

Planning & Development Committee

February 1, 2022

ZBA40-21-AW

Darek and Denise Lesiak

571 Mount Pleasant Road, Mount Pleasant



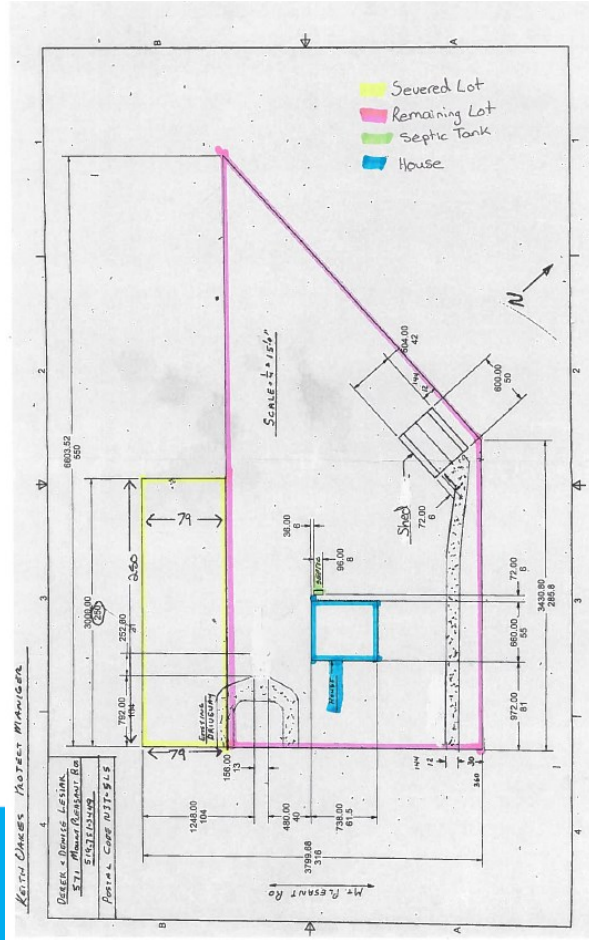
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Application No:	ZBA40-21-AW
Application Type:	Zoning By-law Amendment
Location:	571 Mount Pleasant Road, Mount Pleasant
Applicant:	Darek and Denise Lesiak
Staff Recommendation:	Approval

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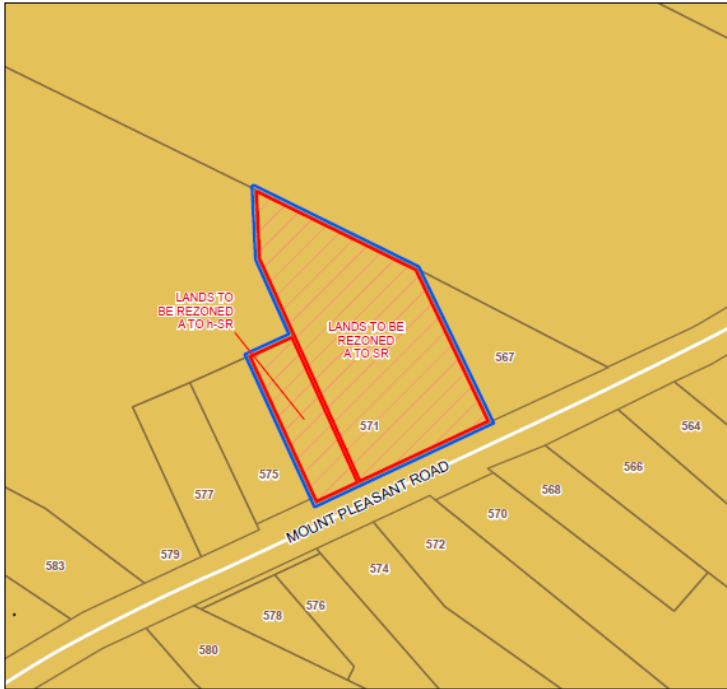
- The subject lands are located within Mount Pleasant
- They are located on the west side of Mount Pleasant Road, and are located north of McGill Road
- The subject lands are partially municipally serviced with water

Proposal



- Purpose of rezoning is to facilitate a severance
- Seek to rezone the subject lands from Agriculture (A) to Suburban Residential (SR) to facilitate a severance
- Proposing to place a holding on the severed parcel due to capacity restrictions

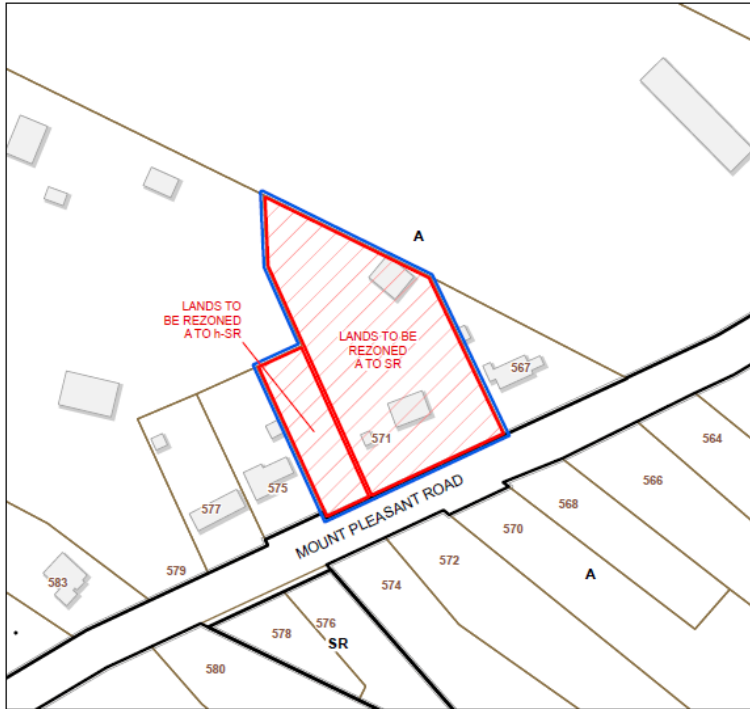
Planning Policy



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 Agriculture (A)
- Applicant is proposing to rezone to facilitate a severance
- Severed parcel appears to satisfy the development standards for lands zoned as Suburban Residential (SR)
- Severed parcel will be rezoned with a Holding provision due to water capacity restrictions

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