

ZBA44-22-DN
409 German School Road
Leslie Drake
IBI Group

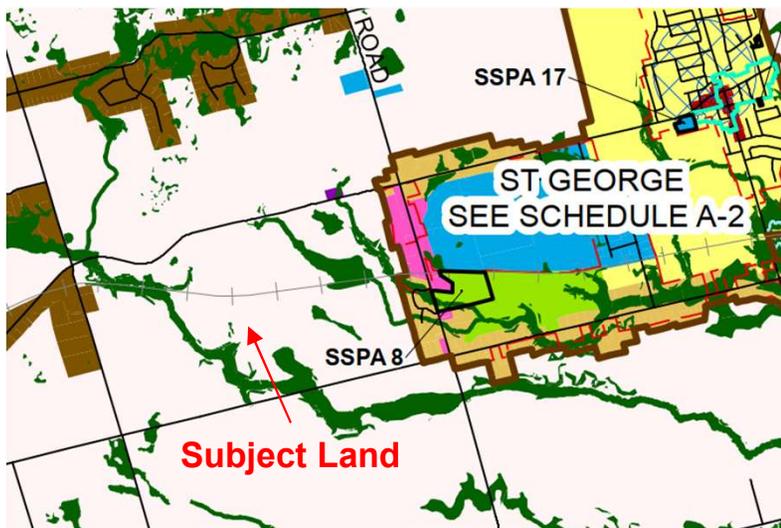
Planning and Development Committee
January 10, 2023



Application No.:	ZBA44-22-DN
Report No.:	RPT-0529-22
Application Type:	Zoning By-law Amendment
Subject Lands:	409 German School Road
Agent / Applicant:	IBI Group
Owner:	Leslie Drake

Purpose : Items be received for information purposes only.

Property Location



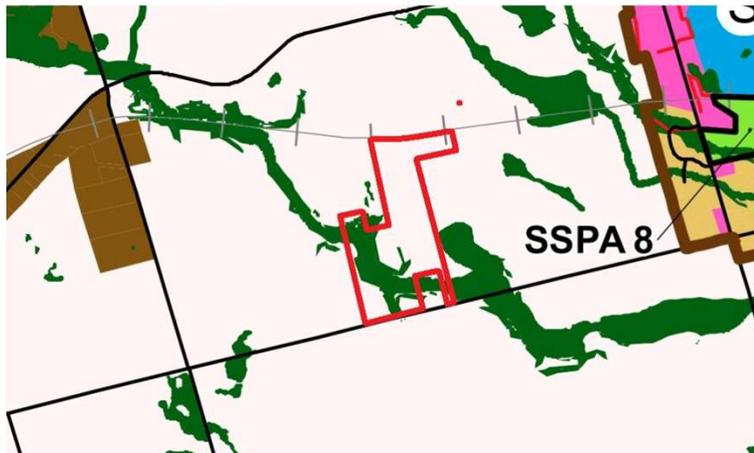
The subject site is located at 409 German School Road, \pm 6.5 km west of St. George and \pm 4 km north of Brantford.

Frontage: \pm 341 metres along German School Road

Area: 38 hectares in total

Official Plan (2012)

Zoning By-Law (2016)

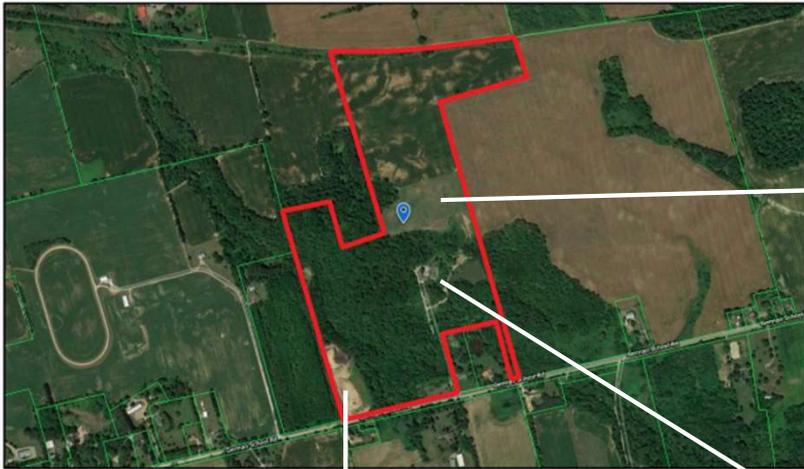


- Designations: Agriculture and Natural Heritage System



- Zone: Agricultural (A) and Natural Heritage (NH)
- Surrounding area mainly Agricultural zones

Existing Condition



Looking toward Agriculture field to the north



Looking south to German School Road



Existing Residence

Development Proposal

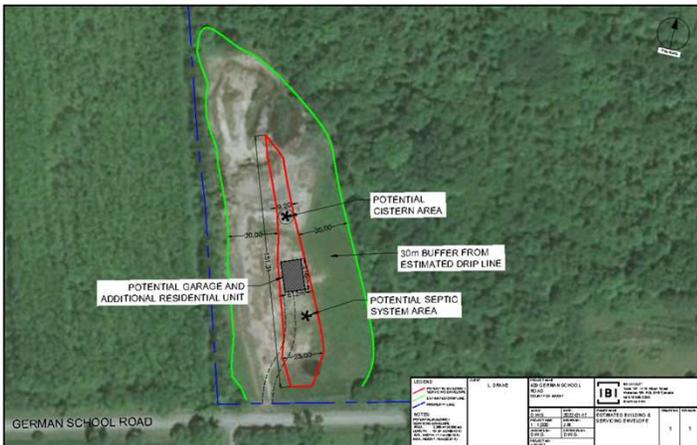


The Applicant/Owner explored 3 options for the proposed Additional Residential Unit (ARU).

The preferred option requires a Special Exemption to permit an ARU beyond the 40 metre radius of the existing primary residence.

Zoning By-law Amendment:

To rezone the subject land from Agricultural (A) to Agricultural-Special Exemption (A-XX) Zone to establish an Additional Residential Unit on the subject land.



Next Steps

Application Circulation:

- Internal/External Agencies comments provided to the Applicant/Agent in December 2023
- Further review and discussion between Applicant/ Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the *Planning Act (Section 34(13))* and the County of Brant Official Plan (Section 6.17) (120 metres)
- Consideration/Decision by Planning & Development Committee at a later date

Formal Public Hearing:

- Recommendation presented by Staff
- Planning & Development Committee Consideration/Decision