

**MEMORANDUM**

**TO:** Warden and Council  
**FROM:** Will Balsler, Junior Planner, Development Officer  
**DATE:** November 27, 2019  
**RE:** **First Reading on amendment to Land Use Bylaw to rezone PID 25162041, 13394 Hwy 4, Wentworth**

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**Background:** On September 27, 2019, Planning and Development staff received an application from Nathan Patriquin (the "applicant") regarding the property at 13394 Hwy 4, Wentworth (PID 25480625) (the "subject property").

The subject property is owned by Nathan Patriquin and is located on the corner of Wentworth Collingwood Road and Highway 4. The application is for a rezoning to permit the development of a dairy bar and drive-thru coffee shop.



**Regulatory and Land Use Context:**

The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy.

The current Country Residential (RCou) zoning of the property does not permit the development of a Take Out Restaurant – Ice Cream, or a Drive-through Restaurant.

It is surrounded by a variety of land uses, including convenience store (Wentworth Markets) and the Wentworth Learning Centre, both zoned Country Commercial (CCou). A majority of the neighboring properties are cultivated fields and dwellings, zoned respectively as Agriculture (AG) and Country Residential (RCou).



Rezoning the property to Country Commercial would allow the development of a Take Out Restaurant – Ice Cream and a Drive-through Restaurant, which is consistent with the Resource Designation, and is supported by MPS Policy 5-29(b):

“Council shall establish the following zones in the Land Use By-law:

- b) The Country Commercial Zone, intended to permit lower density residential development and a limited range of local commercial service uses on unserviced lots in rural communities. Zone standards shall reflect the denser nature of these communities compared to surrounding areas, but also the need for onsite water and wastewater services.”

**Next Steps:** If the amendment passes first reading, staff will prepare advertisements for the public hearing to be held prior to second reading.

**Recommendation:** Give first reading to the proposed amendments to the Land Use Bylaw and call a public hearing for January 8, followed by a second reading.

**Alternative:** Council can decide to reject the proposed amendment, or request that further information be provided.