

<b>Application No.:</b>	ZBA12-25-PB
<b>Report No.:</b>	RPT-0253-25
<b>Application Type:</b>	Zoning By-Law Amendment
<b>Subject Lands:</b>	612 Burtch Road
<b>Agent / Applicant:</b>	The Angrish Group
<b>Owner:</b>	Manuel and Deolinda Azevedo

### **Staff Recommendation:**

To be received as information at this time.

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# Location & Conditions



## Existing Conditions:

- Agricultural land with one dwelling & four (4) agricultural Structures and an structure accessory to the existing dwelling



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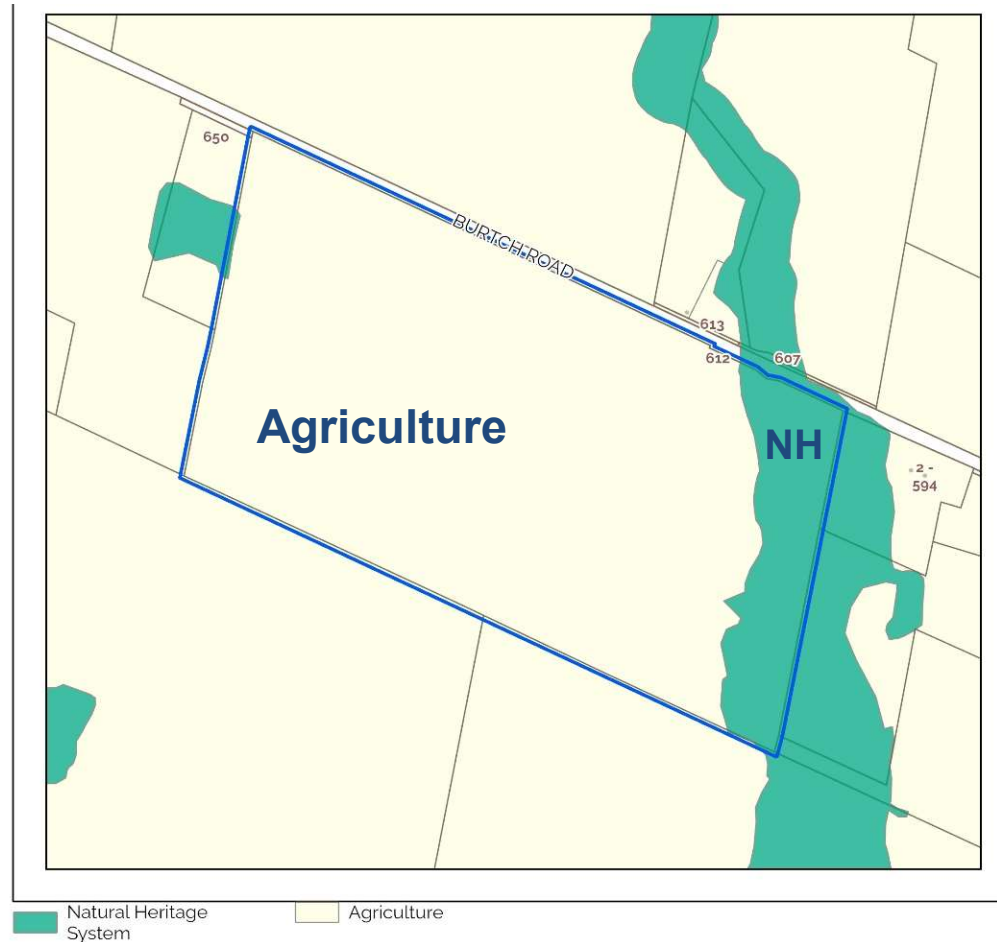
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# Official Plan (2023)

## Agriculture Land Use

Surrounded by mainly Agriculture and bounded by Natural Heritage System on the east side



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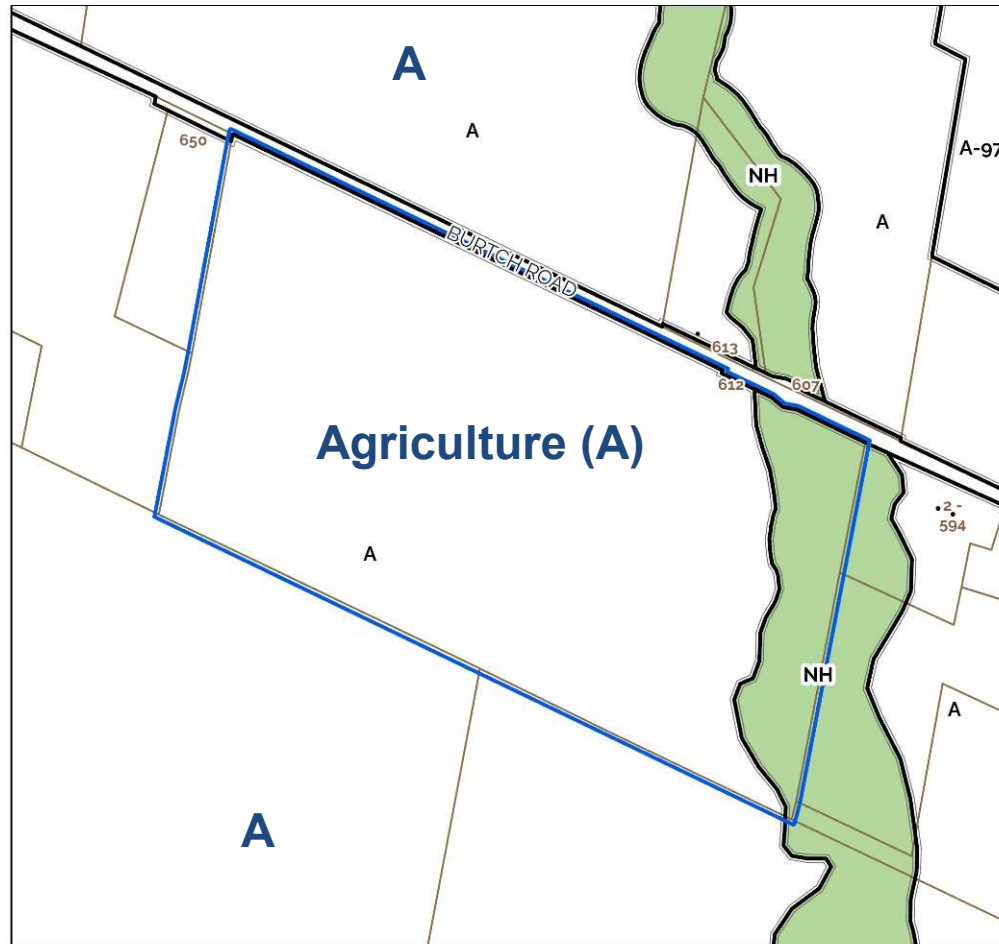
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# Zoning By-Law (2016)

## Agriculture (A)

Surrounded by mainly Agriculture and bounded by Natural heritage System on the east side



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# Development Proposal

## **Proposed Severed Parcel:**

Size: ~0.4 ha (0.99 acres)

Contains: Existing single detached dwelling (built in 1952) and a small garage

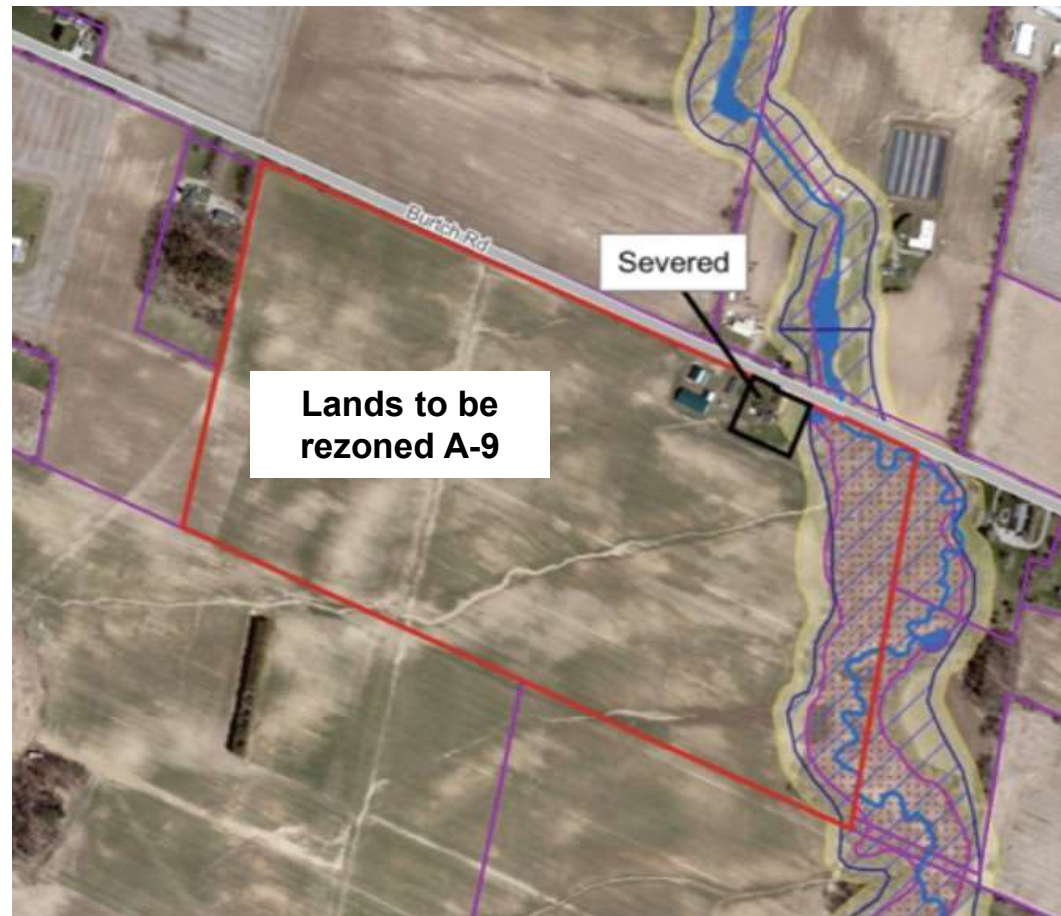
Services: Private well and septic system (fully contained on-site)

## **Proposed Retained Parcel:**

Size: ~28.8 ha (71.2 acres)

Use: Continued agricultural use (beans, corn, tobacco)

Contains: Agricultural structures (storage buildings)



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# Development Proposal



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## **Zoning By-law Amendment (ZBA):**

To prohibit residential development on the retained agricultural lands (to preserve agricultural use).

To permit a reduced setback to the existing agricultural buildings for the retained lot, accommodating the new lot configuration resulting from the severance.

## **Related Consent Application:**

Proposal to sever a surplus farm dwelling from an agricultural parcel in accordance with provincial and municipal policies. Scheduled for July 17, 2025.



# Development Applications

**Reduced Setback**



**Proposed  
Surplus Farm  
Dwelling**

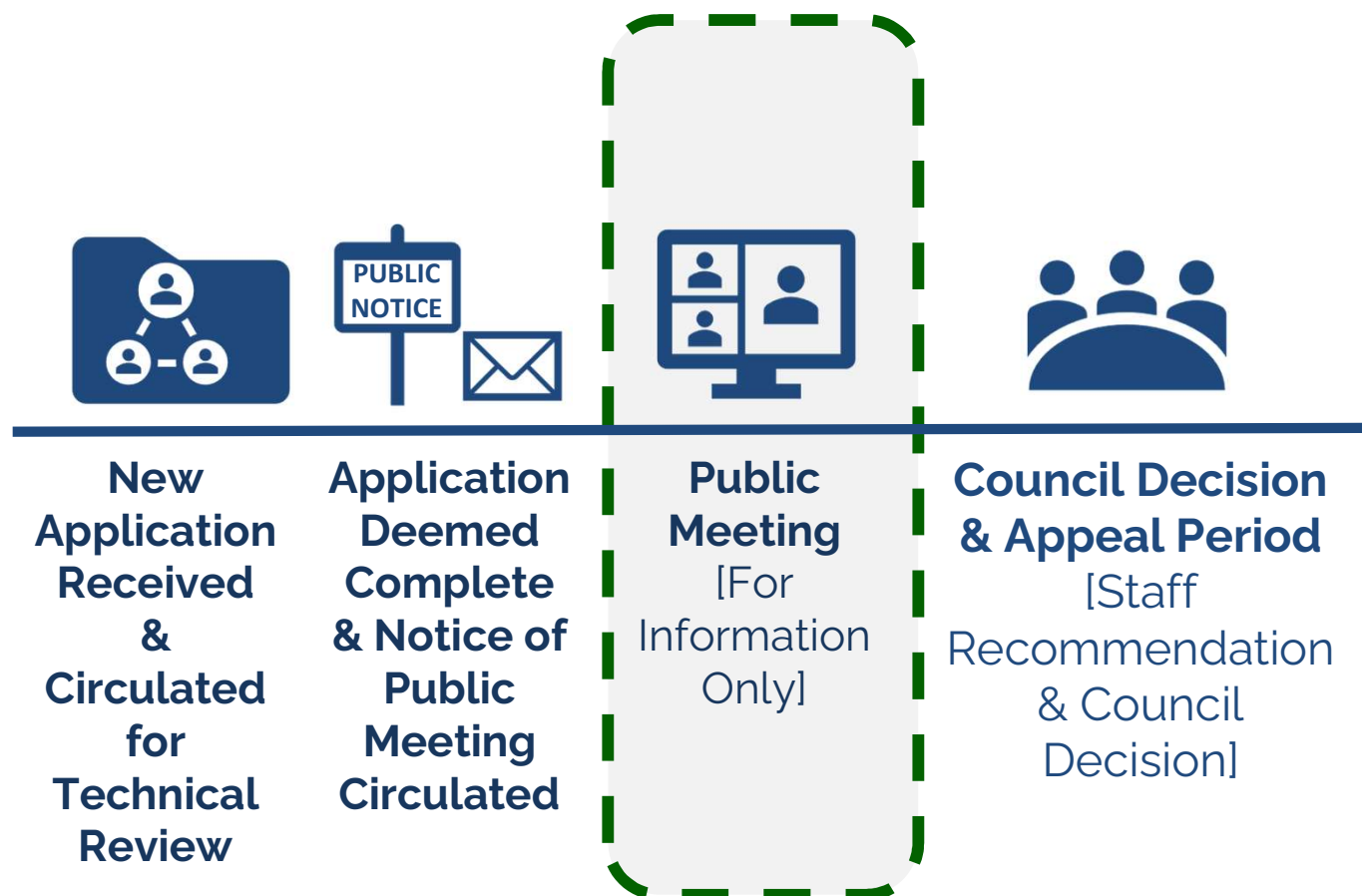


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# Application Process / Next Steps



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# Questions?

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## **Staff Recommendation:**

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