

# **Planning & Development Committee**

April 4, 2023

**ZBA38-20-DN**

**Grover Developments Ltd.**

6 Maple Ave North, Burford, County of Brant



# PLANNING & DEVELOPMENT COMMITTEE

April 4, 2023



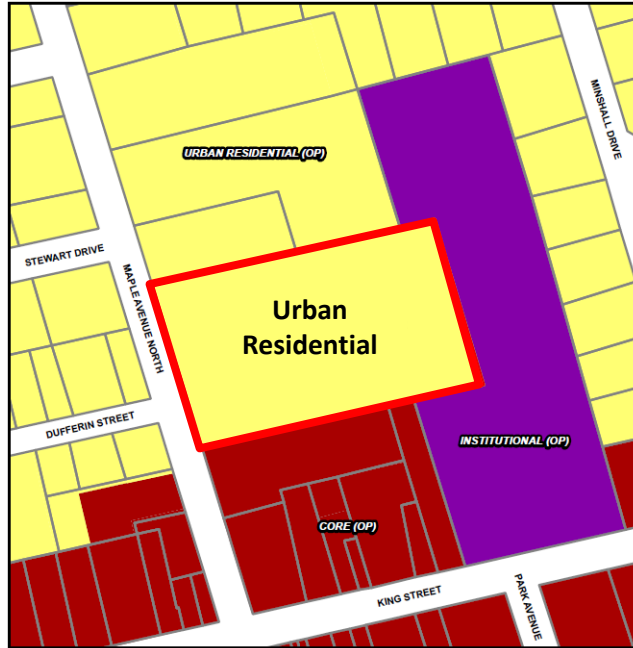
<b>Application No:</b>	<b>ZBA38-20-DN (D. Namisniak)</b>
<b>Application Type:</b>	Zoning By-law Amendment
<b>Location:</b>	6 Maple Ave North, Burford
<b>Agent:</b>	MHBC Planning Ltd.
<b>Applicant:</b>	Grover Developments Ltd.
<b>Staff Recommendation:</b>	<b>Approval,</b> <b>subject to a Holding Provision (h),</b> as outlined in the Staff Report.

## Location / Existing Conditions

- Frontage of approximately 98 metres along Maple Avenue North
- Approximate area of 1.7ha (4.1 acres)
- Surrounding area consists of a mix of residential dwelling types including, single detached, and multi-unit converted dwellings.
- Located within close proximity to the commercial core of downtown Burford consisting of a wide range of retail, commercial and service uses.
- Privately Served (water, sanitary, storm)

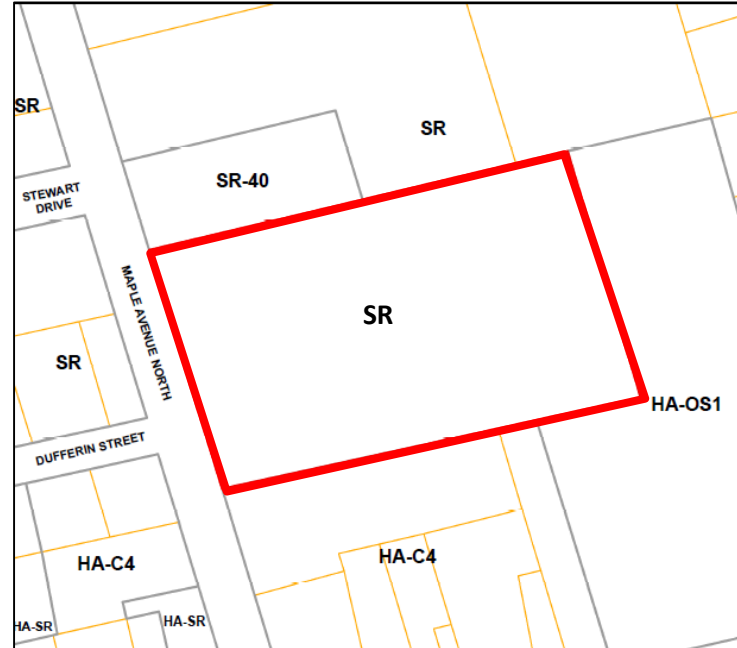


## Official Plan (2012)



**Current Land use Designation:**  
**Urban Residential**

## Zoning By-Law 61-16

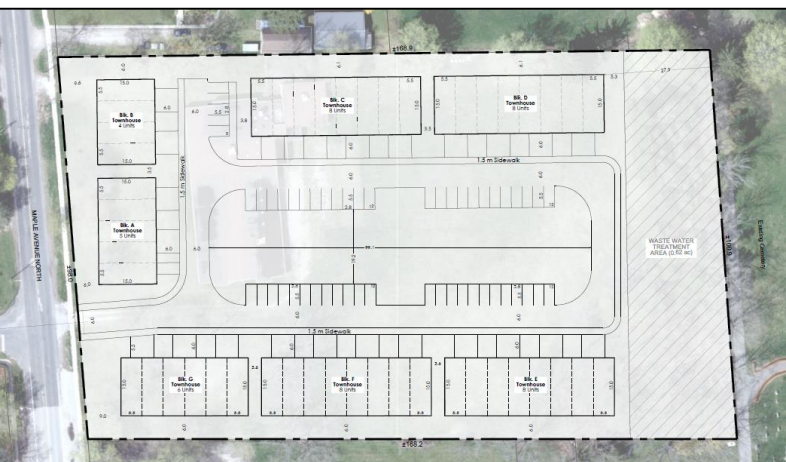
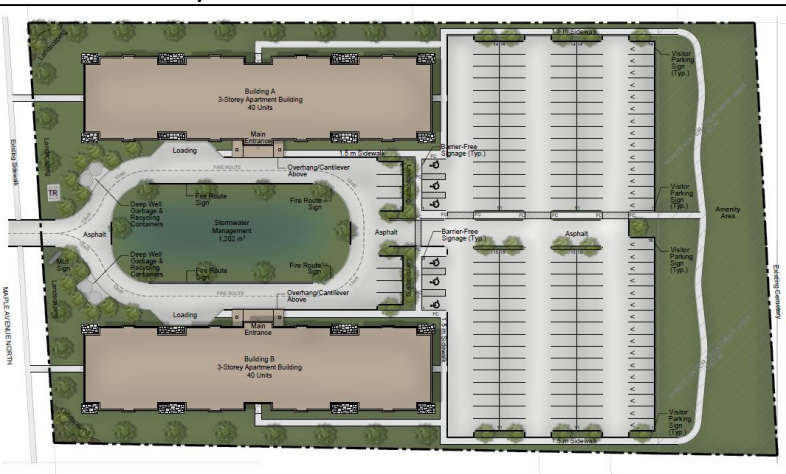


**Current Zoning Classification:**  
**Suburban Residential (SR)**



# Previous Proposal / Timelines

## Previous Proposal



## Previous Proposal

### Timelines

2017 & 2018

### Process / Proposal Details

Preliminary discussions with County

May 2019

Formal pre-consultation **(96 residential units, four low rise apartment building)**

October 7, 2020

Zoning By-Law Amendment application received **(80 residential units, two 3-storey apartment)**

December 1, 2020

Information Meeting (Virtual) Presentation to County of Brant Council.

April 21, 2021

Neighbourhood Meeting (Virtual) Hosted by MHBC.

December 7, 2021

Information Meeting (Virtual) Presentation to Planning and Development Committee.

April 27, 2022

Neighbourhood Meeting (Virtual) Hosted by MHBC **(47 residential units, townhouse blocks)**

May 3, 2022

Information Meeting (Virtual/ In Person) Presentation to Planning and Development Committee.





# Current Proposal

## Zoning By-Law Amendment Application

**Proposing to change the zoning on the subject lands from Suburban Residential (SR) to Residential Multiple Low Density (RM1) zone.**

- RM1 zone permits a range of residential unit types including Single-Detached, Semi-Detached, Stacked Townhouse, Street Fronting Rowhouse, Triplex, Group Home and Lodging House.

\*All other provisions of the RM1 zone will Apply.

### Concept Plan

- 46 townhouse units (one/ two storey) on Private services
- Consideration for partial / full services
- \*All other provisions of the RM1 zone will Apply.



## Key Considerations

- Location.
- Close proximity to the commercial core of Burford consisting of a wide range of retail, commercial, service and recreational uses.
- Contribute to towards achievement of a 'complete community'
- Protection / Enhancement of Trees
- Sustainable / Efficient Use of land within the established built up area of Burford
- Providing a range of housing types/ options
- Private Services in Burford
- Burford Master Servicing Strategy / Class Environmental Assessment





# Key Considerations

## Burford Master Servicing Strategy / Class Environmental Assessment

- *Currently in process*
- The plan is required to determine the most preferred alternatives for water servicing, wastewater servicing, and stormwater/drainage infrastructure to meet the needs of the Burford community within the 2051 planning horizon.
- The outcome of the study will determine and guide the appropriate level of servicing, timing and phasing of development within and adjacent to the built up area of the Secondary Urban Settlement Area of Burford.







**\*Detail design (landscape, lighting, sidewalks, parking, garbage etc will be reviewed as part of the required Site Plan Control Application**

## Key Considerations

### **Burford Master Servicing Strategy / Class Environmental Assessment**

If it is determined that development on private services is appropriate, the following will be required as part of the Site Plan Control Approval process:

- Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks (MECP)
- Municipal Responsibility Agreement with County of Brant
- Demonstrate compliance with MECP Reasonable Use Guidelines achieving a minimum nitrate concentration of <2.5mg/L at the property line (through treatment).
- Potable drinking water supply well will be subject to Ontario Regulation 170/03 and will require treatment, ongoing monitoring and laboratory testing.
- Ensure implementation of recommendations and conclusions based on findings in the technical studies submitted in support of the proposal.





# Public Consultation

Timelines	Process / Proposal Details
December 1, 2020	Information Meeting (Virtual)
April 21, 2021	Neighbourhood Meeting (Virtual) Hosted by MHBC.
December 7, 2021	Information Meeting
April 27, 2022	Neighbourhood Meeting (Virtual) Hosted by MHBC
May 3, 2022	Information Meeting
April 4, 2023	Recommendation / Statutory Public Meeting

- Increased density / population
- Maintaining character and compatibility
- Development on Private Services
- Implication of introducing partial or full municipal services to Burford
- Impact on local businesses / downtown core
- Meeting the overall needs of the community
- Increased Traffic
- Tree removal
- Impact on Emergency Services



## Staff Recommendation

**Approval** of ZBA38-20-DN to permit the Residential Multiple Low Density (RM1) zone subject to the following:

1. That a 'Holding Provision (h-RM1)' be applied to the entirety of the Subject Lands until such time that a desirable and appropriate level of municipal servicing is available, determined and guided by the completion of the Burford Master Servicing Class Environmental Assessment to the satisfaction of the County of Brant.

THAT the reason(s) for approval are as follows:

- The application represents desirable infill redevelopment, permitting a range of housing types within an established neighborhood, utilizing existing surrounding infrastructure and amenities.
- The Holding Provision (h) will determine the timing for desirable and appropriate development of the subject lands based on planned and/or available services;
- The application is consistent with the policies of the Provincial Policy Statement, in conformity with the Growth Plan, Official Plan and meets the general intent of Zoning By-Law 61-16.



# Questions?

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*Concept Plan*

