

Planning & Development Committee
May 3, 2022

7.1

ZBA38-20-DN
Lanca Contracting Ltd
6 Maple Ave, Burford, County of Brant



PLANNING & DEVELOPMENT COMMITTEE

May 3, 2022



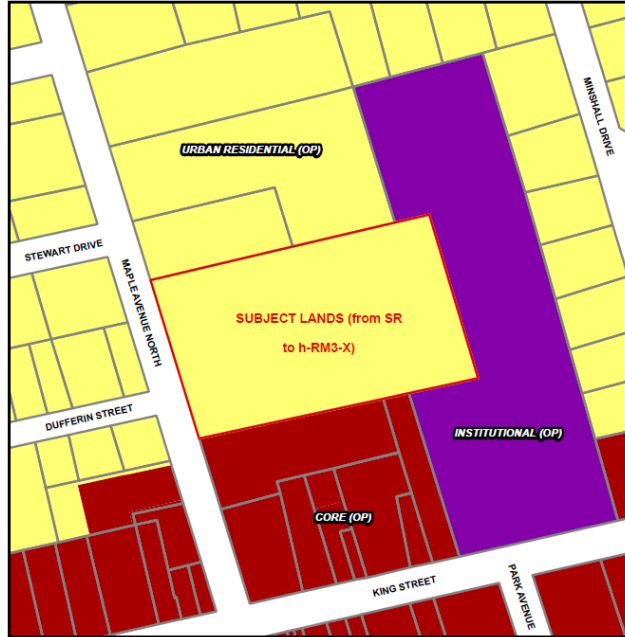
Application No:	ZBA38-20-DN (D. Namisniak)
Application Type:	Zoning By-law Amendment
Location:	6 Maple Ave, Burford
Agent:	MHBC Planning Ltd.
Applicant:	Lanca Contracting Ltd.
Staff Recommendation:	ITEM BE RECEIVED <u>FOR INFORMATION PURPOSES ONLY.</u>

Subject Lands



- The subject lands are located on the east side of Maple Avenue North, north of the Maple Avenue North and King Street intersection
- Rectangular in shape, have a frontage of approximately 98 metres along Maple Avenue North
- Approximate area of 1.7ha

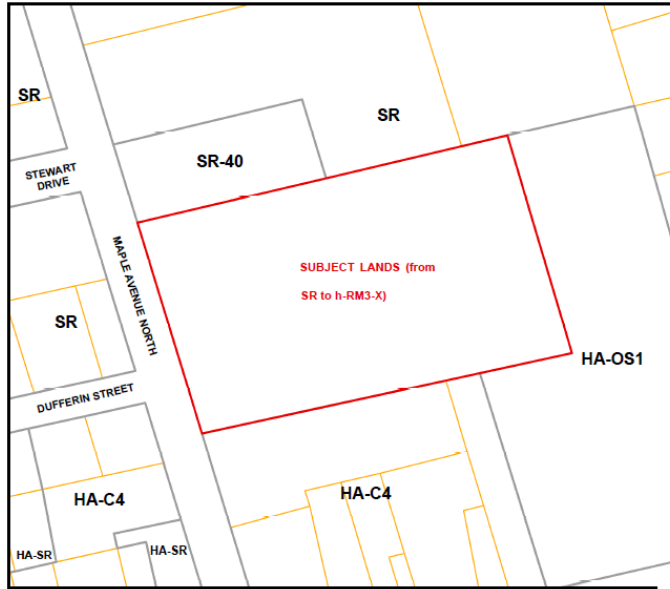
Planning Policy



County of Brant Official Plan (2012):

- Designated Urban Residential
- The Urban Residential designation applies to the Primary and Secondary Urban Settlement Areas of the County.
- Official Plan contemplates for development on private servicing
- Official Plan permits medium density uses up to a maximum of 50 units per hectare, proposing 47.8

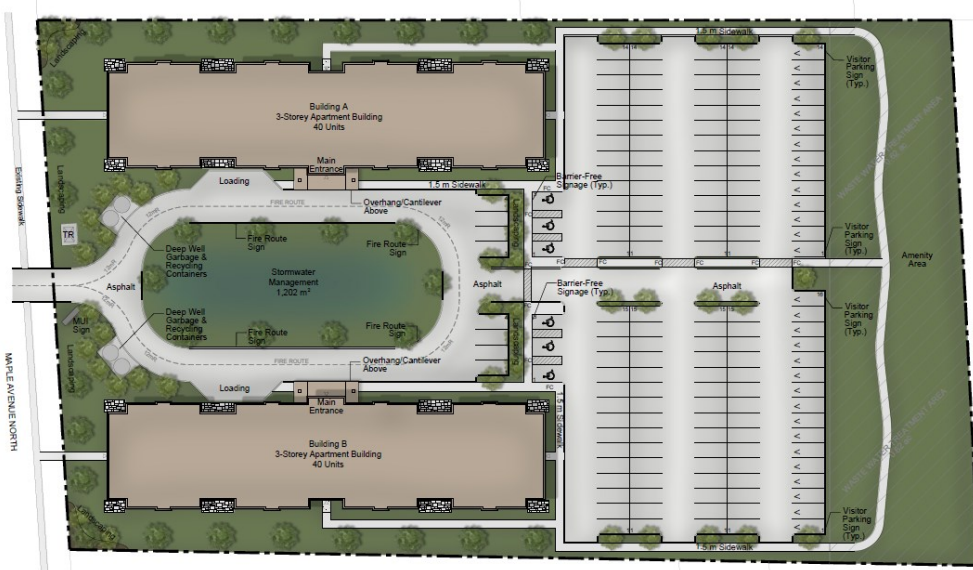
Planning Policy



County of Brant Zoning By-Law 61-16:

- Zoned Suburban Residential (SR)

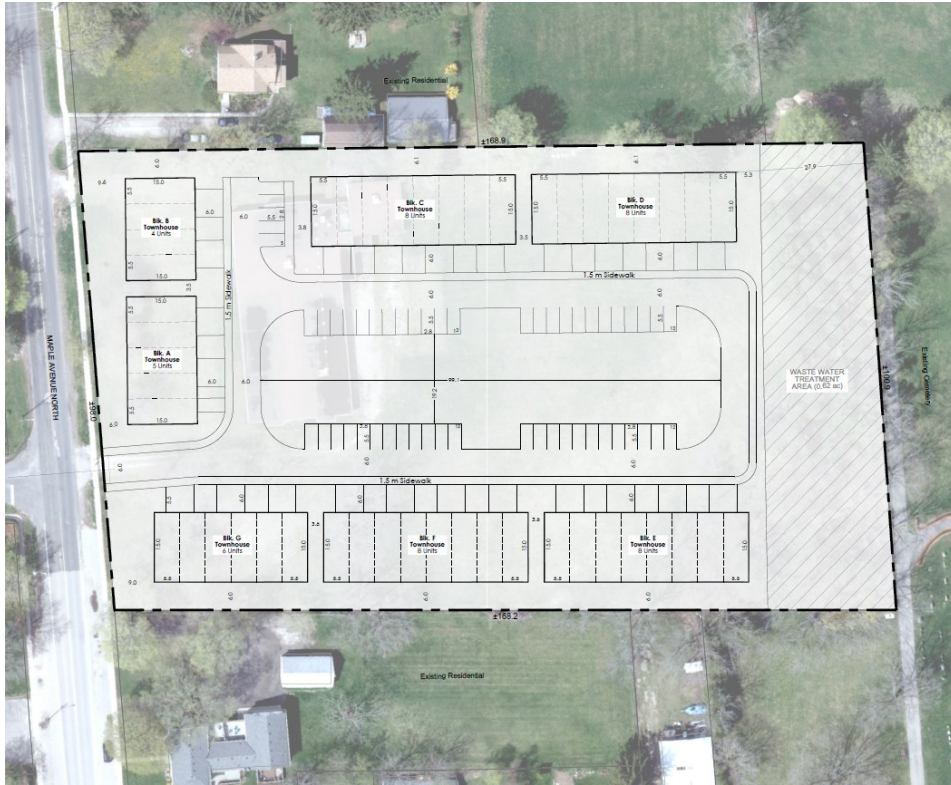
Previous Proposal / Timelines



October 7, 2020	Application Received
December 1, 2020	Information Presentation #1
April 21, 2021	Neighbourhood Meeting #1
December 7, 2021	Information Presentation #2
April 27, 2022	Neighbourhood Meeting #2
May 3, 2022	Information Presentation #3

- Rezone the subject lands to Residential Multiple High Density (RM3) to permit 2 low-rise (3-storey) apartment buildings with 80 Units total.
- Proposing a holding provision subject to:
 - MECP approval, Stormwater approval, Well permit, Phased approach

Revised Proposal



- Rezone the subject lands to **Residential Multiple Low Density (RM1)**
- 47 Townhouse Dwellings (Private Street)
 - Standard Parking - 2 Spaces/Unit (**94 spaces**)
 - Visitor Parking – 0.35 spaces/Unit (**24 spaces**)
 - Barrier Free Parking – 4% of required (**4 spaces**)
 - **Total Parking Spaces Required – 122 spaces**
- Proposing a holding provision subject to:
 - MECP approval
 - Stormwater approval
 - Well permit
 - Phased approach
- Application is subject to Site Plan Control

Next Steps

Application 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

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 Presented by Staff
- Planning & Development Committee Consideration / Decision