

Application No.:	ZBA23-24-KD
Report No.:	RPT-0180-25
Application Type:	Zoning By-Law Amendment
Subject Lands:	199 Jerseyville Rd
Agent / Applicant:	JH Cohoon Engineering Inc.
Owner:	The Carver Family

Staff Recommendation:

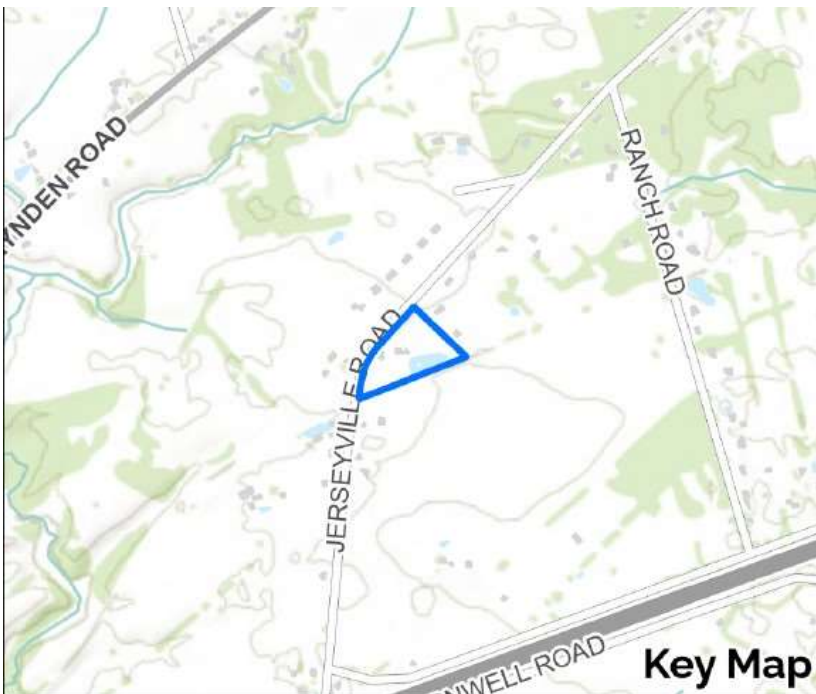
To be received as information at this time.

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Council**

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Location & Conditions



Existing Conditions:

- Agricultural land with one dwelling & two (2) Accessory Structures and a pond

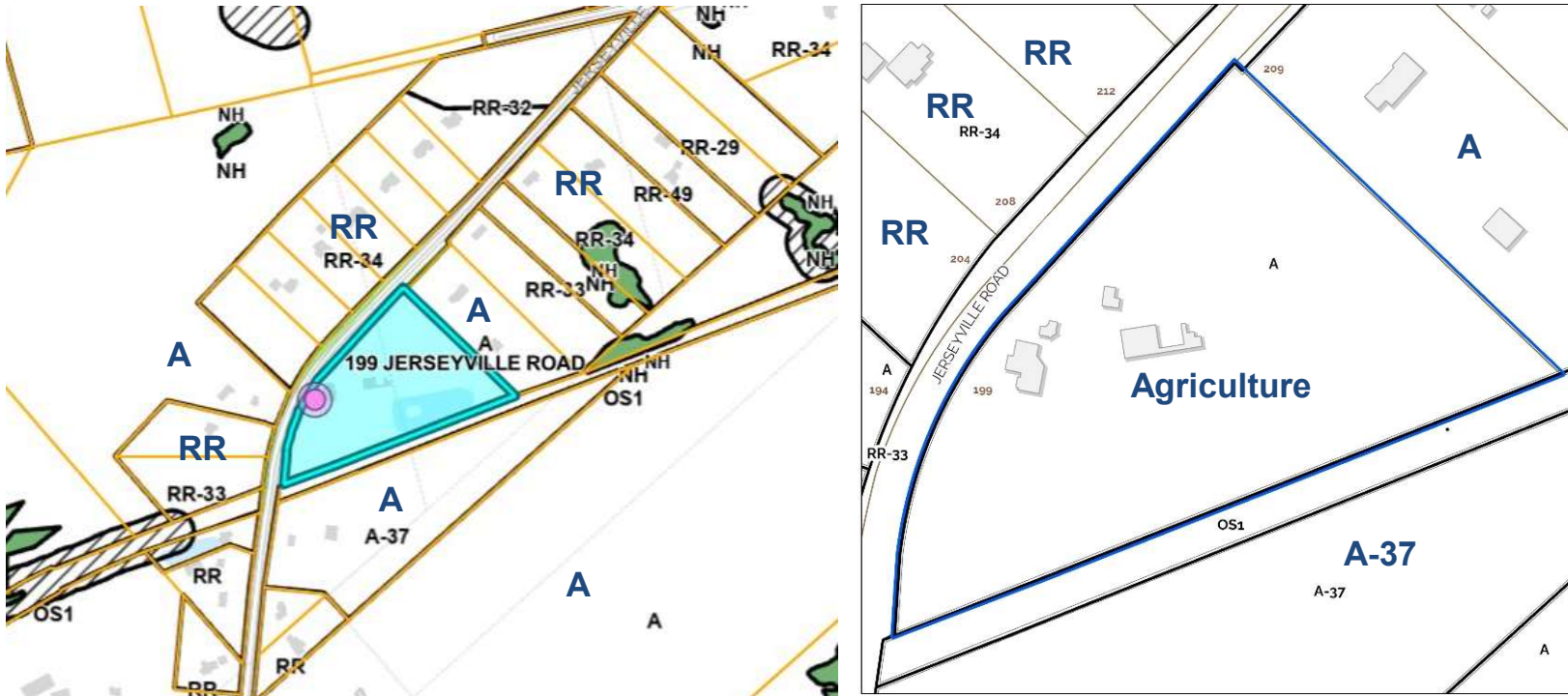


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Zoning By-Law (2016)



Agriculture

Surrounded by mainly Rural Residential along Jerseyville Road,
and Agriculture on southeast and north lots

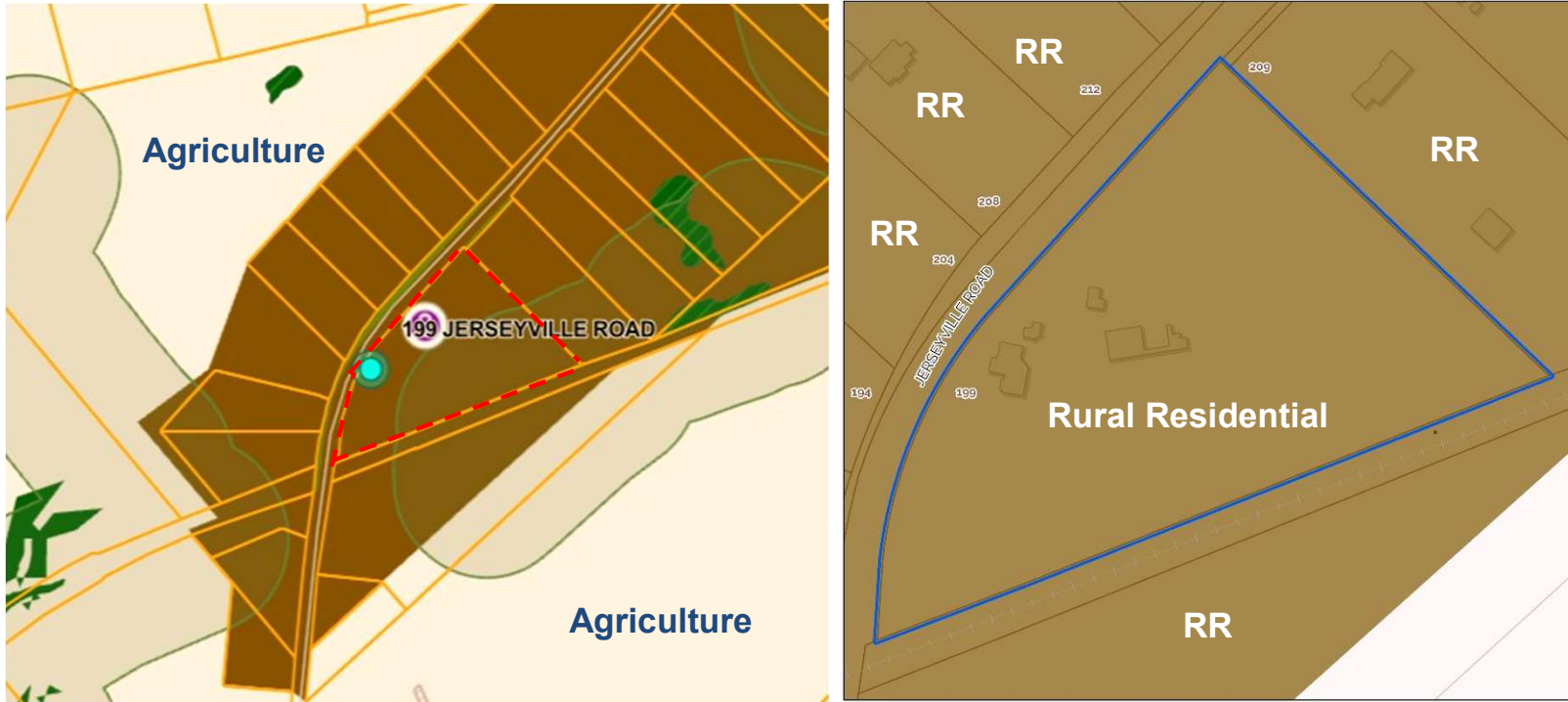


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Official Plan (2012)



Rural Residential

Surrounded by Rural Residential along Jerseyville Road



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Official Plan (2023)



Countryside
Surrounded by Countryside along Jerseyville Road



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Development Proposal

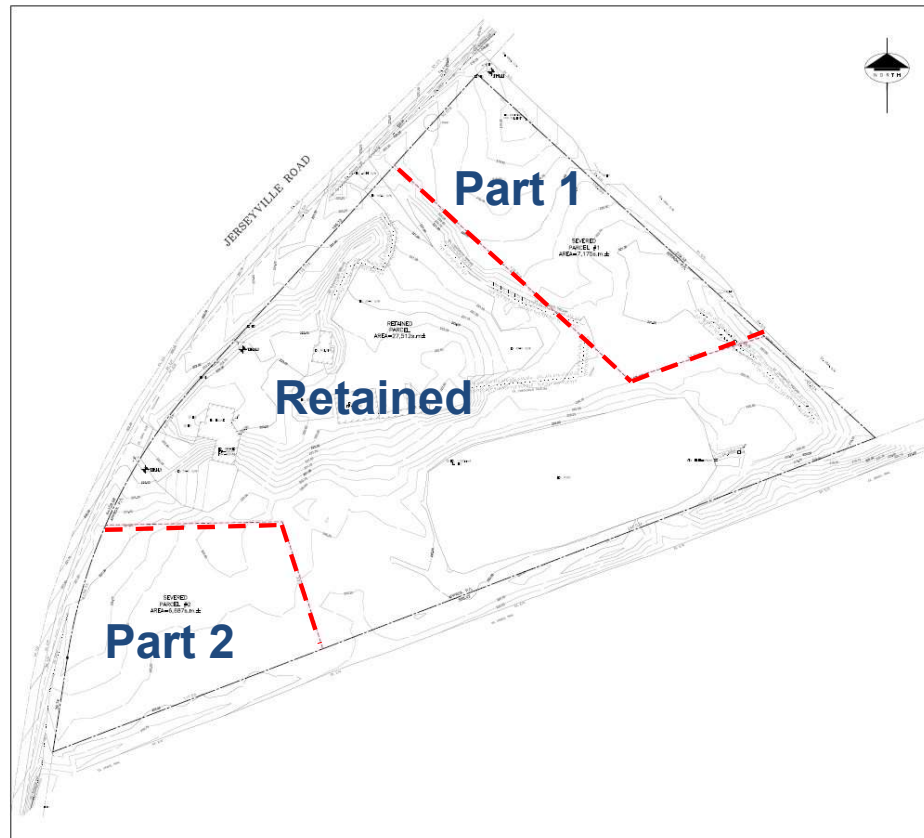
Applicant is proposing

1- To amend the zoning by-law of two parts:

- part 1 being 7,175 s.m. +/- northeast of the subject lands, and
- part 2 being 6,687 s.m. +/- southwest from Agriculture to Rural residential

2- To sever two (2) lots to develop two rural residential lots on private services

3- To keep the retained lot as Agricultural land



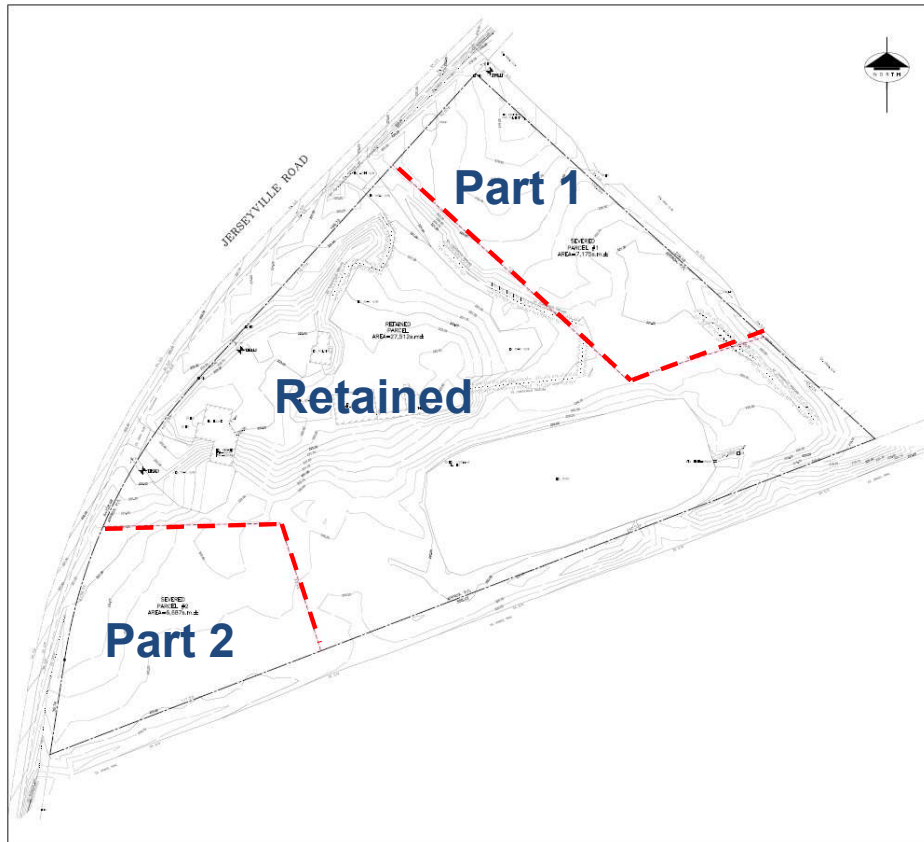
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COUNTY OF
Brant Simply Grand

Application (History)

1. May 2024: Proposal underwent a pre-consultation process, concluded.
2. September 2024: An application was submitted
3. Application was deemed complete under OP 2012
4. MDS I: Submitted
5. Archeological: Stage 1 - Submitted
6. Hydrogeological Assessment – **Pending**

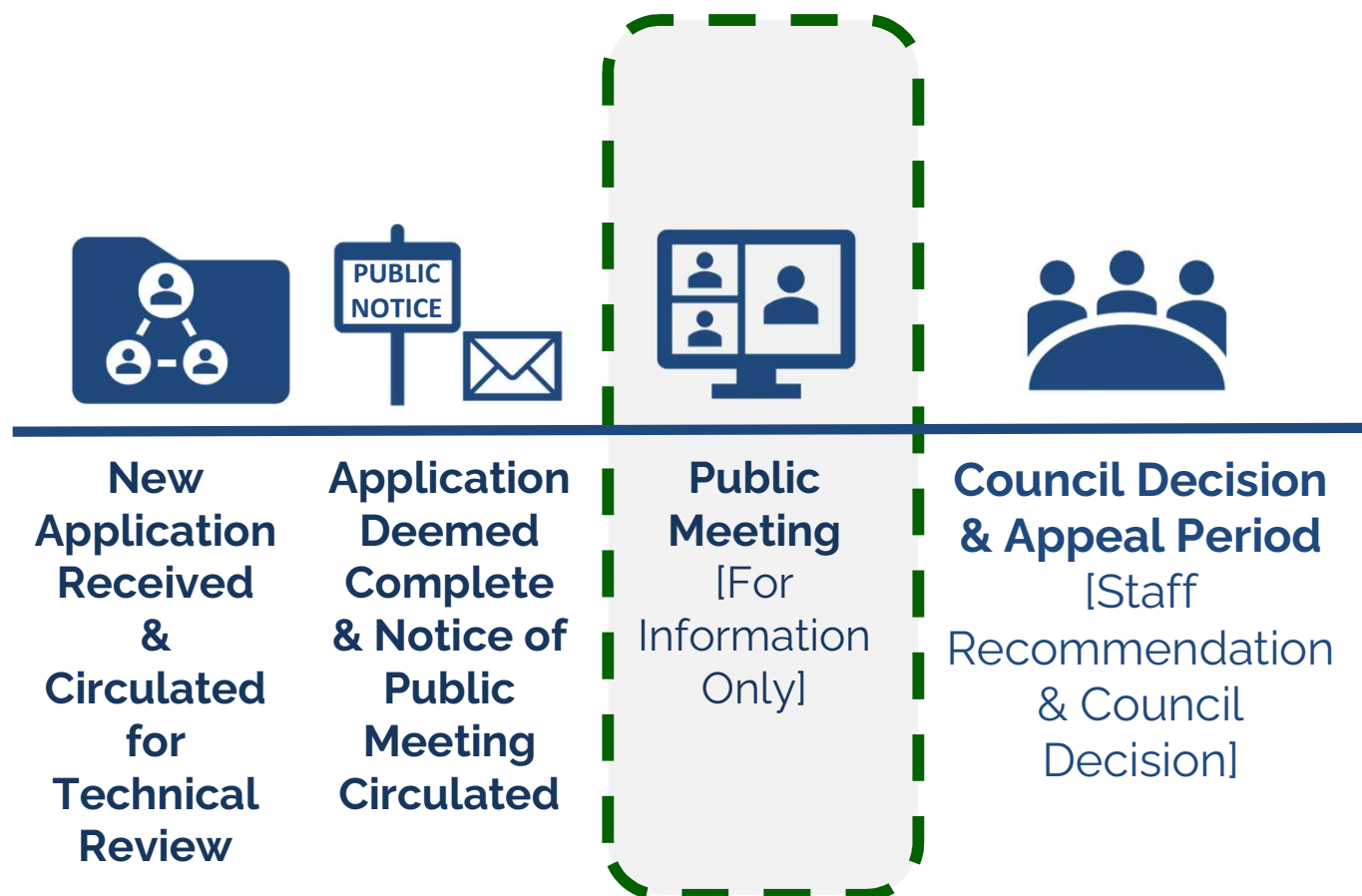


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Application Process / Next Steps



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Questions?

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