



Internal Memorandum

To: Dan Namisniak
Planner- Secretary Treasurer of Committee of Adjustment

From: Jessica Kitchen
Zoning Administrator

Re: Application No.: ZBA32/17/DN
Applicant: Ken Ritchie
309 Cockshutt Road

Date: October 5, 2017

Dan:

These comments relate to ZBA32/17/DN submitted by Ken Ritchie, Owner of the BRANTFORD RANGE 2 E MOUNT PLEASANT RD PT LOTS 7 AND 8, former Township of Brantford land known as 309 Cockshutt Road is presently Zoned Agricultural (A) and Natural Heritage (NH) within the County of Brant Zoning By-law 61-16. The applicant is proposing to rezone the subject lands from Agricultural (A) to Special Exception Agricultural (A-____) to permit an oversized accessory structure with an overall maximum height of 8.5m and area of 353m², whereas the By-Law permits a maximum height of 5.0m and gross floor area of 75% of the dwelling, which in this case would be a maximum of 292.5m².

Staff's understanding is that the proposed use of the accessory structure will be residential storage and the structure will not contain a commercial business, livestock, or a second dwelling.

Please refer to the Zoning By-law for further clarification at www.brant.ca

The proposed development will be subject to all other requirements of the By-law.

Please provide the Draft By-Law to my attention for review and formatting at your earliest convenience.

JK.