

**Planning & Development Committee**  
May 03, 2022

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ZBA4-22-SL  
J.H. Cohoon Engineering Ltd.  
24 & 28 River Road, Brantford



# Planning & Development Committee

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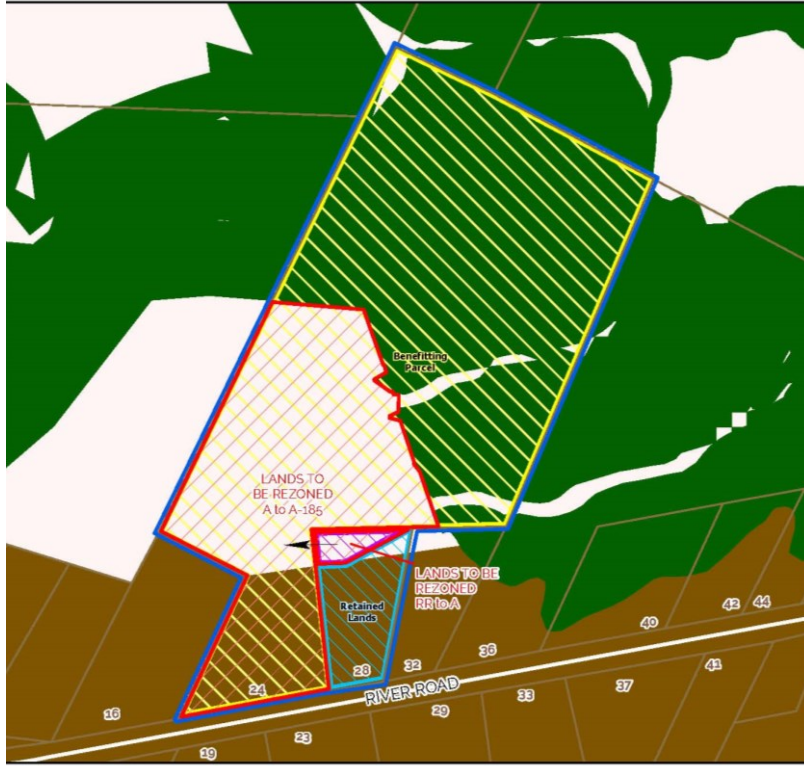
<b>Application No:</b>	<b>ZBA4-22-SL</b>
<b>Application Type:</b>	Rezoning Application
<b>Location:</b>	24 & 28 River Road, Brantford
<b>Applicant:</b>	J.H. Cohoon Engineering Ltd.
<b>Staff Recommendation:</b>	Approved

# Proposal



- The applicant is proposing to rezone the lands severed from **28 River Road** from Rural Residential (RR) to Agriculture (A), and to rezone the benefitting parcel at **24 River Road** from Agriculture (A) to Agriculture with Site Specific Provision 185 (A-185) in order to recognize an undersized farm parcel of approximately 7.0 ha.
- Facilitate lot line adjustment in order to have well for 24 River Road located on the same property.
- Rezoning as a condition of approved severance application **B52-21-AW** from January 2022.

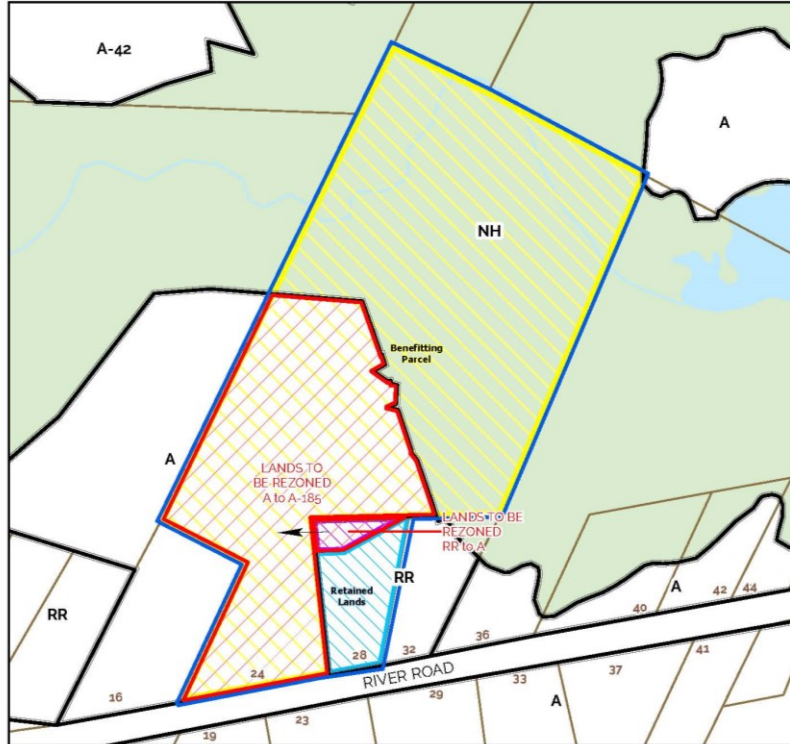
# Planning Policy



## County of Brant Official Plan (2012):

- Designated Rural Residential, Agriculture and Natural Heritage.
- Lands to be merged are designated as Agriculture – consistent with benefitting parcel.
- Existing dwelling at 24 River Road – permitted use.
- Retained lands at 28 River Road are vacant and will be used for residential purposes.
- No new residential building lots are being created
- Allow for the private servicing to be located on each respective lot.

# Planning Policy



## County of Brant Zoning By-Law 61-16:

- Lands to be severed from 28 River Road are zoned as Rural Residential (RR), proposed to be rezoned to Agriculture (A) in order to be merged with 24 River Road.
- Benefitting parcel at 24 River Road to be rezoned from Agriculture (A) to Agriculture with Site Specific Provision 185 (A-185) in order to recognize an undersized farm parcel of approx. 7.0ha, whereas 40ha is required.
- Existing dwelling at 28 River Road, permitted use in the “A” zone.
- No new residential building lots being created.
- All other development standards are being satisfied for the “A” zone for 24 River Road, and the “RR” zone for 28 River Road.

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