



5576 Faulkner Trail & 5585 Fallowfield Road

Zoning By-Law Amendment
D02-02-12-0019

Shaping our future together

5576 Faulkner Trail & 5585 Fallowfield Road

- To change the zoning of 5576 Faulkner Trail from AG1 to AG[XXXr] (Agricultural Zone with an Exception)
- To change the zoning of 5585 Fallowfield Road from AG1 (Agricultural, subzone 1) to AG6 (Agricultural, subzone 6)
- To meet a condition of consent to sever a surplus farm dwelling imposed by the Committee of Adjustment (application no. D08-01-11/B-00550).

5576 Faulkner Trail

- Proposes to rezone the severed parcel from AG2 to AG[XXXr], in order to permit a dwelling, existing outbuildings and a home based business.
- An exception has been proposed for this parcel for the non-residential buildings which are used to store boats and recreational vehicles.

5576 Faulkner Trail

Details of exception:

Despite any provision to the contrary in Section 128, a home based business of storing boats and recreational vehicles must comply with the following:

- Accessory buildings may be used to a maximum floor area of 930 square metres
- A maximum lot area of 3485 square metres may be used for outdoor storage
- Outdoor storage may be located in an interior side yard as long as it is screened from view from any abutting street
- Subsection 128(13) does not apply

5585 Fallowfield Road

- Proposes to rezone the retained parcel (farmland) from Agricultural, Subzone 1 (AG1) to Agricultural, Subzone 6 (AG6).
- AG6 zone permits agricultural uses, but prohibits residential uses.
- AG6 represents agricultural lands with a minimum area of 18 hectares and a minimum frontage of 60 metres.

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 5576 Faulkner Trail and 5585 Fallowfield Road from Agricultural, Subzone 1 (AG1) to Agricultural with an Exception (AG[XXXr]) and Agricultural, Subzone 6 (AG6).