OP CONSISTENCY

- **The application is consistent with the UCLG OP because:**
- **It assists with promoting a healthy, integrated and viable rural area.**

Municipal Official Plan Consistency

- The development meets the minimum size requirement in the Rural Residential designation.
- The reduced lot still provides appropriate area that can be used to access future lands when developed by subdivision.
- The use is appropriate with the surrounding area, and with appropriate buffering and screening, identified through a site plan control agreement, will ensure proper blending in with the rural landscape.

External / Agency Comments received



Department: Planning and Development

Recommendation

THAT COUNCIL:

- ▶ **Approve Zoning By-law Amendment Application ZBA-05-25 (By-law 34-25) for the lands known municipally as part of Craig Road to amend the zoning from Rural (RU) to Rural – Exception Zone (RU-73).**