

ZBA6-23-LG (L.Graham)

738 Mount Pleasant Road
Corbett Land Strategies Inc.
Sravya Enagala and Venkata Solleti

Planning and Development Committee
May 9, 2023



Application No.:	ZBA6-23-LG
Report No.:	RPT-0143-23
Application Type:	Zoning By-Law Amendment
Subject Lands:	738 Mount Pleasant Road, Mount Pleasant
Agent / Applicant:	Corbett Land Strategies Inc.
Owner:	Sravya Enagala and Venkata Solleti

Staff Recommendation:
That ZBA6-23-LG be **APPROVED**

**Planning and
Development
Committee**

May 9th, 2023

Property Location and Existing Conditions



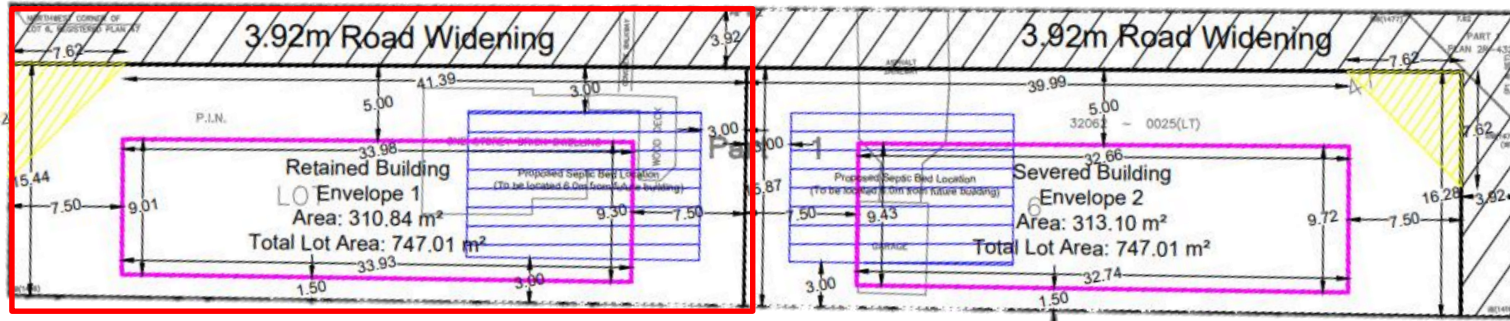
- The subject lands are located on the east of Mount Pleasant Road, south of North Street and west of First Street, within the geographic Township of Brantford.
- **Frontage:** 100.58 (330 feet) metres along North Street, as well as a frontage of 20.11 (66 feet) metres along Mount Pleasant Road and First Street.
- **Area:** 2023.43 square metres (0.5 acres)
- The subject lands contain a single detached dwelling, detached garage and the current driveway is located off of North Street.

Development Proposal

Zoning By-Law Amendment

Part 1 – Future Retained Lands

- Proposing to rezone the subject lands from Suburban Residential (SR) to Suburban Residential (SR) with site specific provision XX (SR-XX):
 - To permit area of approximately 747 square metres (0.18 acres), whereas a minimum of 1,000 square metres (0.25 acres) is required.
 - To permit frontage of 7.82 metres (25.66 feet), whereas a minimum 20 metres (65.62 feet) is required.
 - To permit exterior side yard setback of 5.0 metres (16.40 feet), whereas a minimum of 7.5 metres (24.61 feet) is required.
- To facilitate future residential severance

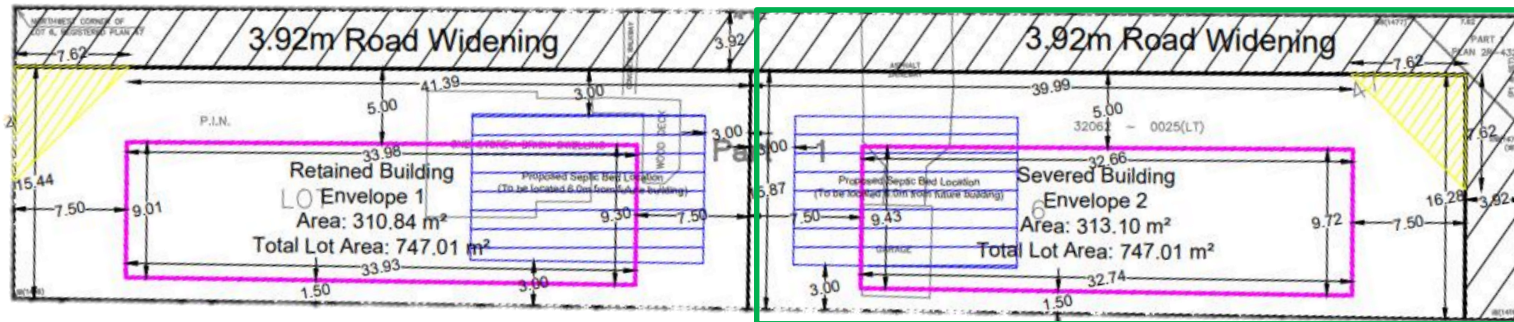


Development Proposal

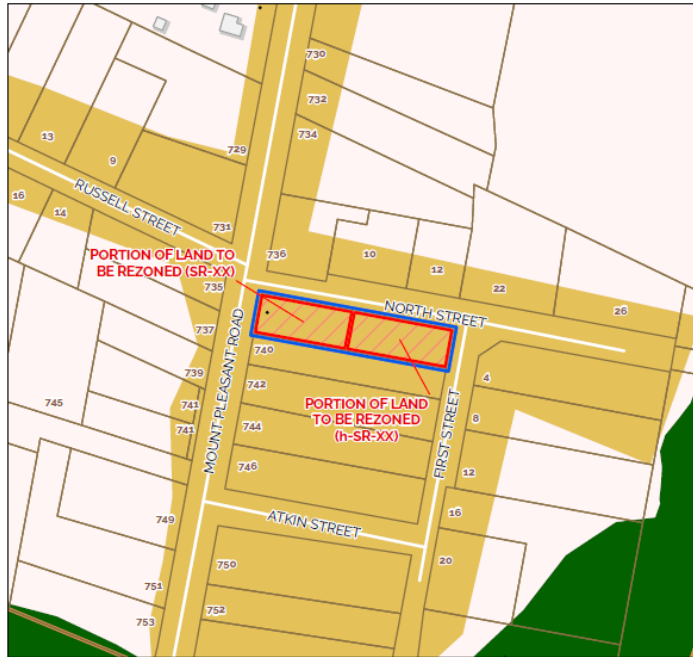
Zoning By-Law Amendment

Part 2 – Future Severed Lands

- Proposing to rezone the subject lands from Suburban Residential (SR) to Suburban Residential (SR) with site specific provision XX (h-SR-XX):
 - To rezone the future severed lands with a holding provision due to capacity restraints.
 - To permit area of approximately 747 square metres (0.18 acres), whereas a minimum of 1,000 square metres (0.25 acres) is required.
 - To permit frontage of 7.82 metres (25.66 feet), whereas a minimum 20 metres (65.62 feet) is required.
 - To permit exterior side yard setback of 5.0 metres (16.40 feet), whereas a minimum of 7.5 metres (24.61 feet) is required.
- To facilitate future residential severance

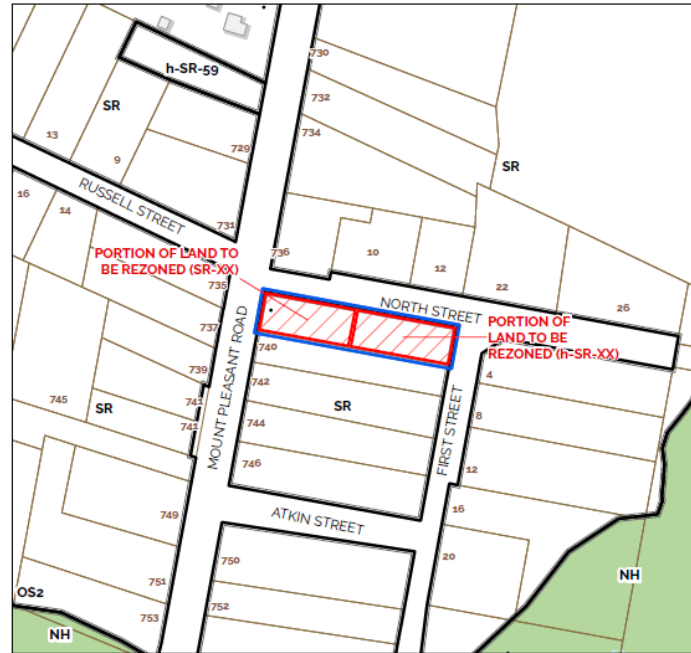


Official Plan (2012)



Land Use Designation:
Suburban Residential

Zoning By-Law (2016)



Current Zoning:
Suburban Residential (SR)

Questions?

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