

EXPLANATORY NOTE

TO

BY-LAW NO. 31-2023

This By-law applies to the lands municipally known as 620 Colborne Street West. The lands have an area of approximately 54.5 ha and are located on the south side of Colborne Street West between Pleasant Ridge Road and D'Aubigny Road in the City of Brantford. The area subject to this amendment is designated "Residential" in the City of Brantford Official Plan.

As per The Local Planning Appeal Tribunal decision for LPAT Order: PL180238), and more specifically Bylaw 116-2021, the removal of the Holding 'H' provision is contingent on receipt of a signed Subdivision Agreement and Site Plan Agreement(s) by the City, along with all necessary securities; and confirmation that all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford. The applicants have now finalized a Site Plan Agreement for the East Block (File No. SPC-08-21), a Subdivision Agreement (File No. 29T-17506), and outstanding servicing issues have been resolved for the East Block of the subject property. As such, the Holding 'H' Symbol requirements have been satisfied for the Zones within the East Block of File No. SPC-08-21 and the "H" provision can be removed from the East Block as illustrated in Schedule A of this by-law.

This By-law removes the Holding 'H' provision from the applicable Zones and changes the zoning as such: "Residential Medium Density Type A - Exception 73 Zone (R4A-73)"; "Residential Medium Density Type A – Exception 74 Zone (R4A-74)" and "Residential Estate Zone (H-RE)".

BY-LAW NUMBER 31-2023

OF

THE CORPORATION OF THE CITY OF BRANTFORD

To amend By-law No. 160-90, being a By-law to regulate the use of lands and the location and use of buildings and structures in the City of Brantford

WHEREAS the Council of The Corporation of The City of Brantford desires that By-law No. 160-90, as amended, be further amended as hereinafter set out;

AND WHEREAS such amendment will be within the terms and intent of the Official Plan for the City of Brantford;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD UNDER THE PROVISIONS OF SECTION 36 OF THE PLANNING ACT R.S.O. 1990 HEREBY ENACTS AS FOLLOWS:

1. SCHEDULE AMENDMENTS TO BY-LAW NO. 160-90

1. THAT Schedule "A" Map 'H-5' be amended as shown on Schedule "A" Map 1 attached to and forming part of this By-law, and as summarized as follows:

Part 1:

Change from "Holding - Residential Medium Density Type A - Exception 73 Zone (H-R4A-73)" to "Residential Medium Density Type A - Exception 73 Zone (R4A-73)".

Part 2:

Change from "Holding - Residential Medium Density Type A – Exception 74 Zone (H-R4A-74)" to "Residential Medium Density Type A – Exception 74 Zone (R4A-74)".

Part 3:

Change from "Holding-Residential Estate Zone (H-RE)" to "Residential Estate Zone (RE)".

2. TEXT AMENDMENTS TO BY-LAW NO. 160-90

- .1 That Section 7.9.4.73 be amended by removing the Holding Symbol 'H' as follows:

Change from "Holding - Medium Density Type A- Exception 73 Zone (H R4A-73)" to "Medium Density Type A - Exception 73 Zone (R4A-73)".

- .2 That Section 7.9.4.73 be amended by removing the following subsections, and subsequent subsections be renumbered accordingly:



- ### 3. EFFECTIVE DATE

- ACTING CLERK



Schedule 'A'

Legend

-  Application PZ-25-22 (620 Colborne Street West)
-  Area to be rezoned



Scale: N.T.S.

File Number: PZ-25-22

This is Schedule 'A' To Bylaw No. 31-2023
to amend Zoning Bylaw No. 160-90
Schedule 'A' Map(s):

H-5

Passed the 28 day of February, 2023.

MAYOR

CLERK

