

EXPLANATORY NOTE

TO

BY-LAW NO. 175-2023

This By-law applies to the lands located along Donegal Drive and St. Patrick's Drive, and is legally described as Block 226 on Registered Plan 1775. The subject lands have approximately 150 metres of frontage on Donegal Drive.

The purpose of this By-law is to apply a Holding "H" provision to the subject lands to address a condition of the existing Subdivision Agreement, which will further evaluate the Ministry of Environment, Conservation and Parks (MECP) Land Use Compatibility D-6 Guidelines to ensure that the appropriate mitigation measures are addressed and implemented. The Holding provision will not be removed until the City's and MECP's requirements are satisfied prior to the development of the subject lands proceeding.

File No.: PZ-26-22 (Related File. 29T-22505)
Applicant: 832605 Ontario Inc.
Report No.: 2023-404

BY-LAW NUMBER 175-2023

-OF-

THE CORPORATION OF THE CITY OF BRANTFORD

By-law 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 amendments 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 34 AND 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" Maps H-6 and H-7 be amended as shown on Schedule "A" Map 1, attached to and forming part of this By-law, and summarized as follows:

Change from "Residential Type 1C Zone (R1C)" to "Holding - Residential Type 1C – Exception 25 Zone (H-R1C-25)".

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

- .1 That Section 7.4.3 be amended by the addition of the following new subsection:

.25 Block 226, Plan 1775 (H-R1C-25)

- .1 The lands zoned H-R1C-25 may only be used in accordance with the permitted uses in the R1C Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the following provisions have been satisfied:
 - .1 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

- .2 That the applicant implement, at their expense 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 approval for File No. 29T-22505, to the satisfaction of the Manager of Development Planning.

That all the provisions of the R1C Zone in Section 7.4 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

3. EFFECTIVE DATE

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

READ THE FIRST TIME October 24, 2023

READ THE SECOND TIME October 24, 2023

PASSED October 24, 2023


MAYOR

CLERK



Schedule 'A' Map 1

Legend

 Area to be Rezoned



Scale: N.T.S.

File Number(s):
PZ-26-22

This is Schedule 'A' Map 1 to Bylaw No. _____
to amend Zoning Bylaw No. 160-90
Schedule 'A' Map(s):

H-6 and H-7.

Passed the ____ day of _____, 2023.

MAYOR

CLERK

