

Planning & Development Committee

January 4, 2022

ZBA43-21-SL

Komienski Limited

29 Fairfield Road, Geographic Township of Burford



Planning and Development Committee

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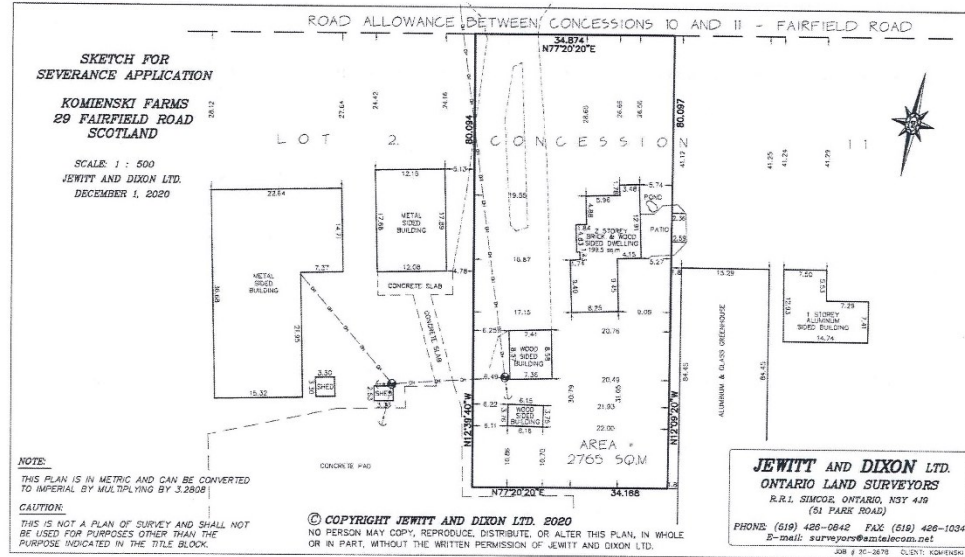
Application No:	ZBA43-21-SL
Application Type:	Zoning By-law Amendment
Location:	29 Fairfield Road, Geographic Township of Burford
Applicant:	Tom Komienksi
Staff Recommendation:	Approval

Subject Lands



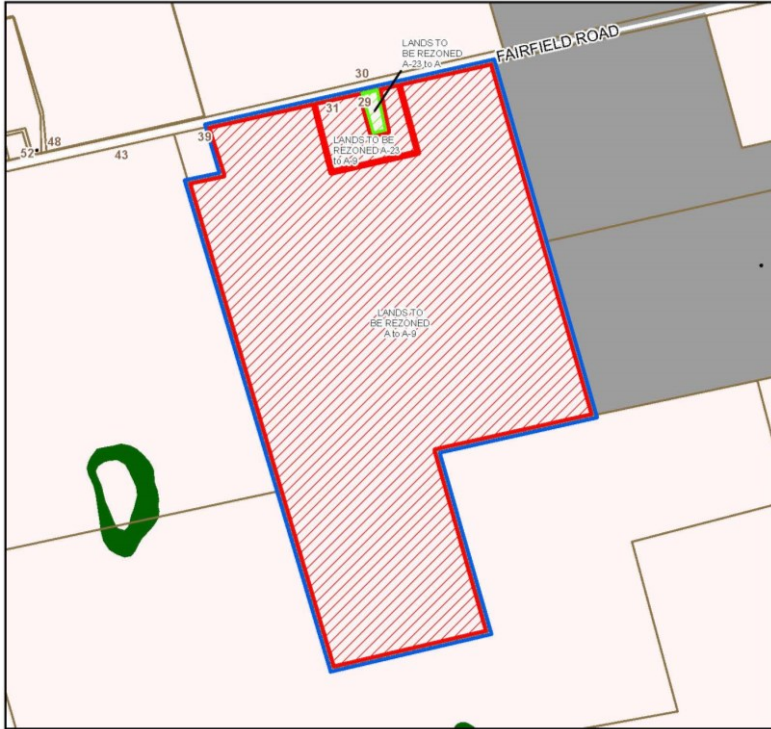
- The subject lands are located on the south side of Fairfield Road, east of the Fairfield Road and Maple Avenue South intersection
- Irregular in shape, have a frontage of approximately 527 metres
- Approximate area of 48.3ha

Proposal



- The applicant is proposing to rezone a portion of the subject lands to prohibit a dwelling on the retained lands (A-9) and to remove site specific provision 23 (A-23) from the severed and retained parcel. Severed parcel will be zoned as Agriculture (A).
- Severed parcel has a frontage of 34.9m, and an area of 0.28ha
- The applicant underwent a severance in February 2021
- The rezoning was a condition of the surplus dwelling severance

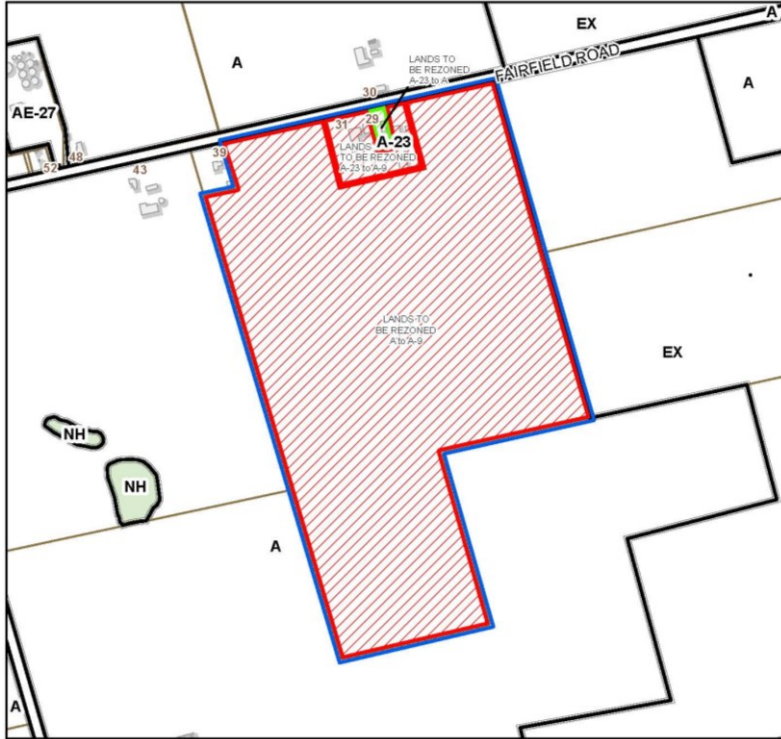
Planning Policy



County of Brant Official Plan (2012):

- Designated Agriculture
- The surplus dwelling area is designated Agriculture, with the retained designated as Agriculture
- 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 Special Exception Agriculture (A-23) and Agriculture (A)
- Surplus dwelling area is zoned as Special Exception Agriculture (A-23), with the retained lands currently zoned as Special Exception Agriculture (A-23) and Agriculture (A)
- No new residential building lots are to be created
- The applicant is proposing to rezone the retained lands to prohibit a dwelling (A-9) and to remove Site Specific Provision 23 (A-23) from the severed and retained lands.

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