

September 26, 2023

Planning Committee Report #2023-09-14

REPORT TO: Mayor and Members  
City Council

Your Planning Committee submits the following recommendations from its meeting held on September 14, 2023:

**12.5.1 Official Plan Amendment OP-04-23 and Zoning By-law Amendment PZ 13-23 – Catholic High School – Powerline Road [Financial Impact – None], 2023-556**

- A. THAT Official Plan Amendment Application OP-04-23, initiated by the City of Brantford, to amend the City of Brantford Official Plan “Envisioning Our City: 2051” to establish policies to implement a proposed Catholic Secondary School and associated uses to be developed by the Brant Haldimand Norfolk Catholic District School Board (BHNCDSD), BE APPROVED in accordance with the applicable provisions outlined in Section 10.1 of Report 2022-556; and,
- B. THAT Zoning By-law Amendment Application PZ-13-23, initiated by the Corporation of the City of Brantford, affecting the lands north of Powerline Road as identified in this Report, to rezone the subject lands to “Holding – Major Institutional (h-N2) Zone” (former County of Brant Zoning By-law 61-16) to permit a 14,969 m<sup>2</sup> (161,125 ft<sup>2</sup>) square metre (gross floor area) Catholic Secondary School, and include associated parking, outdoor play fields and accessory daycare centre, BE APPROVED in accordance with the applicable provisions outlined in Section 10.2 of Report 2023-556; and,
- C. THAT the By-law to remove the Holding “h” provision from the subject lands not be presented to Council for approval until the following conditions have been satisfied:
  - i. THAT all servicing issues, financial and otherwise, have been addressed to the satisfaction of the Chief Planner; and
  - ii. THAT confirmation that the sale of the subject lands and requisite Agreement of Purchase and Sale (APS) be closed by the BHNCDSD, to the satisfaction of the Chief Planner.
- D. THAT Pursuant to Sections 17(23.1) and 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 10.4 of Report 2023-556.*

**12.5.2 Zoning By-law Amendment – PZ-09-23 – 344 Elgin Street [Financial Implications: None], 2023-504**

- A. THAT Zoning By-law Amendment Application PZ-09-23, submitted by MHBC Planning on behalf of the Corporation of the City of Brantford affecting the lands municipally known as 344 Elgin Street and 101 Carter Street, to rezone the subject lands to “Institutional Services Zone – Exception 3 (I1-3)” and to amend the “General Industrial Zone – Exception 23 Zone (M2-23)” to facilitate the expansion and redevelopment of the Brantford Police Services station, BE APPROVED in accordance with the applicable provisions outlined in Section 9.3 of Report 2023-504;
- 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”*

**12.5.3 Zoning By-law Amendment PZ-26-22 and Draft Plan of Subdivision 29T-22505 - Lot 226, Registered Plan 1775 Donegal Drive [Financial Impact – None], 2023-404**

THAT the following item BE REFERRED to staff in order to return to the Planning Committee to hold an additional statutory public hearing:

- A. THAT Zoning By-law Amendment Application PZ-26- 22, submitted by G. Douglas Vallee Ltd on behalf of 832605 Ontario Inc. affecting the lands known as Block 226 of Registered Plan 1775, to change the zoning to “Holding – Residential Type 1C Zone (H-R1C)”, BE APPROVED as outlined in Report 2023-404; and,
- B. THAT the By-law to remove the “Holding (H)” provision from the subject lands not be presented to Council for approval until the following conditions have been satisfied:
  - i. THAT the applicant, at their expense, address the need for a peer review of the D-6 Compatibility and Noise Assessment, prepared by CCS Engineering dated June 23, 2022, or any addendum thereto, to the satisfaction of the Manager of Development Planning; and
  - ii. THAT the applicant, at their expense, implement the final recommendations of the D-6 Compatibility and Noise Assessment,

prepared by CCS Engineering dated June 23, 2022, or any addendum thereto through the future conditions of Draft Plan of Subdivision 29T-22505, to the satisfaction of the Manager of Development Planning.

- C. THAT Draft Plan of Subdivision Application 29T-22505 submitted by G. Douglas Vallee Ltd on behalf of 832605 Ontario Inc, affecting the lands known as Block 226 of Registered Plan 1775, BE PRESENTED to Council at a later date for the consideration of the Draft Plan Conditions; and,
- D. 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 9.4 of Report 2023-404.”*

**12.5.4 Draft Plan of Subdivision 29T-23502 [Financial Impact – None], 2023-514**

- A. THAT Draft Plan of Subdivision Application 29T-23502, submitted by J.H. Cohoon Engineering Ltd. on behalf of Birkett Riverview Homes, affecting the lands municipally known as 396 Erie Avenue, BE APPROVED subject to conditions included in Section 9.2 of Report 2023-514; and,
- B. THAT pursuant to Section 51(38) 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 No. 2023-514”.*

Respectfully Submitted,  
Mayor Davis, Chair