

EXPLANATORY NOTE

TO

BY-LAW NO. 160-2023

This By-law applies to the lands located north of Powerline Road, and legally described as Part 1 in Plan 2R-8694 (Part of Lot 35, Concession 1, Geographic Township of Brantford). The subject lands have a site area of approximately 6.88 hectares (17 acres) and approximately 259.51 metres of frontage along Powerline Road.

This City-initiated By-law is applied to the former County of Brant lands which are now within the City of Brantford and are therefore subject to County of Brant By-law No. 61-16 as it affects the “annexed area” described in the Order made under the *Municipal Act*, 2001, dated December 13, 2016 to regulate the use of land. The subject lands are currently zoned ‘Agricultural (A) Zone’ within the Comprehensive Zoning By-law for County of Brant. A City-initiated Zoning By-law Amendment is required to rezone the subject lands from ‘Agricultural (A) Zone’ to ‘Holding - Major Institutional (h-N2) Zone’ to permit the development of a state of the art Catholic Secondary School that will include a modernized school facility with associated parking, outdoor/sports playing fields and accessory daycare centre. The Holding “h” provision will not be removed until the future owner (the Brant Haldimand Norfolk Catholic District School Board) has satisfied the requirements of the City relating to servicing and until such time they have closed on the sale of the lands, which are both to the satisfaction of the Chief Planner.

The lands are subject to site plan control which will allow for a review of the placement of the buildings on the site, access, parking, grading and drainage and landscaping prior to the issuance of a building permit.

File No. PZ-23-23 and OP-04-23

Applicant: The Corporation of the City of Brantford

Report No. 2023-556

BY-LAW NUMBER 160-2023

-OF-

THE CORPORATION OF THE CITY OF BRANTFORD

To amend County of Brant By-law No. 61-16 as it Affects the “annexed area” Described in the Order Made Under the Municipal Act, 2001, S.O. 2001, c.25 CITY OF BRANTFORD, COUNTY OF BRANT Dated December 13, 2016 to regulate the use of land.

WHEREAS the Council of The Corporation of The City of Brantford has considered an amendment to the County of Brant Zoning By-law 61-16, as it applies to the annexed area, as defined in the Minister’s Order, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, Section 34;

AND WHEREAS Section 8(2) of the Minister’s Order Made Under the *Municipal Act*, 2001, S.O. 2001, c.25 CITY OF BRANTFORD, COUNTY OF BRANT Dated December 13, 2016 (the “Minister’s Order”) states that by-laws passed under section 17, 34, 38, 39 or 41 of the *Planning Act* or a predecessor of those sections shall remain in force until amended or repealed by Brantford;

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 SECTIONS 34 and 36 OF THE PLANNING ACT R.S.O. 1990 HEREBY ENACTS AS FOLLOWS:

1. SCHEDULE AMENDMENT TO BY-LAW NO. 61-16

.1 THAT Schedule ‘A’ Map 45 be amended as shown on Schedule ‘A’, attached to and forming part of this By-law, and summarized as follows:

.1 **Lands located North of Powerline Road, and legally described as Part 1 in Plan 2R-8894 (Part of Lot 35, Concession 1, Geographic Township of Brantford)**

“Agricultural (A)” Zone to “Holding - Major Institutional (h-N2) Zone”

3. EFFECTIVE DATE

.1 THAT this By-law shall become effective from and after the date of passing thereof.

READ THE FIRST TIME September 26, 2023

READ THE SECOND TIME September 26, 2023

PASSED September 26, 2023

MAYOR

CLERK



Schedule 'A'

Legend

Area to be rezoned



Scale: N.T.S.

File Number: PZ-13-23

This is Schedule 'A' To Bylaw No. _____
to amend Zoning Bylaw No. 61-16
Schedule 'A' Map(s):

Map 45

Passed the ____ day of _____, 2023.

MAYOR

CLERK

To be Changed from
A (County) to h-N2 (County)

