

Municipality of Lakeshore – Report to Council

Growth & Sustainability

Community Planning



To: Mayor & Members of Council

From: Ian Rawlings, Planner I

Date: May 3, 2023

Applicant: Angela Marie Willis (Owner)
Edwin Hooker (Agent)

Subject: Zoning By-law Amendment ZBA-02-2022 – 1498 Walls Rd

Recommendation

Approve Zoning By-law Amendment Application ZBA-02-2022 (Zoning By-law 2-2012, as amended), to rezone the lands known legally as, Part of Lot 16, Concession 2 West of Belle River, Maidstone, Lakeshore, and municipally as 1498 Walls Rd, from “Agriculture (A)” to “Agriculture Zone Exception 1 (A-1)” zone (Indicated on the Key Map, Attachment 1), in the Municipality of Lakeshore; and

Direct the Clerk to read By-law 34-2023 during the Consideration of By-laws, all as presented at the May 30, 2023 Council meeting.

Background

The subject property known as 1498 Walls Rd, legally described as Part of Lot 16, Concession 2 West of Belle River, Maidstone, Lakeshore, is a 20.05 ha parcel of farmland. The subject property is in the Essex Region Conservation Authority’s regulated area and is not part of any hazard lands, significant valley lands, woodlands or wetlands. The subject property is located on the north-west corner of the intersection between Walls Rd and Lakeshore Rd 115 and contains the Lower Part of Browns Creek Drain that cuts through the property running north.

A provisional consent (File: B/02/2022) was granted to sever a surplus dwelling lot from the farm parcel located at 1498 Walls Rd. Condition #4 of the Consent was that the applicant obtain a Zoning By-law Amendment respecting the remnant farm parcel to prohibit the construction of a residential dwelling, in order to conform with the Provincial Policy Statement and both the County of Essex and Lakeshore Official Plans. In order to meet the conditions of the provisional consent, the applicants have submitted an application to rezone the retained farmland to agriculture uses only.

Subject Land: 20.05 ha

Existing Use – Farming/Agriculture
Proposed Use – Impose a zone amendment to prohibit residential dwellings.
Access — Lakeshore Rd 115 & Walls Rd
Services — municipal water, septic, storm drainage: ditches

Surrounding Uses: North: Agricultural Lands
South: Agricultural Lands
East: Agricultural lands
West: Agricultural lands

Official Plan: Agricultural

Existing Zoning: Agricultural (A)

Comments

Provincial Policy Statement (PPS)

The proposed application was reviewed under the lot creation and lot adjustments agricultural policies of the 2020 Provincial Policy Statement (PPS) and it was determined to be consistent with section 2.3.4.1 c) 2) which states: that “*a residence surplus to a farming operation as a result of farm consolidation,*” to be severed is permitted “*provided that the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.*”

County of Essex Official Plan

The proposed application conforms to the County of Essex’s Official Plan and is consistent with their land use policies:

3.3.3.4 Lot Creation

c) Lot creation to accommodate a habitable residence surplus to a farming operation as a result of farm consolidation is permitted subject to the local Zoning By-law being amended, to prohibit new residential dwellings on the vacant remnant parcel of farmland created by the severance.

Municipality of Lakeshore Official Plan

The subject property is designated Agricultural in the Lakeshore Official Plan and the application is to rezone the remnant farm parcel to prohibit the construction of any dwellings and therefore conforms to the land use and consent policies of the Lakeshore Official Plan.

6.2.3 Agricultural Lot Creation & Lot Adjustment

A consent to sever may be granted for the following purposes:

b) Where a previous or current farm acquisition has rendered a habitable farm dwelling surplus to the needs of a farm operation, subject to the following conditions:

i) the remnant farm parcel will be zoned so as to prohibit the construction of any additional dwellings;"

Zoning By-law 2-2012, as Amended

The subject property is currently zoned Agriculture (A), in the Lakeshore Zoning By-law 2-2012, as amended.

In order to satisfy the condition of the provisional consent to sever a surplus dwelling from the farm parcel (File: B/02/2022), a Zoning By-law Amendment Application has been submitted to rezone the remnant parcel to prohibit residential dwelling units. The subject property conforms to the regulations detailed within the Lakeshore Zoning By-law 2-2012 being that the property is 20.05 ha with approximately 621.17 m of frontage along Walls Rd. The minimum lot size is 19 ha and the minimum frontage is 75 m. Therefore, the proposal conforms to the Lakeshore Zoning By-law 2-2012 as amended.

Correspondence from external and internal agencies

The application was circulated to external and internal agencies and comments are included below:

Internal Departments

No comments of significance were produced. Engineering has expressed that all comments have been addressed during the circulation of the Committee of Adjustment application.

The Essex Region Conservation Authority

The ERCA states that they have no objections to the proposal. Full comments can be found within Appendix B.

Conclusion

Based on the foregoing, Administration recommends that Council approve ZBA-02-2022 (By-law 34-2023) as per the Recommendation section of this report.

Others Consulted

Notice was given to agencies and the general public as required under the provisions of the *Planning Act* and Regulations. As of the writing of this report, no comments were received from the public and no concerns were expressed from any agencies.

Financial Impacts

There are no financial impacts as a result of the proposed zoning by-law amendment.

Attachments

Appendix A – Key Map
Appendix B – ERCA Comments

Report Approval Details

Document Title:	ZBA-02-2022 - 1498 Walls Rd - Angela Marie Willis - Edwin C. Hooker - Surplus Rezoning.docx
Attachments:	- Appendix A - Key Map.pdf - Appendix B - ERCA Comments.pdf
Final Approval Date:	May 24, 2023

This report and all of its attachments were approved and signed as outlined below:

Prepared by Ian Rawlings

Submitted by Kristina Brcic, Ryan Donally and Tammie Ryall

Approved by Krystal Kalbol, Justin Rousseau and Truper McBride