

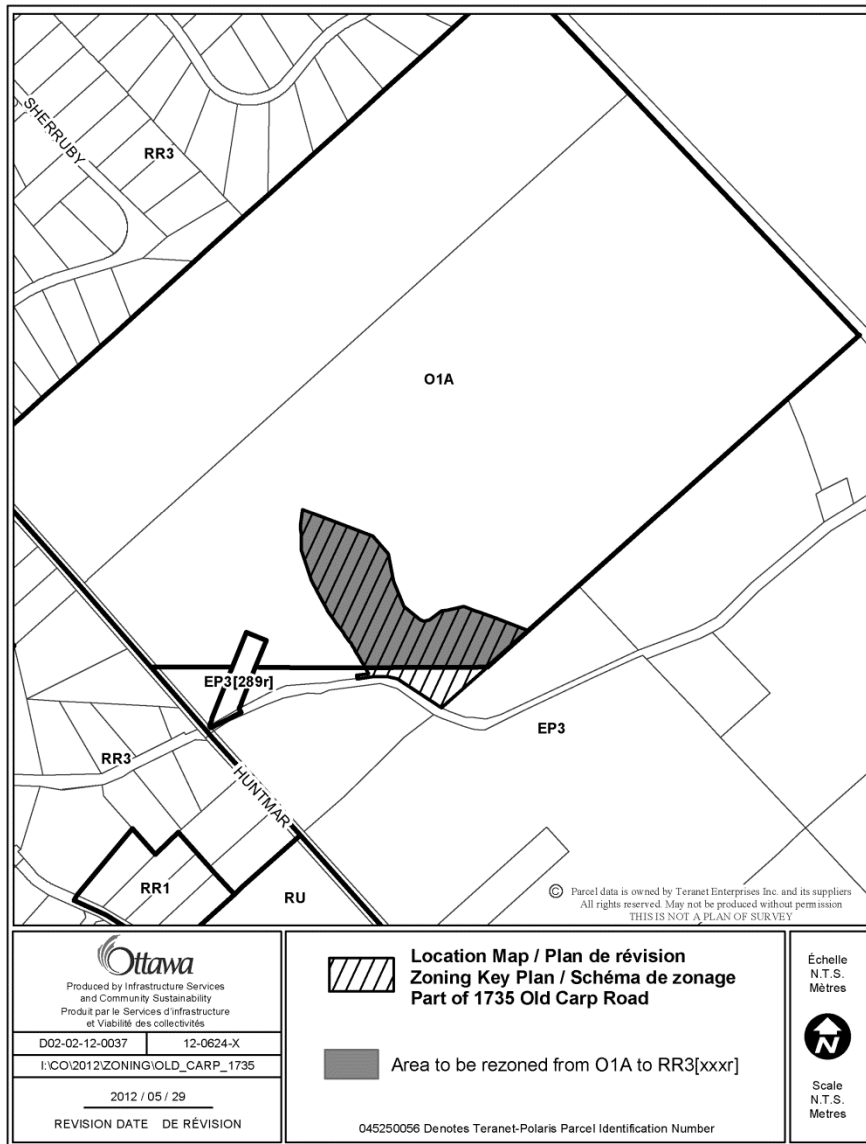


# Part of 1735 Old Carp Road

Zoning By-Law Amendment  
D02-02-12-0037

*Shaping our future together*

# Site Location



- North of Old Carp Road and east of Huntmar Road
- Site is located within the lands that abut the Loch March Golf Course in the March Highlands Community
- Site is occupied by an existing 2-storey detached dwelling with a detached garage and storage structures
- Primarily surrounded by the Loch March Golf and Country Club and estate lot subdivisions.
- Surrounded by residential and rural uses, as well as identified natural features

# 1735 Old Carp Road

- To change the zoning of Part of 1735 Old Carp Road from 01A (Parks and Open Space, Subzone A) to RR3(XXXr) (Rural Residential Third Density, Subzone 3 with a Rural Exception)
- To meet a condition of consent imposed by the Committee of Adjustment (application no. D08-01-12/B-00036)
- Purpose:
  - To rezone the lands for residential purposes similar to the zoning of surrounding properties in order to permit a detached dwelling. An exception will also be added to the property to permit an access to the site that does not coincide with the property's frontage

# Official Plan

-Designated General Rural Area, Rural Natural Features and Natural Environment Area

-Only the portion that is designated General Rural Area and Rural Natural Features is being developed and rezoned

# Existing Zoning

- O1A (Parks and Open Space, Subzone A) and EP3 (Environmental Protection, Subzone 3)
- The site is predominantly zoned O1A, with a small portion south of the development site zoned EP3
- The O1A zone only permits the use of a golf course
- The portion that is zoned EP3 will not be rezoned as part of this application; merely the portion zoned O1A

# Proposed Zoning

- RR3(XXXr) (Rural Residential Third Density, Subzone 3, with a Rural Exception)
- This zone permits a detached dwelling
- The zone is consistent with surrounding rural residential development
- The Rural Exception
  - Section 59(1)(b) of the Zoning By-Law will permit the site to have an access that does not coincide with the property's frontage
  - Will require a minimum lot size of 6 hectares for the subject property
  - Will prohibit further severances

# Site Location and Context



# Recommendation

**That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of part of 1735 Old Carp Road from 01A (Parks and Open Space, Subzone A) to RR3(XXXr) (Rural Residential Third Density, Subzone 3 with a Rural Exception).**