

1985 Hodgkins Road - Zoning By-Law Amendment

Owner Information

Owner's Names: Carrie and Dwight teBrake

Owner's Phone Number: 905 899 2424

Owner's Email #1: carriejotb@gmail.com

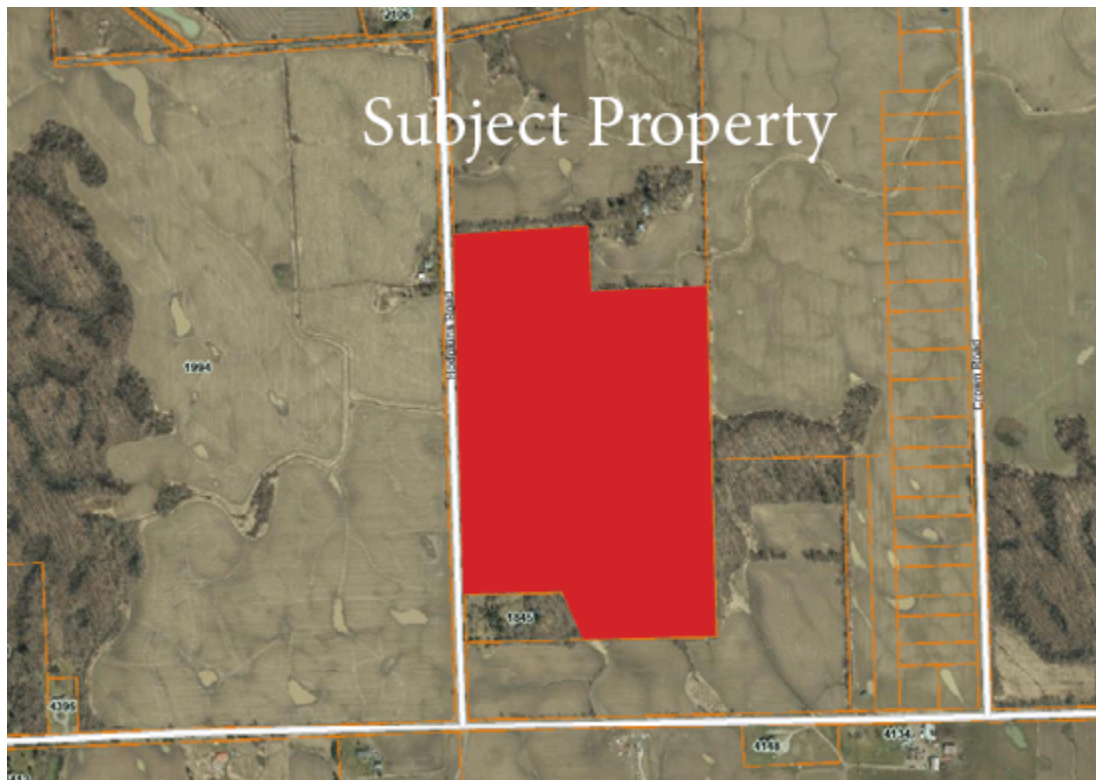
Subject Property Description:

Address: 1985 Hodgkins Road, West Lincoln

ARN: 260202000509400

Legal Description: CON 5 PT LOT 9 30R3189 PARTS;5 6 & 7

Zoning: Agricultural

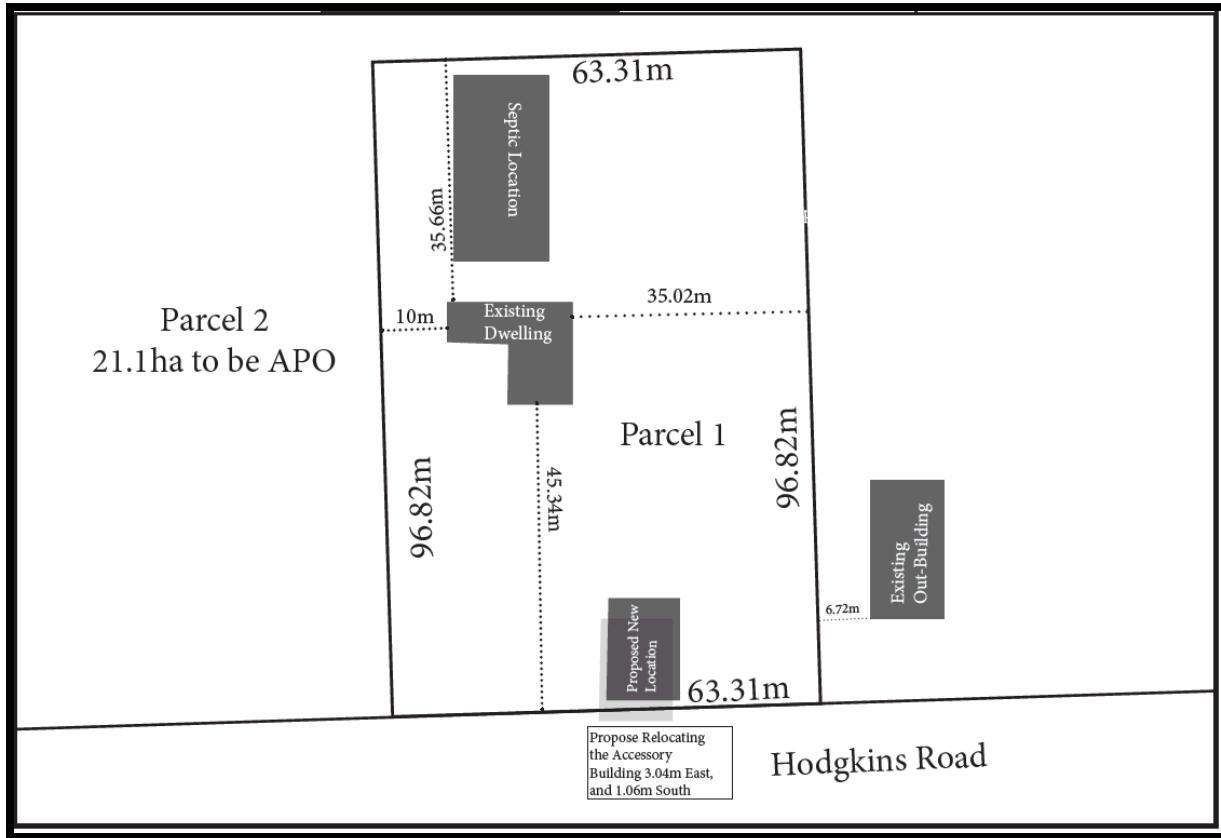


Application Summary

The owners of the subject property are intending to complete a Surplus Farm Dwelling Severance. The proposed 21.1 Hectare farm lot that is to be retained by the owner will be used to further their farm operations, and will be rezoned to "Agricultural Purposes Only". While the residential lot of 0.613 Hectare (1.51 Acre) residential property will be sold to help offset the cost of purchasing the land. The owners are current members in good standing with the Christian Farmers Federation of Ontario. We are proposing the following Zoning Amendments to the subject property:

1. The current owners are planning to sell the rural residential lot to the current tenants of the dwelling. On September 25th, the Committee of Adjustments approved the Surplus Farm Dwelling Severance as proposed (1.51 Acres), and now as condition of the approval we require the rezoning of the two parcels to align with the West Lincoln Official Plan and Niagara Region Official Plan (the retained Agricultural lands must be designated Agricultural Purposes Only).
 2. Also proposed in the Zoning By-Law Amendment is an amendment to West Lincoln's Zoning By-Law s.3.1, Table 1.1, Accessory Structure Interior Side Yard Setback on Agricultural Lands. The steel clad building is 6.72m from the newly created Rural Residential Lot line, and a minimum of 7.5m is required. We are requesting a relief of 0.78m for the interior side yard setback of the steel clad building.
 3. Lastly, after the Committee of Adjustment hearing on September 25th to approve the Consent application, through testimony of Benjamin Hage, it was discovered that the existing barn may pre-date the Hodgkins road allowance, and by-law. After the committee hearing, we had a meeting with West Lincoln planning staff where it was decided that the barn would be able to be retained on the newly created Rural Residential lot. With the condition that it be moved off the front lot line, and that the new location be approved in the Zoning By-Law Amendment, with language of the approval stating that the use of the Barn shall only be Residential in nature. We are proposing to move the barn by 3.04m away from the front boundary, which would create a front yard setback of 2.81m from the front boundary.
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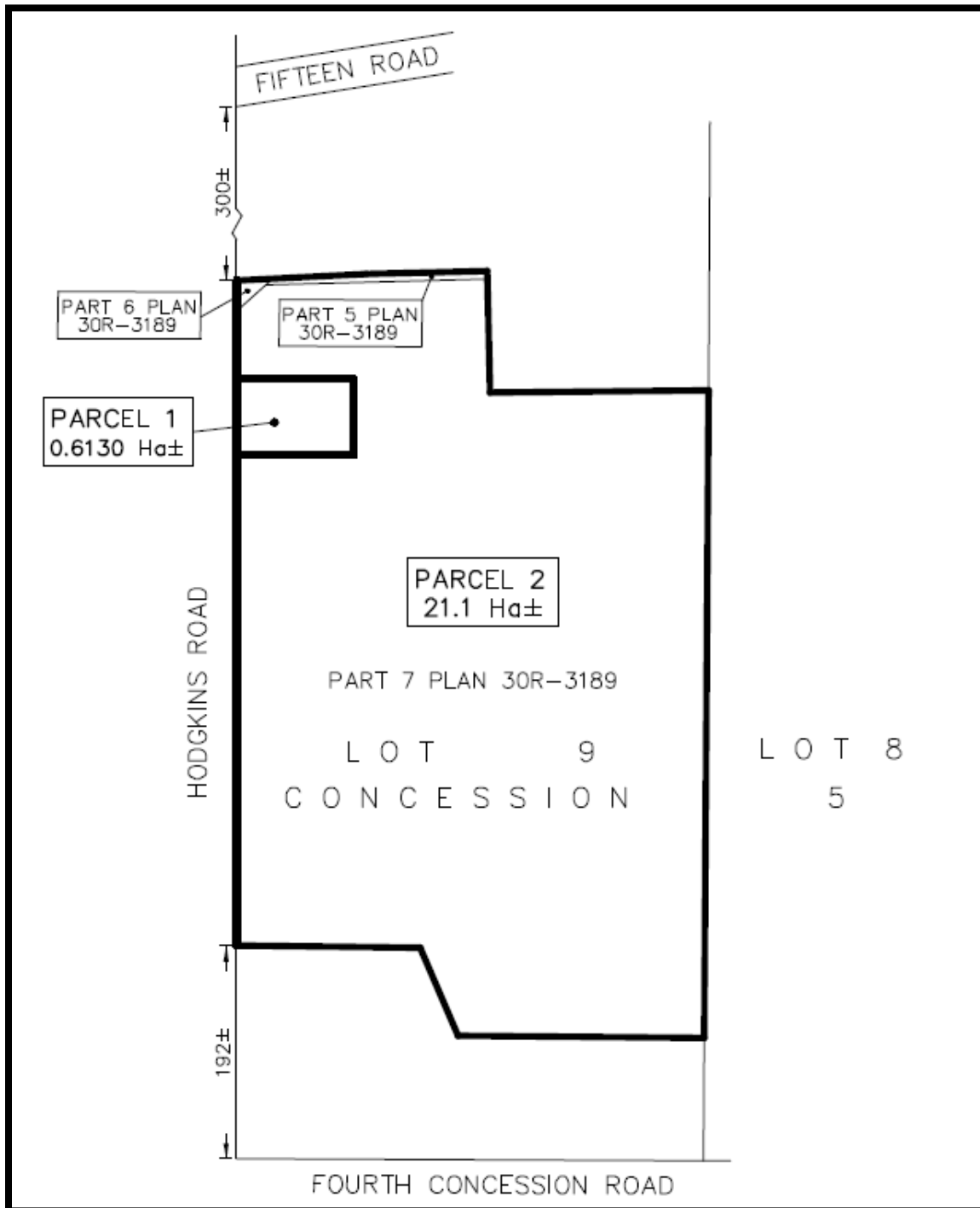
Proposed RuR Zoning - Sketch With Proposed Barn Location



Proposed RuR Zoning - Sketch with Satellite Overlay



Proposed APO Zoning Parcel 2



Should you have any questions regarding the contents of this letter, please contact Jeremy Brown at (905)-246-1423.

Jeremy Brown - Owner of Niagara Planning Consultants