



PUBLIC MEETING

March 3, 2025

Zoning By-law Amendment Application, File No. Z-2024-13

Part Lot 31, Concession 5

16890 Jane Street, King

Owner: Angelo Sarracini (c/o Pine Glen Holdings Inc.)

Agent: Michael Manett (c/o MPLAN Inc.)

LOCATION MAP



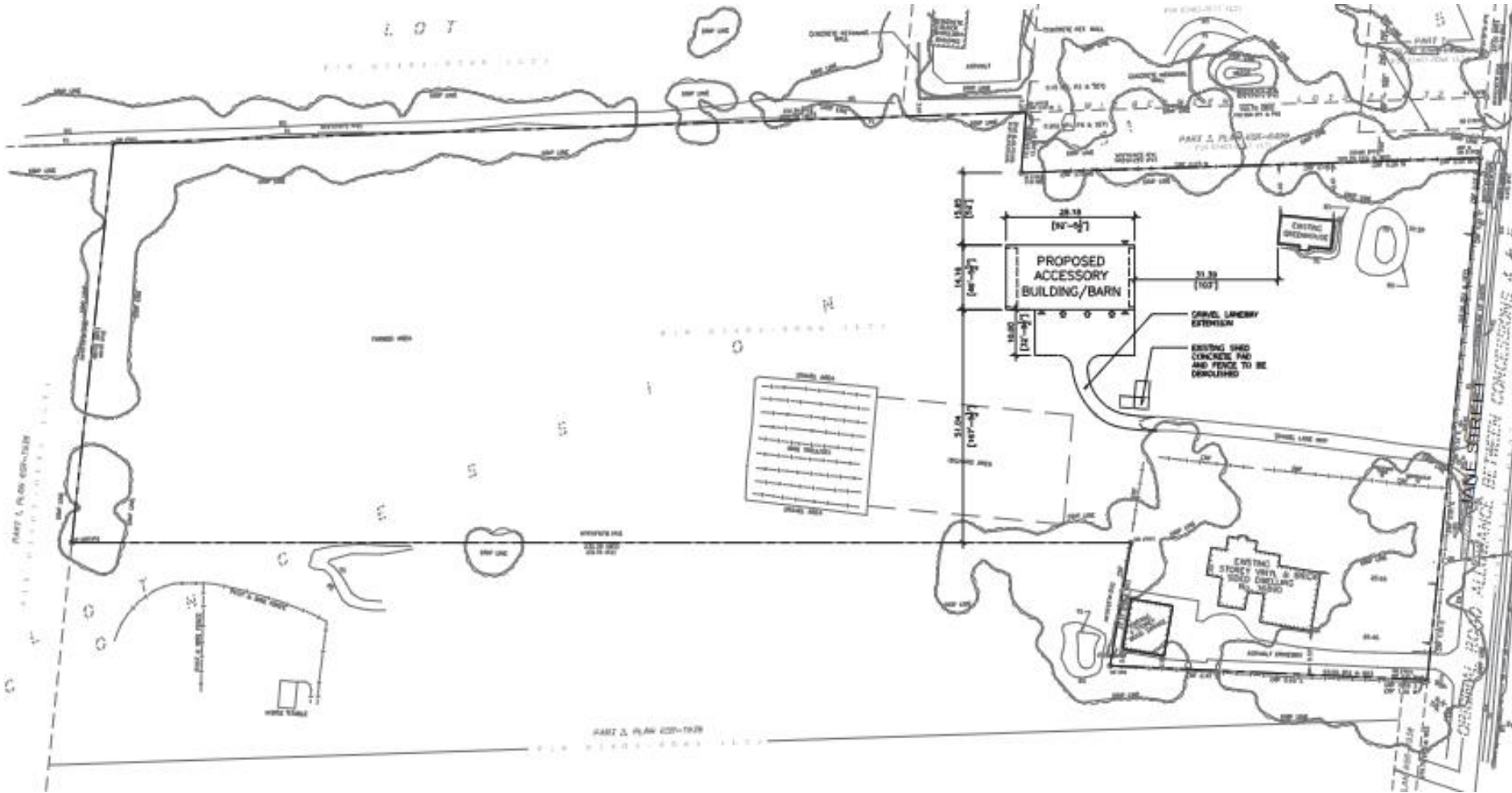


PROPOSAL

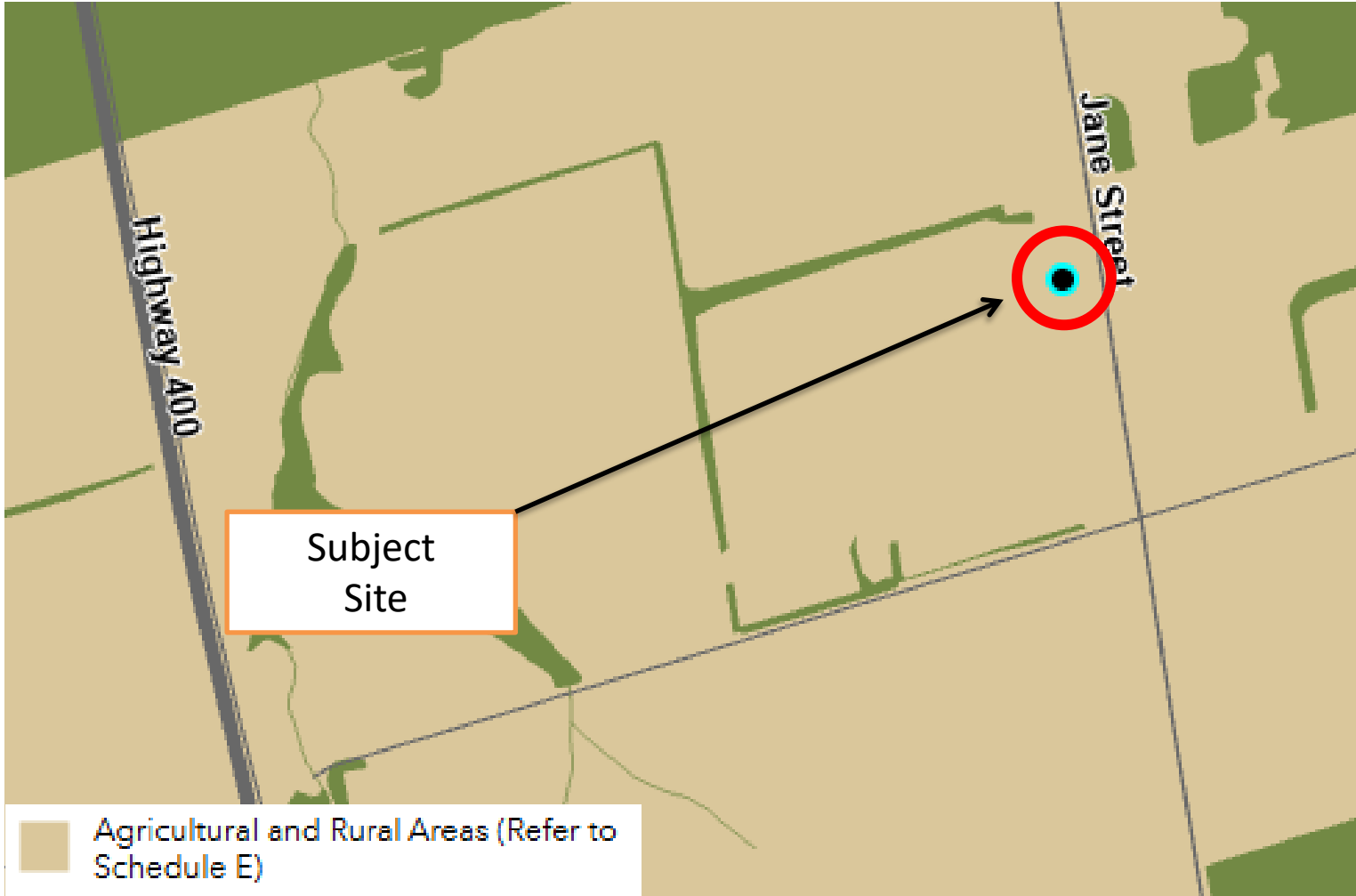
This application concerns a proposal for an additional residential unit in the form of a Farm Help Dwelling with the following site-specific provisions:

- Minimum floor area of $200m^2$
- Access to farm help dwelling shall be from the existing gravel driveway
- Minimum lot area shall be 2.85 hectares
- Maximum height shall be 8.0 metres

SITE PLAN



'OUR KING' OFFICIAL PLAN





PROVINCIAL PLANS

Provincial Planning Statement (PPS) (2024)

- Section 4.3.2 (5) Permits up to two additional residential units on lots in prime agricultural areas where a residential dwelling is a permitted use.

Oak Ridges Moraine Conservation Plan (ORMCP)

- Section 7 dictates that one secondary unit is permitted on a lot within the ORM Countryside, however **it must be contained within the primary dwelling**



OFFICIAL PLAN POLICIES

The subject property is designated as 'Agricultural Area' under the Township Official Plan

- This designation is intended to protect and maintain the lands for long-term agricultural use. The 'Agricultural Area' designation Within the Agricultural Areas, a flexible policy framework is required to promote economic activity and adaptability within the agricultural economy.



OFFICIAL PLAN POLICIES

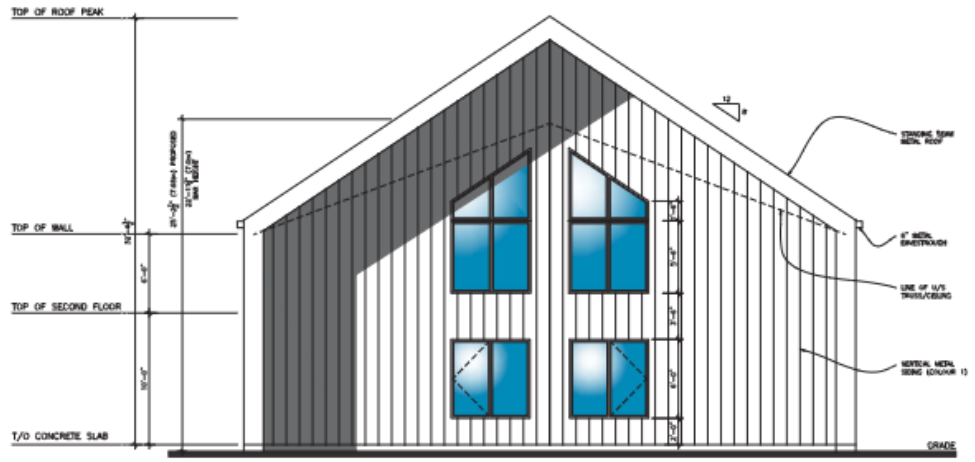
Section 3.8.3 of the Official Plan prescribes policies for where farm help accommodation is permitted which include, amongst several other criteria, that:

- *“(1). a farm help dwelling that only be permitted if it is exclusively devoted to accommodating full-time labour and it is demonstrated that the nature of the farm operation requires the additional accommodation to be located on-farm.”*

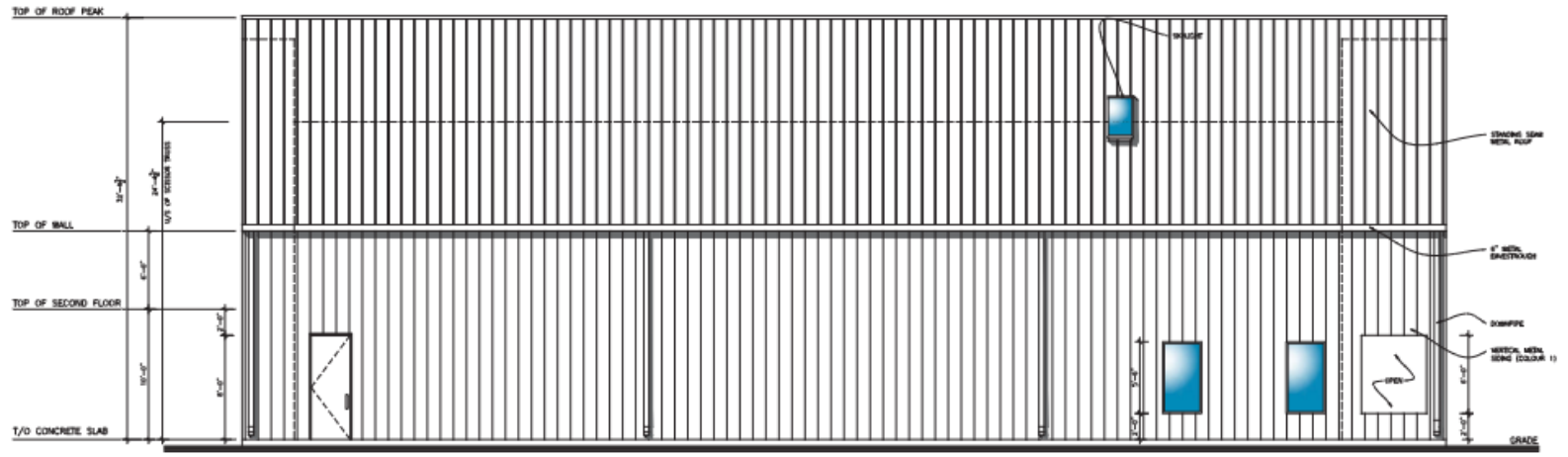
As per Section 3.8.3.5 of the Official Plan, it is noted that the Township of King’s guidelines for farm help accommodations are to be used to evaluate requests for additional residences for help on a farm. These guidelines prescribe criteria which include:

- *Minimum lot area necessary for granting permission to establish additional residence shall be **50 acres***
- *An additional residence shall be permitted only for help employed full-time on the property*

BUILDING ELEVATIONS



EAST ELEVATION
SCALE 1/4"=1'-0"



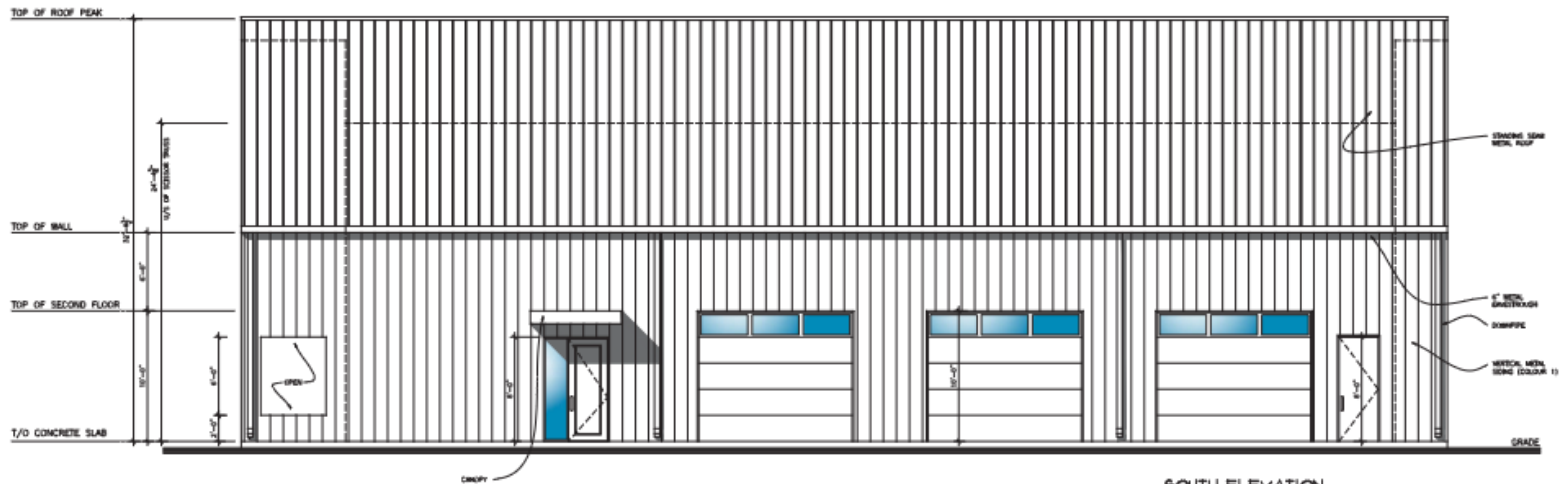
NORTH ELEVATION
SCALE 1/4"=1'-0"



BUILDING ELEVATIONS



WEST ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"



APPLICATION REVIEW

- Conformity with the Township's Official Plan and the Township's Policy Guidelines for Full-Time Farm Help
- Conformity with the Oak Ridges Moraine Conservation Plan and Provincial Policy
- Compatibility with Adjacent Properties
- Appropriateness of Site-Specific Zone Provisions
- Access and Servicing



RECOMMENDATIONS

- Planning staff requires further opportunity to continue to review the application, work with the applicant to review and address issues raised in the staff report, agency comments, and by the public and Council.
- That the Planning staff report be received and that the application be referred back to staff, together with any public and Council comments.
- QUESTIONS?