

Planning & Development Committee

December 7, 2021

ZBA38-21-AW

Ross Knill, Colin Knill and Mary Lou Knill

55 Highway #2, Geographic Township of Burford



Planning and Development Committee

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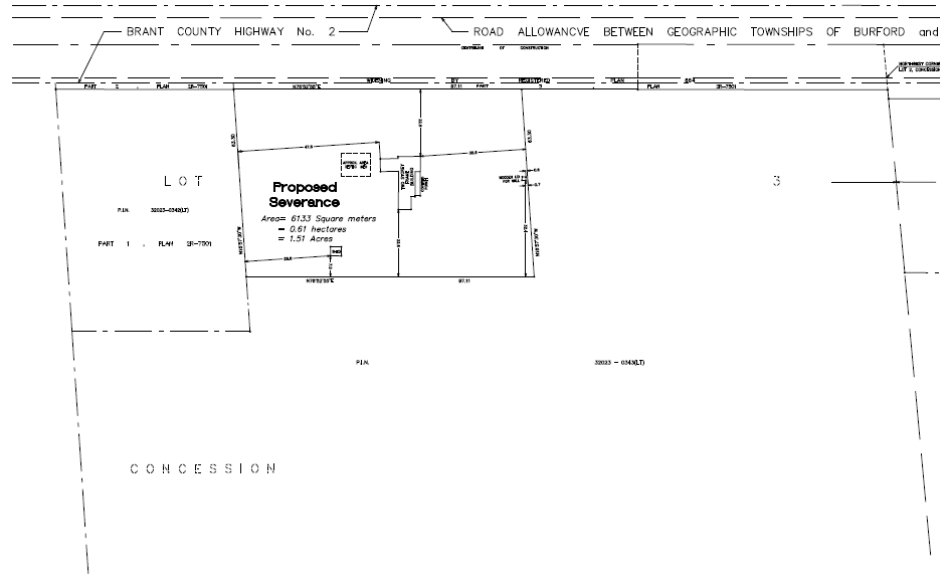
Application No:	ZBA38-21-AW
Application Type:	Zoning By-law Amendment
Location:	55 Highway #2, Geographic Township of Burford
Applicant:	Elder Plans Inc
Staff Recommendation:	Approval

Subject Lands



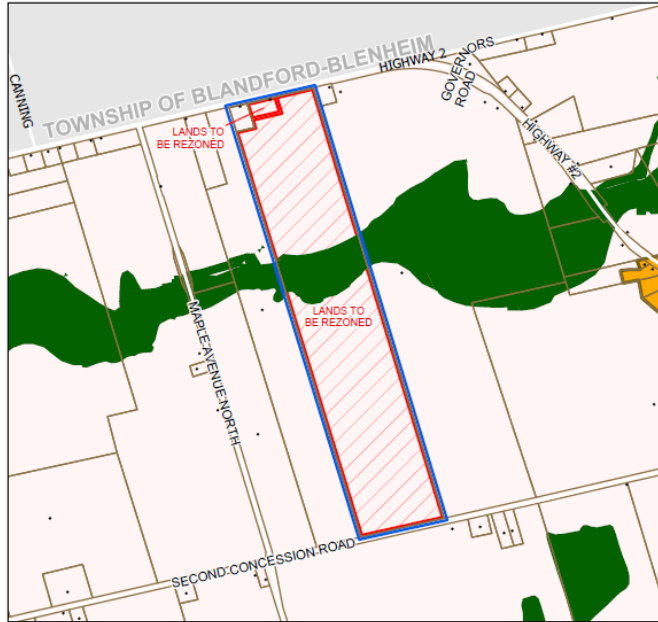
- The subject lands are located on the south side of Highway #2, east of the Highway #2 and Maple Avenue North intersection
- Rectangular in shape, have a frontage of approximately 221 metres
- Approximate area of 39.66ha

Proposal



- The applicant is proposing to rezone a portion of the subject lands to prohibit a dwelling on the retained lands and to permit reduced lot frontage and area
- Specifically lot frontage of 124m, and area of 39.1ha
- The applicant recently underwent a severance in September 2021
- The rezoning was a condition of the surplus dwelling severance

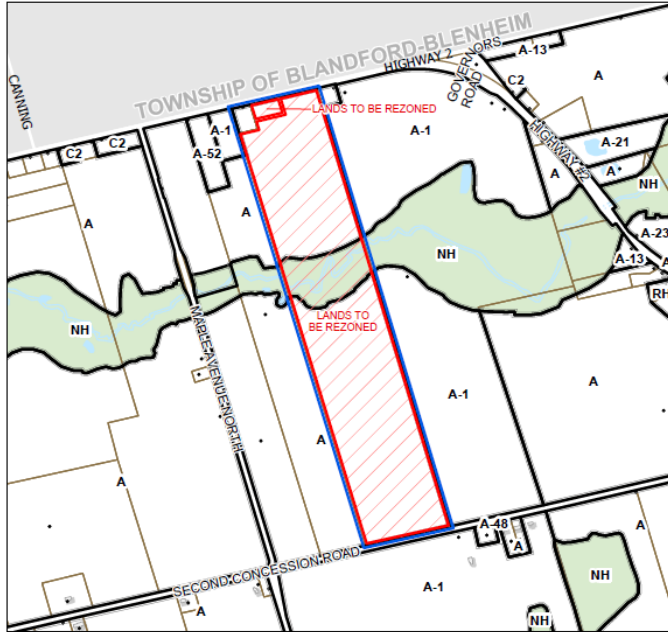
Planning Policy



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 and for relief for frontage/ lot area

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