

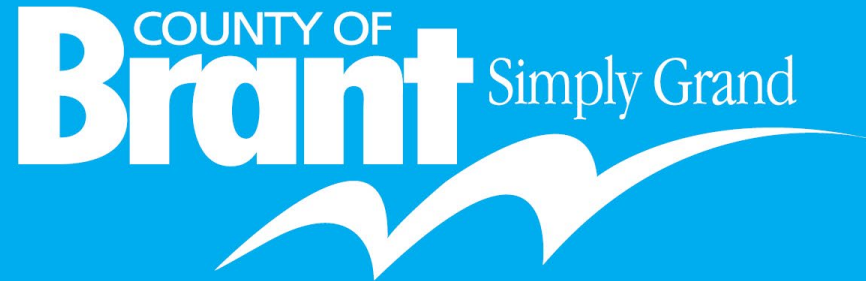
Planning & Development Committee
January 10, 2023

ZBA39-22-DN (D. Namisniak)

T. & T. Zamroziewicz

George Ziotek

17 McBay Road, Brantford



PLANNING & DEVELOPMENT COMMITTEE

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
Recommendation:** **APPROVAL.**



Property Location



Total Area

Frontage: 122m meters (+400 feet)

Depth: 140 metres (+450 feet)

Area: 2.3 hectares (5.6 acres)

Existing Conditions:

- Single Detached Dwelling

Surrounding Area:

- Residential, Agricultural uses



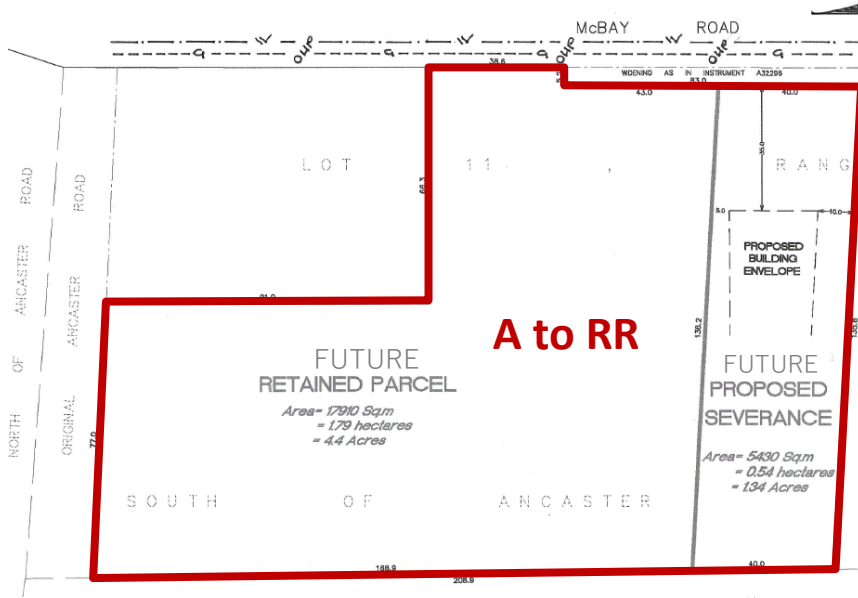
Existing Conditions



Subject lands looking
south towards future
severed lands



Proposal Mapping



Proposal

Zoning By-Law Amendment:

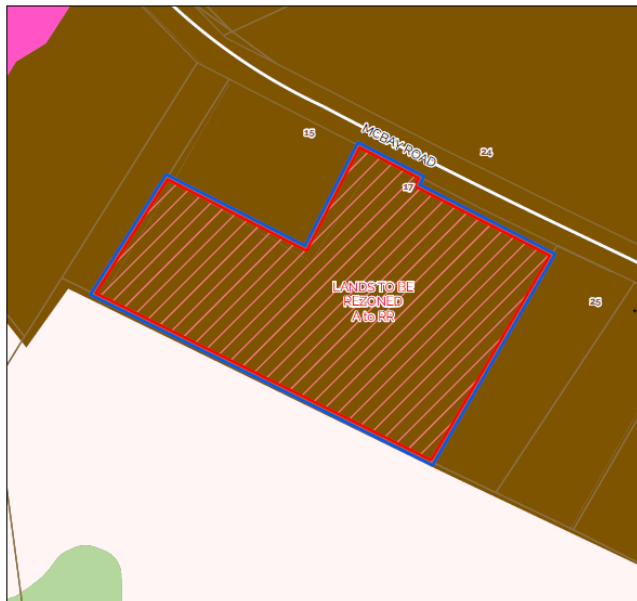
Proposing to change the zoning on the subject lands from **Agricultural (A)** to **Rural Residential (RR)**.

- 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



**Complete
Application
Received**



**Technical
Circulation
for
Comments
& Notice of
Public
Meeting**



**Public
Meeting**
[Information
Only]



**Notice of
Future
Public
Meeting**



Public Meeting
[Staff
Recommendation
& Committee
Decision]



**Committee
Decision
Adopted by
Council &
Appeal
Period**

Questions?

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