

**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

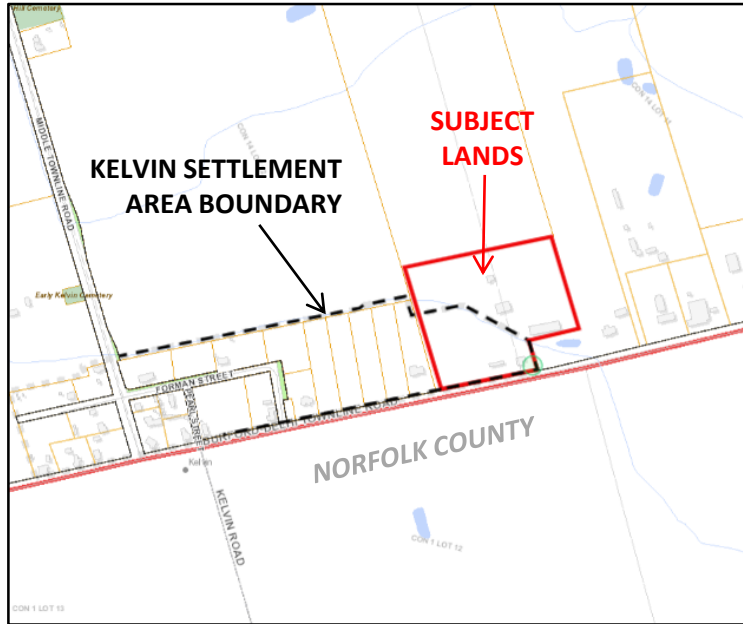
**Agent:** J.H. Cohoon Engineering Ltd

**Owner/ Applicant:** Richard Johnson

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**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)

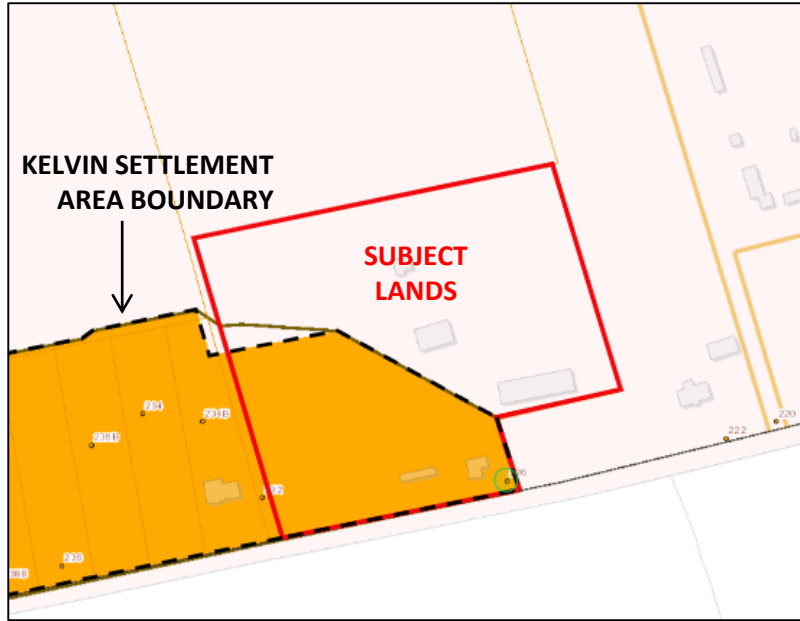


**Total**

**Frontage:** 147 metres (484 feet)

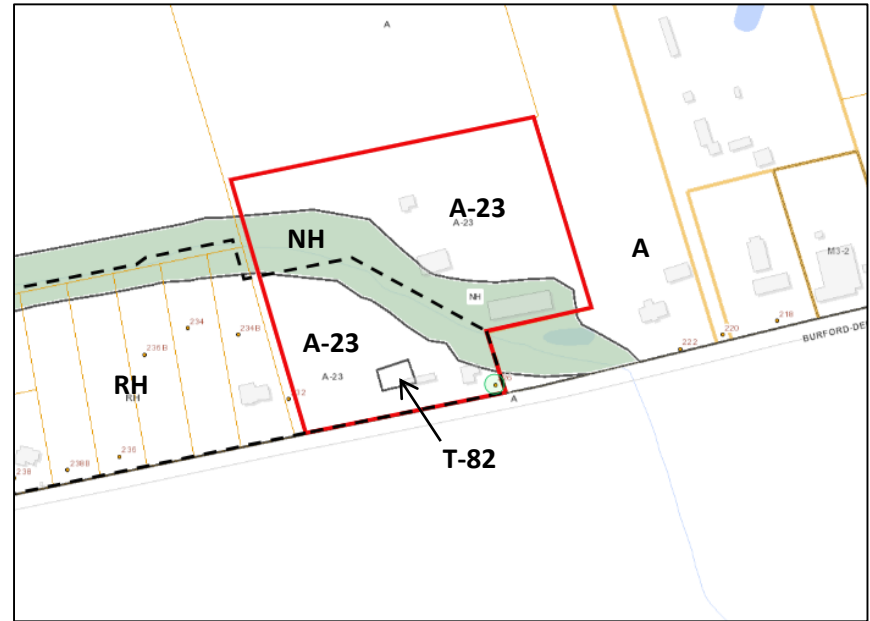
**Area:** 4 hectares (10 acres)

## Official Plan (2012)

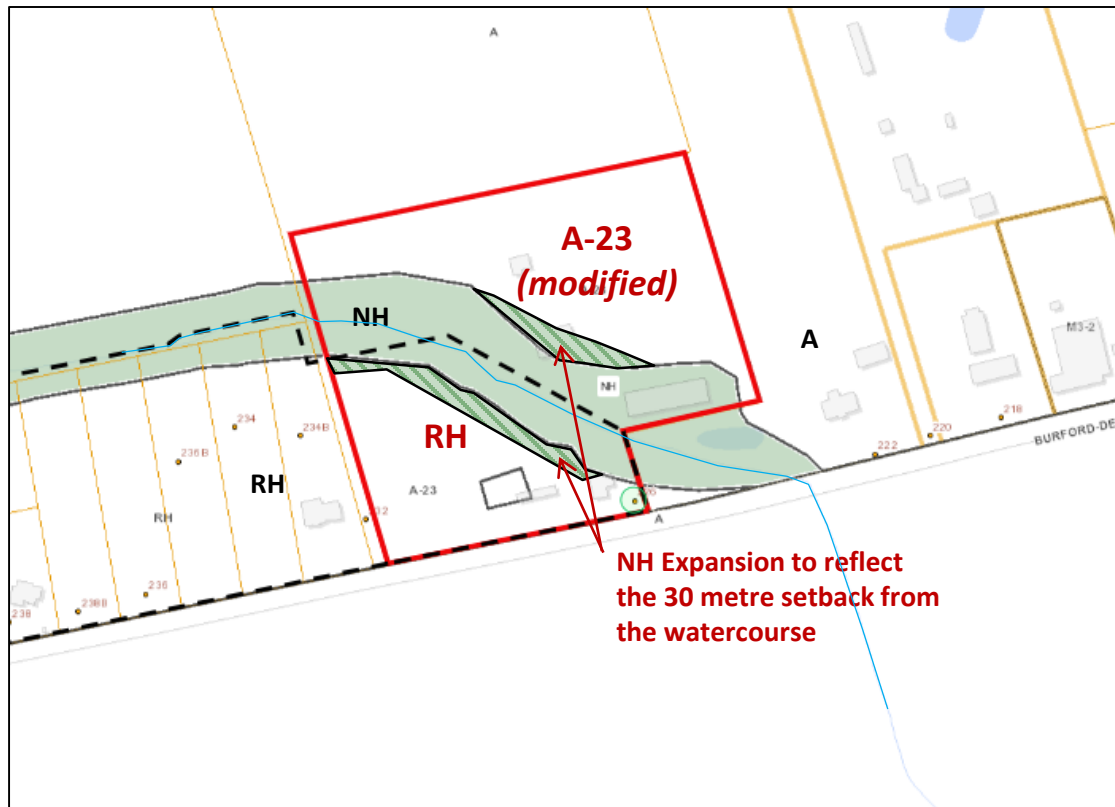


**Current Land use Designation:**  
**Hamlet / Village (Kelvin)**

## Zoning By-Law 61-16



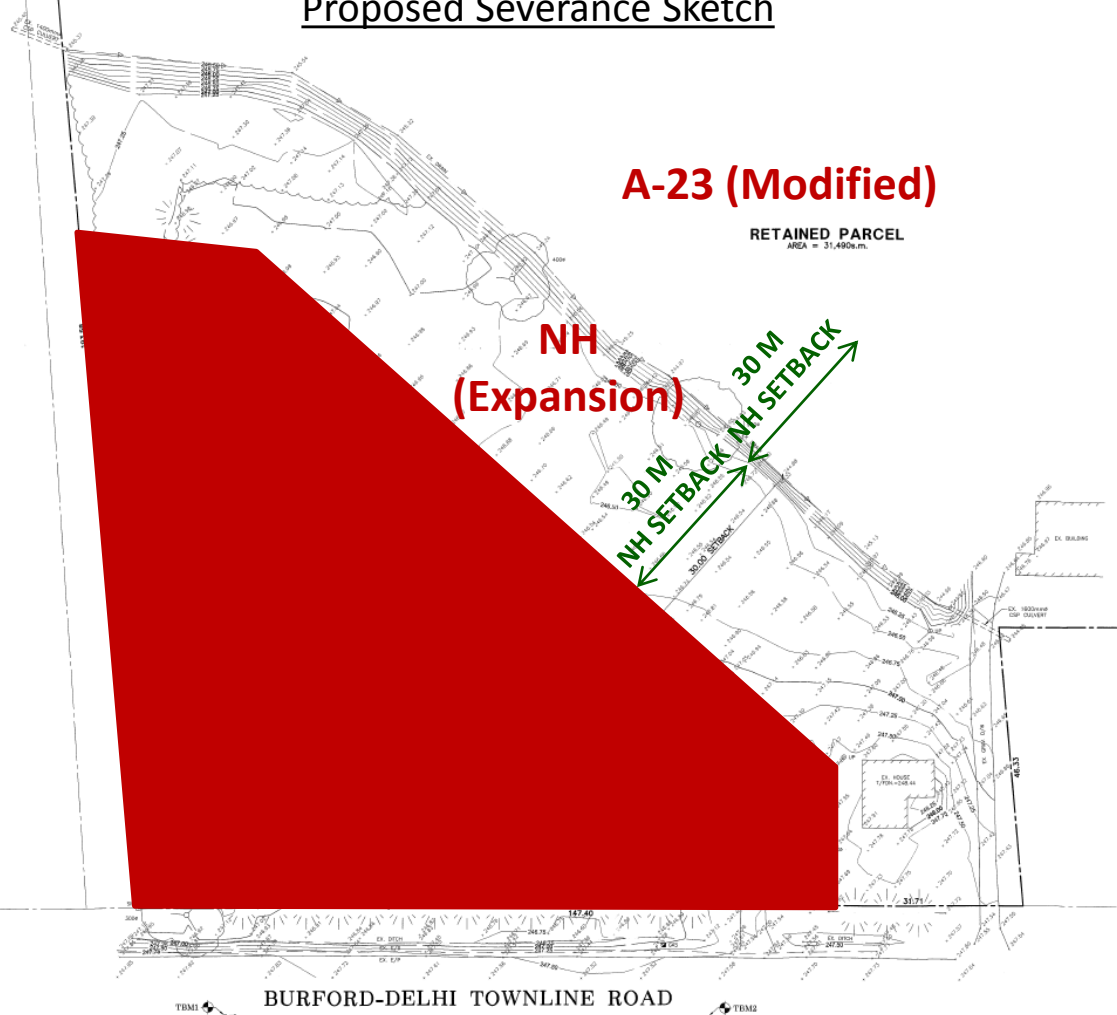
**Current Zoning Classification:**  
**Agricultural-23 (A-23)** - Automobile repair garage / sales  
**Temporary-82 (T-82)** - Garden Suite (expires Sept 2024)



### 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:

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  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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<b>Report No:</b>	RPT-22-82
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<b>Owner/ Applicant:</b>	Richard Johnson
<b>Staff Recommendation:</b>	ITEM BE RECEIVED <u>FOR INFORMATION PURPOSES ONLY.</u>

