

ZBA29-24-LG
24 Elm Street (292001800514000)
Matt Reniers & Associates, Agent
Edward Horsfall, Owner

County of Brant
Council
July 8, 2025

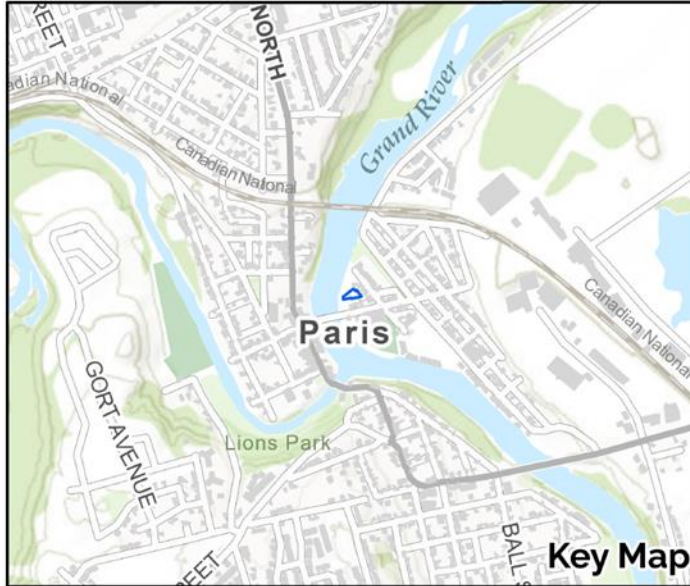


Application No.:	ZBA29-24-LG
Report No.:	RPT-0100-25
Application Type:	Zoning By-Law Amendment
Subject Lands:	24 Elm Street
Agent / Applicant:	Matt Reniers & Associates
Owner:	Edward Horsfall

Staff Recommendation:

Approval, for the reasons outlined in the Staff Report.

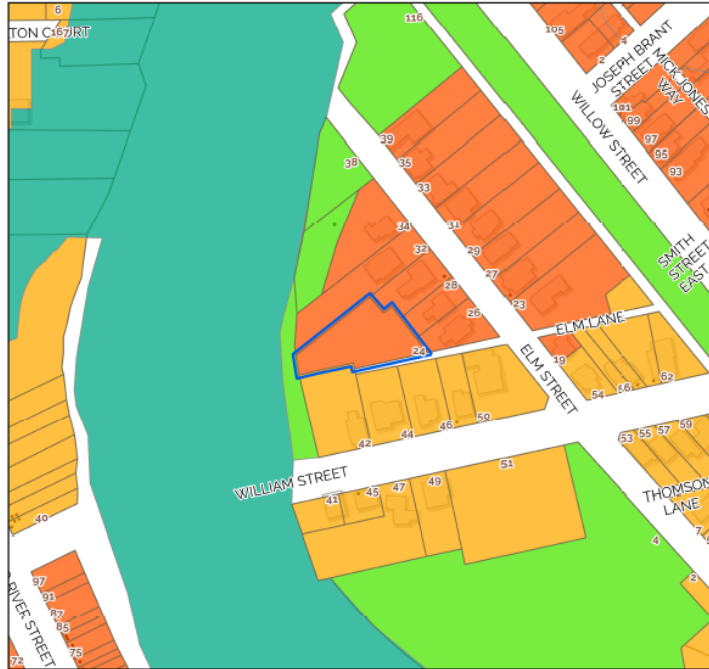
Location & Conditions



Existing Conditions:

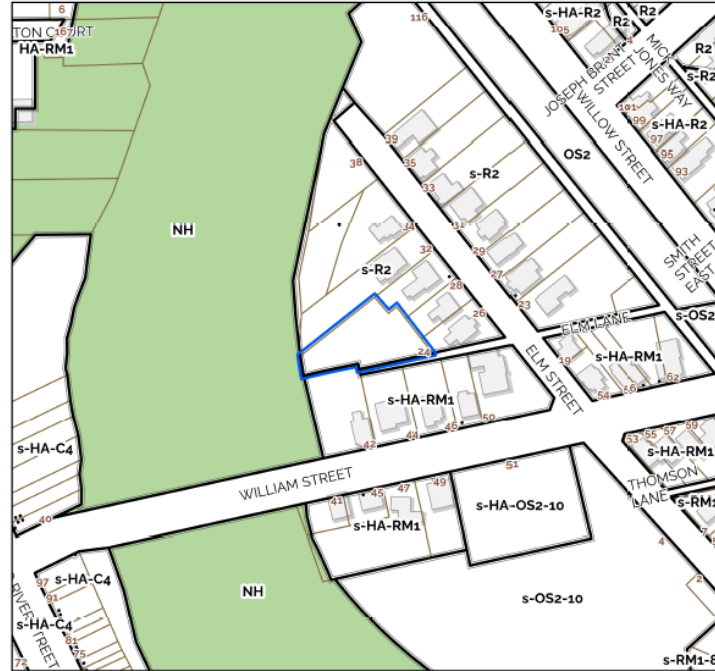
- Existing Dwelling & two (2) Accessory Structures
- The lot has no frontage along Elm Street and is accessible by way of Elm Lane

Official Plan (2023)



Land Use Designation:
Community Nodes

Zoning By-Law (2016)



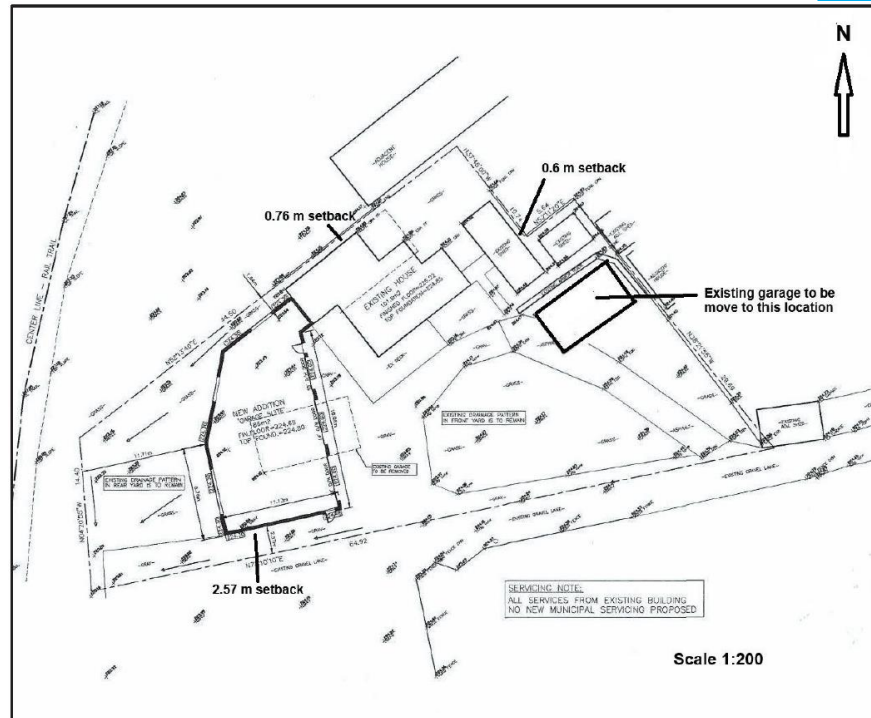
Zoning:
Special Policy Area, Residential Singles
and Semis (s-R2)



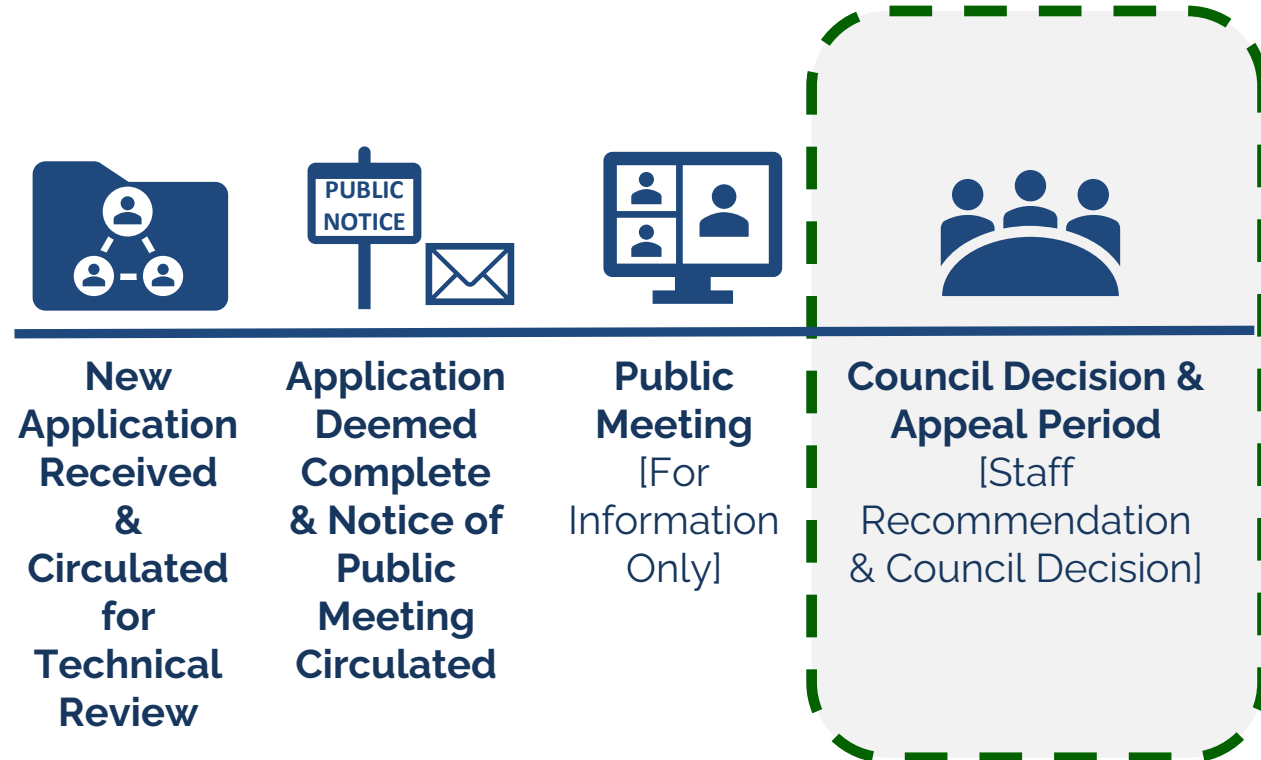
Development Proposal

Applicant is proposing to rezone the subject lands from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision XX (s-R2-XX) in order to:

1. Permit a residential addition on an existing lot of record with a 0-metre frontage, current access byway of Elm Lane.
2. Permit a reduced street setback of 2.57 m from Elm Lane, whereas 6.0 m is required.
3. Recognize the existing interior side yard setback of 0.6 m, whereas 1.2 m is required.
4. Recognize the existing rear yard setback of 0.76 m, whereas 6.0 m is required.
5. Permit an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, subject to obtaining a permit from the GRCA which demonstrates that the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible.
6. All other provisions of the By-Law apply.



Application Process / Next Steps



Questions?

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