



Internal Memorandum

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

From: Jessica Kitchen
Zoning Administrator

Re: Application No.: B53-17-DN& ZBA33-17-DN
Applicant: Bradley Hunter
188 Golf Links Road

Date: October 4, 2017

Dan:

These comments relate to B53/17/DN, the lands are presently Zoned Agricultural (A) within the County of Brant Zoning By-Law 61-16. The Applicant is proposing to sever a surplus farm dwelling.

The proposed severed Lot will have an area of approximately 0.6 hectares and lot frontage of approximately 76 metres.

The proposed retained lands will have a frontage of approximately 177 metres with an area of approximately 16.4 hectares.

Please be advised that both parcels are considered to be undersized agricultural parcels with respects to the minimum requirements of the A Zone for frontage and area.

Staff are aware of the concurrent Zoning By-Law Amendment Application submitted which propose to rezone the retained lands to Site Specific Agricultural (A-9) to prevent a dwelling.

Staff can confirm based on the preliminary site plan submitted illustrating the proposed dwelling that the setbacks and lot coverage of the A Zone have been met.

Staff has reviewed the MDS I information submitted with the application for the proposed creation of the new lot and note that there are no concerns with respects to the Minimum Distance Setback required.

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

No further concerns or comments.

JK.