

ZBA15-22-SL, Shannon Labelle

138 Langford Church Road
Brian and Wendy Pigott
J.H. Cohoon Engineering Ltd.

Planning and Development Committee
September 6, 2022



Application No.:	ZBA15-22-SL
Report No.:	N/A
Application Type:	Major Zoning By-Law Amendment
Subject Lands:	138 Langford Church Road
Agent / Applicant:	J.H. Cohoon Engineering Ltd.
Owner:	Brian and Wendy Pigott

Purpose: to be received for information purposes only.

Planning and
Development
Committee

September 6th,
2022

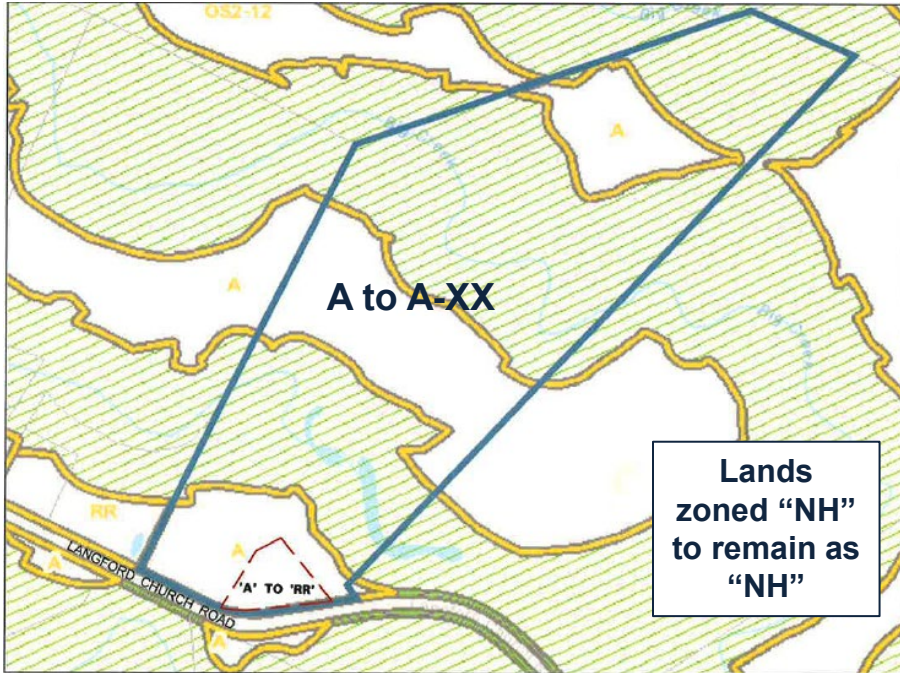


Property Location and Existing Conditions



- Subject lands are located on the north side of Langford Church Road
- Within the geographic township of Brantford
- **Frontage:** 272.8 metres
- **Area:** 22.9 ha
- Subject lands currently have a single detached dwelling and an accessory structure, with fields and open space to the north

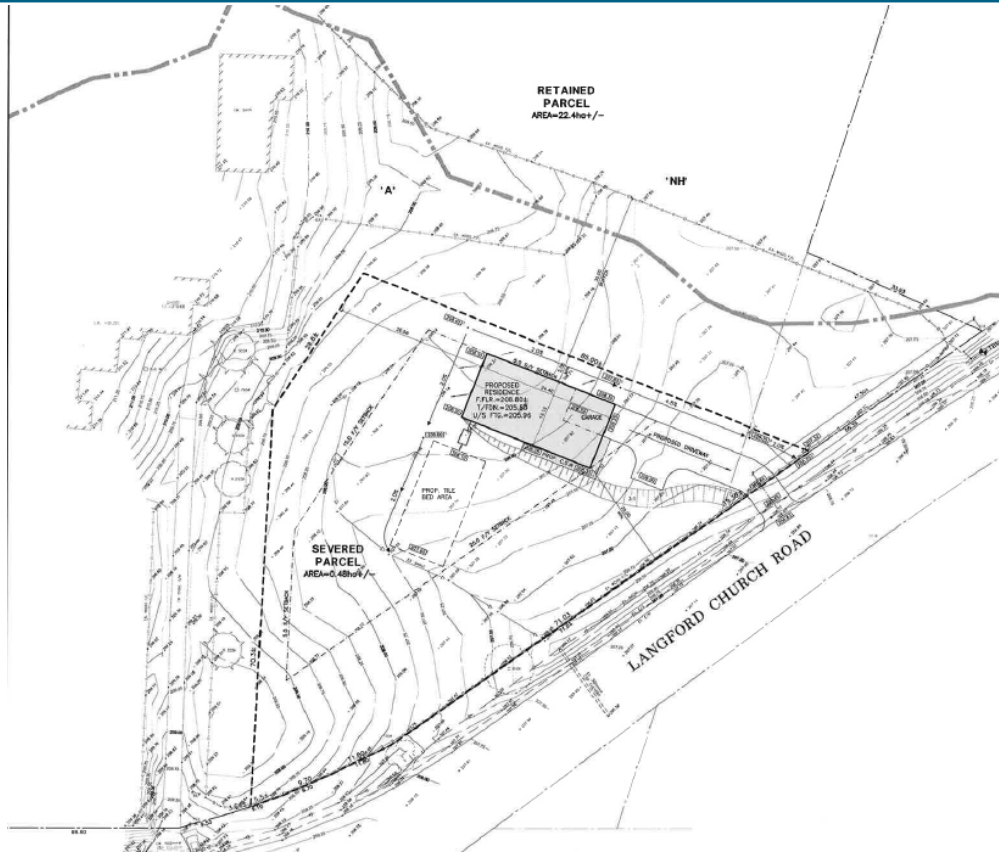
Development Proposal



Zoning By-Law Amendment

- Proposing to rezone portion of the lands zoned Agriculture (A) to Rural Residential (RR) in order to facilitate the creation of one new residential building lot.
- Proposing to rezone the retained lands from Agriculture (A) to Agriculture with a site specific provision (A-XX) in order to permit an undersized farm parcel of approx. 22.4 ha, whereas the Zoning By-Law permits a minimum area of 40 ha.
- Lands zoned Natural Heritage (NH) will remain as Natural Heritage (NH)

Development Proposal



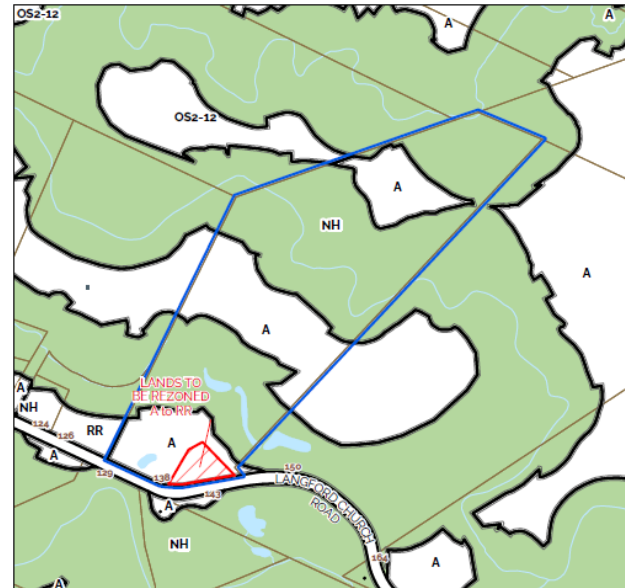
Official Plan (2012)

Zoning By-Law (2016)



Current Designation:

Rural Residential, Agriculture, Natural Heritage with Woodlands and Vegetation



Current Zoning:

Agriculture (A) and Natural Heritage (NH)

Proposed Zoning:

Rural Residential (RR), Agriculture with a site specific provision (A-XX), and Natural Heritage (NH)

Next Steps

Application Circulation:

- Comments to be received from internal / external departments and agencies
- Further review and discussion between Applicant, Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Notice of Formal and 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 and Development Committee Consideration/ Decision