

# **Planning & Development Committee**

December 07, 2021

ZBA15-21-AW

Megan & Darren Weatherbee

184 Highway #53, Cathcart



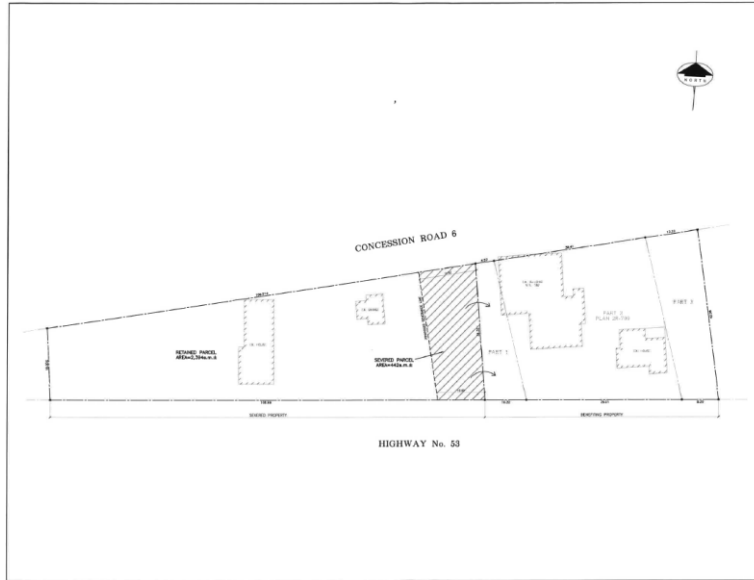
# Planning & Development Committee

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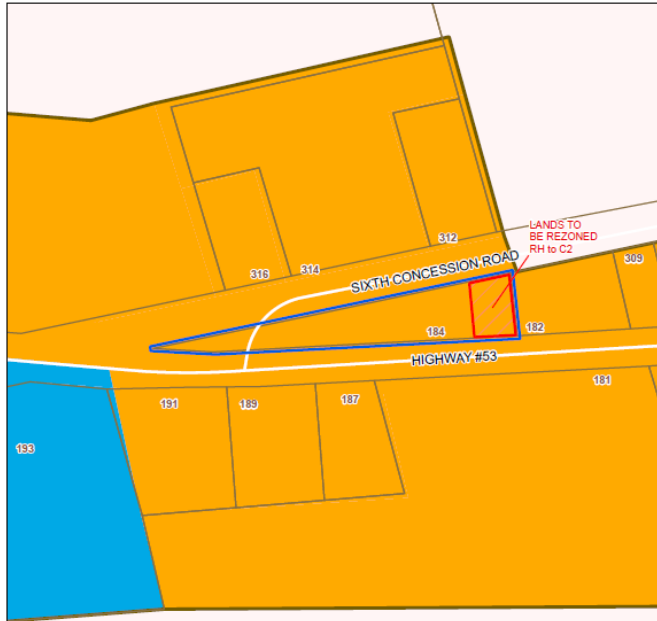
|                              |                           |
|------------------------------|---------------------------|
| <b>Application No:</b>       | <b>ZBA15-21-AW</b>        |
| <b>Application Type:</b>     | Rezoning Application      |
| <b>Location:</b>             | 184 Highway #53, Cathcart |
| <b>Applicant:</b>            | Megan & Darren Weatherbee |
| <b>Staff Recommendation:</b> | For information only.     |

# Proposal



- The applicant is seeking to rezone an area of approximately 442 square metres (4,757.6 square feet)
- The rezoning is to facilitate a lot line adjustment with the abutting parcel to allow for a future expansion of their business
- Retained parcel is expected to have an area of approximately 2,394 sq.m
- Benefiting parcel is expected to have an area of approximately 2,726.6 square metres

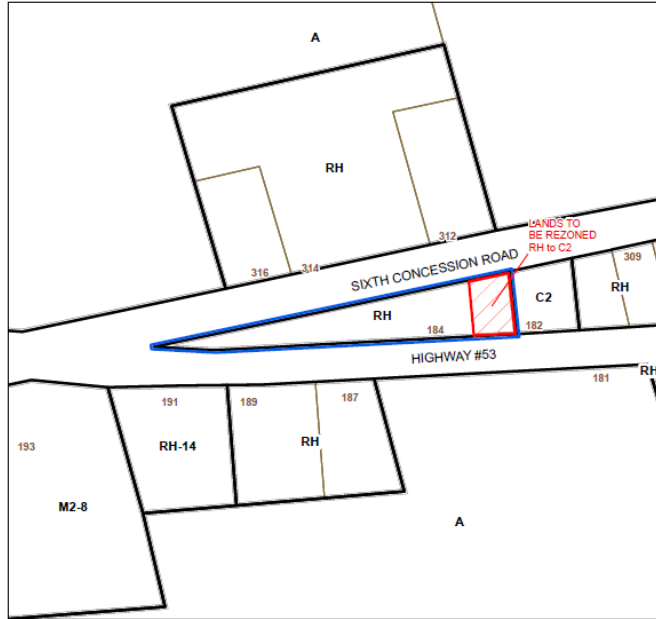
# Planning Policy



## County of Brant Official Plan (2012):

- Designated Hamlets & Villages
- Official Plan contemplates for residential and neighbourhood commercial uses on lands designated as Hamlets & Villages
- Commercial uses are to be small-scale business which provide for the sale of convenience goods and other personal services to meet the daily living needs of local and surrounding agricultural residents

# Planning Policy



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

- Benefitting parcel is currently split zoned General Commercial (C2) and Residential Hamlet (RH)
- Lands to be severed and merged with portion zoned as General Commercial (C2)
- Site specific relief is required for lot area, a minimum of 3,000 sq.m is required whereas a minimum of 2,394 sq.m is proposed

# 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