

February 28, 2023

Planning Committee Report #2023-02-16

REPORT TO: Mayor and Members
City Council

Your Planning Committee submits the following recommendation from its meeting held on February 16, 2023:

**12.4.1. Zoning By-law Amendment PZ-20-22 – 620 Colborne Street West
[Financial Impact - None], 2023-44**

- A. THAT Zoning By-law Amendment Application PZ-20-22, submitted by MHBC Planning Ltd. on behalf of LIV Communities affecting the lands municipally known as 620 Colborne Street West, to change the zoning on a portion of the property from “Holding – Residential Medium Density Type A – Exception 72 Zone (H-R4A-72) to “Open Space Restricted – Exception 7 Zone (OS3-7)” to address archaeological requirements for the proposed development and to satisfy Condition 59 associated with the Local Planning Appeal Tribunal (LPAT) Case No. PL180358, BE APPROVED in accordance with the applicable provisions outlined in Section 8.2 of Report 2023-44; and
- B. THAT Pursuant to Section 34(18.2) of the Planning Act, R.S.O 1990, c.P.13 the following statement SHALL BE INCLUDED in the Notice of Decision:
“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 8.4 of Report 2023-44.”

12.4.2. Zoning By-law Amendment PZ-24-22 – 103 Peel Street [Financial Impact - None], 2023-55

- A. THAT Zoning By-law Amendment Application PZ-24-22, submitted by George J. P. Ziotek on behalf of Rasikbhai and Meena Parmar, affecting the lands at 103 Peel Street, City of Brantford, to change the zoning of the lands from “Convenience Commercial Zone (C7)” to “Residential Conversion Zone – Exception 51 (RC-51) to permit the conversion of an existing structure into a multi-unit residential building with no associate commercial units, BE APPROVED, in accordance with the applicable provisions as noted in Section 9.2 of Report 2023-55; and
- B. THAT Pursuant to Section 34(18) of the Planning Act, R.S.O.1990, c.P.13. the following statement SHALL BE INCLUDED in the Notice of

Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 9.4 of Report 2023-55.”

12.4.3. Natures Grand Phase 3 Subdivision Agreement and Road Dedication By-law (Various) [Financial Impact – None], 2023-151

- A. THAT Report 2023-151, “Natures Grand Phase 3 Subdivision Agreement and Road Dedication By-law (Various)” BE RECEIVED; and
- B. THAT the Clerk BE DIRECTED to place the Natures Grand Phase 3 Subdivision Agreement between the Corporation of the City of Brantford, Telephone City Aggregates Incorporated, LIV (Hardy Road) Inc. and the Mortgagee on a signing by-law to BE EXECUTED by the Mayor and Clerk; and
- C. THAT the following By-laws BE PRESENTED to City Council for ADOPTION:
 - i. By-law to declare and dedicate all of Reserve Block 206, Registered Plan 2M-1972, City of Brantford, and Parts of Reserve Block 205, Plan 2M-1972, being Part 1 and Part 3, Reference Plan 2R-8839, City of Brantford, as part of the Public Highway, to be known as McKernan Avenue;
 - ii. By-law to declare and dedicate all of Reserve Block 202, Registered Plan 2M-1972, City of Brantford, as part of the Public Highway, to be known as Sherrill Avenue;
 - iii. By-law to declare and dedicate all of Reserve Block 228, Registered Plan 2M-1961, City of Brantford, and Part of Reserve Block 229, Plan 2M-1961, being Part 1, Reference Plan 2R-8614, City of Brantford, as part of the Public Highway, to be known as Waldron Street;

Respectfully Submitted,
Councillor McCreary, Chair