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Date September 18, 2019 **Report No.** 2019-560

To Chair and Members
City of Brantford Committee of Adjustment

From Brynne O'Neill
Development Planner

1.0 Type of Report

Committee of Adjustment Decision Regarding Applications for Consent and Minor Variance

2.0 Topic

APPLICATION NO. B25/2019 & A23/2019

AGENT/APPLICANT/OWNER Milica Megyeri

LOCATION 233-235 Nelson Street

3.0 Recommendation

- A. THAT Application B25/2019 to sever 235 Nelson Street from the adjoining lands at 233 Nelson Street, having a lot area of 328.1m² and to retain 233 Nelson Street having a lot area of 278.7m² BE APPROVED, subject to the conditions attached as **Appendix A** in Report No. 2019-560; and
- B. THAT Application A23/2019 for relief from Section 6.18.8 to allow for zero parking spaces, whereas 1 space is required BE REFUSED for the property municipally addressed as 233 Nelson Street, shown as 'Parcel A' on **Appendix C** in Report No. 2019-560; and

- C. THAT pursuant to Section 53(17)-(18.2) and Section 45 (8)-(8.2) 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 submission received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2019-560.”

4.0 Purpose and Description of Applications

Consent and minor variance applications have been received for the lands municipally addressed as 233-235 Nelson Street, which contains a semi-detached dwelling. The applicant is proposing to sever the lands at 235 Nelson Street and the retained lands will be 233 Nelson Street. If approved, the proposed severance would separate the existing semi-detached dwelling into individual lots. The proposed lot dimensions are detailed below:

	235 Nelson Street (Severed)	233 Nelson Street (Retained)
<i>Width:</i>	<i>8.72m</i>	<i>6.21m</i>
<i>Depth:</i>	<i>40.60m</i>	<i>40.60m</i>
<i>Area:</i>	<i>328.8m²</i>	<i>277.9m²</i>

The applicant has also submitted a minor variance to allow for zero parking spaces on 233 Nelson Street. Currently, 235 Nelson Street has its own driveway which contains parking spaces for both 233 and 235 Nelson Street. Upon severing the property 233 Nelson Street, it will no longer have access to this driveway. The subject lands are designated “Low Density Residential” in the City of Brantford Official Plan and are zoned “Residential Conversion Zone” in City of Brantford Zoning By-law 160-90. A location map and site plan illustrating the subject property are attached as **Appendices B** and **C**.

5.0 Site Features

The subject property is located on the south side of Nelson Street, west of Brock Street. An aerial photograph, site photos and existing lands uses can be found in **Appendices D, E, and F**. The property is surrounded by single detached

dwelling to the west, north, east and south. The property currently contains a semi-detached dwelling, built in 1896, with both units under the same ownership. An access easement is located on the east side of the adjacent property at 231 Nelson Street, which provides legal access to the residents of 233 Nelson Street. This access easement can be used to access the rear yard of 233 Nelson Street, where a parking space can be provided (see Parcel 'A' on **Appendix C**). The owner of 231 Nelson Street is aware that their property contains an access easement. The applicant and the owner of 231 Nelson Street have been in contact regarding the use of the access easement, and the potential for minor site improvements and site alteration on both the subject property and 231 Nelson Street (the existing fence may need to be moved as it transects the access easement).

Since the existing semi-detached was built under single ownership, there is work that needs to be completed to bring the shared wall into compliance with the Ontario Building Code (OBC). The applicant is aware of this, and a condition of consent has been added to address this requirement (see **Appendix A**).

6.0 Input from Other Sources

6.1 Technical Comments

This application was circulated to all applicable departments and agencies and no objections were received. The Building Department has requested more information in regards to spatial separation and on the party wall to determine that it meets OBC requirements. Conditions have been added to address their concerns. Detailed comments from the Building and Engineering Departments are attached as **Appendices G and H**.

6.2 Public Response

Notice of public hearing was issued by personal mail (50 notices) and by posting a sign on-site. Attached as **Appendix I** is a plan illustrating the notification area. No objections were received at the time of writing this Report.

6.3 Grand River Notification

Notice of the public meeting for the consent application was issued to representatives of the Six Nations of the Grand River and the Mississaugas of the Credit First Nation, with no response received to date.

7.0 Planning Staff Comments and Conclusion

7.1 Planning Act, R.S.O 1990

The *Planning Act* sets the standard to which provincial and local interests, policies and goals are implemented. Section 51(24) of the *Planning Act* lists criteria that Staff must have regard for when considering a consent application for approval. Planning Staff have given regard for Section 51 (24) of the *Planning Act* and are satisfied that the application is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. Specifically, the proposal conforms to the Official Plan, there are adequate utilities and services, and the dimensions and shapes of the proposed severed and retained lots are appropriate.

Minor variance applications must also be evaluated in the context of the *Planning Act*. When evaluating the merits of a minor variance application, the Committee of Adjustment must be satisfied that the four tests of Section 45(1) have been met. If any one of the four tests is not satisfied, then the application cannot be approved. To be approved, a minor variance must be minor in nature, desirable for the appropriate development and use of the land, and the general intent and purpose of the Zoning By-law and Official Plan must be maintained.

Planning Staff are of the opinion that the subject consent is consistent with Section 51 (24) of the *Planning Act*, however the minor variance application does not meet the four tests as set out in Section 45(1) of the *Planning Act*. This is discussed in further detail in Section 7.7 of this Report.

7.2 Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) outlines that Ontario's long term prosperity, environmental health, and social well-being depend on wisely managing change as well as promoting efficient land use and development patterns. Specifically, Section 1.1 of the PPS promotes efficient development and land use patterns. It also includes policies that focus growth in existing settlement areas, encourage intensification and redevelopment, as well as making efficient use of existing infrastructure and public facilities.

The proposed consent will make use of an existing semi-detached dwelling within a built up area. The PPS is silent on minor variances for parking and therefore Planning Staff are of the opinion that the proposed development is consistent with the direction set out in the PPS.

7.3 A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2019)

The applications were reviewed within the context of ‘A Place to Grow, Growth Plan for the Greater Golden Horseshoe’ (Growth Plan). The Growth Plan states that *“population and employment growth will be accommodated by directing a significant portion of new growth to the built-up areas of the community through intensification”* and it encourages cities and towns to develop *“complete communities”* with a diverse mix of land uses as well as a range of employment and housing types. The consent application represents creation of a new lot as prescribed by the Growth Plan, and the lots created are compatible with the existing neighbourhood, and therefore the application conforms to the Growth Plan. The minor variance application does not offend the policies of the Growth Plan. The application represents the appropriate development of land within an established residential area.

7.4 City of Brantford Official Plan

The subject lands are designated “Residential Area - Low Density” in the City’s Official Plan (**Appendix J**). The “Residential Area - Low Density” designation permits a variety of low density dwelling types including single detached, semi-detached, duplex and triplex dwellings.

Section 18.9.2 of the City’s Official Plan states that: *“Applications for consents will only be granted where:*

- .1 “The severance is for the purpose of infilling within existing development;*
- .2 It is clearly not necessary in the public interest that a plan of subdivision be registered;*
- .3 The lot can be adequately serviced by roads, sanitary sewage disposal, water supply, and storm drainage facilities;*

- .4 *No extension, improvement or assumption of municipal services is required;*
- .5 *The lot will have frontage on an improved public road, and access will not result in traffic hazards;*
- .6 *The lot will not restrict the ultimate development of adjacent lands;*
- .7 *The size and shape of the lot conforms to the Zoning By-law, and is appropriate to the use proposed and compatible with adjacent lots; and*
- .8 *The consent complies with all relevant provisions of this Official Plan.”*

The consent application is for the purpose of creating new residential lots within an existing residential neighbourhood. Both the severed and retained parcels have frontage on a municipal roadway. The creation of the new lot will not restrict the development of any adjacent property, as no new development is being proposed. Any future redevelopment of this site will be subject to all City requirements.

The proposed severed and retained lots are consistent with the range of shapes and sizes of existing lots in the neighbourhood. Planning Staff are of the opinion that the proposed consent application conforms with the policies of the Official Plan and the intent of the Official Plan is maintained.

Section 18.11.2 of the Official Plan addresses minor variances and states that *“The Committee of Adjustment will consider applications for minor variances on the basis of conformity to the following or other criteria:*

- 1. *The applicant cannot acquire additional property to comply with the minimum requirements of the Zoning Bylaw;*
- 2. *Adequate provision is made for vehicular access and off-street parking on the lot;*
- 3. *Building coverage is not excessive and adequate landscaping can be provided on the lot;*
- 4. *The lot size and design of the proposed building or structure are in keeping with adjacent development and the general intent of the provisions in the Zoning Bylaw.”*

It is Planning Staff's opinion that the proposed minor variance does not conform with the policies of Section 18.11.2 of the Official Plan, as the proposed variance will impact the required off-street parking, as none will be provided for 233 Nelson Street. The variance to decrease the required parking from one space to zero spaces contradicts Section 18.11.2.2 of the Official Plan. The proposed variance is further analyzed in Section 7.5 of this Report.

7.5 City of Brantford Zoning By-law 160-90

The subject property is zoned "Residential Conversion (RC) Zone" in Zoning Bylaw 160-90 (see **Appendix K**). The RC Zone permits a range of residential uses, including the semi-detached dwelling that currently exists on the subject property.

The proposed minor variance is to allow for zero parking spaces at 233 Nelson Street, whereas one space is required. Since the subject lands currently operate as one property, the driveway at 235 Nelson Street has historically serviced both units for parking. Upon severing the property, the unit at 233 Nelson Street will no longer have legal access to the driveway. The applicant has applied to allow for zero parking spaces for 233 Nelson Street to allow for this situation. However, there is an existing legal access easement located between the dwellings at 231 and 233 Nelson Street (see **Appendix C**). This access easement is intended to provide access into the rear yard of 233 Nelson Street, over the shared driveway abutting 231 Nelson Street. This would allow the applicant to provide a parking space in their rear yard, and access to it from the shared access easement. Since this easement exists, the requested variance for parking is technically not required. The applicant was advised upon initial consultations prior to submission of the minor variance application that Planning Staff had concerns with the variance for parking. The applicant understands that the parking space can be provided onsite through the existing access easement, however, they proceeded with the application for the variance as they would prefer not to provide a parking space onsite.

Planning Staff are of the opinion that the proposed variance does not meet the four tests as set out in the *Planning Act*. The variance does not meet the intent of the Official Plan, as Section 18.11.2.2 requires that adequate parking is provided where a variance is requested. This is not the case as the variance itself is asking for a reduction in parking, and therefore

cannot comply with the Official Plan. The intent and purpose of the parking provisions within the Zoning By-law is to ensure that any parking requirements are dealt with onsite. There is already an option available to the applicant to provide parking in the rear yard. By allowing the variance for parking it would mean the resident would use street parking, rather than the onsite parking situation available to them. Therefore, the variance does not meet the intent and purpose of the Zoning By-law. The variance is not considered minor or appropriate for the development of the lands, as the variance is not necessary to facilitate the severance. Allowing for zero parking for a dwelling unit would result in additional vehicles being parked on the street, which is not ideal for this area of the City, as there is already a high usage of street parking in the neighbourhood. It is Staff's opinion that allowing a dwelling that originally had off-street parking to transition to a dwelling using street parking only, is not good planning and has negative impact to neighbouring properties.

Planning Staff are of the opinion that the requested variance does not meet the four tests of the Planning Act, and therefore recommend that the variance be refused.

7.6 Site Plan Control and Site Alteration Permit

Site Plan Control does not apply in this case as both the severed and retained parcels are already built upon. Therefore Site Plan Control will not apply. However, a Site Alteration Permit will be required for the addition of a parking space on site. This permit is applied for through Development Engineering Services in the Public Works Department. Site Alteration Permits are required to ensure that site works are constructed to proper engineering standards and that grading does not impact neighbouring properties.

7.7 Conclusion

A site inspection was completed on July 17, 2019. Upon completion of this visit and review of all relevant policies, Planning Staff are supportive of the consent application, but are not supportive of the minor variance application.

Having regard for the matters under Section 51 (24) of the *Planning Act*, Staff is satisfied that the consent application is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The proposed consent will contribute to housing

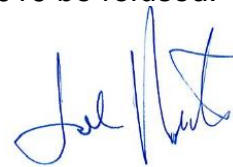
options in Brantford in accordance with the applicable planning policy framework in the PPS, Growth Plan, and Official Plan. The application is also consistent with the Consent policies of Section 18.9.2 of the Official Plan.

It is the opinion of Planning Staff that the variance is not minor in nature as it will result in adverse impacts on the surrounding neighbourhood, and the variance is not required for the development of the land. The minor variance does not meet the general intent and purpose of Zoning By-law 160-90 and Section 18.9.2 of the Official Plan. In conclusion, Staff is of the opinion that the proposed minor variance does not meet the four tests of Section 45 (1) of the *Planning Act*.

Planning Staff recommend that consent application B25/2019 be approved, subject to the attached conditions in **Appendix A** of this Report, and that minor variance application A23/2019 be refused.



Prepared On: September 12, 2019
Prepared By: Brynne O'Neill, MCIP RPP
Development Planner



Reviewed By: Joe Muto, MCIP, RPP
Manager of Development Planning

APPENDIX A
Conditions of Consent – B25/2019

Subject to the following conditions:

- ☒ Receipt of a registered reference plan showing the severed and retained lands, and the existing access easement.
- ☒ Receipt of confirmation that all taxes are paid up to date;
- ☒ Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City);
- ☒ Receipt of confirmation that a Site Alteration Permit has been received to construct a parking space at 233 Nelson Street, which meets the requirements of Zoning By-law 160-90, to the satisfaction of the Manager of Development Planning.
- ☒ Receipt of confirmation that spatial separation calculations as it applies to the existing rear building face in relation to the proposed severance line is provided, so the satisfaction of the Building Department.
- ☒ Receipt of verification that the party wall along the proposed property line is constructed as a fire separation having a 1 hour fire resistance rating and that it provides continuous protection from the top of the footings to the underside of the roof deck. This verification must be provided by a qualified designer and to the satisfaction of the Building Department. Any proposed construction required to upgrade the party wall so it is in compliance with OBC 9.10.11 will require that a building permit be applied for and issues through the Building Department. A completion certificate must be obtained prior to severance getting final approval.
- ☒ That the above conditions be fulfilled and the Certificate of Consent be issued on or before September 18, 2020, after which time the consent will lapse.


APPENDIX B
Location Map

LOCATION MAP

Application: B25/2019 & A23/2019
233-235 Nelson Street



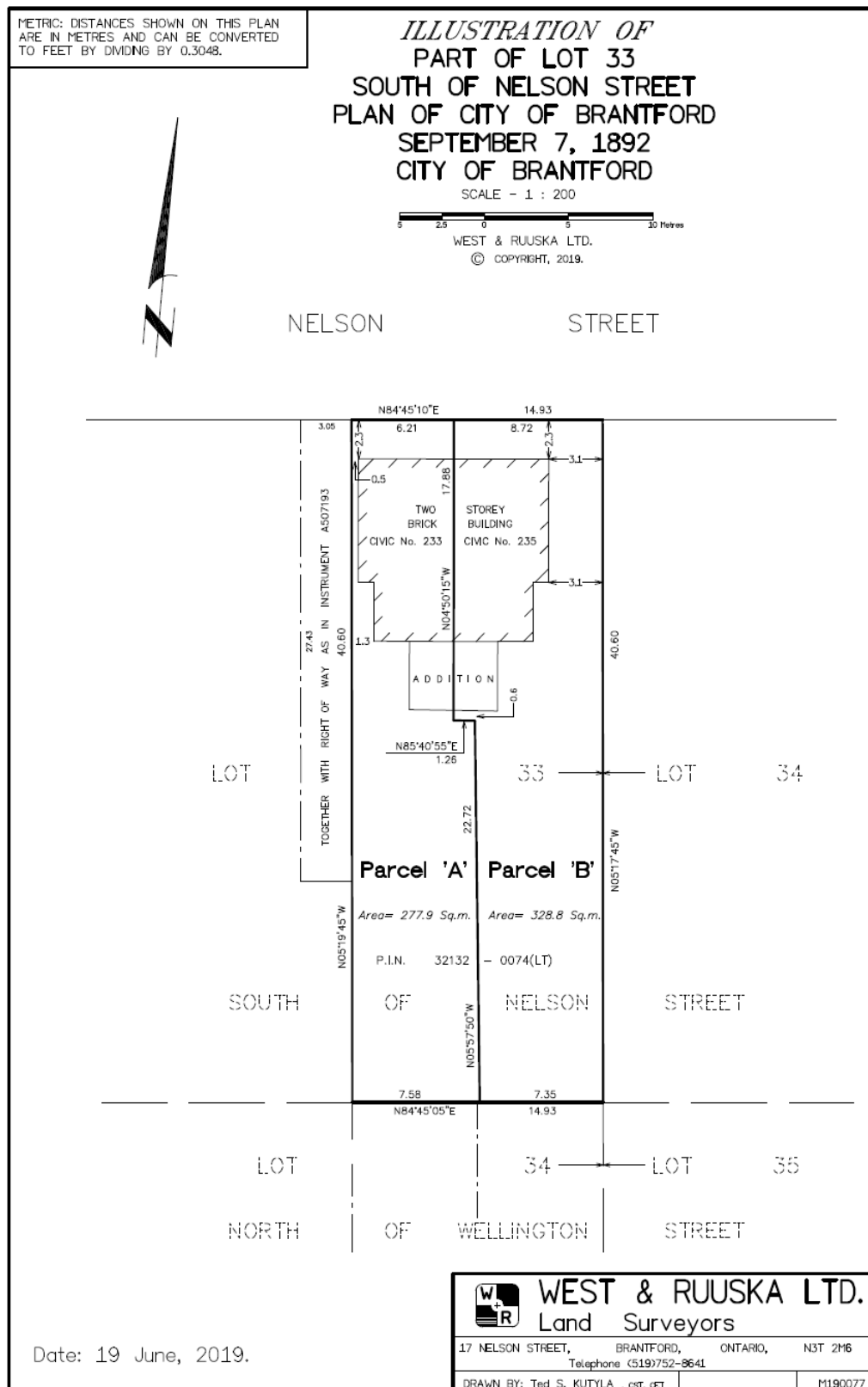
Legend

 Subject Property



APPENDIX C

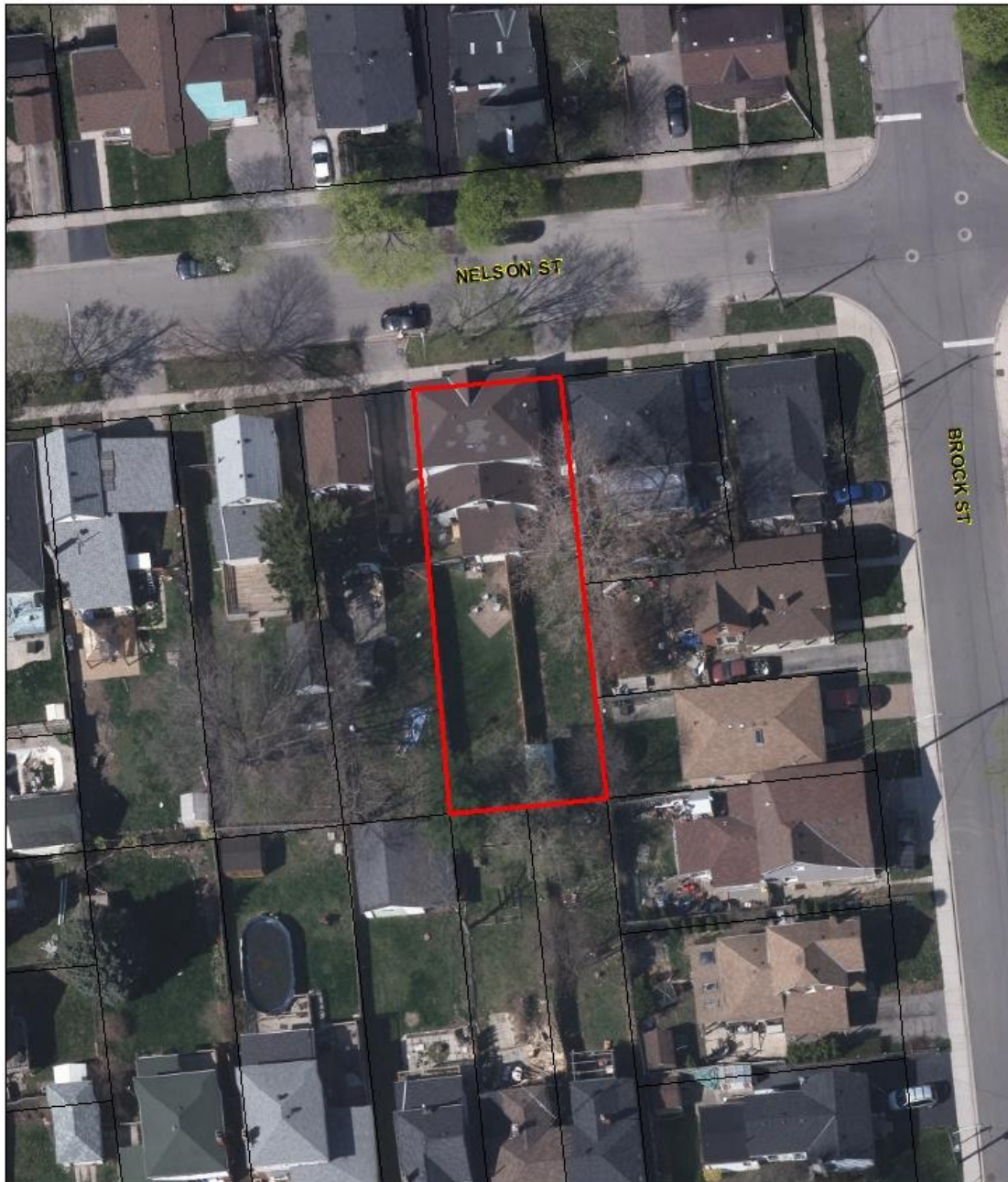
Concept Site Plan




APPENDIX D
Aerial Photo

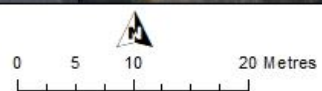
AERIAL PHOTO (2017)

Application: B25/2019 & A23/2019
233-235 Nelson Street



LEGEND

 Subject Property



APPENDIX E
Site Photos



Figure 1: Subject Property



Figure 2: Shared access easement between 231 & 233 Nelson Street

APPENDIX F Existing Land Uses

LAND USE

Application: B25/2019 & A23/2019
233-235 Nelson Street



APPENDIX G
Building Department Comments



**BUILDING
DEPARTMENT**

PRELIMINARY REPORT TO PLANNING

<input checked="" type="checkbox"/> MINOR VARIANCE	<input checked="" type="checkbox"/> SEVERANCE
<input type="checkbox"/> DRAFT PLAN OF SUBDIVISION	<input type="checkbox"/> ZONING BYLAW AMENDMENT
<input type="checkbox"/> OFFICIAL PLAN AMENDMENT	<input type="checkbox"/> DRAFT PLAN OF CONDOMINIUM
<input type="checkbox"/> RENTAL HOUSING PROTECTION ACT	<input type="checkbox"/> SITE PLAN CONTROL APPROVAL

APPLICATION / SUBMISSION N^o **A23/2019& B25**

SITE: 233-235 Nelson Street
APPLICANT: Milica Molnar Megyeri

COMMENTS:

BYLAW: 160-90 **ZONE:** RC

1. Relief from section 6.18.7.8 is required to permit zero parking spaces on 233 Nelson St, whereas 1 parking space would otherwise be required.
2. Please provide a verification that the party wall along the proposed property line is constructed as a fire separation having a 1 hr fire resistance rating and that it provides continuous protection from the top of the footings to the underside of the roof deck. This verification must be provided by a qualified designer and to the satisfaction of the Building Department. Any proposed construction required to upgrade the party wall so it is in compliance with OBC 9.10.11 will required that a building permit be applied for and issued through this department. Completion certificate must be obtained prior to severance getting final approval.
3. Please provide spatial separation calculations as it applies to the existing rear building face in relation to the proposed severance line.

A handwritten signature in black ink, appearing to read "Russ Thomson".

Russ Thomson, MAATO, CBCO, CPSQ
Chief Building Official

July 15, 2019
Date

APPENDIX H Engineering Department Comments

No. B25/2019 & A23/2019

COMMITTEE OF ADJUSTMENT APPLICATION ENGINEERING SERVICES STAFF REPORT

HEARING DATE: AUGUST 23, 2019
NAME OF APPLICANT / OWNER: Milica Molnar Megyeri
ADDRESS: 233 – 235 Nelson Street
NATURE OF APPLICATION: Consent Application and Minor Variance

ENGINEERING DEPARTMENT REQUIREMENTS:

- | | | | | | | |
|----|--|---|-----|--------------------------|----|--------------------------|
| 1. | Land required for road widening purposes | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 2. | Ingress and Egress satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 3. | Off-street parking satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 4. | Sanitary sewers available and satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 5. | Storm sewers available and satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 6. | Water Service available and satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

COMMENTS OR REMARKS:

1. TRAFFIC/PARKING

1. Based on the understanding that a private right-of-way (ROW) agreement is in place with the neighbouring property to provide access in favour of the subject property, transportation staff recommend that this existing mechanism be utilize to provide the required parking on the property of 233 Nelson Street.

T. KU, P.ENG., PTOE
MANAGER, TRANSPORTATION AND PARKING SERVICES

2. TRANSIT SERVICES

- Transit has no concerns.

E. VANDERMADE
MANAGER OF TRANSIT

No. B25/2019 & A23/2019

COMMITTEE OF ADJUSTMENT APPLICATION
ENGINEERING SERVICES STAFF REPORT

HEARING DATE: AUGUST 23, 2019
NAME OF APPLICANT / OWNER: Milica Molnar Megyeri
ADDRESS: 233 – 235 Nelson Street
NATURE OF APPLICATION: Consent Application and Minor Variance

ENGINEERING DEPARTMENT REQUIREMENTS:

1.	Land required for road widening purposes	-	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2.	Ingress and Egress satisfactory	-	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
3.	Off-street parking satisfactory	-	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.	Sanitary sewers available and satisfactory	-	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
5.	Storm sewers available and satisfactory	-	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
6.	Water Service available and satisfactory	-	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

COMMENTS OR REMARKS:

3. WATER

I reviewed the consent and minor variance application and associated documents—as prepared by Milica Molnar Megyeri and West and Ruuska Ltd.—on behalf of Environmental Services and have no objections; however, I would like to offer the following water comments for consideration:

1. City records indicate 233-235 Nelson Street is serviced as follows:

233 Nelson Street

- 25 mm copper lateral from the 350 mm Polyvinyl Chloride watermain in Nelson Street. City records indicate the water service is located 2.2 m Left of the Right side of the existing dwelling and the curb stop 4.3 m Out from same; and

235 Nelson Street

- 25 mm copper (public) x 13 mm lead (private) lateral from the 350 mm Polyvinyl Chloride watermain in Nelson Street. City records indicate the water service is located 4.7 m Right of the Left side of the existing dwelling and the curb stop 4.3 m out from same.

2. City records indicate the 13 mm portion of the service to 235 Nelson Street may be lead. The Owner should have this service tested and inspected; lead testing and inspection services are available through the City at no charge. If applicable, the owner should replace the lead portion of the water service. The Owner can apply to the City of Brantford's Lead Service Replacement Financial Program, which includes a grant of up to \$1,000 to help with the cost of replacing lead sections in your water service; the City may also offer a loan of up to \$3,000 for eligible work. Details regarding this program are available on the City's website;
3. Each parcel appears to be serviced within their respective frontage. Only one (1) water service will be permitted to each parcel;
4. If applicable, the Owner will be required to obtain a Water Service Connection Permit and pay all applicable fees prior to commencing any work to replace the water service. The City will complete the inspection of all water service connections;
5. The development must be metered during construction and the Owner will be required to pay the current fee per cubic metre for the quantity of water used; and
6. All materials and construction methods must comply with the latest version of the City's Linear Design & Construction Manual and Ontario Building Code.

J. SPAGNUOLO, C.E.T.
SENIOR PROJECT MANAGER

No. B25/2019 & A23/2019

COMMITTEE OF ADJUSTMENT APPLICATION
ENGINEERING SERVICES STAFF REPORT

HEARING DATE: AUGUST 23, 2019
NAME OF APPLICANT / OWNER: Milica Molnar Megyeri
ADDRESS: 233 – 235 Nelson Street
NATURE OF APPLICATION: Consent Application and Minor Variance

ENGINEERING DEPARTMENT REQUIREMENTS:

- | | | | | | | |
|----|--|---|-----|--------------------------|----|--------------------------|
| 1. | Land required for road widening purposes | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 2. | Ingress and Egress satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 3. | Off-street parking satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 4. | Sanitary sewers available and satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 5. | Storm sewers available and satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 6. | Water Service available and satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

COMMENTS OR REMARKS:

4. DEVELOPMENT ENGINEERING

- 1) Ensure the Private Right-of-way easement over #231 Nelson Street is in favour of #233 Nelson Street.



G. PEEVER, P. ENG.,
MANAGER, DEVELOPMENT ENGINEERING

August 21, 2019
DATE



R. LOUKES, P. ENG.,
DIRECTOR, ENGINEERING SERVICES
PUBLIC WORKS COMMISSION

APPENDIX I
Notification Area

AREA OF PUBLIC NOTIFICATION

Application: B25/2019 & A23/2019

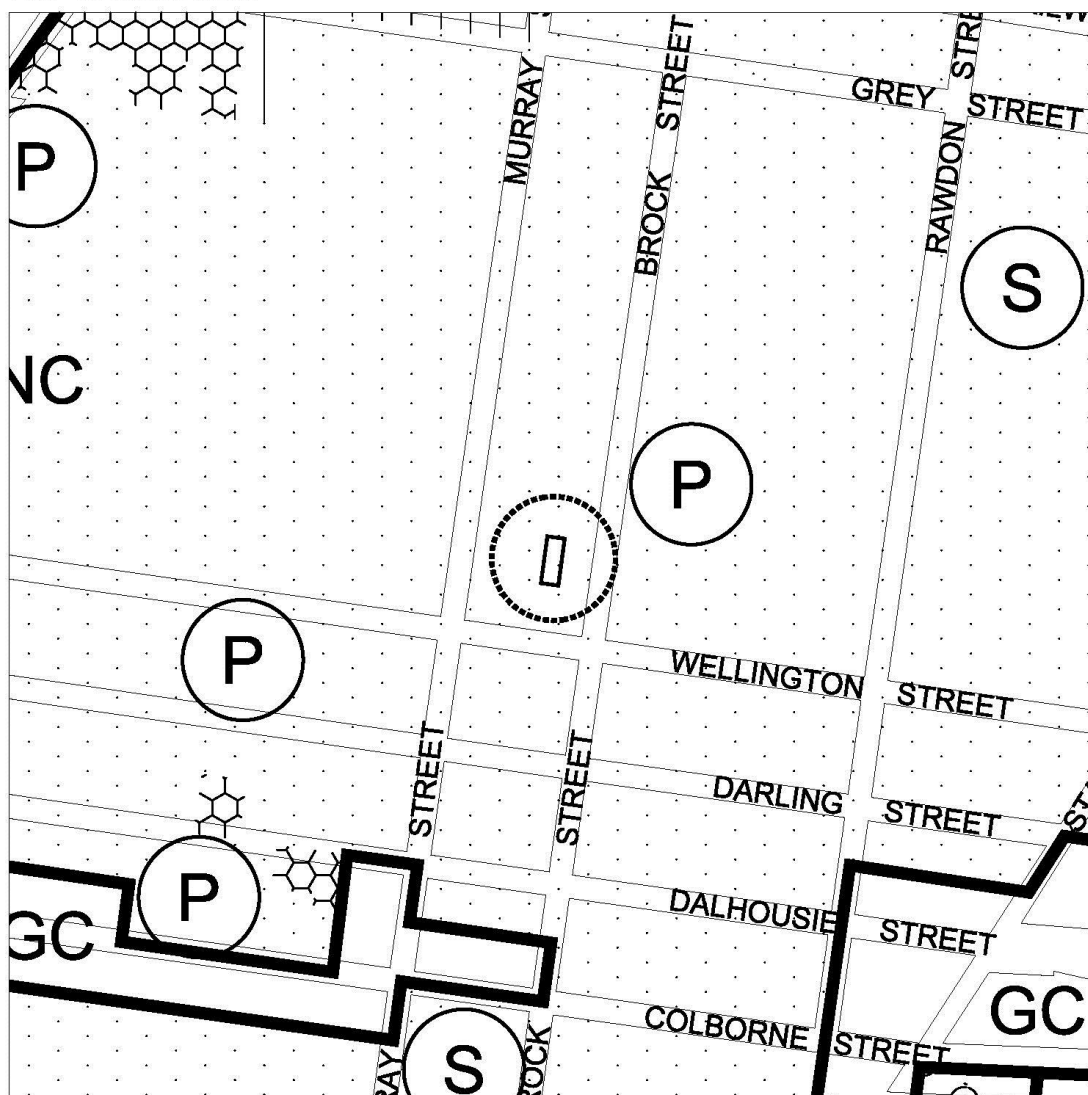
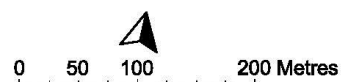
233-235 Nelson Street



APPENDIX J
Official Plan

OFFICIAL PLAN

Application: B25/2019 & A23/2019
233-235 Nelson Street



LEGEND

SUBJECT LAND

- LOW DENSITY RESIDENTIAL AREA
- MEDIUM DENSITY RESIDENTIAL AREA
- HIGH DENSITY RESIDENTIAL AREA
- GENERAL INDUSTRIAL AREA
- MIXED INDUSTRIAL COMMERCIAL AREA
- BUSINESS PARK AREA
- MAJOR INSTITUTIONAL
- MAJOR OPEN SPACE

- CORE COMMERCIAL AREA
- COMMUNITY CENTRE COMMERCIAL AREA
- GENERAL COMMERCIAL AREA
- MIXED COMMERCIAL RESIDENTIAL AREA
- DISTRICT CENTRE COMMERCIAL AREA
- NEIGHBOURHOOD CENTRE COMMERCIAL AREA
- HIGHWAY COMMERCIAL AREA
- NEW FORMAT COMMERCIAL AREA

- CEMETERY
- ELEMENTARY SCHOOL
- FREEWAY
- LONG TERM CORRIDOR PROTECTION
- SPECIALIZED PARK and OPEN SPACE
- COMMUNITY PARK and OPEN SPACE
- NEIGHBOURHOOD PARK and OPEN SPACE

APPENDIX K
Zoning

ZONING BY-LAW


Application: B25/2019 & A23/2019
233-235 Nelson Street



LEGEND

 Subject Property

ZONING (Bylaw 160-90) and County of Brant(61-16)

 ZONE BOUNDARY

RC RESIDENTIAL CONVERSION

OS1 OPEN SPACE Type 1

-3 Exception Number

