



## Development Services Staff Information Report

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**REPORT:** DS42-2023

**MEETING DATE:** October 24, 2023

**LOCATION:** Council Chambers  
24 Church Street West, Elmira

**MEETING TIME:** 7:00 p.m.

### **SUBJECT**

**ZONE CHANGE APPLICATION:** ZC 10/2023 (Michelle Shannon)

**DESCRIPTION:** Tract German Company Part Lot 33 & Part Lot 42

**LOCATION:** 1189 Weeby Place Road, Woolwich

**OFFICIAL PLAN DESIGNATION:** Countryside - Prime Agricultural Area

**PROPOSED ZONE CHANGE:** From: Agricultural – Prime Agricultural (A)  
To: Agricultural – Prime Agricultural (A) with site-specific provisions

**EXPLANATION OF PROPOSAL:** The applicant is proposing a site-specific amendment to recognize a reduced Agricultural parcel size of approximately 34.4 hectares whereas 40 hectares is required.

### **LEGAL NOTICES**

**DATE APPLICATION RECEIVED:** August 25, 2023

**DATE APPLICATION DEEMED COMPLETE** September 1, 2023

**DATE NOTIFICATION CIRCULATED TO ALL  
PROPERTY OWNERS AND TENANTS WITHIN  
150 METRES OF THE SUBJECT PROPERTY:** September 26, 2023

**DATE OF NEWSPAPER NOTICE:** September 28, 2023

**DATE OF WEBPAGE NOTICE:** September 26, 2023

**DATE OF PUBLIC MEETING:** October 24, 2023

**COMMENTS:**

RBA Planning Consultants Ltd. on behalf of the property owner have submitted a rezoning application, for the lands at 1189 Weeby Place.

The property contains barns, driving sheds, a farm shop, and a single detached dwelling. The subject lands, comprising 39.8 hectares in area are within a Countryside - Prime Agricultural Area and Zoned Agricultural (A).

The applicant is proposing a site-specific amendment to recognize a reduced Agricultural parcel size of approximately 34.4 hectares whereas 40 hectares is required. The zone change would allow 1189 Weeby Place to sever 5.4 hectares south of the creek and convey it to 1094 Northfield as a lot addition, leaving 1189 Weeby with an undersized farm parcel size of 34.4 hectares. 1094 Northfield will also acquire 3.6 hectares from Weberland Ltd to create a large farm holding of 60 hectares. The proposed plan would also accommodate the creation of a new dairy barn and the continued posterity of 1094 Northfield Drive East to be economically viable.

The applicant submitted a planning justification report in support of their application.

Comments from some agencies and internal departments have been received, none of which have any concerns with the proposed zoning amendment.

No decision will be made at the Public Meeting. The purpose of the meeting is to present the application in more detail and solicit comments from the public with respect to the application.

Staff will prepare a recommendation for Council's consideration once all representations are known and have been considered.

**LIST OF ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Site Plan

PREPARED BY: Sherwin Meloney

REVIEWED BY: Jeremy Vink