



Staff Report

Meeting Date: October 24, 2018

Submitted by: Kelly Henderson, Planner

Report Number: PLA-58-2018

Subject: Application for Zoning By-law Amendment (ZBA 20 2018); Richard and Lesley McKeen; 14576 Ten Mile Road

Recommendation:

THAT the Zoning By-law Amendment application, filed by Richard and Lesley McKeen for the severed and retained lot of Consent B-11/18 in order to implement the severance of a surplus farm residence, be approved.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding a rezoning application for a property that is located on the north side of Ten Mile Road, on the south side of Ilderton Road (County Road 16) and west of Adelaide Street North.

A location map is included in Attachment 1.

Background:

The purpose and effect of the subject application is to implement a condition of severance imposed by Middlesex Centre's Council for Consent B-11/18, which conditionally severed a lot with an area of approximately 41.86 hectares (103.45 ac) in order to accommodate a retained surplus farm residence of approximately 0.60 hectares (1.5 acres).

The purpose and effect of the zoning by-law amendment is to rezone the retained lot of Consent B-11/18 from Agricultural (A1) to Surplus Residence (SR) in order to recognize its residential use and prohibit livestock. The application also seeks to rezone the severed lot of Consent application B-11/18 from Agricultural (A1) to the Agricultural – No Residence (A3) zone in order to prohibit new dwellings from being constructed on the land.

The retained lands contain an existing single detached dwelling, an accessory building (garage) and pool. The land is serviced by a privately owned well and septic. The retained lands have two existing accesses onto Ten Mile Road. Ten Mile Road is classified as a "local" road under the authority of the Municipality of Middlesex Centre.

The severed lands are un-serviced as they are for agricultural purposes. The lands do not have access onto Ten Mile Road, however there is a farm entrance onto Ilderton Road. A portion of the subject property is identified to have natural heritage features and a small portion is regulated by the Upper Thames River Conservation Authority.

Analysis:

The subject land is designated Agricultural Area according to the County of Middlesex Official Plan and Agriculture by the Middlesex Centre Official Plan. The land is zoned Agricultural (A1) by the Middlesex Centre Comprehensive Zoning By-law.

The requested zoning by-law amendment would facilitate the severance of a surplus farm residence that was conditionally approved by the Municipality in 2018. The rezoning application would rezone the retained lot to Surplus Residence (SR) in order to recognize its residential, non-farm use. The severed farm would be rezoned to Agricultural – No Residence (A3) in order to prohibit the erection of a dwelling in the future. The subject proposal is consistent with the Provincial Policy Statement. Staff support the rezoning as it is in keeping with the Municipality's Official Plan requirements that are necessary to implement the severances of surplus farm residences in Middlesex Centre.

Consultation:

Notice of the application has been circulated to agencies, as well as property owners in accordance to the requirements of the Planning Act.

Public Comments:

At the time of writing the subject report, no comments or concerns had been received from the public regarding this proposal.

Agency Comments:

The following comments were received at the time of writing this report;

The Municipality of Middlesex Centre's Director of Building and Planning, Corporate Services and Public Works and Engineering Department have advised of no concerns or requirements for the subject application.

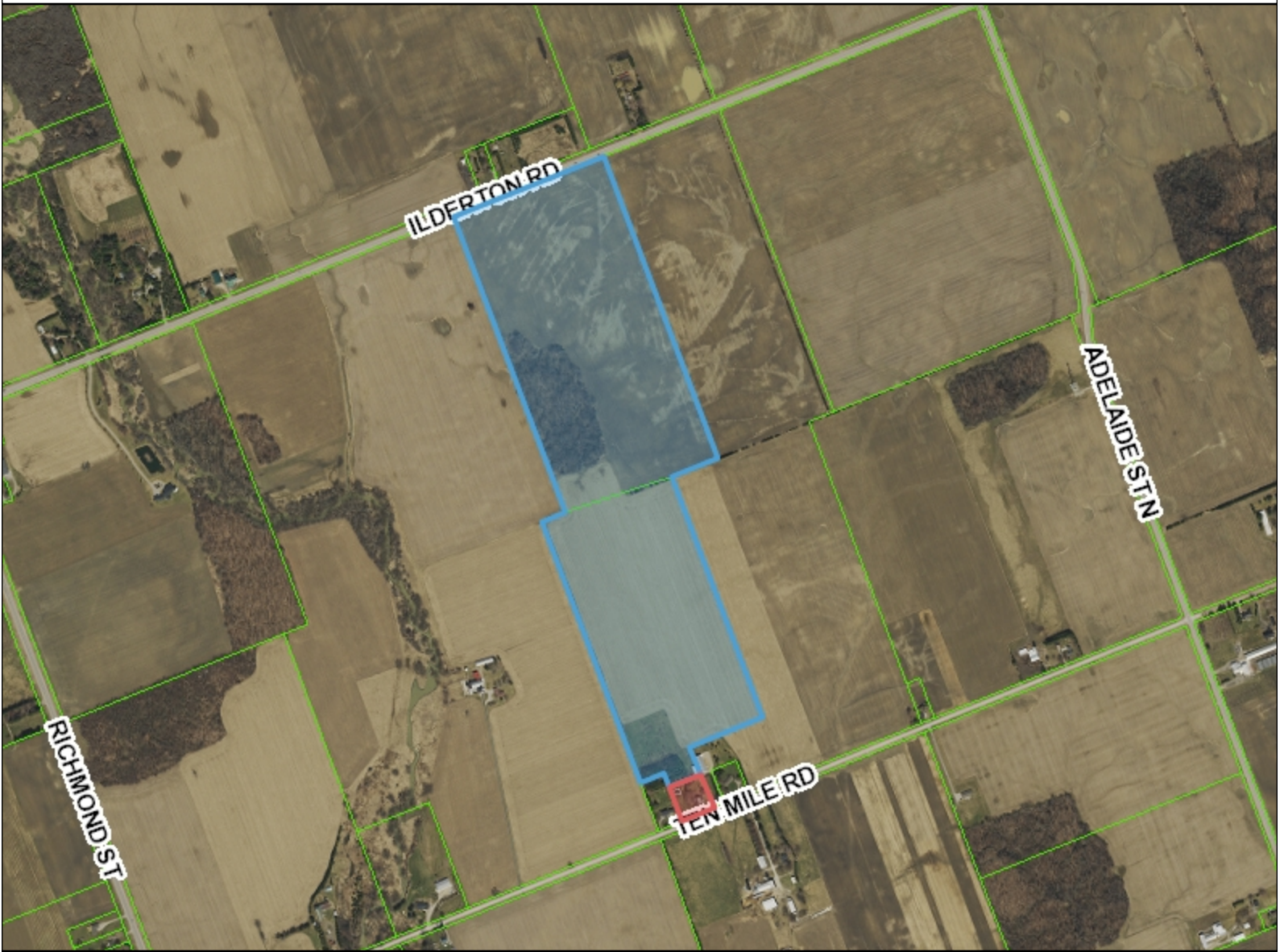
Given the above, planning staff are recommending that the subject application be approved.

This opinion is provided prior to the public meeting and without the benefit of potentially receiving all comments from agencies or members of the public. Should new information arise regarding this proposal prior to or at the public meeting, the committee is advised to take such information into account when considering the application.

Financial Implications:

None.

Location Map



917.2 0 458.62 917.2 Meters



Description: McKeen
 File Number: ZBA 20 2018
 Created By:
 Date: 10/03/2018
 Scale: 1: 18,056

Legend

Assessment Parcels