

ZBA8-25-LK
428-452 West River Road
Steve Charest, Owner(s)
Ava Barnett, Agent

County of Brant
Council
July 8, 2025



Application No:	ZBA8-25-LK
Report No:	RPT - 0256 - 25
Application Type:	Zoning By-Law Amendment – Temporary Use
Subject Lands:	428-452 West River Road
Agent / Applicant:	Ava Barnett
Owner:	Steve Charest

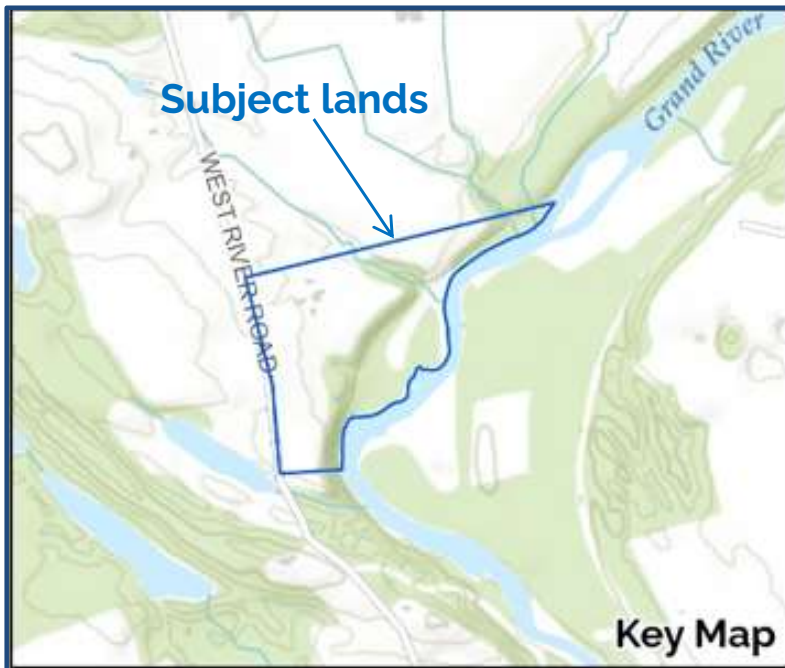
Staff Recommendation:

BE **APPROVED**, based on the reasons listed in the report.

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Property Location



Total Area: 33.2 ha (82 acres)

Frontage: Approx. 650 metres along West River Road

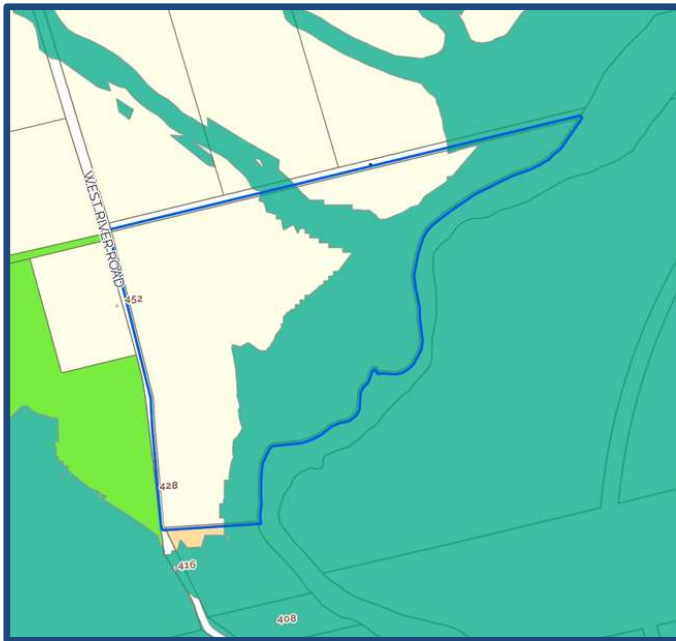


Existing Conditions:

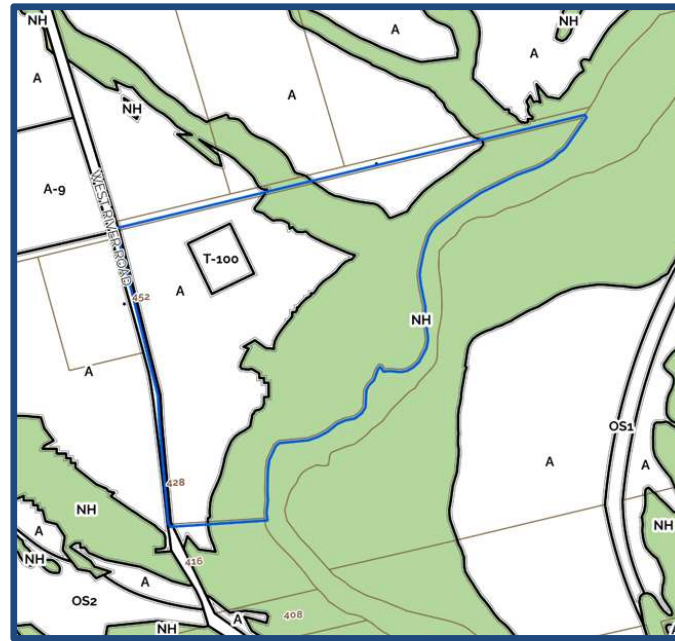
Two (2) single detached residential dwellings and three accessory structures.

Official Plan (2023)

Zoning By-Law 61-16



Land Use Designation:
Agriculture and Natural Heritage
System



Zoning Classification:
Agricultural, Natural Heritage and
Temporary Zoning T-100

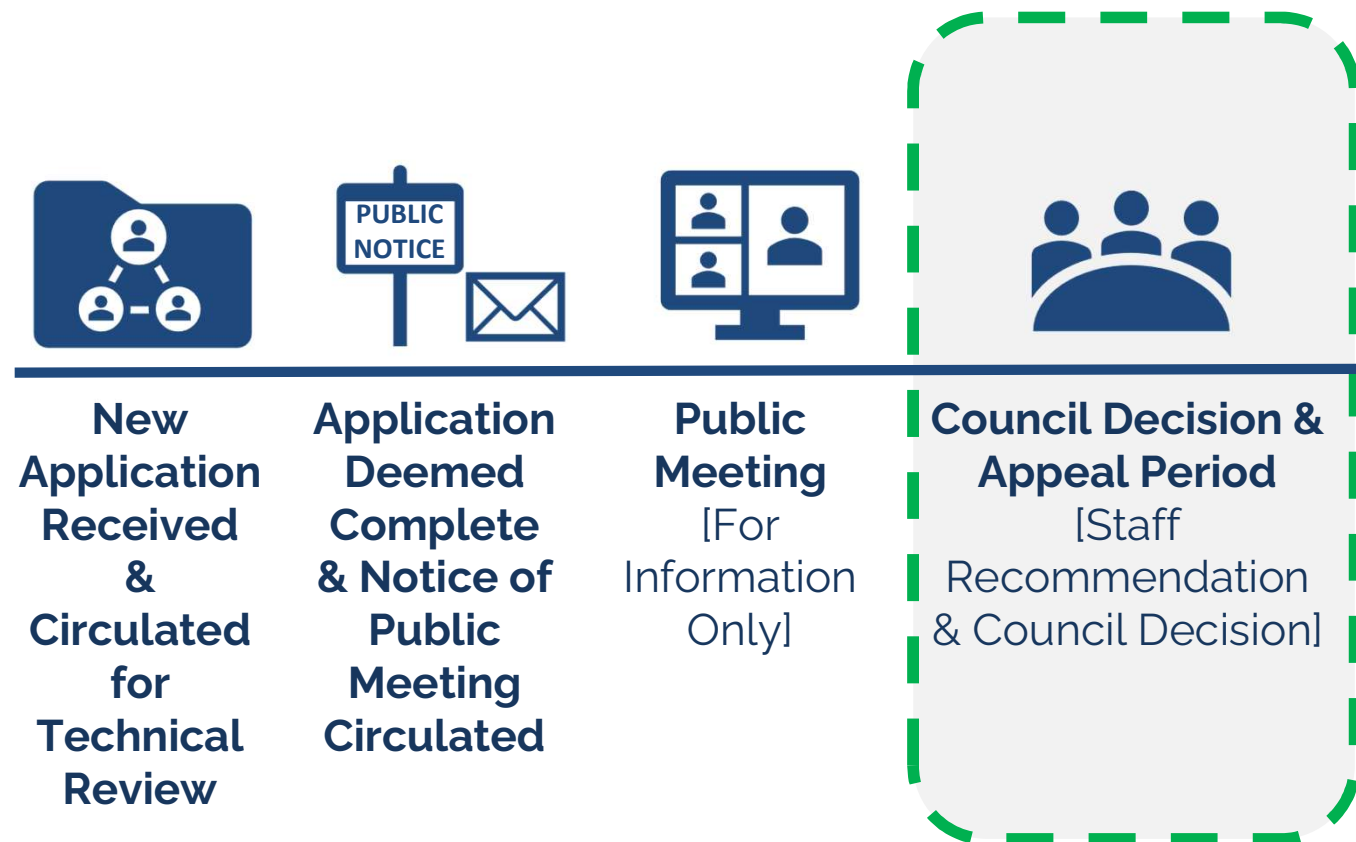
Development Proposal



Application ZBA8-25-LK proposes:

1. An extension of Temporary Use Zoning T-100 to permit a second dwelling on the property.

Application Process / Next Steps



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