

ZBA32-22-BK (B. Kortleve)

428-452 West River Road

Steve Charest

Urban Solutions Planning & Land Development Consultants Inc.

Planning and Development Committee
September 6, 2022



Property Location



- The subject lands are located at **428-452 West River Road**

- The area proposed to be temporarily rezoned is in the north-west portion of the subject lands

Existing Conditions

- Existing farmhouse constructed around 1870s
- New dwelling began construction in September 2020 and is nearing completion
- The property has many heritage attributes including farmhouse and outbuildings



1.



2.

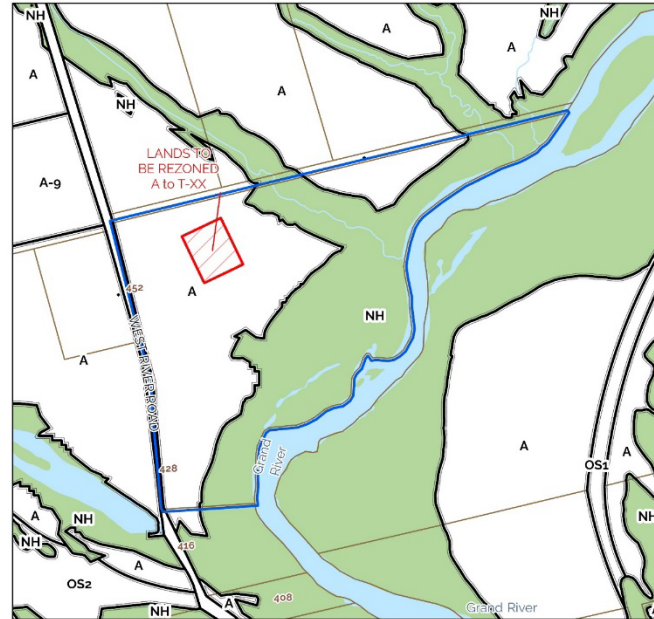


3.



Official Plan (2012)

Zoning By-Law (2016)



- Designated Agriculture and Natural Heritage in the Official Plan

- Zoned Agriculture (A) and Natural Heritage (NH)

This temporary rezoning application proposed to allow the property to have two (2) dwelling units while staff work with the applicant on permanent permissions and conservation of the historic farmhouse

Questions?

| | |
|---------------------------|--|
| Application No.: | ZBA32-22-BK |
| Report No.: | RPT-0281-22 |
| Application Type: | Temporary Rezoning |
| Subject Lands: | 428-452 West River Rd. |
| Agent / Applicant: | Urban Solutions Planning & Land Development Consultants Inc. |
| Owner: | Steve Charest |

Recommendation:

That Temporary Zoning By-Law
Amendment Application ZBA32-22-BK

BE APPROVED

for a period of three (3) years

