

EXPLANATORY NOTE

TO

BY-LAW NO. 7-2025

This By-law applies to the lands, which are located at 816 Colborne Street. The subject lands are located on the north side of Colborne Street, east of Hamilton Ave. The subject property has an area of 3,788 m², and currently contains a two-storey residential dwelling and three accessory buildings.

The By-law will amend the lands from “Residential Type 1B (15 metre) Zone (R1B)” to “Residential Medium Density Type A Zone – Exception 96 (R4A-96)” to permit the construction of stacked townhouse dwellings. The proposed Zoning By-law Amendment Application will facilitate site-specific zoning to facilitate the development of stacked townhouse dwellings.

File No. PZ-11-24

Applicant: 816 Colborne Street Inc.

Report No. 2024-427 and 2025-37

BY-LAW NUMBER 7-2025

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 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 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” Map F-13 be amended as shown on Schedule “A”, attached to and forming part of this by-law, and summarized as follows:

Change from “Residential Type 1B (15 metre) Zone (R1B)” to “Residential Medium Density Type A Zone – Exception 96 (R4A-96)”.

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

.1 THAT Section 7.9.4 be amended by adding the following new subsection:

“.96 816 Colborne Street

.1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule ‘A’, attached to and forming part of this By-law, any lot within any R4A-96 Zone may be used for all uses permitted the R4A Zone, plus the following uses:

.1 Stacked Townhouse Dwellings;

.2 Notwithstanding any provision of this Bylaw to the contrary, no person shall use any lot, erect, alter any structure for Stacked Townhouse Dwellings, except in accordance with the following provisions:

.1	Lot Area (minimum)	135.0 m ² /unit
.2	Lot Width (minimum)	28.0 m
.3	Lot Coverage (maximum)	40%
.4	Building Height (maximum)	3 storeys
.5	Front Yard (minimum)	6.0 m
.6	Rear Yard (minimum)	7.5 m
.7	Interior Side Yard (minimum)	3.0 m
.8	Gross Floor Area (minimum)	70.0 m ² /unit
.9	Landscaped Open Space (minimum)	30%
.10	Amenity Space (minimum)	7.5 m ² /unit
.11	Parking Ratio (minimum)	1.25 spaces/unit

.3 That all the provisions of the R4A Zone in Section 7.9.2 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 A FIRST TIME: January 28, 2025

READ A SECOND TIME: January 28, 2025

PASSED: January 28, 2025

MAYOR

CLERK



Schedule 'A'

Legend

 Area to be rezoned



File Number: PZ-11-24

This is Schedule 'A' To Bylaw No. _____
to amend Zoning Bylaw No. 160-90
Schedule 'A' Map(s):
F-13

Passed the ____ day of _____, 2024.

MAYOR

CLERK

