

Planning & Development Committee

October 5, 2021

PS1-18-RA/ZBA5-18-RA

Agent: GSP Group

Owner: Riverview Highlands (St. George) Holdings Ltd

70/72 Beverly Street West, St. George



Planning and Development Committee

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Application No:	PS1-18-RA/ZBA5-18-RA
Application Type:	Draft Plan of Subdivision & Zoning By-Law Amendment Application
Location:	70/72 Beverly Street West, St. George
Applicant:	Riverview Highlands (St. George) Holdings Ltd
Staff Recommendation:	For information only.

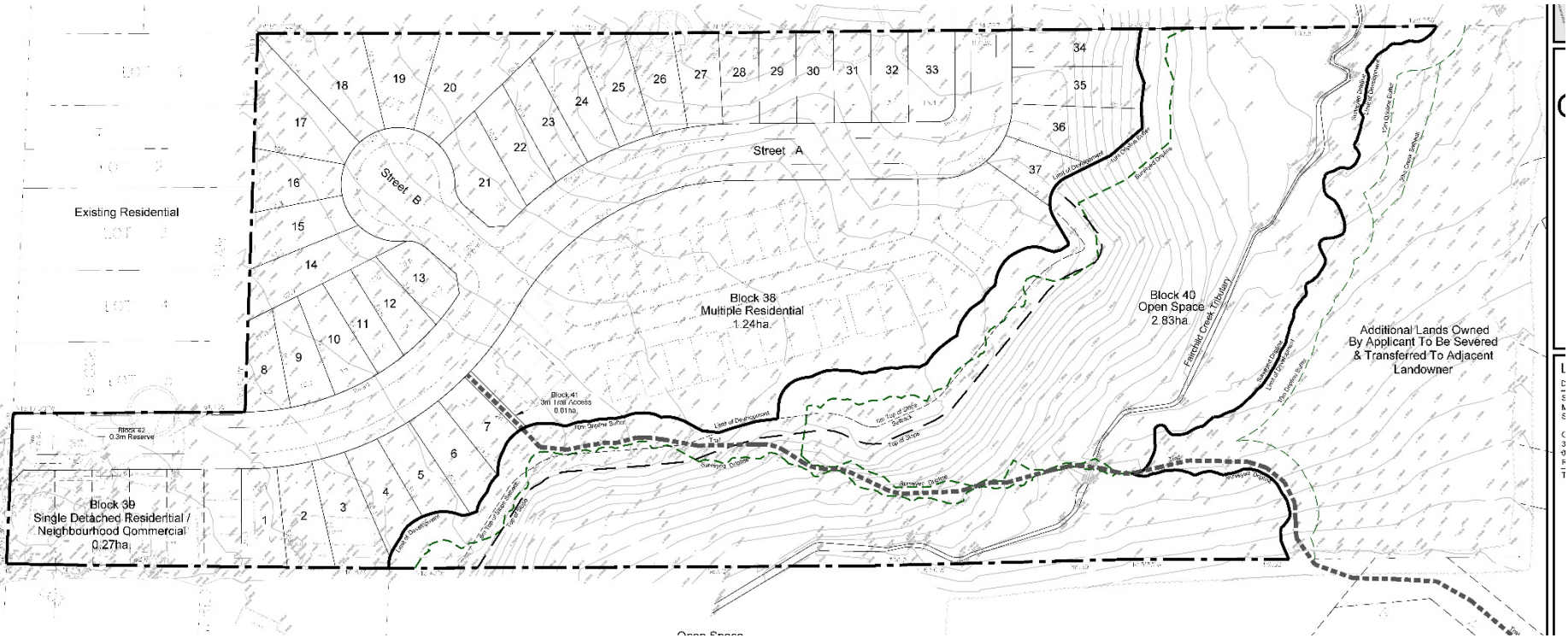
Background



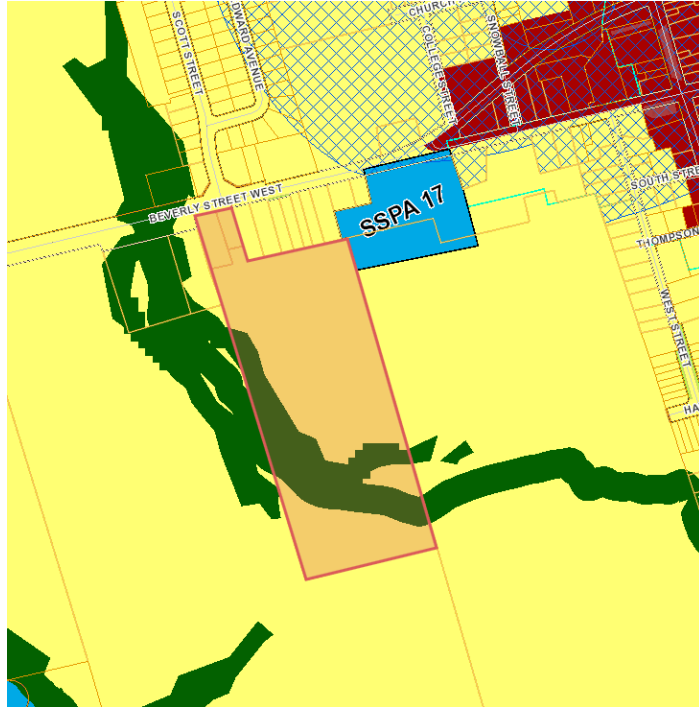
- Original plan of subdivision and zoning submitted in 2008
- The application was on hold given ongoing LPAT hearings with adjacent lands and given servicing constraints
- 2021-Reactivation of the old file
- The 2018 proposal has been altered slightly, now proposing the development of 37 single-detached residential dwellings, a 1.42 multiple-residential block, and a 0.27 ha block that may be developed as either 6 additional single-detached dwellings or neighbourhood commercial
- The previous 'Block 39 – Future Development' is planned to be severed, transferred, and incorporated into the adjacent lands



Proposal



Planning Policy

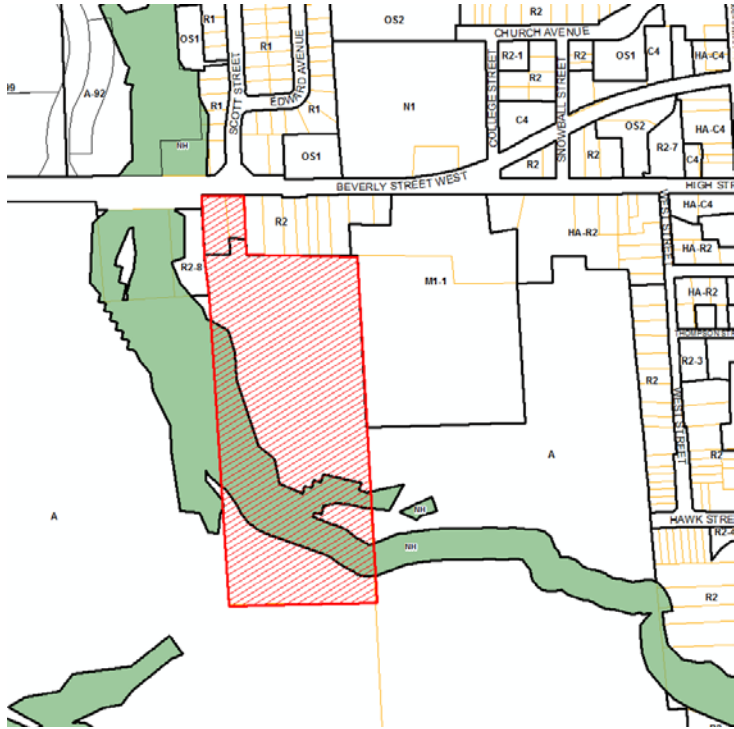


County of Brant Official Plan (2012):

- Designated Urban Residential & Natural Heritages System
- Primary Urban Settlement Boundary



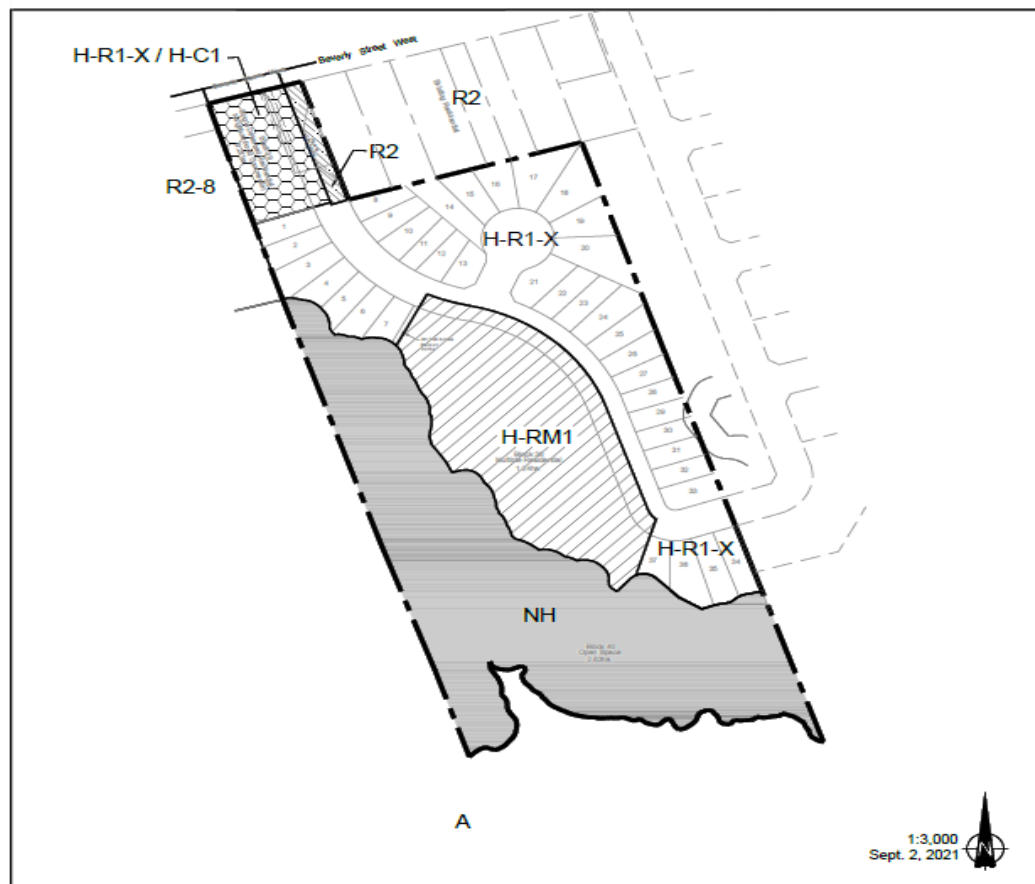
Planning Policy








County of Brant Zoning By-Law 61-16:

- Currently zoned Urban Residential (R2) Agriculture (A) and Natural Heritage (NH)
- Proposal seeks to change the zoning on the subject to Residential Singles Holding Exception (H-R1-X), Residential Singles Holding Exception (H-R1-X) / Neighbourhood Commercial Holding (H-C1), Residential Multiple Low Density Holding (H-RM1), and Natural Heritage (NH) in order to implement a Draft Plan of Subdivision containing 37 lots for single-detached dwellings, a split 0.27 hectare residential/commercial block, and a 1.24 hectare low-density multiple residential block.





- A
-  Lands to be zoned the Residential Singles Holding Exception (H-R1-X) Zone
 -  Lands to be zoned the Residential Singles Holding Exception (H-R1-X) Zone / Neighbourhood Commercial Holding (H-C1)
 -  Lands to be zoned the Residential Multiple Low Density Holding (H-RM1) Zone
 -  Lands to be zoned the Residential Singles and Semis (R2) Zone
 -  Lands to be zoned the Natural Heritage (NH) Zone

Key Issues

- Timing of Water and Wastewater Services – The Class EA process in St. George for upgrades is still in progress
- Dependence on adjacent developments- Stormwater for these lands outlets onto Losani Lands.
- It is the intent of the owner to sever and transfer former Block 39 to adjacent land owner. The County has had conversations with the owners in this regard, but the application has not been submitted to date.



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 with draft plan conditions of approval 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

