

# **Planning & Development Committee**

October 5, 2021

ZBA32-21-AW

Shermandale Farms Limited

178 Newport Road, geographic Township of Brantford



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<b>Application No:</b>	<b>ZBA32-21-AW</b>
<b>Application Type:</b>	Zoning By-law Amendment
<b>Location:</b>	178 Newport Road, Geographic Township of Brantford
<b>Applicant:</b>	Shermandale Farms Limited
<b>Staff Recommendation:</b>	Approval

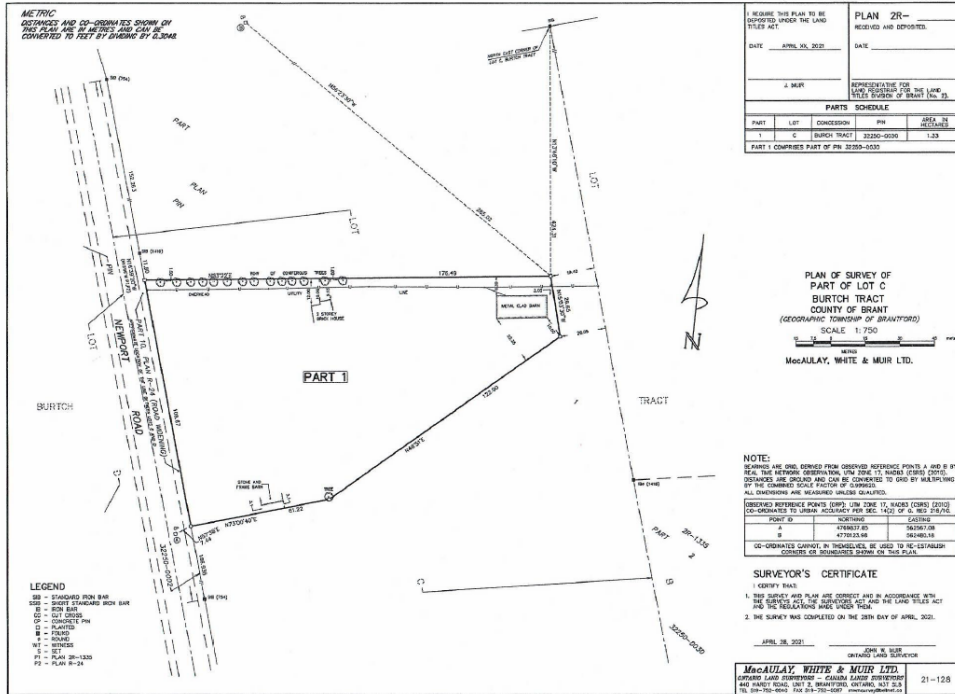
# Subject Lands



- The subject lands are located on the east side of Newport Road, and south of the Old Greenfield Road and Newport Road intersection
- Irregular in shape, have a frontage of approximately 1,486.8 m
- Approximate area of 79.3ha



# Proposal



- The applicant is proposing to rezone a portion of the subject lands to prohibit a dwelling on the retained lands
- The applicant is also proposing to permit increased accessory structure area
- The applicant recently underwent a severance in July 2021
- The rezoning was a condition of the severance

# Planning Policy

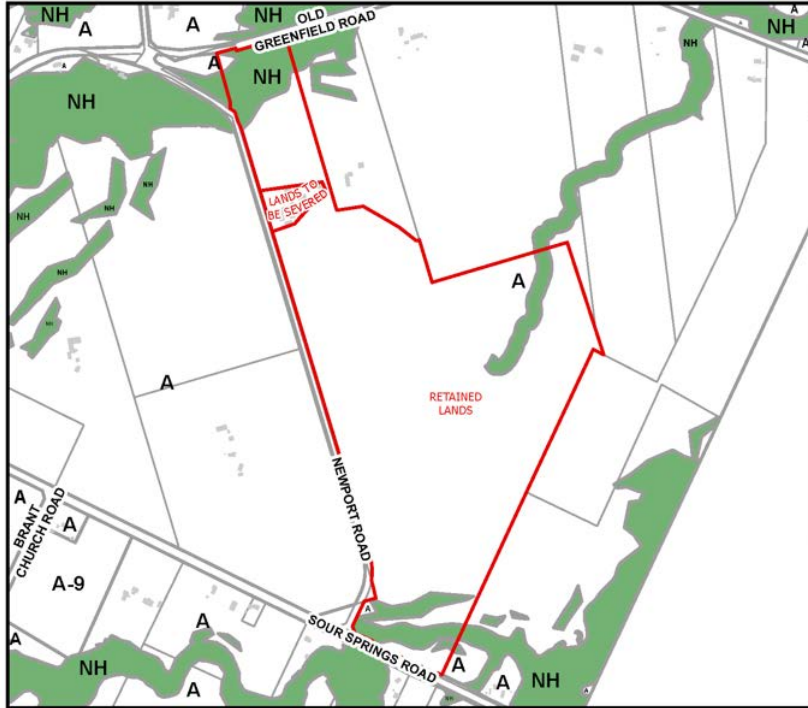


## County of Brant Official Plan (2012):

- Designated Agriculture & Natural Heritage
- The surplus dwelling area is designated Agriculture, with the retained designated as Agriculture and Natural Heritage
- Agricultural designation contemplates for surplus dwellings subject to a number of criteria
- No new residential building lots are being created



# Planning Policy



## County of Brant Zoning By-Law 61-16:

- Zoned Agriculture (A) and Natural Heritage (NH)
- Surplus dwelling area is zoned as Agriculture (A), with the retained lands currently zoned as Agriculture (A) and Natural Heritage (NH)
- No new residential building lots are to be created
- The applicant is proposing to rezone the retained lands to prohibit a dwelling
- The applicant is proposing to rezone the severed parcel to recognize oversized accessory structures



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