

# Planning & Development Committee

April 5, 2022

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## **ZBA46-21-RC**

IBI Group

Sherman Richardson

301 County Road 18, Brantford



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April 5, 2022



<b>Application No:</b>	<b>ZBA46-21-RC</b>
<b>Report No:</b>	RPT-22-33
<b>Application Type:</b>	Zoning By-law Amendment
<b>Location:</b>	301 County Road 18, Brantford
<b>Owner:</b>	Sherman Richardson
<b>Agent:</b>	IBI Group
<b>Staff Recommendation:</b>	ITEM BE <u>APPROVED</u> .

# Existing Conditions

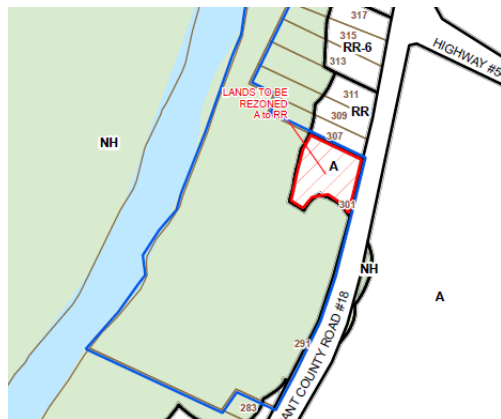


## Frontage:

**County Road 18:** 378.3 metres (1241.1 feet)

**Area:** 11.0 hectares (27.4 acres)

The subject lands currently contain three buildings, including a single detached dwelling, a detached garage and a storage building.



## Official Plan (2012)

### Current Designation:

#### ***Rural Residential***

- Allows for limited low density residential development within existing clusters of development.

#### ***Natural Heritage***

- Intent is to identify and protect natural heritage features such as wetlands and significant habitat.

## Zoning By-Law 61-16 (2016)

### Current Zoning:

- ***Agricultural (A) and Natural Heritage (NH)***

### Proposed Zoning:

- ***Rural Residential (RR) and Natural Heritage (NH)***

# Existing Conditions



# Proposal

## Zoning By-law Amendment:

- Proposal to amend the zoning on a portion of the subject lands from Agricultural (A) to Rural Residential (RR) to facilitate the future severance of one residential lot.

