

EXPLANATORY NOTE

TO

BY-LAW NO. 8-2025

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 building.

The Zoning By-law Amendment (ZBA) amends the zoning from “Intensification Corridor Zone (IC)” to “Intensification Corridor Zone – Exception 70 (IC-70)” to facilitate the construction of two (2) three-storey stacked townhouse dwellings blocks. This By-law includes site-specific provisions related to reductions to the minimum lot width and minimum amenity space.

File No. PZ-11-2024
Applicant: 816 Colborne Street Inc.
Report No. 2024-427 and 2025-37

BY-LAW NUMBER 8-2025

OF

THE CORPORATION OF THE CITY OF BRANTFORD

By-law to amend By-law No. 124-2024, 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. 124-2024, 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 OF THE PLANNING ACT R.S.O. 1990 HEREBY ENACTS AS FOLLOWS:

1. SCHEDULE AMENDMENTS TO BY-LAW NO. 124-2024

.1 THAT Schedule “A” Map H11 be amended as shown on Schedule “A”, attached to and forming part of this by-law, and summarized as follows:

Change from “Intensification Corridor Zone (IC)” to “Intensification Corridor Zone – Exception 70 (IC-70)”.

2. TEXT AMENDMENTS TO BY-LAW NO. 124-2024

.1 THAT Section 6.8.2 be amended by adding the following new subsection:

IC-70 - 816 Colborne Street

Special Provisions

- Minimum Lot Width: 28.0 m
- Minimum Amenity Space: 7.5 m²/unit

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

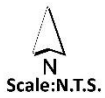
CLERK



Schedule 'A'

Legend

 Area to be rezoned



File Number: PZ-11-24

This is Schedule 'A' To Bylaw No. _____
to amend Zoning Bylaw No. 124-2024
Schedule 'A' Map(s):
H11

Passed the ____ day of _____, 2025.

MAYOR

CLERK

