

Planning & Development Committee

May 03, 2022

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ZBA7-22-SL

Trevor Hawkins

343 Blue Lake Road, South Dumfries



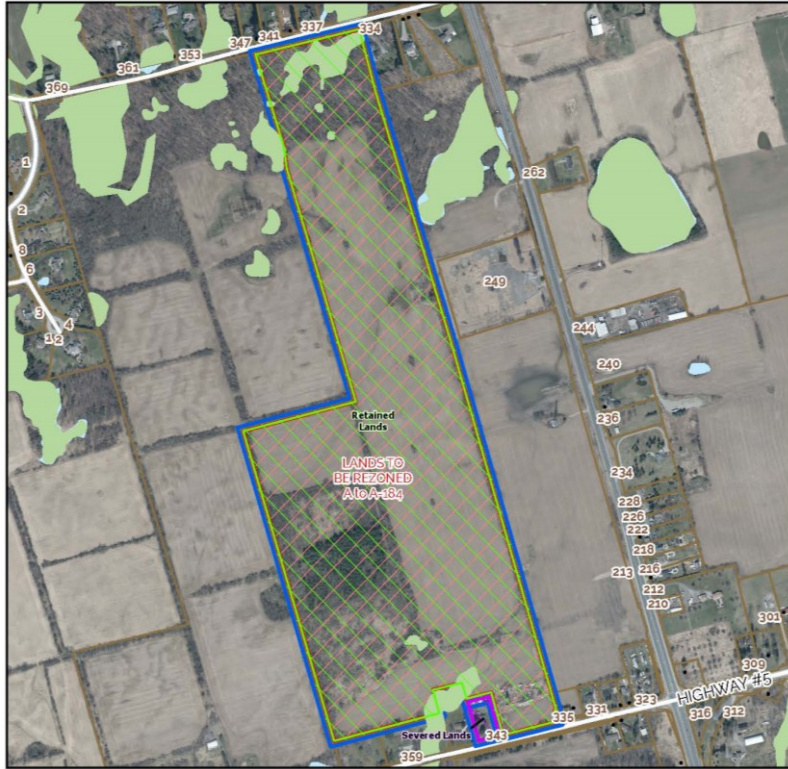
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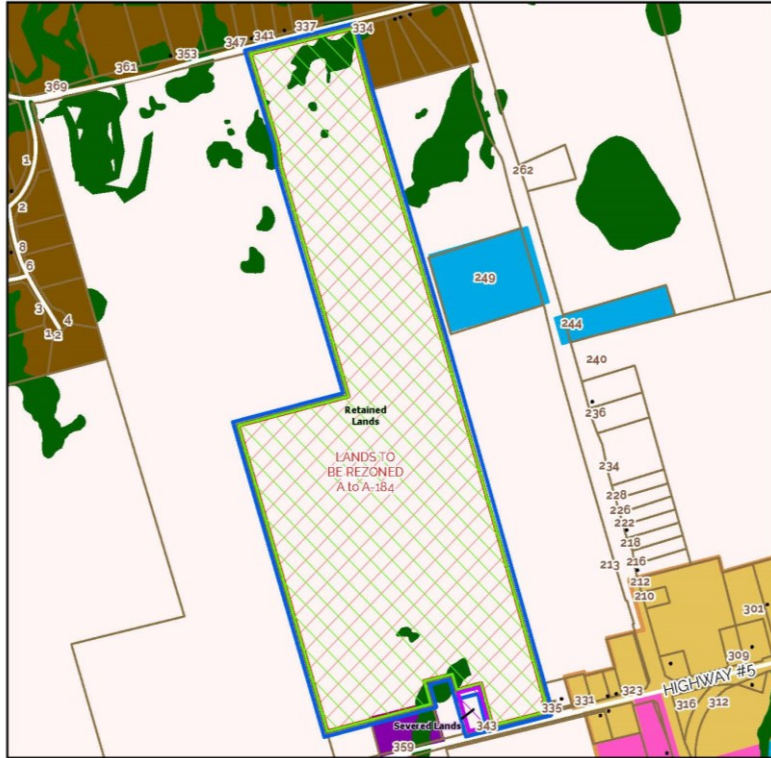
Application No:	ZBA7-22-SL
Application Type:	Rezoning Application
Location:	343 Blue Lake Road, South Dumfries
Applicant:	Trevor Hawkins
Staff Recommendation:	Approved

Proposal



- The applicant is proposing to rezone the retained lands from Agriculture (A) to Agriculture with Site Specific Provision 184 (A-184) in order to prohibit a residential use and to recognize a deficient frontage of 135m, whereas 150m is required.
- Facilitate surplus farm dwelling severance.
- Rezoning as a condition of approved severance application **B75-21-SL** from February 2022.

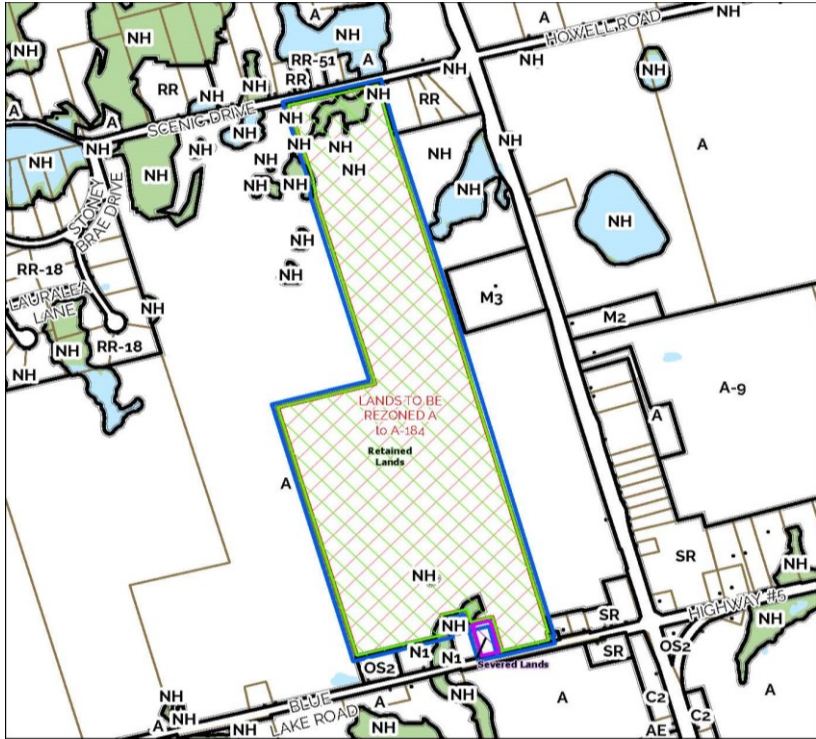
Planning Policy



County of Brant Official Plan (2012):

- Designated Agriculture and Natural Heritage.
- Lands to be severed are outside of Natural Heritage designation.
- Retained lands will continue to be farmed.
- No new residential lot being created.
- Severed and retained lands have frontage along Blue Lake Road.
- MDS has been 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.
- Retained lands to be rezoned from Agriculture (A) to Agriculture with Site Specific Provision 184 (A-184), in order to prohibit a residential use and recognize a deficient frontage of 135, whereas 150m is required.
- Portion of the retained lands that are zoned Natural Heritage (NH) are not being rezoned to A-184.
- 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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