

# **ZBA15-22-SL, Shannon Labelle**

138 Langford Church Road

Brian and Wendy Pigott

J.H. Cohoon Engineering – Bob Philips

## **Planning and Development Committee**

December 6, 2022



<b>Application No.:</b>	ZBA15-22-SL
Report No.:	RPT-0334-22
Application Type:	Zoning By-Law Amendment
Subject Lands:	138 Langford Church Road
Agent / Applicant:	J.H. Cohoon Engineering
Owner:	Brian and Wendy Pigott

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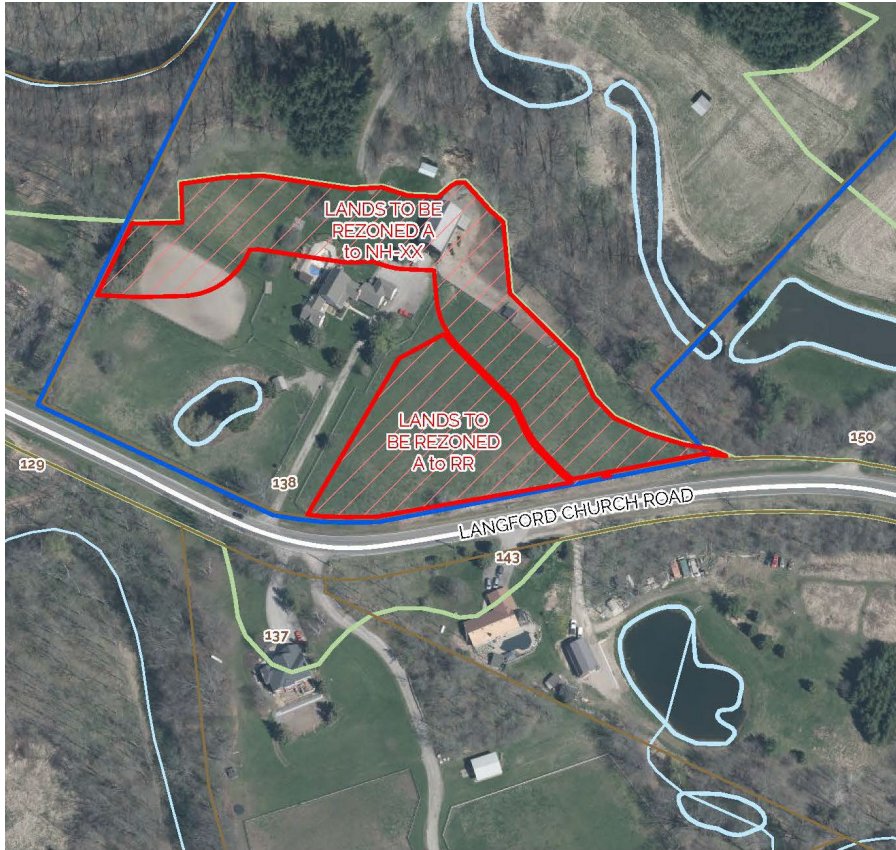
Staff Recommendation: Approval

Planning and  
Development  
Committee

December 6<sup>th</sup>,  
2022

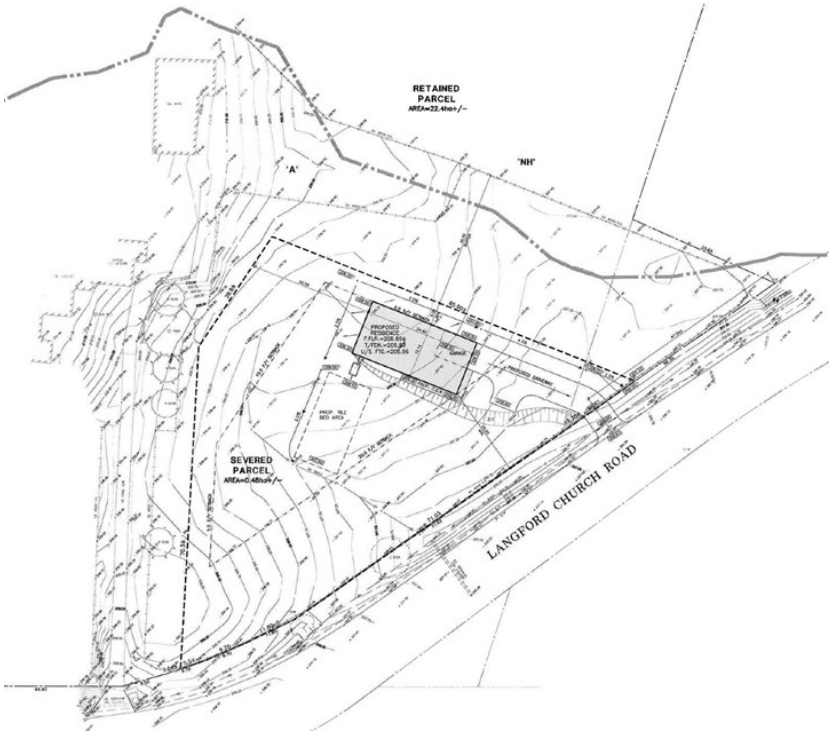


# Property Location and Existing Conditions



- Subject lands are located on the north side of Langford Church Road
- Within the geographic township of Brantford
- **Frontage:** approx. 272.9 metres (895.3 feet)
- **Area:** 21.1 ha (52.1 acres)
- Subject lands contain an existing single detached dwelling, a decommissioned livestock barn, and three (3) horse paddocks.

# Development Proposal



## Zoning By-Law Amendment

- Proposing to rezone severed lands from Agriculture (A) to Rural Residential (RR)
- Rezoning to facilitate the creation of one new residential building lot
- Proposing to rezone a portion of the subject lands from Agriculture (A) to Natural Heritage (NH) with site specific provision 14 (NH-14)
- Rezoning to limit development within the vegetation protection zone.

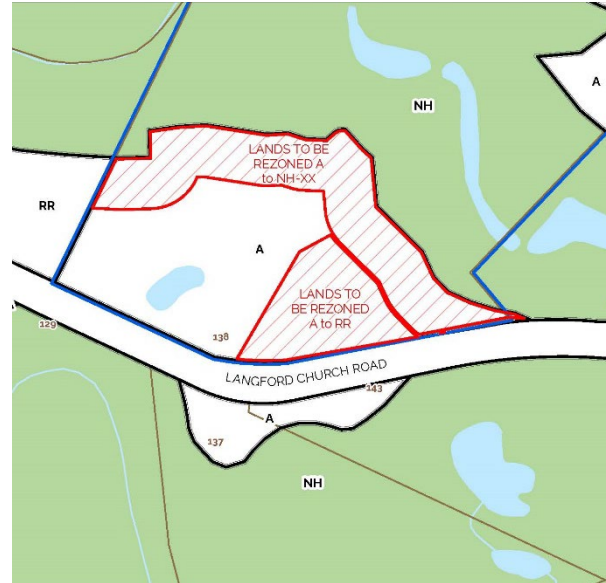
# Official Plan (2012)



## Current Designation:

Rural Residential, Agriculture and Natural Heritage

# Zoning By-Law (2016)



## Current Zoning:

Agriculture (A) and Natural Heritage (NH)

## Proposed Zoning:

Rural Residential (RR) and Natural Heritage with site specific 14 (NH-14)

# Questions?

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Staff Recommendation:  
That ZBA15-22-SL be **APPROVED**

