

Planning & Development Committee
Sept 6, 2022

ZBA19-22-DN (D. Namisniak)
J & D Korganowski Cromwell
The Angrish Group
70 River Rd, Township of Brantford



**PLANNING &
DEVELOPMENT
COMMITTEE**



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

Report No: RPT-0235-22

Application Type: Zoning By-law Amendment

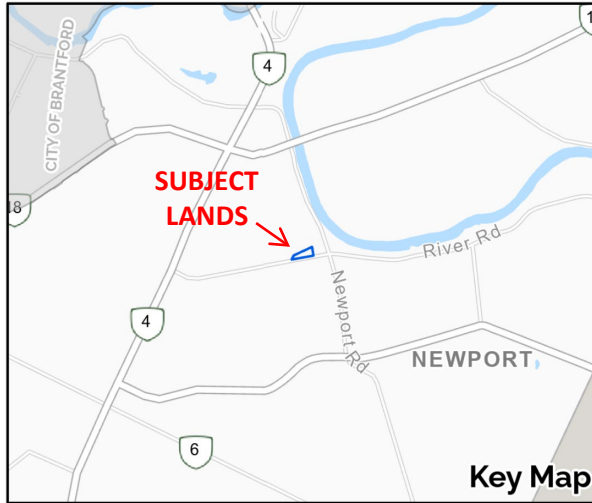
Location: 70 River Rd, Township of Brantford

Agent: The Angrish Group

Owner/ Applicant: J & D Korganowski Cromwell

Staff Recommendation: Approval

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

Zoning By-Law Amendment:

Change the zoning on the subject lands from Agricultural (A) to Rural Residential with Special Exemption (RR-xx) to permit a reduced minimum rear yard setback of 10 metres (33 feet), where a minimum of 15 metres (49 feet) is required

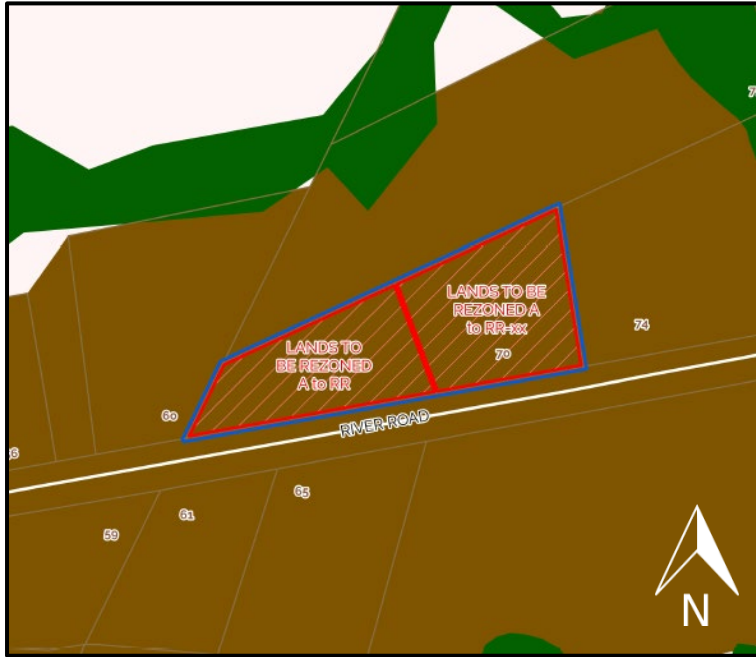
- Reduced setback will allow for efficient development consistent with the existing dwelling and;
- Application required to facilitate further residential lot creation through a subsequent consent application within the Rural Residential land use designation.



Submission Material:

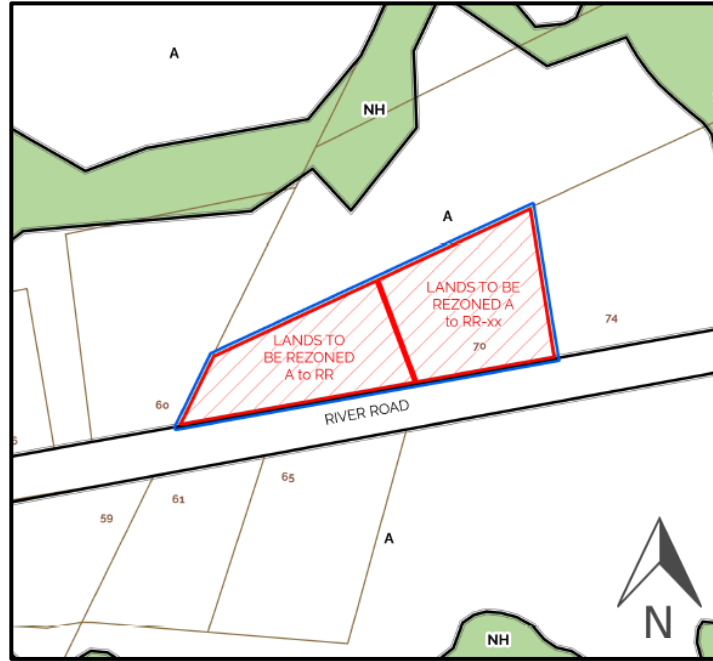
- ZBA & Consent Application
- Planning Justification Report
- Minimum Distance Separation Analysis
- Stage 1 Archaeological Assessment
- Proposed Severance Sketch

Official Plan (2012)



**Current Land use Designation:
Rural Residential**

Zoning By-Law 61-16



**Current Zoning Classification:
Agricultural (A)**

Questions?

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