

Planning & Development Committee

February 01, 2022

ZBA-15-AW

Megan & Darren Weatherbee

184 Highway #53, Cathcart



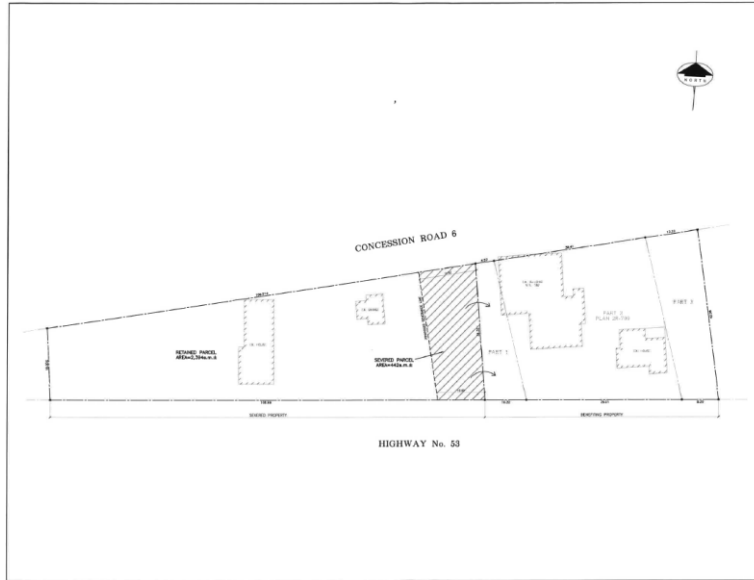
Planning & Development Committee

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Application No:	ZBA15-21-AW
Application Type:	Rezoning Application
Location:	184 Highway #53, Cathcart
Applicant:	Megan & Darren Weatherbee
Staff Recommendation:	Approved

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

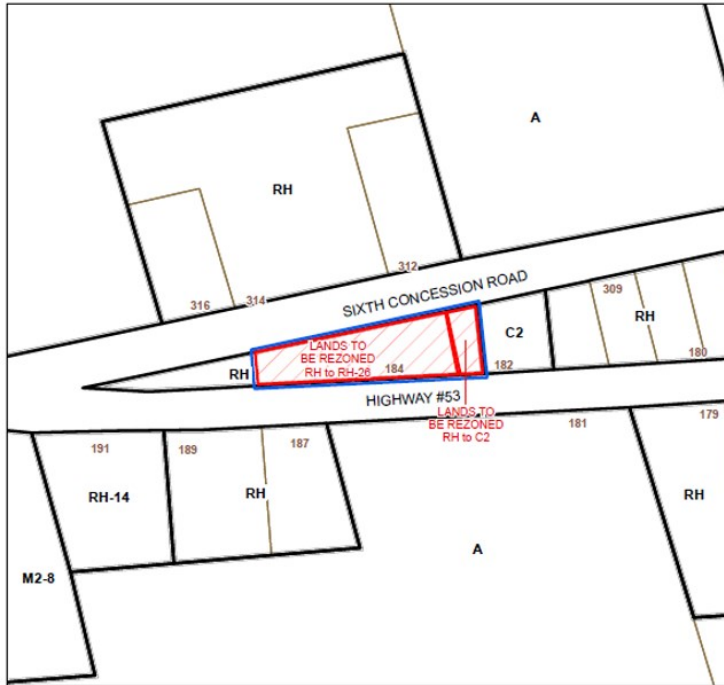
Planning Policy



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

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