

REPORT TO: THE MAYOR AND MEMBERS OF COUNCIL

FROM: PLANNING DIVISION

DATE: JANUARY 13, 2010

RE: APPLICATIONS FOR COMMITTEE OF ADJUSTMENT TO BE HEARD AT THE PUBLIC MEETING JANUARY 28, 2010

PURPOSE: TO ADVISE COUNCIL OF PLANNING APPLICATIONS

1. B36/09/MD IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Frank & Julia Riga, for lands described as Sub Part Lot 2, Concession 5, County of Brant, geographic Township of South Dumfries, and located at 407 East River Road. The applicant is proposing to sever a parcel of land as a lot line adjustment. The parcel to be severed will have an area of approximately 13.6 hectares and will be added to lands to the north owned by Ida Pearson. The retained lands contain an existing residence, accessory structures related to agriculture use, and an area of approximately 1.4 hectares. (This application was tabled at the December 17, 2009, meeting of Committee of Adjustment.)
2. B19/09/SS IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Brian Smith, Plansmith Planning, agent for Steve Charest, for lands described as Part of Sub Lot 3, Concession 4, East of Grand River, County of Brant, in the geographic Township of South Dumfries, and located at 357 East River Road. The Applicant is proposing to sever a 3.2-hectare parcel of land from the farm property that contains an existing residence and outbuildings, owned by Darryl Chicoine. The remainder of the lands, 32.2 hectares, will be amalgamated with the home farm operation owned by Steve Charest at 452 West River Road. Both the home farm operation and the amalgamated farm lands will continue to be actively farmed for cash crops. (This application was tabled on November 26, 2009.)
3. B38/09/SS IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Greg Sweetnam, agent for James Dick Construction Limited, for lands described as Blocks 1 to 2, Part of Kerr Tract, located at 31 Pleasant Ridge Road, Brantford. The applicant is proposing to sever a parcel of land, which contains an existing residence, from their 33-hectare landholding on the west side of Pleasant Ridge Road for a lot addition. The severed parcel will have a frontage of 67.0 metres and an area of 0.65 hectares. The remaining lands will be merged with the abutting lands to the south owned by Telephone City Aggregates Inc., to allow for the continuation of aggregate extraction.
4. B46/09/SS IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Henry & Anne Schulze, for lands described as Part Lot 14, Concession 13, located at 276 Norwich Road, Burford. The applicant is proposing to sever a lot along Norwich Road, with an existing residence and accessory structure. The severed parcel will have a frontage of 59 metres and an area of 4248 square metres. The applicant proposes to build a single detached dwelling on the retained farm lands which will have an area of 39.66 hectares, and will be a vacant building lot, as a result of this action.

5. B48-50/09/SS & A12-13/09/SS IN THE MATTER OF AN Application to the Committee of Adjustment for severance and minor variance from Activa Holdings Inc., for lands described as Parts 6 and 7, Plan 2R-6901, Part Lot 9, Concession 1, County of Brant, and located on Irongate Drive, Paris. The applicant is proposing to sever three residential lots fronting on Irongate Drive to create a total of five residential building lots. The applicant is requesting variances to permit a lot frontage of 13.57 metres and a lot area of 420.6 square metres, where Section 7(3) of the Zoning By-law requires a minimum lot frontage of 15.0 metres and a minimum lot area of 465.0 square metres.

6. B51/09/SS IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Frank Rowley for Harvey & Janet Rowley, owners of lands described as Part of Part 1, RP 2R-195, Part Lot 17, Concession 5, South Dumfries, located at 437 McLean School Road. The applicant is proposing to sever an estate residential lot fronting on the north side of McLean School Road. The proposed lot will have a frontage of 160 metres and an area of 8 hectares. The retained lot will have a frontage of 60 metres and an area of 3.5 hectares, and contain an existing residence and accessory building.

RECOMMENDATION: Receive and File.

Respectfully submitted,

Susan Beacock
Secretary-Treasurer
Committee of Adjustment

cc: Planning, Building, Public Works, Legal