



County of Brant Council Report

To: The Mayor and Members of County of Brant Council
From: Kayla DeLeye, Supervisor of Development Planning
Date: December 3, 2024
Report #: RPT-0361-24
Subject: Zoning By-Law Amendment Application ZBA12-24-KD & Draft Plan of Subdivision Application PS1-24-KD
Purpose: For Deferral

Recommendation

That Zoning By-Law Amendment Application ZBA12-24-KD & Draft Plan of Subdivision Application (PS1-24-KD) from J.H. Cohoon Engineering Limited c/o Bob Philips and The Angrish Group c/o Ruchika Angrish on behalf of Haley Elevator Inc. c/o Micheal Haley, applicant/ owner of CONCESSION 13 PART LOT 1 to 3, REGISTERED PLAN 2R1765 PART 1, County of Brant, in the geographic Former Township of Burford, municipally known as 29 Thirteenth Concession Road proposes to change the zoning on the subject lands from 'Special Exception Holding Suburban Residential (h-33-SR)' to the 'Suburban Residential 'SR', and 'Open Space (OS1)' zones to facilitate the creation of 77 single detached lots, a park block, storm water management block and multiple walkway blocks, **BE DEFERRED, at the applicants request until February 2025.**

AND

THAT the reason(s) for Deferral are as follows: The applicant is requesting additional time to work through issues related to the technical studies, primary being the following:

- Hydrogeological assessment report (Full report was not submitted to staff in the revised Oct 18th submission)
- Traffic Impact Study
- Stormwater Management
- Final design elements requiring modifications

It is noted that County staff are not yet in receipt of the County initiated peer review findings of many of these technical studies. As a result, planning staff are not able to provide a final recommendation at this time, and therefore are in support of the applicant's position for a deferral. Once all comments are received on the October 2024 revised submission, the County will continue to work with the applicants on a favorable plan.



Submitted by:

Kayla DeLeye MA, Ec.D, MCIP, RPP, Supervisor of Development Planning