

# 1 Kings Lane, Scotland County of Brant

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**IBI GROUP**

2712007 Ontario Inc.

Public Meeting – Zoning By-law Amendment (ZBA12-22SL)

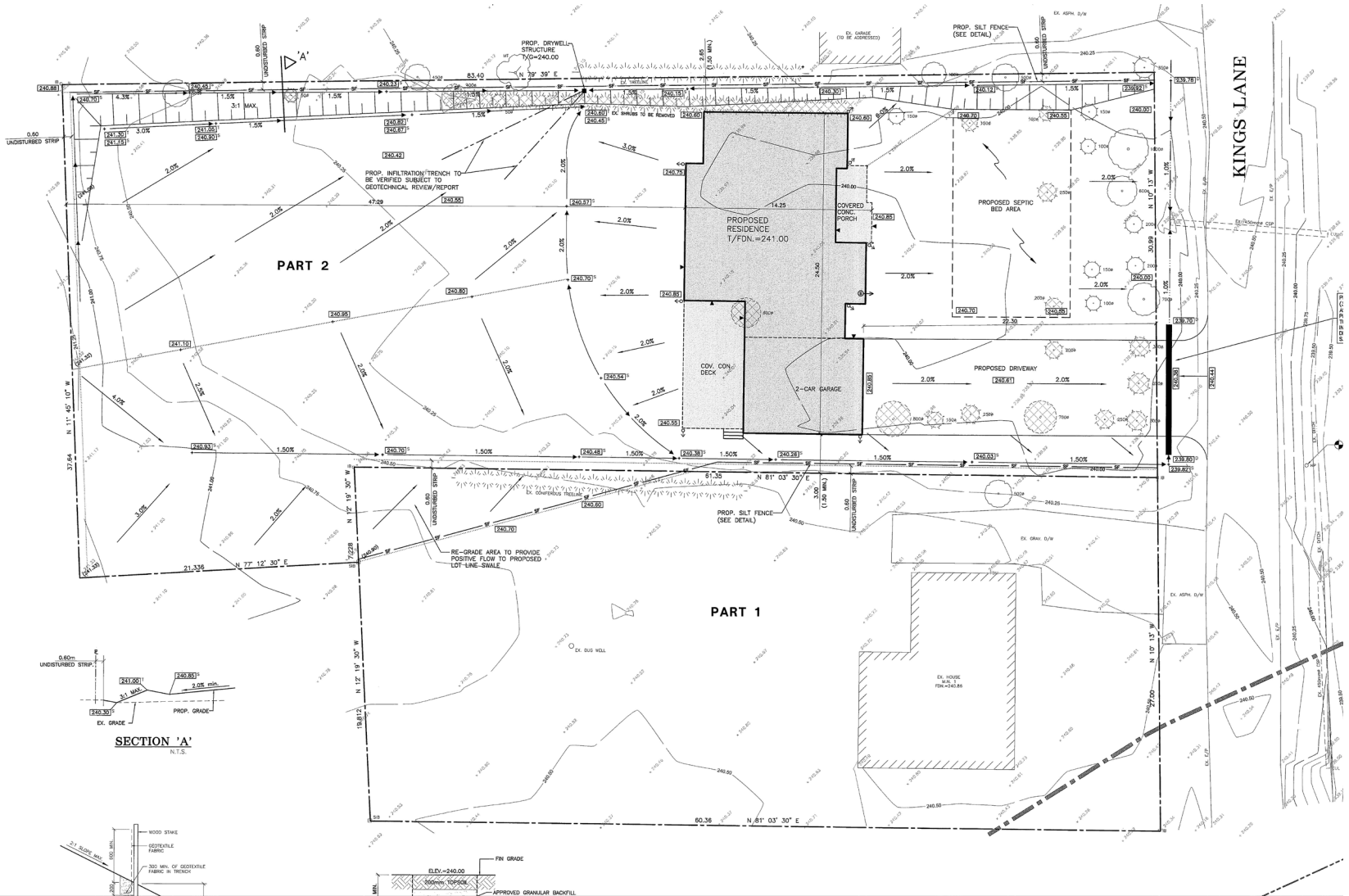
September 6, 2022

# Proposal Details

- Minor Zoning By-law Amendment
  - Site-specific exception to permit a minimum lot area of 1,643 sq.m., where the required minimum lot area is 3,000 sq.m., for both the proposed retained and severed lands
  - Site-specific exception to permit a minimum frontage of 27 metres, where the required minimum frontage is 30 metres, for the proposed retained lands
- Future severance proposed to create one (1) new residential lot on private services



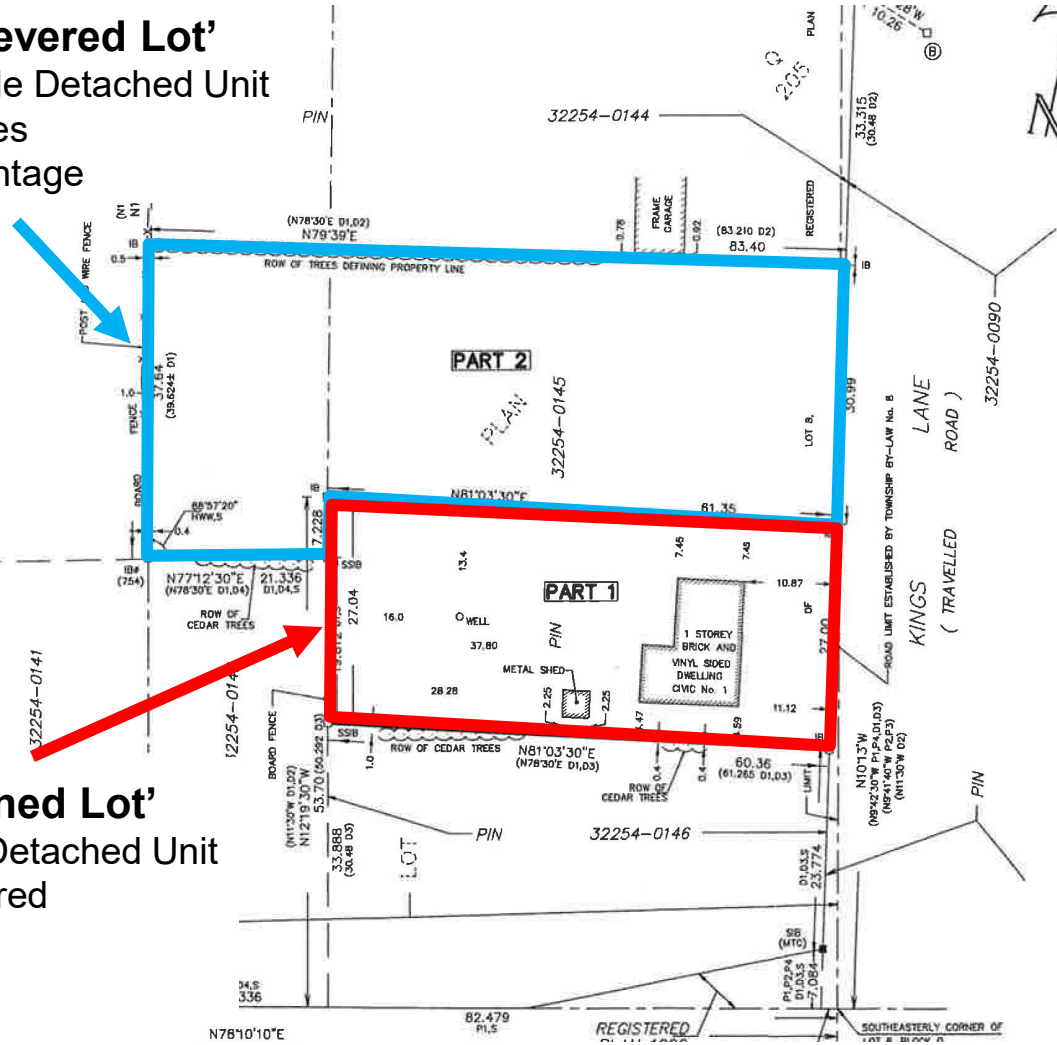
# Proposed Site Development Plan



# Proposed Severance Sketch for Future Consent

## Proposed 'Severed Lot'

- Future Single Detached Unit
- 0.26 hectares
- 30.99 m frontage



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**LEGEND**

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- CP - CONCR
- - FOUND
- - PLANT
- - ROUND
- WT - WITNES
- S - SET
- P1 - REGIST
- P2 - PLAN ;
- P3 - PLAN ;
- P4 - PLAN ;
- D1 - 32254-
- D2 - 32254-
- D3 - 32254-
- D4 - 32254-
- HWW - PLAN I

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 THE SURVEYS  
 MADE UNDER  
 2. THE SURVEY  
 MARCH 11, 2

## Proposed 'Retained Lot'

- Existing Single Detached Unit to remain unaltered
- 0.16 hectares
- 27 m frontage

## Our Approach

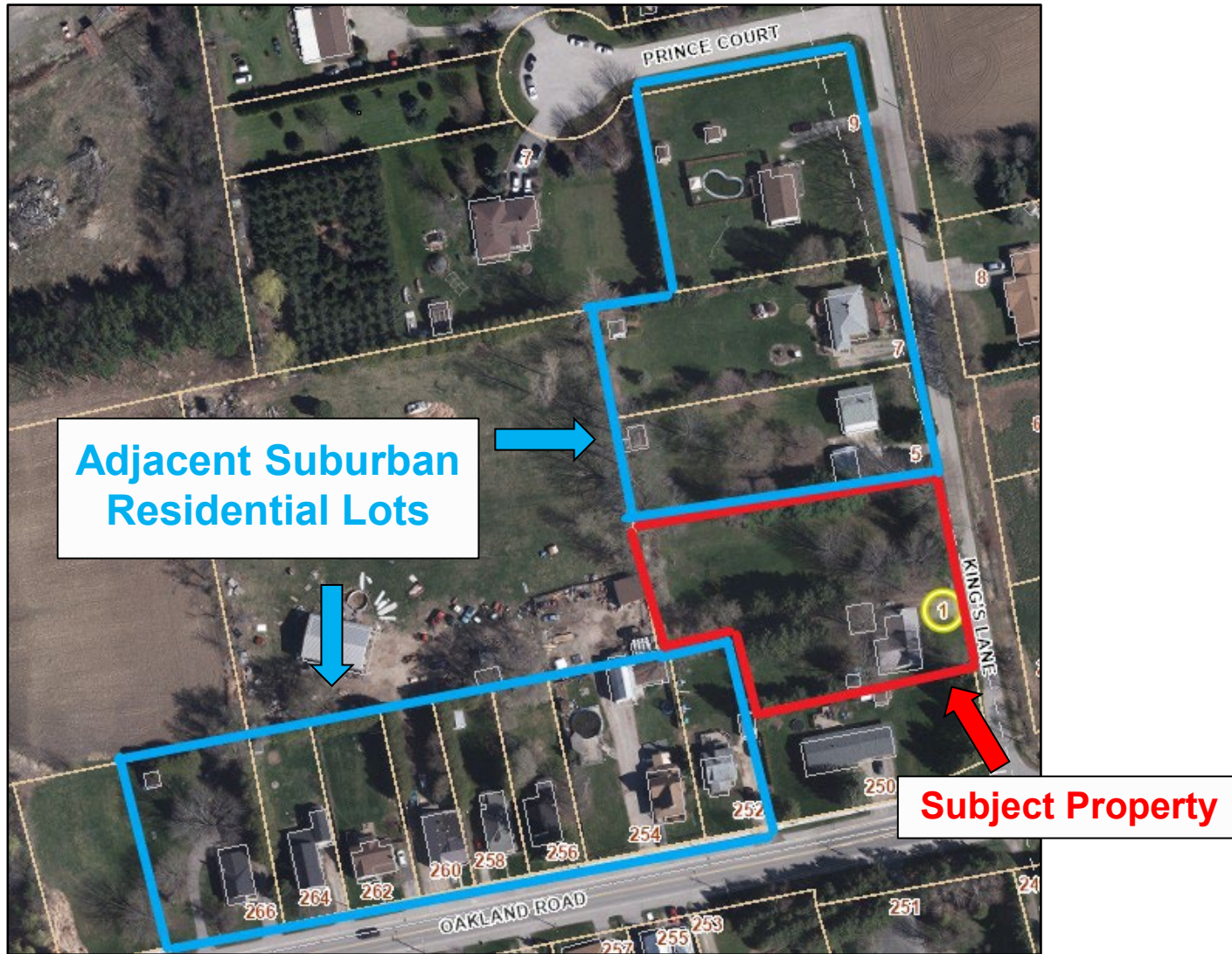
- Policy Review
  - Planning Policy Framework
- Technical Review
  - Water Quantity/Quality Analysis prepared by J.H. Cohoon Engineering Ltd.
  - Site Development Plan prepared by J.H. Cohoon Engineering Ltd.

## Policy Review – Planning Policy Framework

- Provincial Policy Statement, Growth Plan, and Approved County of Brant Official Plan (OP)
- Designated ‘Suburban Residential’ which permits the development of a single-detached residential dwelling (OP, 3.5.2)
- The proposed development will be on full private servicing and will not require an extension on municipal services to be accommodated (OP, 3.5.3)
- The proposed development would be considered intensification since it proposes a new residential dwelling on underutilized lands within the Settlement Area (OP, 2.2.5.2.d)
- The proposed development has consideration for the OP criteria regarding intensification (OP, 2.2.5.2.e)
- The proposed severance is in keeping with the OP policies regarding Non-Agricultural Consents (OP, 6.8.2.2)



# Neighbourhood Context – Adjacent Suburban Residential Lots





Adjacent Residential Lots (5 & 7 Kings Lane)





Adjacent Residential Lots (256, 258 & 260 Oakland Road)



Adjacent Residential Lots (250, 252 & 254 Oakland Road)

## Next Steps

- Completion of a review of the existing vegetation
- Archaeological Study
- Staff review and recommendation on Zoning By-law
- Consent application to sever

# Questions?