

Planning & Development Committee

June 7, 2022

ZBA17-22-SL

Robert Innes

4 Bernice Street, Geographic Township of Brantford



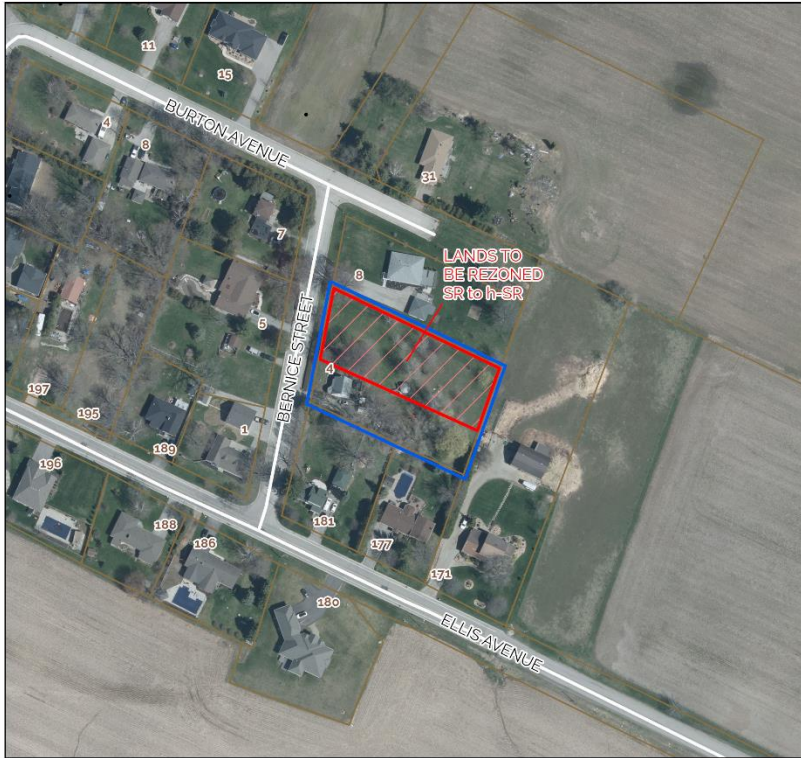
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June 7, 2022



Application No:	ZBA17-22-SL
Application Type:	Rezoning Application
Location:	4 Bernice Street, Brantford
Applicant:	Robert Innes
Staff Recommendation:	Approval

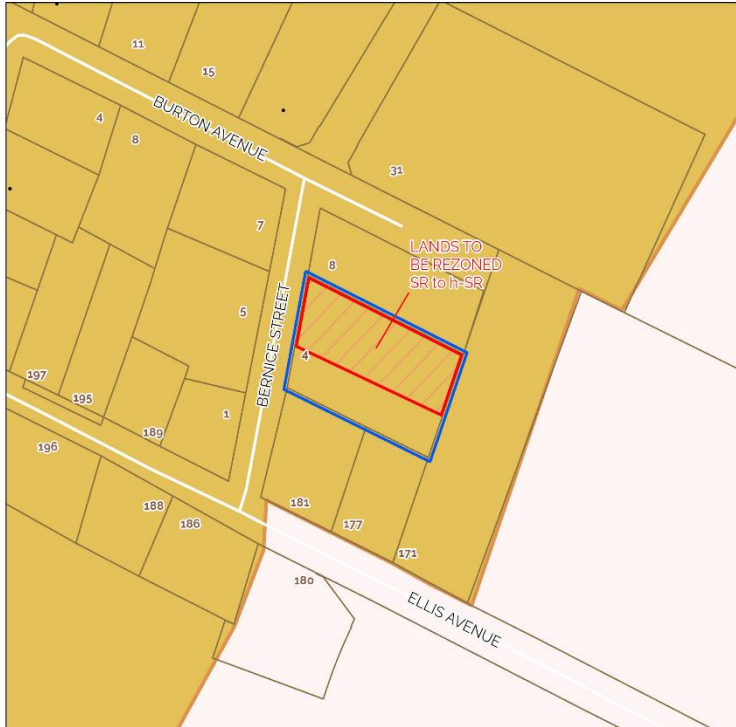
Proposal



- Proposing to rezone the subject lands from Suburban Residential (SR) to Suburban Residential with a Holding Provision (h-SR)
- Prohibit development until water allocation in Mount Pleasant is lifted.



Planning Policy

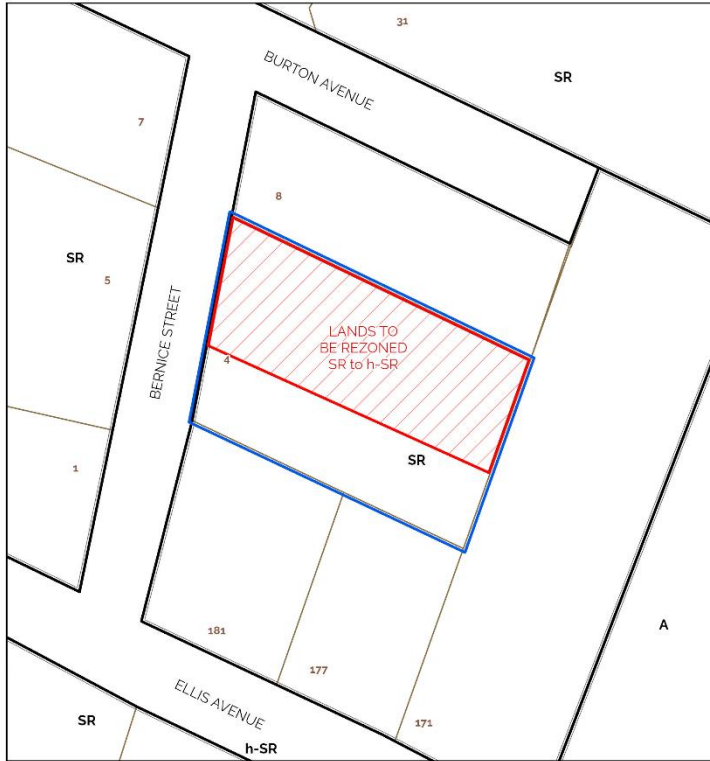


County of Brant Official Plan (2012):

- Designated Suburban Residential
- Located within the Secondary Urban Settlement Area of Mount Pleasant
- Existing and proposed residential use is permitted
- No new designation being sought



Planning Policy



County of Brant Zoning By-Law 61-16:

- Lands are zoned Suburban Residential (SR)
- Proposing a Holding Provision (h-), (h-SR)
- Both severed and retained lot meet the development standards for the “SR” zone.
- Zoning standards for the proposed dwelling to be confirmed at time of building permit



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