

Planning & Development Committee

December 7th, 2021

ZBA38-20-AW

Lanca Contracting Ltd

6 Maple Ave, Burford, County of Brant



PLANNING & DEVELOPMENT COMMITTEE

December 7th, 2021



Application No:	ZBA38-20-AW
Application Type:	Zoning By-law Amendment
Location:	6 Maple Ave, Burford
Agent:	MHBC Planning Ltd.
Applicant:	Lanca Contracting Ltd.
Staff Recommendation:	ITEM BE RECEIVED <u>FOR INFORMATION PURPOSES ONLY.</u>

Subject Lands



- The subject lands are located on the east side of Maple Avenue North, north of the Maple Avenue North and King Street intersection
- Rectangular in shape, have a frontage of approximately 98 metres along Maple Avenue North
- Approximate area of 1.7ha

Proposal



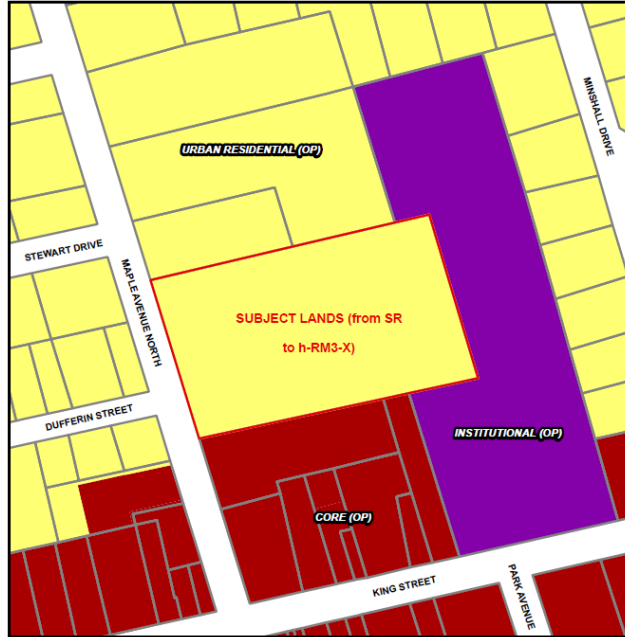
- The applicant is proposing to rezone the subject lands to Residential Multiple High Density (RM3) to permit multiple residential uses, specifically an apartment dwelling
- Applicant is proposing 2 low-rise apartment buildings, 3 storeys in height with 40 condominium units in each
- Proposing a holding provision subject to:
 - MECP approval
 - Stormwater approval
 - Well permit
 - Phased approach
- Application is subject to site plan control

Chronology



- Application received October 2020
- Information presentation – December 2020
- Open house – April 21, 2021
- Information presentation – December 2021
- Neighbourhood Mailer – January 2022
- Tentative Recommendation – February 2022
- Site Plan Control

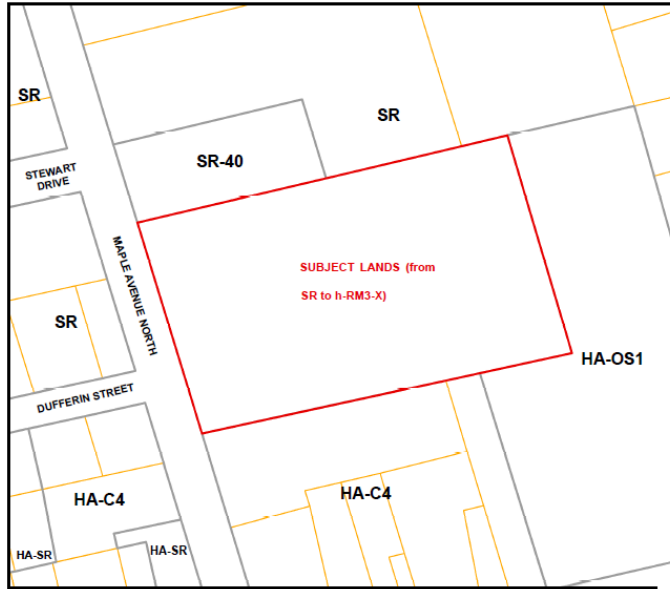
Planning Policy



County of Brant Official Plan (2012):

- Designated Urban Residential
- The Urban Residential designation applies to the Primary and Secondary Urban Settlement Areas of the County.
- Official Plan contemplates for development on private servicing
- Official Plan permits medium density uses up to a maximum of 50 units per hectare, proposing 47.8

Planning Policy



County of Brant Zoning By-Law 61-16:

- Zoned Suburban Residential (SR)
- Seeking to rezone to Residential Multiple High Density (RM3) to facilitate two low-rise apartment buildings
- Concept plan demonstrates compliance with development provisions for apartment dwellings
- Subject to site plan control

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