

Planning & Development Committee

December 7, 2021

ZBA39-21-AW

Robert & Meaghan Innes

729 Mount Pleasant Road, Mount Pleasant



Planning and Development Committee

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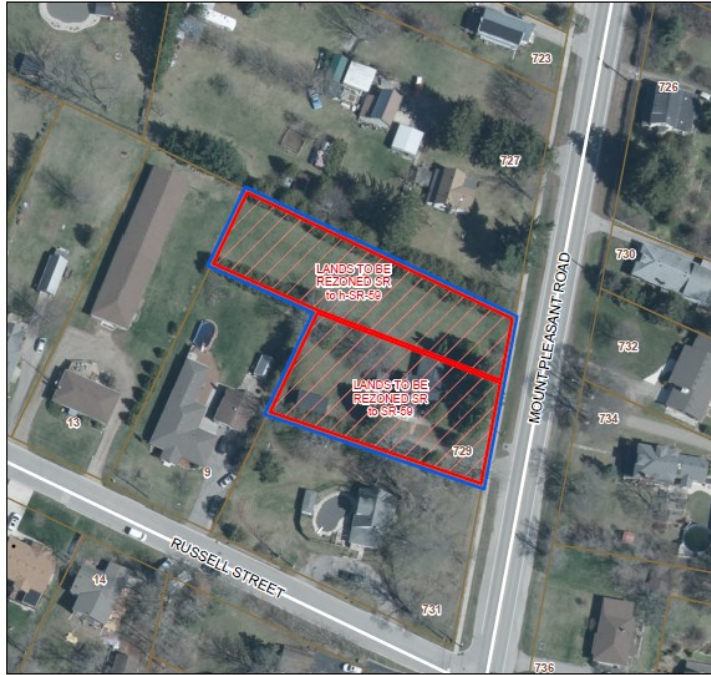
Application No:	ZBA39-21-AW
Application Type:	Zoning By-law Amendment
Location:	729 Mount Pleasant Road, Mount Pleasant
Applicant:	Robert & Meaghan Innes
Staff Recommendation:	For information only.

Location



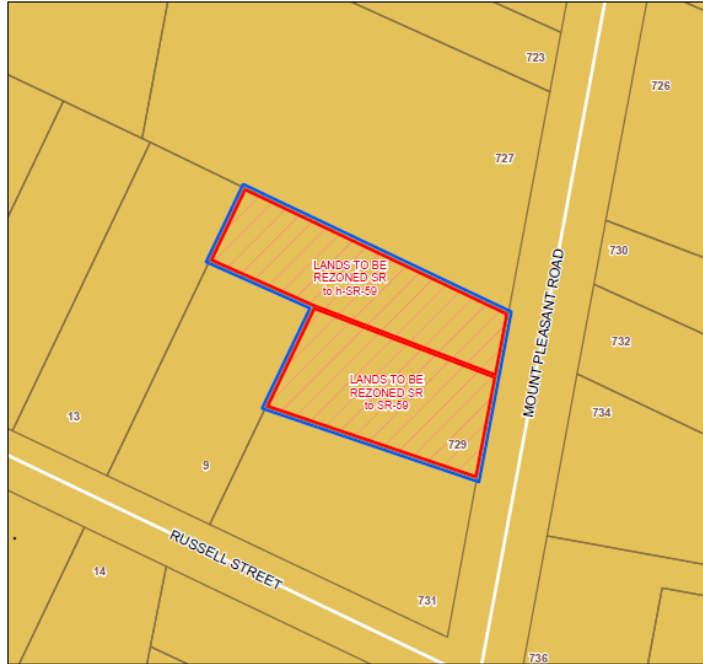
- The subject lands are located within Mount Pleasant
- They are located on the west side of Mount Pleasant Road, and are located south of Burtch Road
- The subject lands are partially municipally serviced with water

Proposal



- Purpose of rezoning is to facilitate a severance
- Seeking site specific provision for reduced frontage, specifically seeking a reduced frontage of 17 metres
- Proposing to place a holding on the severed parcel due to capacity restrictions

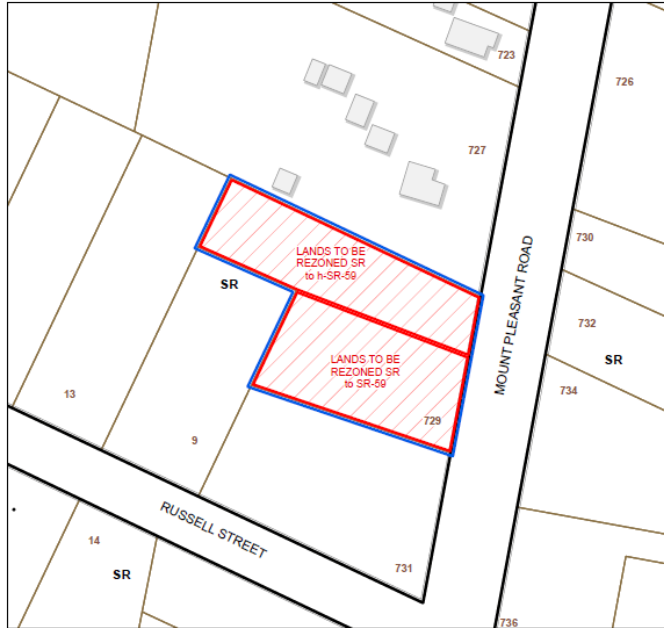
Planning Policy



County of Brant Official Plan (2012):

- Designated Suburban Residential Suburban Residential designation contemplates for limited residential development

Planning Policy



County of Brant Zoning By-Law 61-16:

- Subject lands are currently zoned Suburban Residential
- Applicant is proposing to rezone to facilitate a severance
- Site specific provision for reduced frontage, applicant is proposing 17m whereas 20m is required
- Severed parcel will be rezoned with a Holding provision due to water capacity restrictions

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