

Planning & Development Committee

March 2, 2020

ZBA2-21-RC

Eximius Engineering Ltd.

Harpreet Panchi

556 Mt. Pleasant Road, Brantford



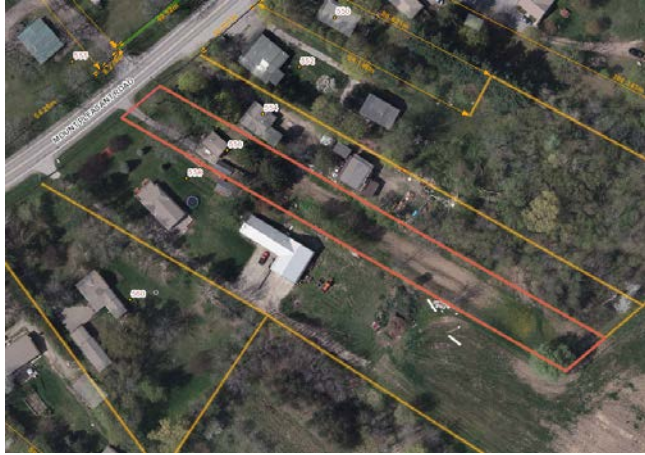
Planning & Development Committee

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Application No:	ZBA2-21-RC
Report No:	RPT-21-44
Application Type:	Zoning By-law Amendment
Location:	556 Mt. Pleasant Road
Owner:	Harpreet Panchi
Agent:	Eximius Engineering Ltd.
Staff Recommendation:	ITEM BE RECEIVED <u>FOR INFORMATION PURPOSES ONLY.</u>

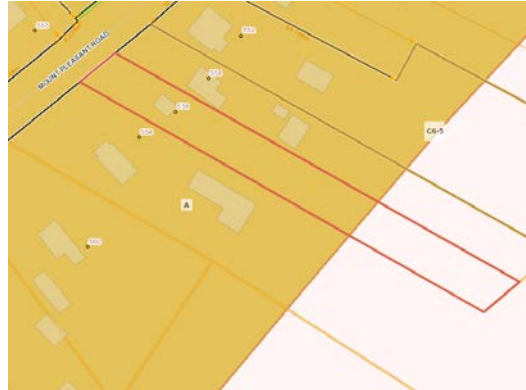
Existing Conditions



Frontage: 20.11 metres (65.97 feet)

Area: 0.4 hectares (1 acres)

- The subject lands currently contain a single detached dwelling and accessory structure.



Official Plan (2012)

Current Designation:

- Suburban Residential**
- Primary form of development limited to low density residential development, and institutional uses
- Agriculture**
- Permits single detached dwellings, as well as a range of agricultural uses.

Zoning By-Law 61-16 (2016)

Current Zoning:

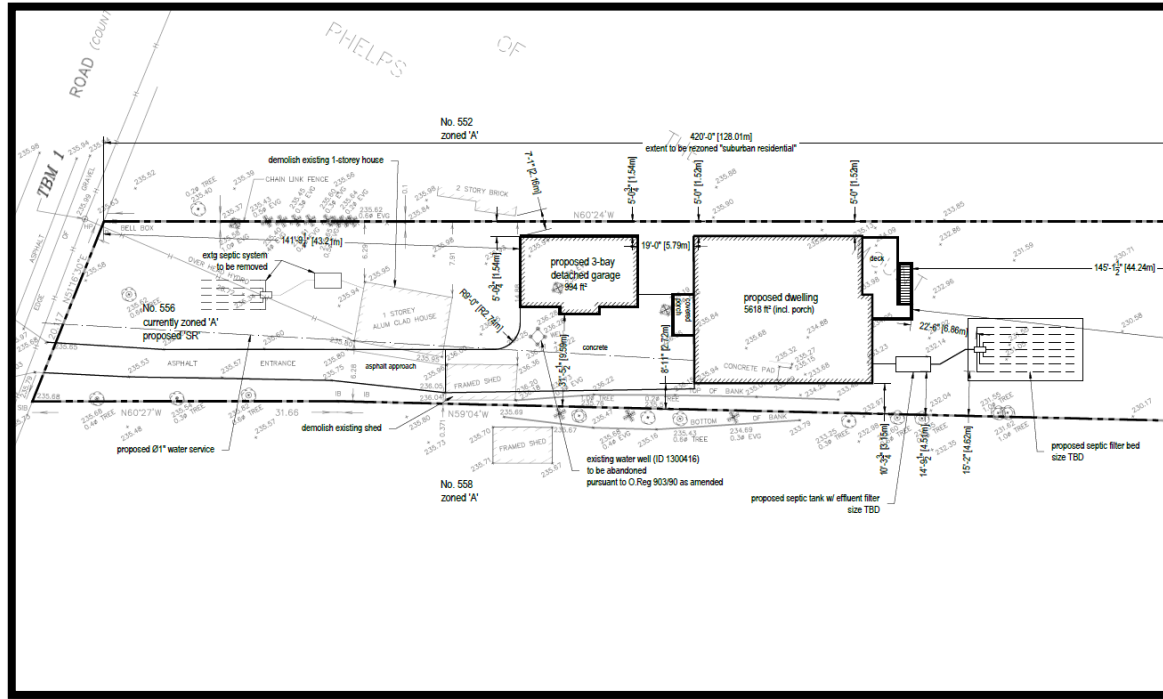
- Agricultural (A)**

Proposed Zoning:

- Suburban Residential (SR)**



Proposal



Zoning By-law Amendment:

- Agricultural (A) to Suburban Residential (SR) on the westerly portion of the subject lands in order to permit the development of a single detached dwelling and accessory structure.

Application Submission:

- Application Form
- Covering Letter
- Site Plan



Next Steps

Application Circulation:

- Comments to be received from Internal / External Agencies
- Further review and discussion between Applicant/ Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the Planning Act (*120 metres*)
- Consideration/ Decision by Planning & Development Committee at a later date

Formal Public Hearing:

- Recommendation Presented by Staff
- Planning & Development Committee Consideration / Decision