

# Neighbourhood Open House

## 13471 Heart Lake Road

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IBI Group

13471 Heart Lake Road

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# HAMILTON

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Air Photo





## Air Photo- Downey Operations



Image looking North East from the road in towards the subject lands

### Existing Conditions – Subject Lands

## FILE HISTORY

- Consent Application submitted January 2016, was approved then appealed.
- Appeal was settled in August 2018
- Rezoning is a condition of the settlement
- Public Open House: Today
- Planning Committee Meeting
- Council Meeting

## **SURPLUS FARM RESIDENCE**

- Residential Severances are not allowed in the Prime Agricultural Areas except for surplus farm residences, provided:
  - Agricultural land removal is minimal;
  - Complies with MDS formula;
  - Existing Residence;
  - Part of Farm Operation; and,
  - No future dwelling on the vacant left over farm land.



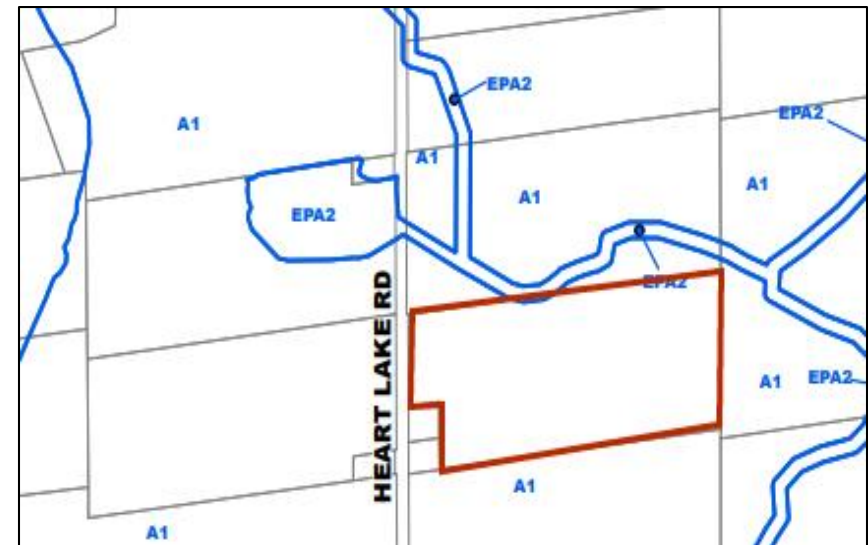
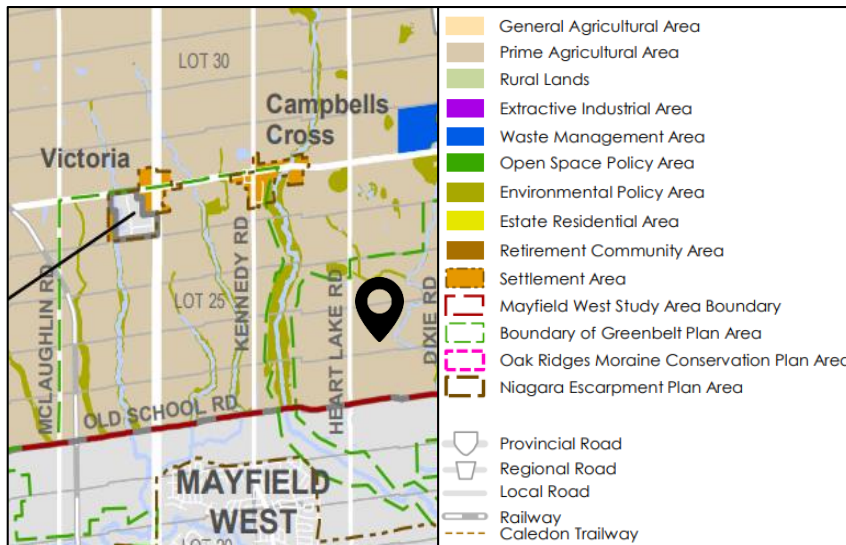
# CURRENT PLANNING STATUS

## Town of Caledon Official Plan:

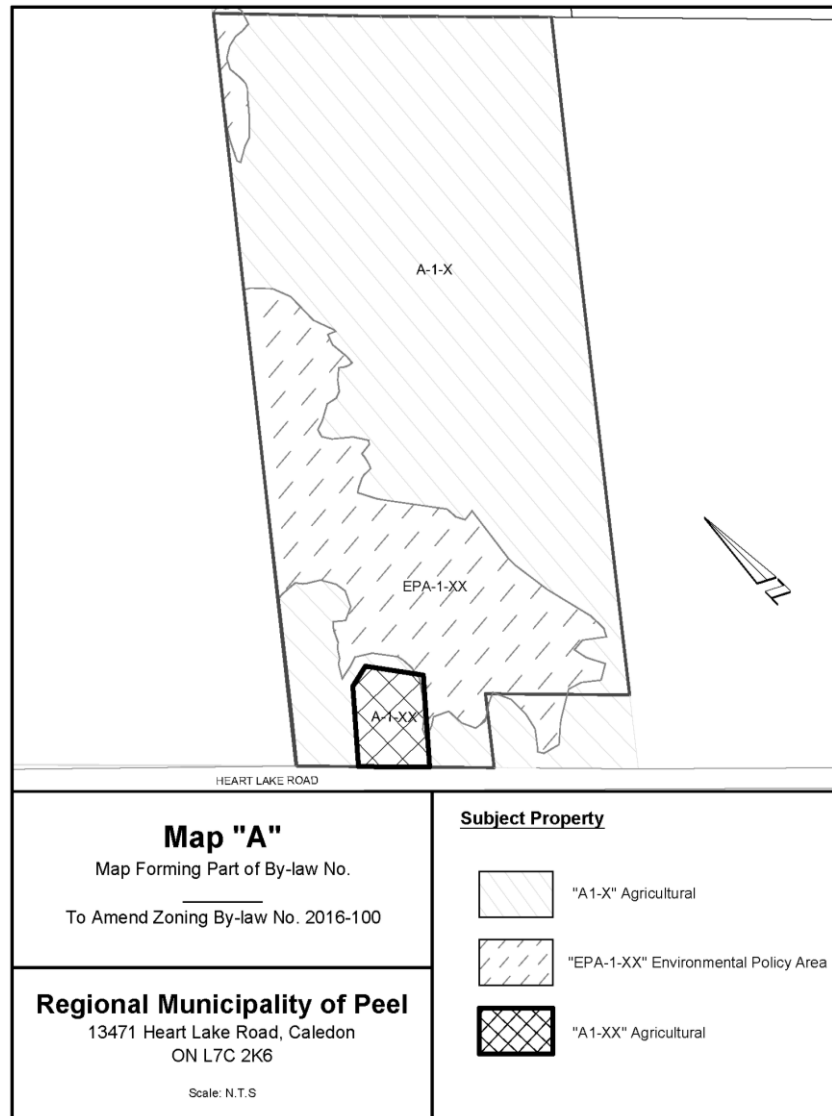
Prime Agricultural Area

## Town of Caledon Zoning By-law 2006-50:

A1- Agricultural One







## Draft Zoning By-Law

## **REQUIRED PLANNING APPLICATIONS**

### **Zoning By-law Amendment:**

- Rezone Agricultural One (A1) to Agricultural One Exemption X (A1-X), Agricultural One Exemption XX (A1-XX) and Environmental Protection Area One Exemption XX(EPA-1-XX)

## CONCLUSION

- Dwelling is currently surplus to a farm operation.
- The severance supports agriculture
- The severance complies with PPS, Greenbelt Plan, ROP and Town OP
- The rezoning will prohibit a new dwelling upon land from which the surplus house was removed.

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