

Planning & Development Committee

June 7, 2022

ZBA19-22-DN (D. Namisniak)

Joshua and Danielle Korganowski Cromwell

The Angrish Group

70 River Rd, Township of Brantford



PLANNING & DEVELOPMENT COMMITTEE



Application No: ZBA19-22-DN (D. Namisniak)

Report No: RPT-187-22

Application Type: Zoning By-law Amendment

Location: 70 River Rd, Township of Brantford

Agent: The Angrish Group

Owner/ Applicant: Joshua and Danielle Korganowski Cromwell

Staff Recommendation: ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.

Property Location



Total Area

Frontage: 180 metres (591 feet)

Depth: Irregular 38 metres (125 feet) / 74 metres (243 feet)

Area: 0.89 hectares (2.2 acres)

Existing Conditions:

- Existing Single Detached Dwelling
- Detached Accessory Structure
- Private Services

Surrounding Area:

- Rural Residential Cluster
- Active Farm Land / Agricultural Uses
- Grand River



- The application is required to support a subsequent consent application to facilitate the creation of one (1) new Rural Residential lots.

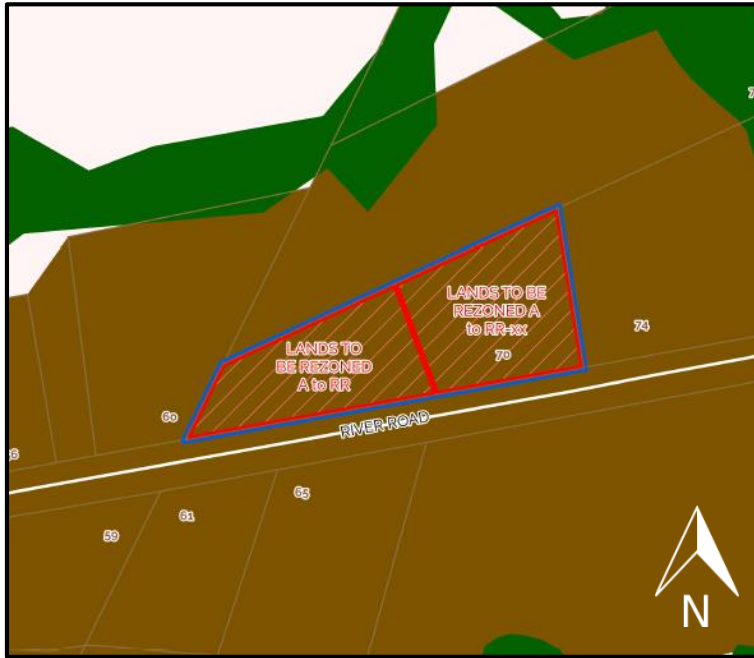
Zoning By-Law Amendment:

1. Change the zoning on the subject lands from Agricultural (A) to Rural Residential (RR); and
2. Apply a Special Exemption (RR-xx) to the east portion of the subject lands in order to recognize the deficient 10.6 metre (35 feet) rear yard setback of the existing dwelling, where a minimum of 15 metres (49 feet) is required.

Submission Material:

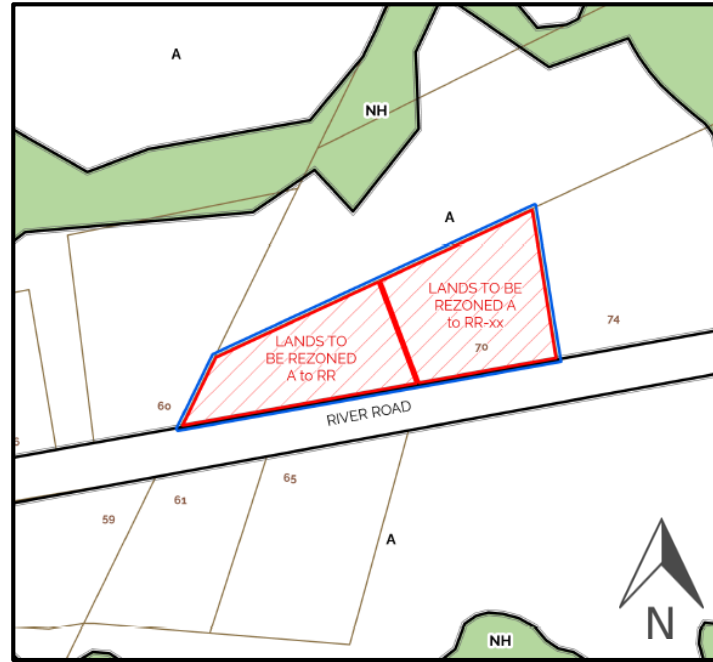
- ZBA & Consent Application
- Planning Justification Report
- Minimum Distance Separation Analysis
- Stage 1 Archaeological Assessment
- Proposed Severance Sketch

Official Plan (2012)



Current Land use Designation:
Rural Residential

Zoning By-Law 61-16



Current Zoning Classification:
Agricultural (A)

Next Steps

Public & Technical Circulation:

- Comments to be received from Internal / External Agencies & Public
- 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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