

Planning & Development Committee

October 5, 2021

ZBA28-21-AW

Andrzej & Malgorzata Paluch
602 Mount Pleasant Road, Mount Pleasant



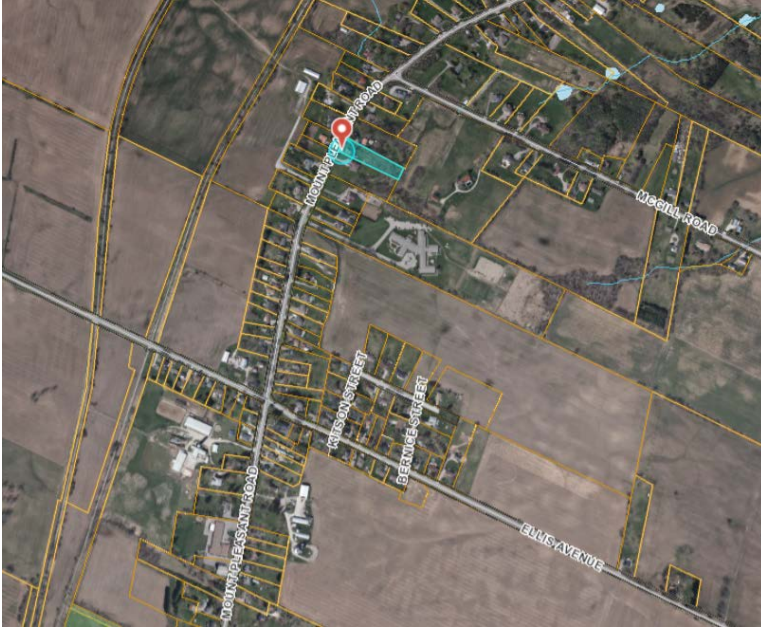
Planning and Development Committee

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Application No:	ZBA28-21-AW
Application Type:	Zoning By-law Amendment
Location:	602 Mount Pleasant Road, Mount Pleasant
Applicant:	Andrzej & Malgorzata Paluch
Staff Recommendation:	Approval

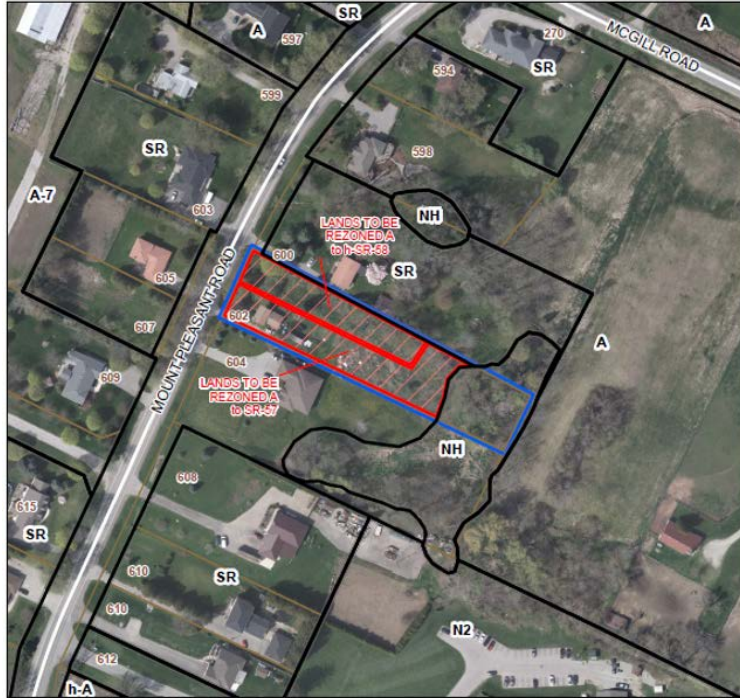
Location



- The subject lands are located within Mount Pleasant
- Specifically, the subject lands are located on the east side of Mount Pleasant Road, and are located south of McGill Road and north of Ellis Avenue



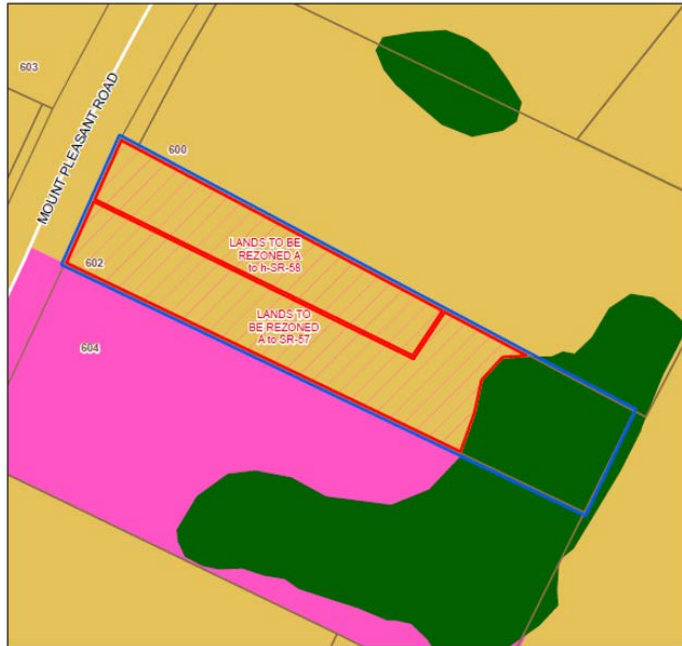
Proposal



- Rezone the subject lands from Agriculture and Natural Heritage to Suburban Residential & Natural Heritage
- Purpose of rezoning is to facilitate a severance
- Seeking site specific provision for reduced frontage



Planning Policy

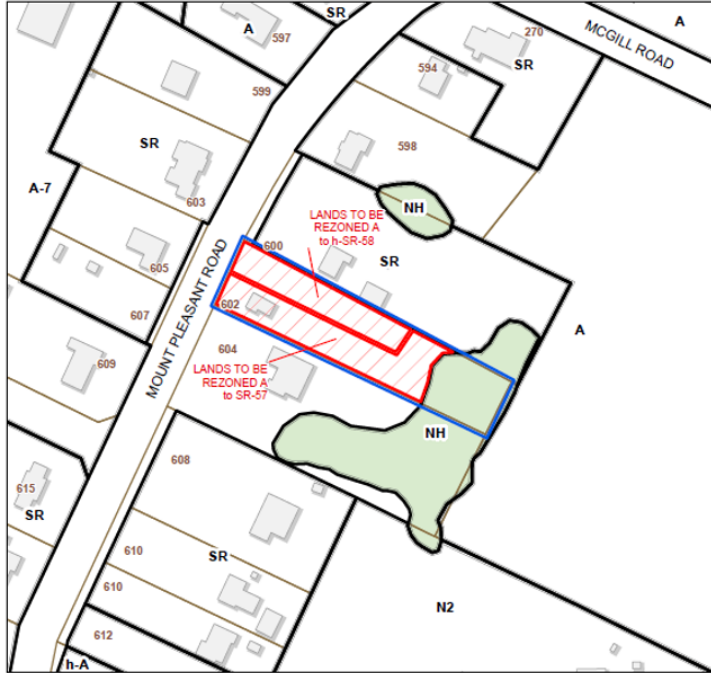


County of Brant Official Plan (2012):

- Designated Suburban Residential & Natural Heritage
- Suburban Residential designation contemplates for limited residential development
- Proposed dwelling is located outside of the Natural Heritage Area



Planning Policy



County of Brant Zoning By-Law 61-16:

- Subject lands are currently zoned Agriculture (A) and Natural Heritage (NH)
- Applicant is proposing to rezone a portion from Agriculture (A) to Suburban Residential (SR) to be aligned with Official Plan
- Site specific provision for reduced frontage, applicant is proposing 18.6m whereas 20m is required
- Rezoning is being sought to facilitate a severance
- Severed parcel will be rezoned with a Holding provision due to water capacity restrictions



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