

**ZBA20-24-DN**

**49 River Road (292000403056450)**

R W Phillips, J H Cohoon Engineering, Agent  
Renzo & Lenuta Tonietto, Owner

**County of Brant  
Council**

February 11, 2025



**Application No:** ZBA20-24-DN

**Report No:** RPT - 0056 - 25

**Application Type:** Zoning By-Law Amendment

**Subject Lands:** 49 River Road, Former Township of Brantford (292000403056450)

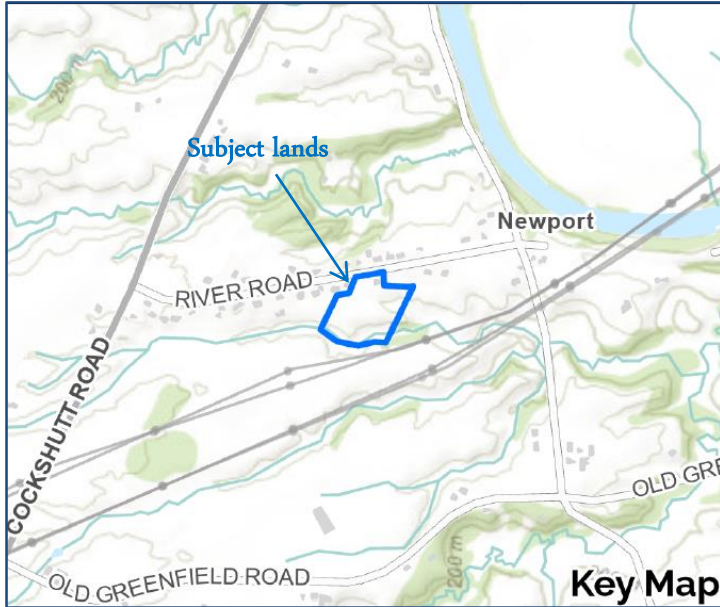
**Agent / Applicant:** RW Phillips, J H Cohoon Engineering

**Owner:** Renzo and Lenuta Tonietto

**Staff Recommendation:**

ITEM BE RECEIVED FOR INFORMATION PURPOSES ONLY.

# Property Location



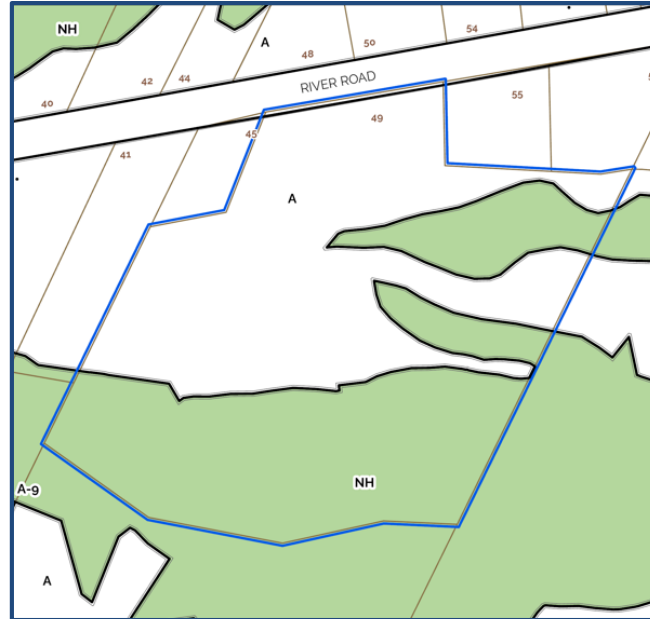
**Total Area:** 5.72 ha (14.14 ac)  
**Frontage:** 98 metres along River Rd.

**Existing Conditions:**  
One (1) single detached residential dwelling



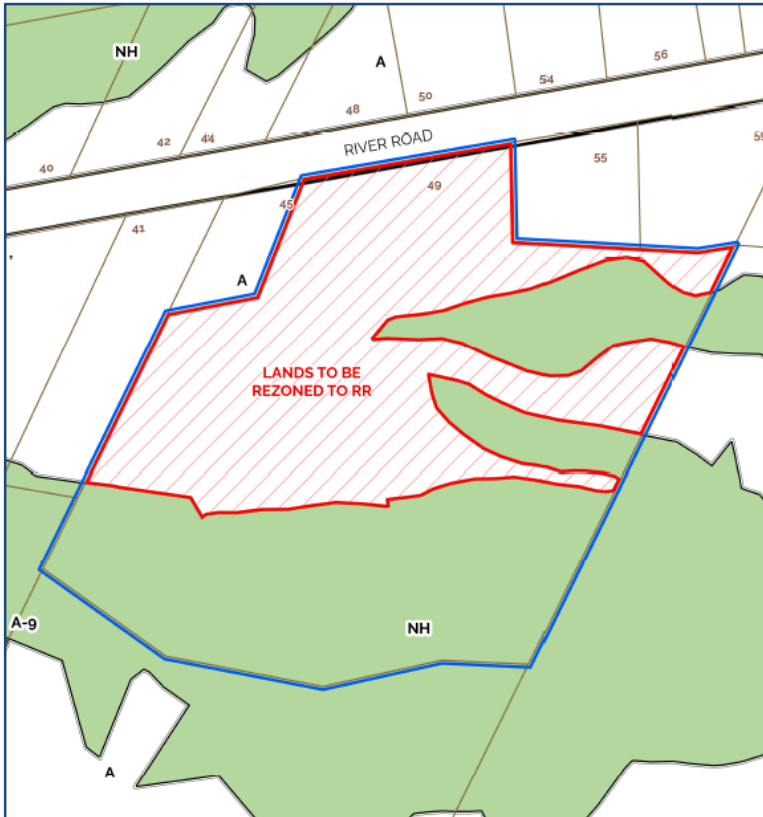
**Land Use Designation:**

Rural Residential, Natural Heritage, Agriculture



**Zoning Classification:**

Agricultural (A)  
Natural Heritage (NH)



**Application ZBA20-24-DN proposes:**

- 1. To amend the zoning on the subject lands from Agricultural (A) to Rural Residential (RR) to conform with the 2012 Rural Residential Official Plan Designation.**

- Cover Letter
- Planning Justification report
- Zoning Sketch
- etc



- The application is required to facilitate a subsequent Planning Act application proposing to sever for the creation of one (1) new residential lot on the subject lands

## Key Considerations:

- Future Lot Creation, conditions of Consent
- Natural Heritage features on site
- Development on Private Services
- Compatibility

# Application Process / Next Steps

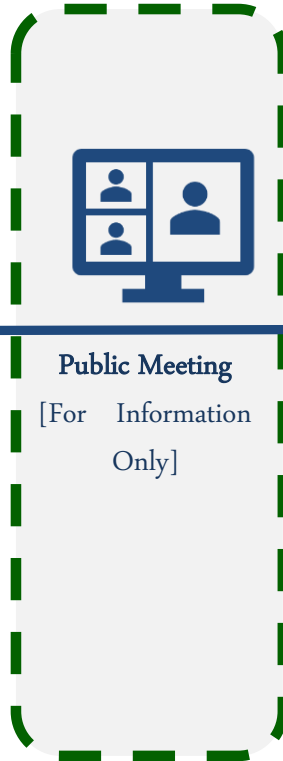
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**New Application  
Received  
& Circulated for  
Technical Review**



**Application  
Deemed Complete  
& Notice of Public  
Meeting Circulated**



**Public Meeting**  
[For Information  
Only]



**Council Decision & Appeal  
Period**  
[Staff Recommendation  
& Council Decision]

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