

# Planning & Development Committee

June 7, 2022

## **ZBA8-22-DN (D. Namisniak)**

Richard Johnson

J.H. Cohoon Engineering Ltd

226 Burford Delhi Townline Road



## PLANNING & DEVELOPMENT COMMITTEE



**Application No:** ZBA8-22-DN (D. Namisniak)

**Report No:** RPT-22-82

**Application Type:** Zoning By-law Amendment

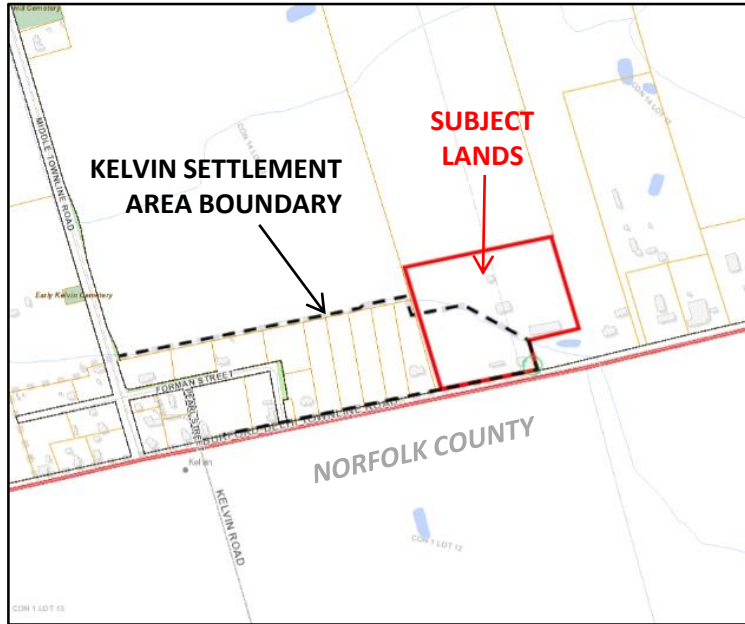
**Location:** 226 Burford Delhi Townline Road

**Agent:** J.H. Cohoon Engineering Ltd

**Owner/ Applicant:** Richard Johnson

**Staff Recommendation:** **Approval** as outlined in the Staff Report

# Property Location



**Total (within the Settlement Area)**

**Frontage:** 147 metres (484 feet)

**Area:** 1.45 hectares (3.7 acres)



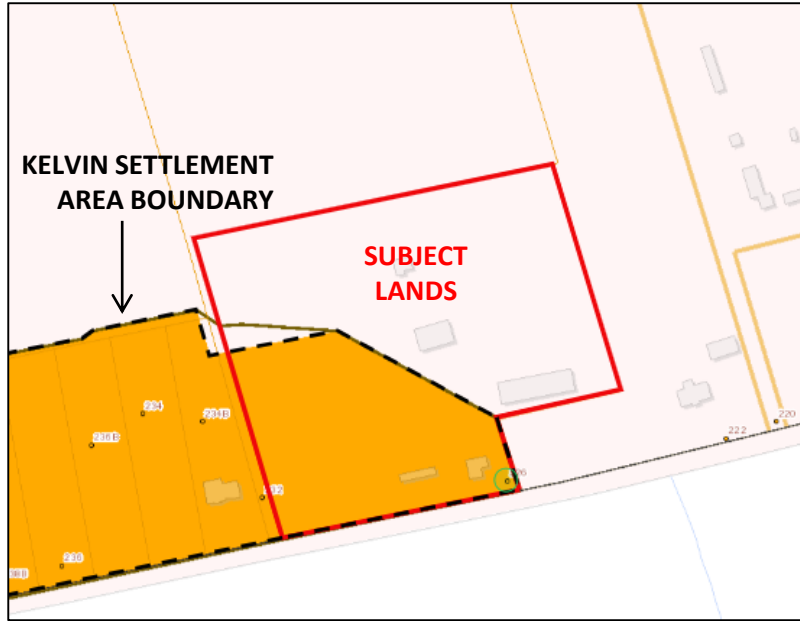
**Total**

**Frontage:** 147 metres (484 feet)

**Area:** 4 hectares (10 acres)

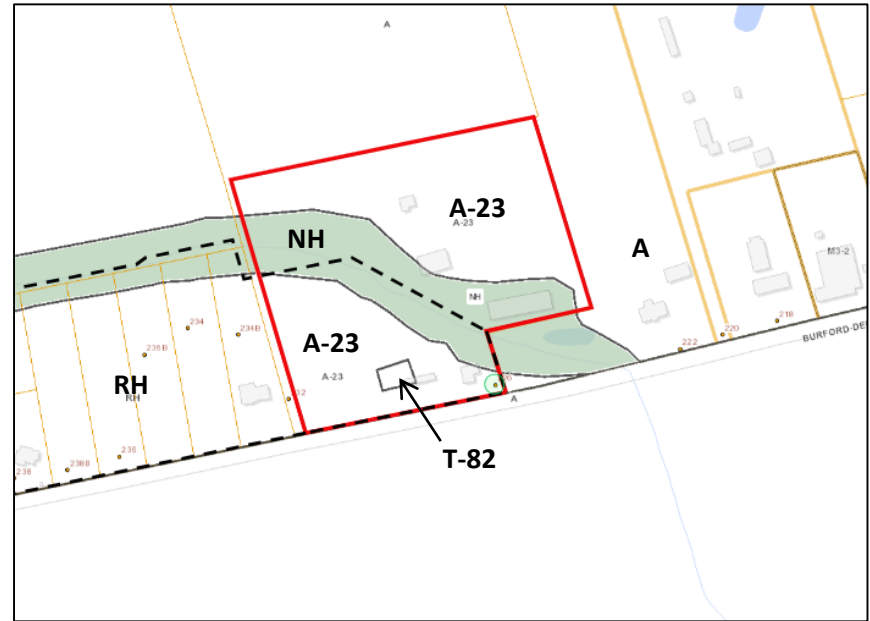


## Official Plan (2012)



**Current Land use Designation:**  
**Hamlet / Village (Kelvin)**

## Zoning By-Law 61-16

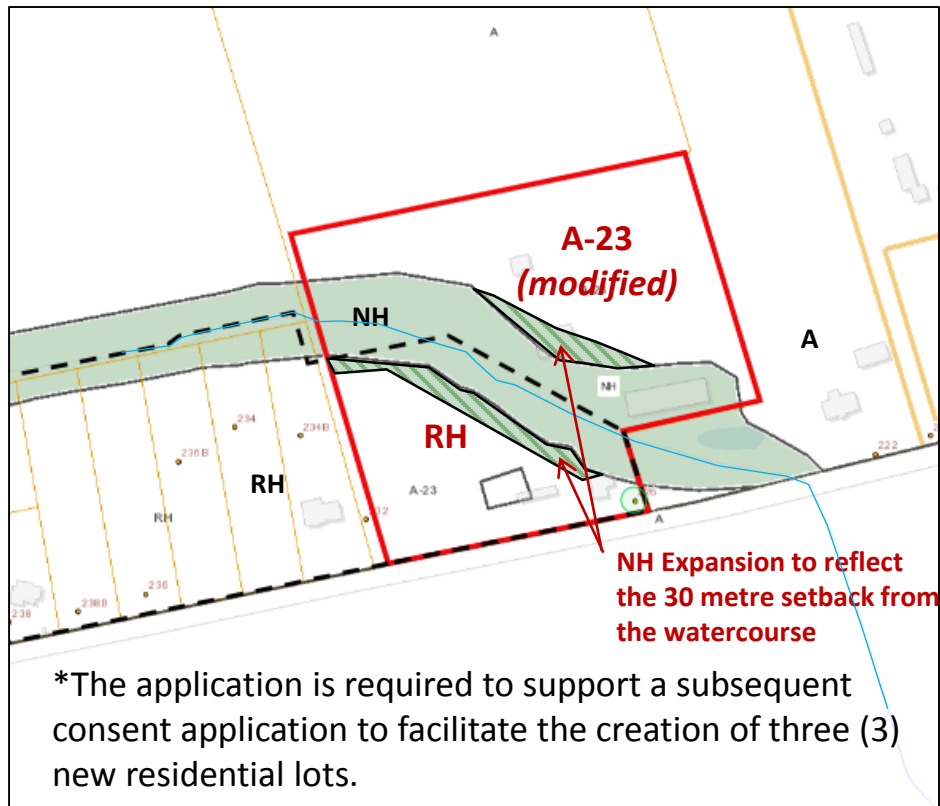


**Current Zoning Classification:**  
**Agricultural-23 (A-23)** - Automobile repair garage / sales  
**Temporary-82 (T-82)** - Garden Suite (expires Sept 2024)



### Zoning By-law Amendment Application:

1. Change the zoning on the portion of lands located within the Hamlet/Village of Kelvin from Agricultural-Special Exception (A-23) Zone and Temporary (T-82) Zone to Residential Hamlet (RH) Zone;
2. Modify the existing Agricultural-Special Exception (A-23) zone to permit a minimum lot area of 3.1 hectares (7.7 acres) and minimum frontage of 31 metres (101 feet) in addition to the uses currently permitted within the Agricultural-Special Exception (A-23) Zone, and
3. Modify the boundaries of the Natural Heritage (NH) zone to reflect a minimum 30 metre buffer on each side of the identified watercourse

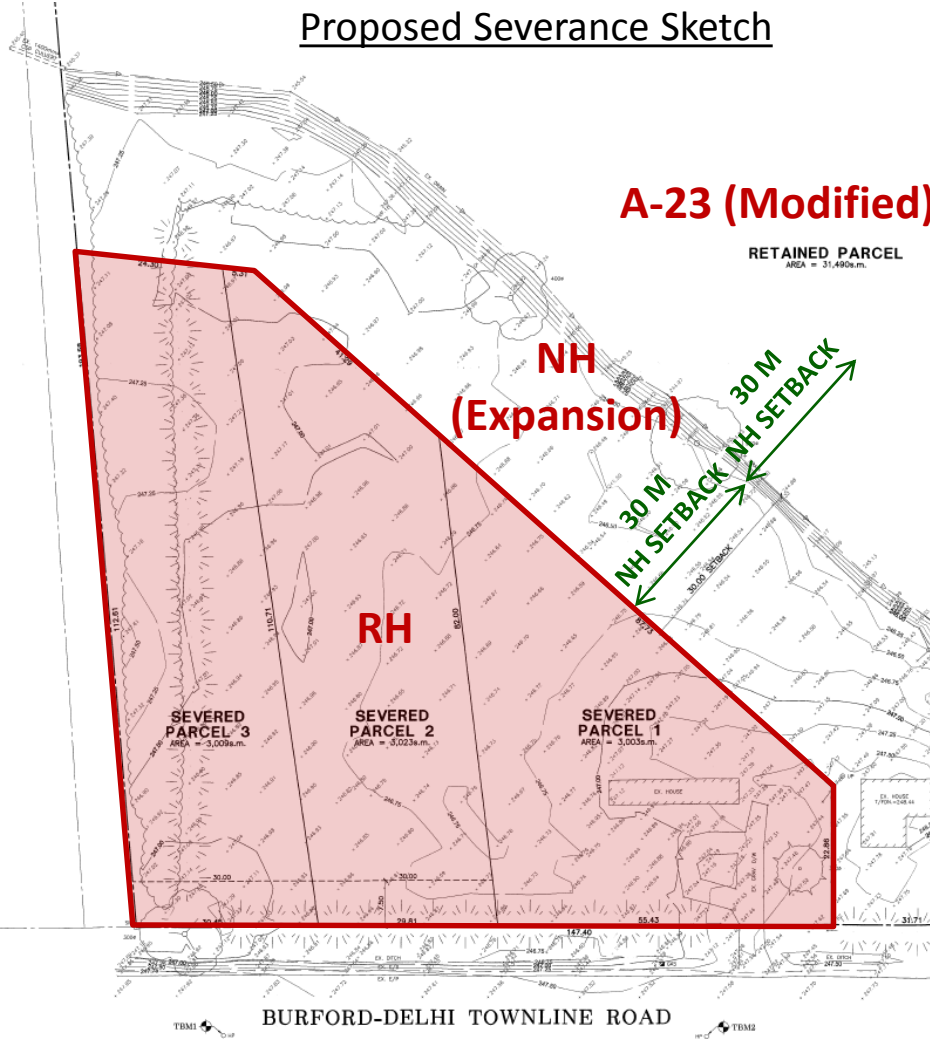


## Proposed Severance Sketch

## Proposal

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3. Modify the boundaries of the Natural Heritage (NH) zone to reflect a minimum 30 metre buffer on each side of the identified watercourse



# Questions?

|                              |  |
|------------------------------|--|
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| <b>Report No:</b>            | <b>RPT-22-82</b>                                       |
| <b>Application Type:</b>     | <b>Zoning By-law Amendment</b>                         |
| <b>Location:</b>             | <b>226 Burford Delhi Townline Road</b>                 |
| <b>Agent:</b>                | <b>J.H. Cohoon Engineering Ltd</b>                     |
| <b>Owner/ Applicant:</b>     | <b>Richard Johnson</b>                                 |
| <b>Staff Recommendation:</b> | <b><u>Approval</u></b> as outlined in the Staff Report |

