

Report for Council – Public zoning meeting

Report number: ZBL-11-2024

Subject: Zoning Amendment, Pt. Lot 28, Conc. 1, former Cambridge

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Meeting date: October 28th, 2024

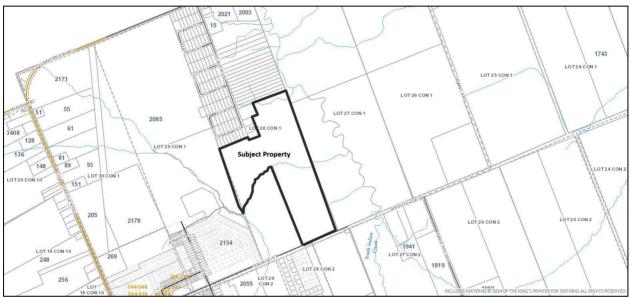
RECOMMENDATION FROM THE PLANNING DEPARTMENT:

The Planning Department recommends adoption of by-law 129-2024.

INTRODUCTION:

The owner has applied to amend Zoning By-law 2-2006, file ZBL-11-2024, with respect to the property located on Pt. Lot 28, Conc. 1, former Cambridge to change the zoning category of the property and clarify the minimum lot frontage to 22 metres.

This amendment is an approval condition of severance file B-35-2024.



PROVINCIAL POLICY STATEMENT:

According to the 2020 Provincial Policy Statement, the long-term prosperity and social well-being of Ontarians depends on maintaining strong communities, a clean and healthy environment, and a strong economy.

The intent of the proposed amendment is to be consistent with rural development policy, as outlined in section 1.1.4.

- 1.1.4.1 Healthy, integrated, and viable rural areas should be supported by:
- a) building on rural character, and capitalizing on rural facilities and assets;
- b) encouraging regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlements;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural land;
- e) making efficient use of rural infrastructure and public service facilities;
- f) promote diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) offer opportunities for sustainable and diversified tourism, in particular by taking advantage of historical, cultural and natural assets;
- h) conserve biodiversity and take into account the ecological benefits provided by nature; and
- i) provide opportunities for economic activity in prime agricultural areas, in accordance with policy 2.3.

OFFICIAL PLAN:

The property is under the Rural Policy in Schedule A of the Official Plan of the United Counties of Prescott and Russell. The imposition of deferred use to control development is permitted.

The amendment meets the intent of the Official Plan.

ZONING BY-LAW:

The property in question is zoned "Residential low density - Holding (R1-H) and "Rural (RU)".

The purpose of the amendment is to change the zoning category of the property to "Rural Exception - Holding (RU-X45-H)". The holding provision shall restrict development of the land until such time as the demand for development of the land is sufficient to warrant immediate development.