

Planning & Development Committee

June 7, 2022

ZBA3/22/RC

MHBC Planning

Greentown Cider Park GP Inc.

23 Beverly Street East, St. George



County of Brant Council

June 7, 2022



Application No:	ZBA3/22/RC
Report No:	RPT-0176-22
Application Type:	Zoning By-law Amendment
Location:	23 Beverly Street East
Applicant:	Greentown Cider Park GP Inc.
Staff Recommendation:	<u>ITEM BE RECEIVED FOR INFORMATION PURPOSES ONLY.</u>

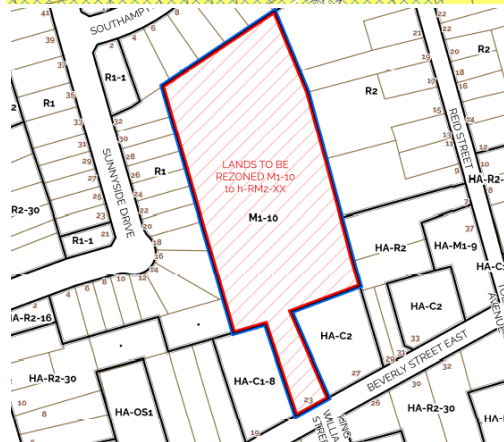
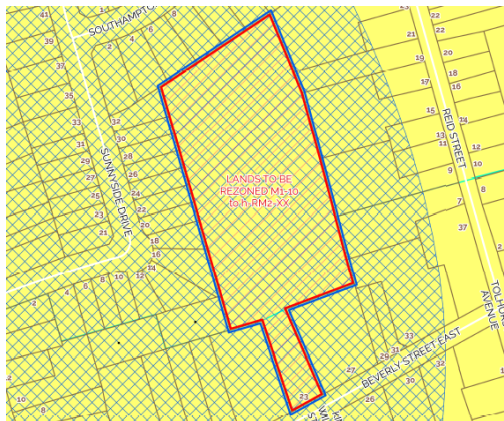
Existing Conditions



Frontage: 24.8 metres (81.3 feet)

Area: 1.9 hectares (4.69 acres)

- The subject lands currently house a large industrial building central to the site, and an undeveloped open area to the north.



Official Plan (2012)

Current Designation:

Urban Residential

Predominant land use within the Urban Residential designation shall be for a range of residential uses. Limited neighbourhood commercial and institutional uses are also permitted, as well as home occupations and group homes.

Zoning By-Law 61-16 (2016)

Current Zoning:

- Special Exception Prestige Industrial M1-10***

Proposed Zoning:

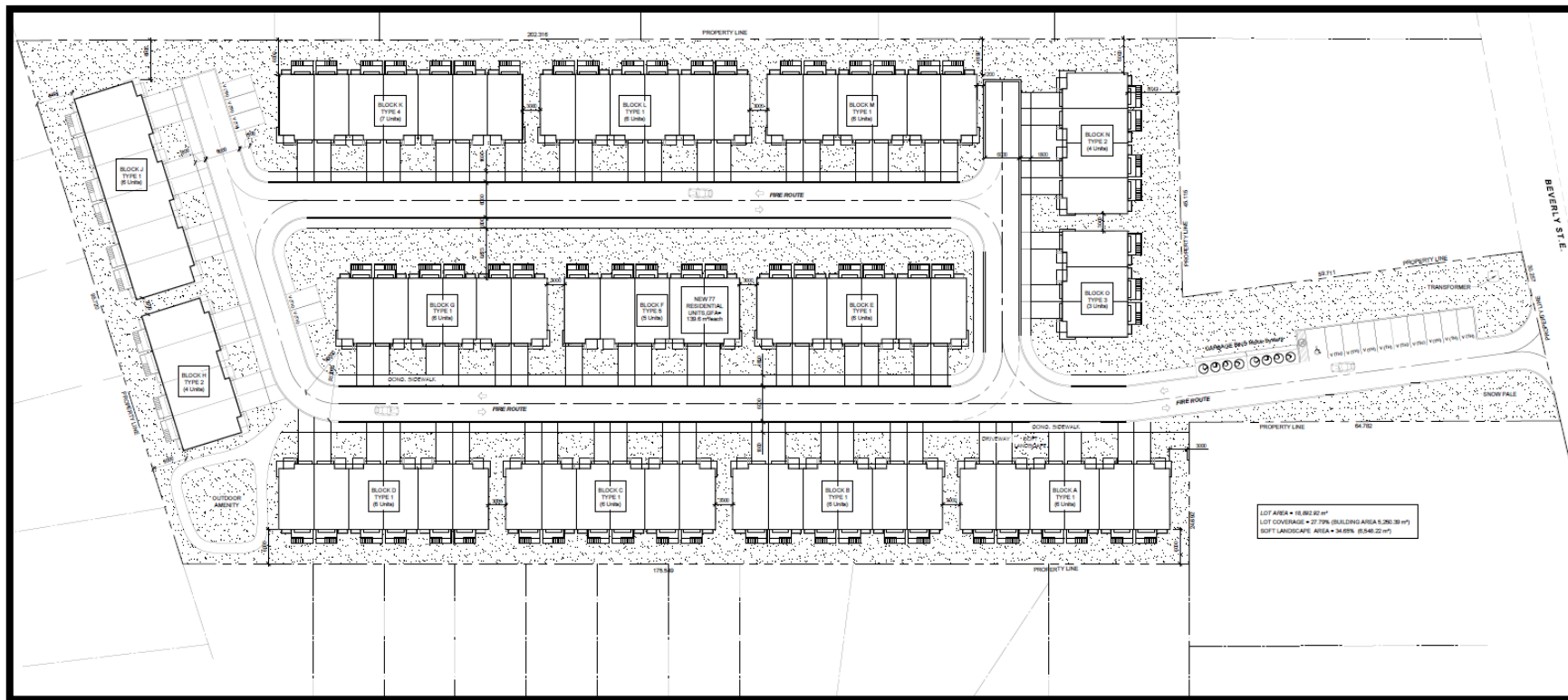
- Holding Special Exception Residential Multiple Medium Density (h-RM2-XX)***





- Special Exception Prestige Industrial (M1-10) to Holding Special Exception Residential Multiple Medium Density (h-RM2-XX) to permit the development of 77 townhouse units with the following special provisions:
 - A reduced visitor parking provision of 0.19 spaces per unit, or 15 visitor parking spaces, whereas 0.35 spaces per unit, or 27 visitor parking spaces would be required.
 - Holding (h) provision to be applied requiring a Record of Site Condition (RSC) and the provision of sufficient sanitary capacity to service the development.

Proposal



Next Steps

Application Circulation:

- Comments to be received from Internal / External Agencies
- Further review and discussion between Applicant/ Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

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 Presented by Staff
- Planning & Development Committee Consideration / Decision

