Planning & Development Committee

December 6, 2022

ZBA39-22-DN (D. Namisniak)

T. & T. Zamroziewicz
George Ziotek
17 McBay Road, Brantford



Application No: ZBA39-22-DN (D. Namisniak)

Report No: | RPT-0335-22

Application Type: Zoning By-law Amendment

Location: 17 McBay Road, Brantford

Agent: George Ziotek

Owner/ Applicant: T. & T. Zamroziewicz

Staff | ITEM BE RECEIVED

Recommendation: FOR INFORMATION PURPOSES ONLY.

PLANNING & DEVELOPMENT COMMITTEE



Property Location





ÄLLE

Frontage: 122m meters (+400 feet) Depth: 140 metres (+450 feet) Area: 2.3 hectares (5.6 acres)

Fairchild

SUBJECT LANDS

Existing Conditions:

- Single Detached Dwelling

Surrounding Area:

Residential, Agricultural uses

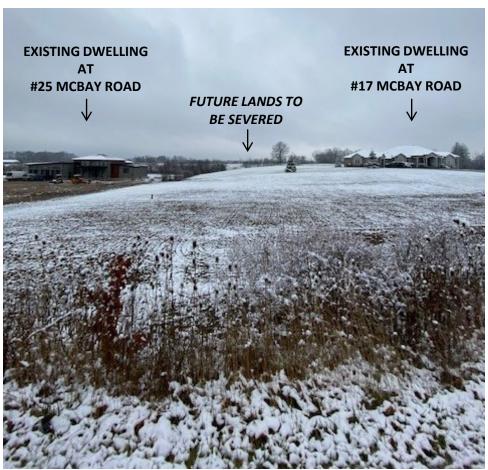






Existing Conditions





Subject lands looking south towards future severed lands

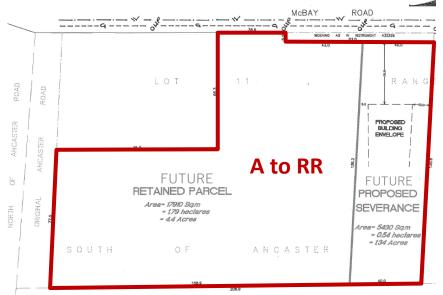


Proposal Mapping

Proposal

Zoning By-Law Amendment:

Brain Simply Grand



Proposing to change the zoning on the subject lands from Agricultural (A) to Rural Residential (RR).

 The application is required in order to facilitate a future Consent Application for the creation of one (1) new residential lot within the Rural Residential area.

The following was submitted for review in support of the application:

- Planning Justification Report
- Archaeological Study (Stage 1 and 2)
- Survey Plans
- Site Development Plan
- Minimum Distance Separation (MDS) Review



Official Plan (2012)



Current Land use Designation: Rural Residential

Zoning By-Law 61-16



Current Zoning Classification:
Agricultural (A)





Application Process / Next Steps















New
Application
Received
& Circulated
for Technical
Review

Application
Deemed
Complete
& Notice of
Public
Meeting
Circulated

Public
Meeting
[For
Information
Only]

Notice of Future Public Meeting Public Meeting
[Staff
Recommendation
& Committee
Decision]

Committee
Decision
Adopted by
Council &
Appeal
Period

Questions?

Brain Simply Grand

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