

Planning & Development Committee

May 03, 2022

ZBA5-22-SL

Thomas Komienski

77 Maple Avenue South, Burford



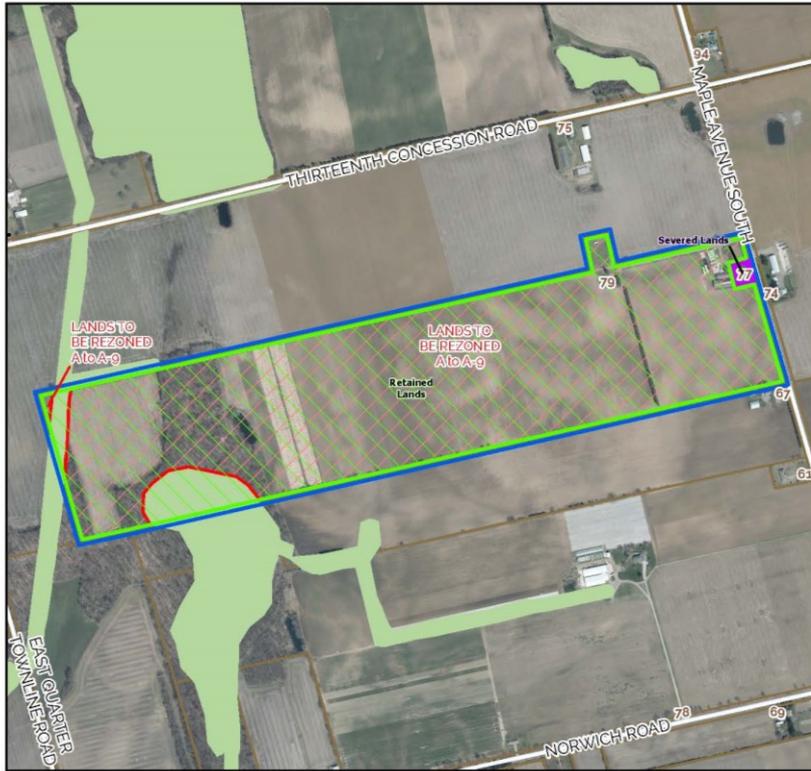
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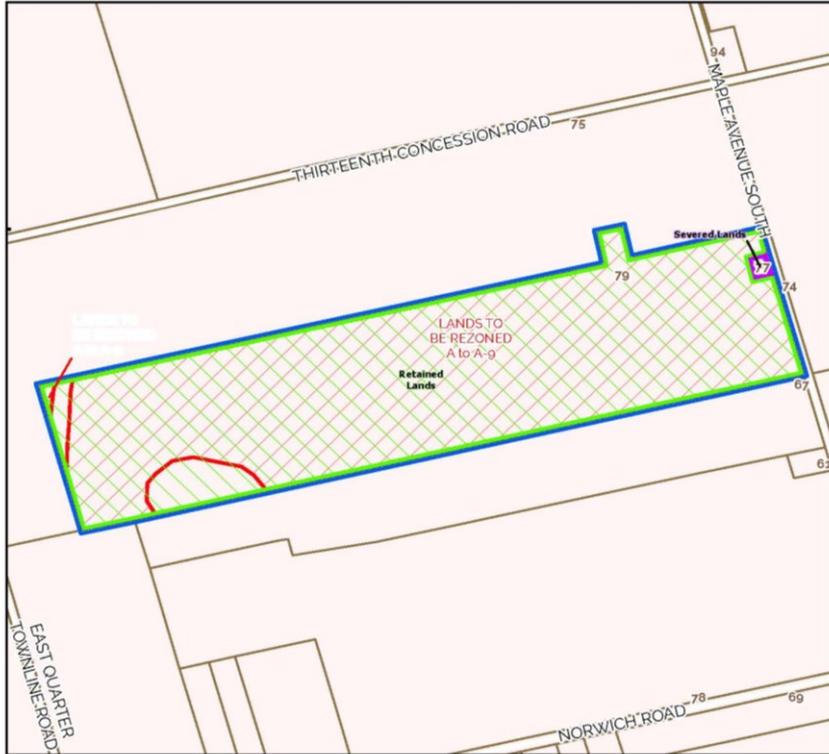
Application No:	ZBA5-22-SL
Application Type:	Rezoning Application
Location:	77 Maple Avenue South, Burford
Applicant:	Thomas Komienski
Staff Recommendation:	Approved

Proposal



- The applicant is proposing to rezone the retained lands from Agriculture (A) to Agriculture with Site Specific Provision 9 (A-9) in order to prohibit a residential use.
- Facilitate surplus farm dwelling severance.
- Rezoning as a condition of approved severance application **B73-21-AW** from January 2022.

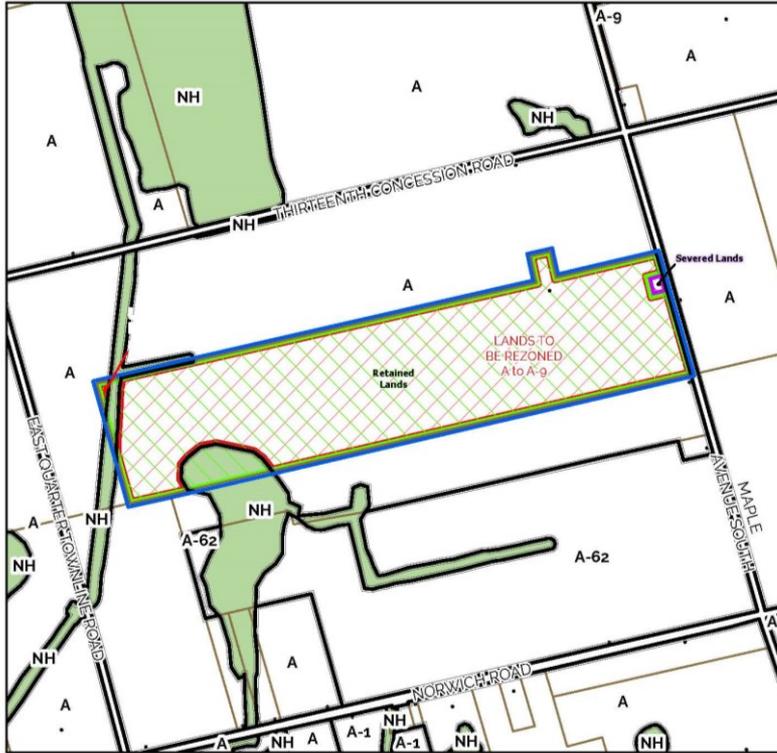
Planning Policy



County of Brant Official Plan (2012):

- Designated Agriculture.
- Retained lands will continue to be farmed.
- Severed lot has an existing dwelling, which is permitted on lands designated Agriculture.
- No new residential building lots are being created
- Retained and severed lot have frontage along Maple Ave S.
- MDS able to be satisfied.

Planning Policy



County of Brant Zoning By-Law 61-16:

- Lands are zoned Agriculture (A) and Natural Heritage (NH).
- Lands to be severed are not within the Natural Heritage (NH) zone.
- Portion of the retained lands that are zoned Natural Heritage (NH) are not being rezoned to A-9.
- No new residential building lots being created.
- Retained lands will continue to be farmed as part of a larger farming operation.
- All other development standards are being satisfied for the Agriculture (A) zone.

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