

Re: ZC 10/2023 Michelle Shannon 1189 Weeby Place

Bob Black with RBA Planning Consultants Ltd. in Elmira. Representing Michelle Shannon and John B. Weber owners of 1189 Weeby Place.

The Development Services Staff Information Report has accurately outlined the application and need for a site-specific zoning bylaw to recognize an undersized farm parcel after 5.4 h is severed from it leaving the farm with 34.4 h. The severed parcel will be conveyed to John G. Weber who's farm fronts on Northfield Drive to eventually build a new Dairy barn. The existing dairy barn is just west of Northfield Drive adjacent to the Conestogo Settlement and Minimum Distance Separation (MDS) prevents the dairy operation from expanding.

To support the next generation in this farming operation, it is felt that a new dairy barn will be required, one that will comply with MDS setbacks. As such this Planning Application is being submitted in support of expanding this agricultural operation.

A Planning Justification Report has been submitted in support of the Planning Application addressing how the PPS, Regional and Township Official Plan policies have been complied with. In particular the policy in the Official Plans related to farm size and its continued viability with less acreage. In this instance, the existing creek already separates the farm operation and as such, it has not been part of the farm operation because of it. The conveyance of this parcel south of the creek will not affect the continued viability of the farm.

It is our submission that the rezoning application and the future consent comply with the Policy directives applicable to this application.

If there are questions about this proposal, I will be available to address them at the meeting. Thank you.

Bob Black @ RBA Planning