

Planning & Development Committee
April 5, 2022

8.2

ZBA8-22-DN (D. Namisniak)

Richard Johnson

J.H. Cohoon Engineering Ltd
226 Burford Delhi Townline Road



**PLANNING &
DEVELOPMENT
COMMITTEE**



Application No: ZBA8-22-DN (D. Namisniak)

Report No: RPT-22-82

Application Type: Zoning By-law Amendment

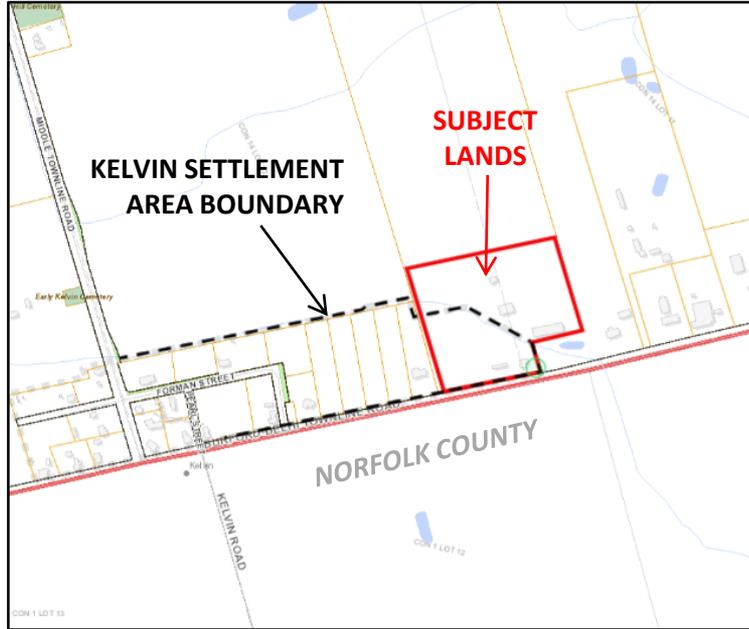
Location: 226 Burford Delhi Townline Road

Agent: J.H. Cohoon Engineering Ltd

Owner/ Applicant: Richard Johnson

Staff Recommendation: ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.

Property Location



Total (within the Settlement Area)

Frontage: 147 metres (484 feet)

Area: 1.45 hectares (3.7 acres)

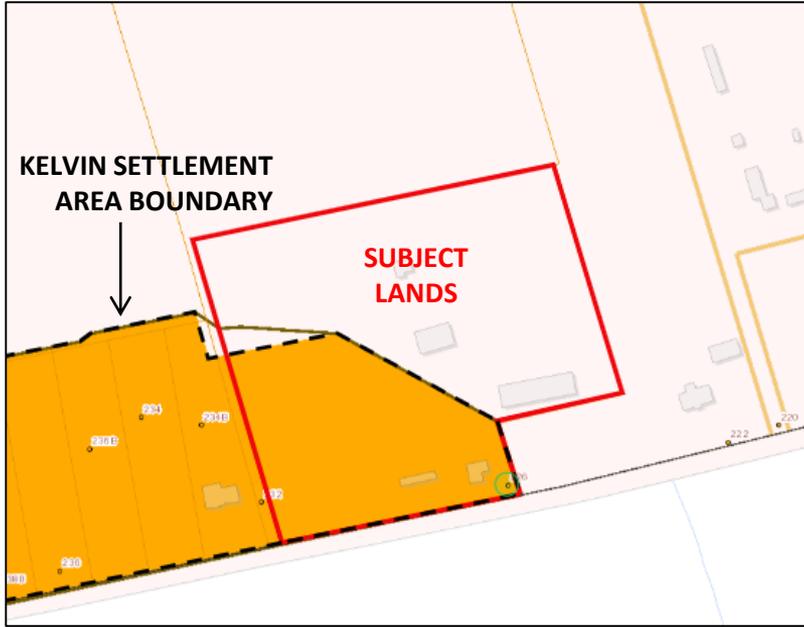


Total

Frontage: 147 metres (484 feet)

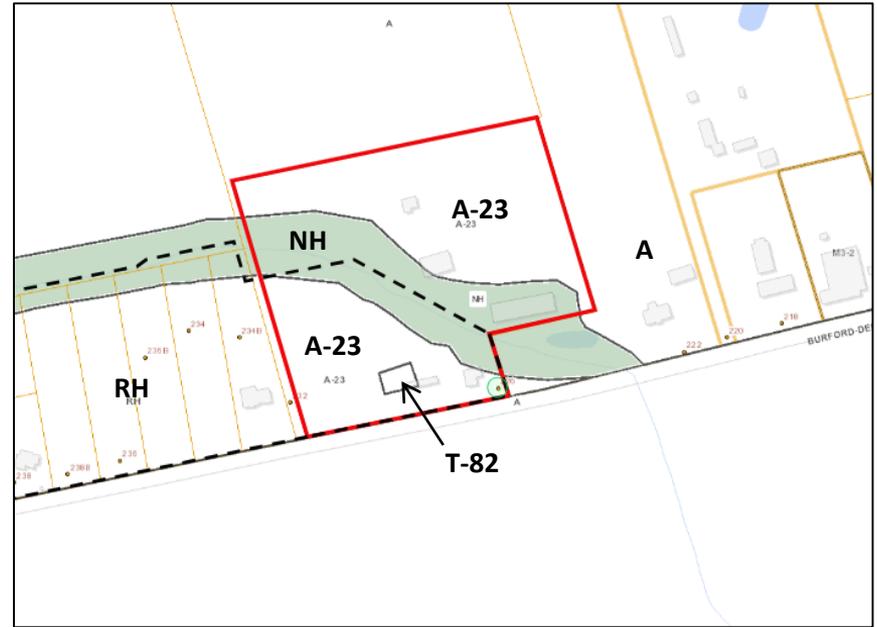
Area: 4 hectares (10 acres)

Official Plan (2012)



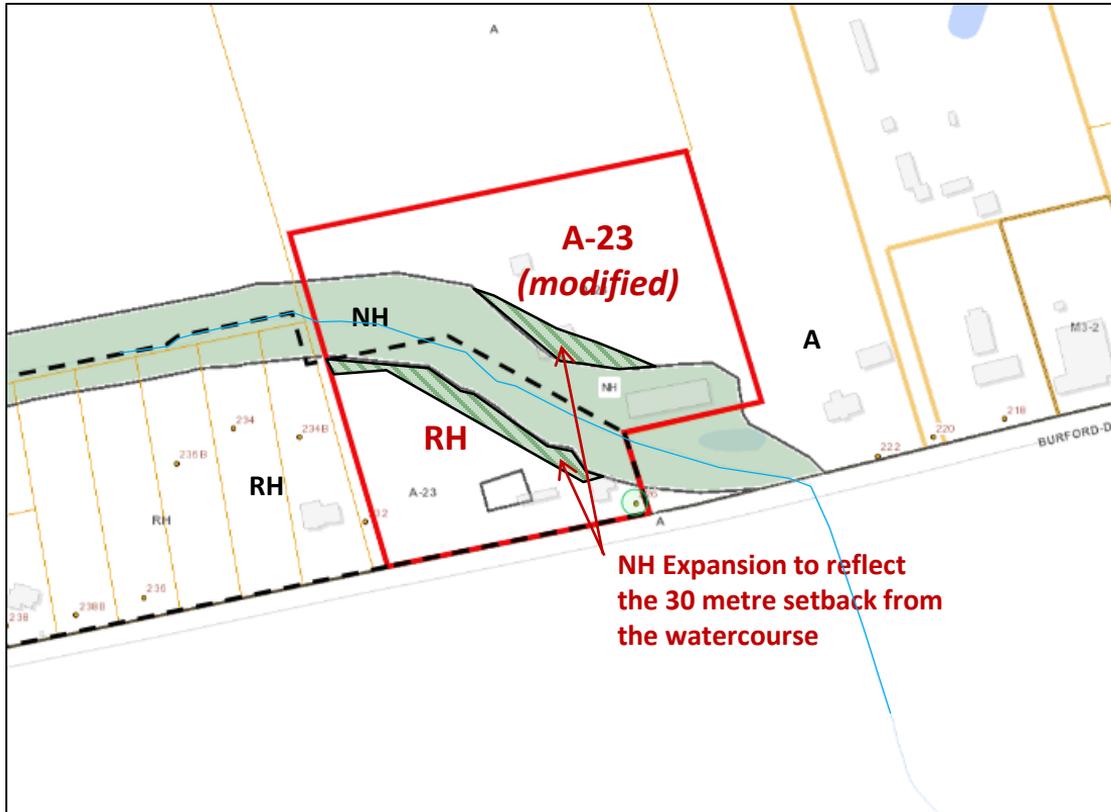
Current Land use Designation:
Hamlet / Village (Kelvin)

Zoning By-Law 61-16



Current Zoning Classification:
Agricultural-23 (A-23) - Automobile repair garage / sales
Temporary-82 (T-82) - Garden Suite (expires Sept 2024)

Zoning By-law Amendment Application:



1. Change the zoning on the portion of lands located within the Hamlet/Village of Kelvin from Agricultural-Special Exception (A-23) Zone and Temporary (T-82) Zone to Residential Hamlet (RH) Zone; and
 2. Modify the Agricultural-Special Exception (A-23) zone to also permit a lot area of 3.1 hectares (7.7 acres) and frontage of 31 metres (101 feet).
- The application is required to support a subsequent consent application to facilitate the creation of three (3) new residential lots.

Proposed Severance Sketch

Proposal

Zoning By-law Amendment Application:

A-23 (Modified)

RETAINED PARCEL
AREA = 31,490sq.m.

**NH
(Expansion)**

30 M
NH SETBACK NH SETBACK

30 M
NH SETBACK

30 M
NH SETBACK

BURFORD-DELHI TOWNLINE ROAD

1. Change the zoning on the portion of lands located within the Hamlet/Village of Kelvin from Agricultural-Special Exception (A-23) Zone and Temporary (T-82) Zone to Residential Hamlet (RH) Zone; and
 2. Modify the Agricultural-Special Exception (A-23) zone to also permit a lot area of 3.1 hectares (7.7 acres) and frontage of 31 metres (101 feet).
- The application is required to support a subsequent consent application to facilitate the creation of three (3) new residential lots.



Next Steps

Public & Technical 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

Further 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 presentation presented by Applicant/ Agent and Staff
- Planning & Development Committee Consideration / Decision

Questions?

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