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**Date** December 2, 2020 **Report No.** 2020-563

**To** Chair and Members  
City of Brantford Committee of Adjustment

**From** Sean House  
Development Planner

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## 1.0 Type of Report

Committee of Adjustment Decision Regarding Applications for Consent

## 2.0 Topic

<b>APPLICATION NO.</b>	B19/2020 & B20/2020
<b>AGENT</b>	J.H. Cohoon Engineering Ltd.
<b>B19/2020 APPLICANT/OWNER</b>	Forge and Foster
<b>B20/2020 APPLICANT/OWNER</b>	Multani Custom Homes
<b>LOCATION</b>	111 and 125 Sherwood Drive

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## 3.0 Recommendation

- A. THAT Application B19/2020 to sever a parcel of land from the southwest portion of the lands municipally addressed as 111 Sherwood Drive, having an area of 0.24 ha to be consolidated with the severed lands of Consent Application B20/2020, and retain a parcel of land with an area of 3.82 ha, BE APPROVED, subject to the conditions attached in **Appendix A1** of Report No. 2020-563; and
- B. THAT Application B20/2020 to sever a parcel of land from the southeast side of the lands municipally addressed as 125 Sherwood Drive, having an area of 0.15 ha to be consolidated with the severed lands of Consent

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Application B19/2020, and retain a parcel of land having a lot area of 1.96 ha and to create an access easement over the severed lands in favour of the retained lands, BE APPROVED, subject to the conditions attached in **Appendix A2** of Report No. 2020-563; and,

C. THAT the reason(s) for approval are as follows:

Having regard for the matters under Section 51(24) of the *Planning Act*, Staff is satisfied that the proposed development is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-law, specifically Section 18.9 (Official Plan) respecting the creation of lots within the City of Brantford, conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement; and,

D. THAT pursuant to Section 53(17) – (18.2) 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 2020-563*

#### 4.0 Purpose and Description of Applications

A total of two consent applications have been received for the lands municipally addressed as 111 Sherwood Drive (B19/2020) and 125 Sherwood Drive (B20/2020). A location map is attached to this Report as **Appendix B**. Application B19/2020 proposes to sever the southwest portion of 111 Sherwood Drive and Application B20/2020 proposes to sever the southeast portion of 125 Sherwood Drive. The severed lands of each respective application will then be combined into a single lot for future commercial development with an area of 0.39 ha and 62.5 m of frontage along Sherwood Drive (see **Appendix C** for proposed severance plan, and **Appendix D** for proposed development plan). Note that while the proposed development plan labels the future use as industrial, the applicant has since clarified that the proposed use will be commercial in nature and in keeping with the uses permitted within the Zone. The proposed new lot dimensions will be as follows:

	<b>B19/2020 Severed</b>	<b>B19/2020 Retained</b>	<b>B20/2020 Severed</b>	<b>B20/2020 Retained</b>	<b>Proposed Merged Property</b>
Lot Frontage	42.5 m	41.5 m	20 m	41.1 m	62.5 m
Lot Area	0.24 ha	3.82 ha	0.15 ha	1.96 ha	4.39 ha

The applicant is also proposing an access easement over the severed lands in favour of the retained lands of application B20/2020.

## 5.0 Site Features

The subject lands are located on the north side of Sherwood Drive, west of Catharine Avenue and have a combined total area of approximately 6.17 ha. The lands are occupied by an industrial mall comprised of a mix of commercial and industrial uses. The existing building extends across both properties and is separated by a fire wall. The subject lands are surrounded by industrial uses to the north, residential uses to the east and west, and a mix of residential and industrial uses to the south. An aerial photo and photographs of the subject lands are attached as **Appendices E and F**.

Several easements currently exist on the subject lands. Relating to this application, an access easement exists on the severed lands of 125 Sherwood Drive in favour of 111 Sherwood Drive. Further, a parking and access easement exists on the eastern portion of the severed lands of 111 Sherwood Drive in favour of the residential building located at 115 Sherwood Drive. No development is proposed on these easements and they are to remain in place.

## 6.0 Input from Other Sources

### 6.1 Technical Comments

The applications were circulated to all applicable departments and agencies. No adverse comments or objections were received from the commenting departments and agencies.

An archaeological assessment was requested by the Planning Department as the lands are within an area of archaeological potential, which will be made a condition of consent. The Development Engineering Department noted that a sanitary service line runs through the severed lands of 111 Sherwood Drive. If approved, the applicant will be required to reroute this service so that it is contained entirely on the retained lands as a condition of approval. The work will need to be completed under a building permit. Environmental Services had no objections to the consent applications, but made several comments that would apply to a future Site Plan Control application when the lands are eventually developed.

Detailed comments from the Building and Engineering Department are attached as **Appendices G and H**.

## 6.2 Public Response

Notice of public hearing was issued by personal mail (51 notices) and by posting a sign on both 111 Sherwood Drive and 125 Sherwood Drive. The plan illustrating the notification area is attached as **Appendix I**. As of the date of the preparation of this Report, one resident had contacted Planning Staff for clarification on the purpose of the application. No objections have been received.

## 6.3 Grand River Notification

Notice of public meeting 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 Provincial Policy Context

Applications B19/2020 and B20/2020 were reviewed in the context of Provincial Policy, including the Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). These policies set the standard to which provincial and local interests, policies and goals are implemented. The PPS outlines that Ontario's long term prosperity, environmental health, and social well-being depend on wisely managing change and promoting efficient land use and development patterns. The Growth Plan outlines principals that provide the basis for guiding decisions in the Greater Golden Horseshoe on how

land is developed, resources are managed and protected and public dollars are invested. Planning Staff are of the opinion that the proposed consent applications are consistent with the direction set out in the PPS and conforms to the Growth Plan.

## 7.2 City of Brantford Official Plan

The subject lands have multiple designations in the City's Official Plan (**Appendix J**). These designations are summarized in the table below:

	Official Plan Designation
B19/2020 Severed Lands	<ul style="list-style-type: none"><li>• Mixed Industrial Commercial</li><li>• General Commercial</li><li>• Modified Policy Area 89</li></ul>
B19/2020 Retained Lands	<ul style="list-style-type: none"><li>• Mixed Industrial Commercial</li><li>• Modified Policy Area 119</li></ul>
B20/2020 Severed Lands	<ul style="list-style-type: none"><li>• General Industrial</li><li>• Modified Policy Area 113</li></ul>
B20/2020 Retained Lands	<ul style="list-style-type: none"><li>• Mixed Industrial Commercial</li><li>• General Industrial</li><li>• Modified Policy Area 112</li><li>• Modified Policy Area 113</li><li>• Modified Policy Area 119</li></ul>

The southwest and northwest quadrant of the subject lands is designated as "General Industrial". The "General Industrial" designation allows for a variety of industrial uses including manufacturing, warehousing, limited business and professional offices and recycling industries. Modified Policy Area 112 is within the "General Industrial" designation and limits the permitted uses to lighter industrial and commercial uses, including manufacturing, retail warehousing, service commercial uses and places of worship. Modified Policy Area 113 comprises the remainder of the lands designated "General Industrial" on the southwest quadrant of the lands,

and permits a parking lot to accommodate the needs of Modified Policy Area 112. These two areas are related to a previous development proposal that was not developed.

The “Mixed Industrial Commercial” designation is applicable to the majority of the site and allows for a variety of uses including manufacturing, processing, retail warehousing, restaurants and personal service stores. Modified Policy Area 119 aligns with the “Mixed Industrial Commercial” designation on the subject lands and also allows for entertainment and recreation facilities, and religious establishments.

The eastern portion of the severed lands of Application B19/2020 are designated ‘General Commercial,’ which aligns with Modified Policy Area 89. While the General Commercial designation permits a range of commercial uses, Modified Policy Area 89 limits the use to a parking lot to be used in conjunction with the adjacent apartment building located at 115 Sherwood Drive. The concept development plan that was submitted with this application (**Appendix D**) shows a portion of the proposed building located in this modified policy area, which is not permitted without an approved Official Plan amendment to adjust the boundaries of the designation. This conflict does not affect the subject consent applications and the owner has indicated that they will submit the necessary Official Plan amendment application to realign the modified policy area. Development cannot occur on the lands until such time as an application is approved by Council.

These subject lands are also identified as Special Policy Area 1 (SPA 1) in the Official Plan. The SPA 1 designation permits development and site alteration within the identified floodplain provided the proposal conforms to the policies/criteria established for the approved Special Policy Area. These policies include no basements, as well as the first floor being above the elevation of the 100 Year Flood, and lastly all mechanical and electrical service equipment is to be installed above the first floor.

Planning Staff are of the opinion that the consent applications conform with the policies of the Official Plan.

### **7.3 City of Brantford Zoning By-law 160-90**

The subject lands contain multiple zones in Zoning By-law 160-90 (**Appendix K**). The zoning is summarized in the table below:

	Zoning
B19/2020 Severed Lands	<ul style="list-style-type: none"><li>• Flood – Industrial Commercial Zone 19 (F-M1-19)</li><li>• Flood – General Commercial Zone 80 (F-C8-80)</li></ul>
B19/2020 Retained Lands	<ul style="list-style-type: none"><li>• Flood – Industrial Commercial Zone 19 (F-M1-19)</li></ul>
B20/2020 Severed Lands	<ul style="list-style-type: none"><li>• Flood – Industrial Commercial Zone 17 (F-M1-17)</li></ul>
B20/2020 Retained Lands	<ul style="list-style-type: none"><li>• Flood – Industrial Commercial Zone 16 (F-M1-16)</li><li>• Flood – Industrial Commercial Zone 17 (F-M1-17)</li><li>• Flood – Industrial Commercial Zone 19 (F-M1-19)</li><li>• Flood – General Industrial Zone (F-M2)</li></ul>

The parent “Industrial Commercial Zone” permits a variety of uses, including the industrial mall that currently occupies the site. The flood (F) prefix indicates that the subject lands are within a Flood Zone and must follow specific provisions, such as restricting basements and requiring mechanical and electrical equipment to be installed above the first floor elevation, similar to the Official Plan policies.

The Special Exception Zones are consistent with the Modified Policy Areas described in Section 8.2 of this Report. The F-M1-16 Zone corresponds with Modified Policy Area 112 and limits the permitted uses to lighter industrial and commercial uses, including manufacturing, retail warehousing, service commercial uses and places of worship. The F-M1-17 Zone corresponds with Modified Policy Area 113 and only permits a parking lot to accommodate the needs of the F-M1-16 Zone. These two site specific zones are related to a previous development proposal that has not yet been developed.

The F-M1-19 Zone relates to Modified Policy Area 119. In addition to the uses permitted in the parent Industrial Commercial Zone, the F-M1-19 Zone also allows for entertainment and recreation facilities, and religious

establishments. The C8-80 Zone corresponds with Modified Policy Area 89 which limits the use to a parking lot to be used in conjunction with the adjacent apartment building located at 115 Sherwood Drive. Once the severed lands of each respective application are merged, the proposed lot will meet the minimum lot area and lot width requirements of the Zoning By-law. Planning Staff are of the opinion that the consent applications are in compliance with the Zoning By-law.

#### 7.4 Planning Analysis

The *Planning Act* sets the standard to which provincial and local interests, policies and goals are implemented. Part VI of the *Planning Act* (Sections 50-57) regulate the subdivision of land, and Section 53 specifically addresses consent applications. Subsection 53(12) refers back to subsection 51(24) which lists the criteria that the Committee of Adjustment must have regard for when considering a consent application for approval. These criteria include: if the plan conforms to the Official Plan, regards the dimensions and shapes of the proposed lots, and the adequacy of utilities and municipal services. Section 18.9.2 of the Official Plan also lists criteria for consent applications including if the severance is for the purpose of creating an infill lot, that no extension or improvement of municipal services are required, and that the lot must have frontage on a public road.

The consent applications are for the purpose of creating a new industrial lot within an existing industrial area. The proposed lot areas and widths are consistent with existing lot areas and widths in the area and are similar to lots adjacent to the site along Sherwood Drive. The proposed consent applications will create one lot with frontage onto Sherwood Drive, and the two retained lots will continue to have frontage on Sherwood Drive.

Any future development on the proposed merged lands is subject to Site Plan Control. The Site Plan Control process will provide the City with an opportunity to review the functionality of the site, the building placement, protection of street trees, and grading of the site to ensure it meets the requirements of the City's policies and to ensure compatibility and integration with the neighbourhood and in consultation with the Ward Councillors. The proposed severed parcel once merged will be required to go through the Site Plan Control process.

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 any adverse impacts on surrounding properties. Planning Staff are of the opinion that the subject consent application is consistent with the Section 51(24) of the *Planning Act* and conforms to the Official Plan.

## 7.5 Conclusion

A site inspection was completed on November 19, 2020. Upon completion of this visit and review of all relevant policies, Planning Staff are supportive of the applications. The proposal will contribute to a broad range of industrial uses in Brantford in accordance with the applicable planning policy framework in the PPS, Growth Plan, and Official Plan. Planning Staff recommend that Applications B19/2020 and B20/2020 be approved, subject to the attached conditions in **Appendices A1** and **A2** of this Report.



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Prepared By: Sean House  
Development Planner  
Prepared on: November 27, 2020



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

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## Appendix A1 - Conditions of Consent – B19/2020

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Subject to the following conditions:

1. ☒ Receipt of a registered reference plan showing the retained and severed lands
2. ☒ Receipt of payment for cash-in-lieu of parkland. (Payment for cash-in-lieu of parkland is to be based on an opinion of value for the lands in accordance with City of Brantford By-law 50-2018)
3. ☒ Receipt of confirmation that all taxes are paid up to date;
4. ☒ 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*);
5. ☒ Receipt of confirmation that the lands to be retained have been or will be, independently serviced (ie. no longer serviced through the severed lands) with water and sanitary sewer service by the owner, to the satisfaction of the Manager of Development Engineering. This work will be completed through a Building Permit.
6. ☒ Receipt of confirmation that the lands to be severed have been or will be, independently serviced with water and sanitary sewer service by the owner, approved through a Site Plan Application to the satisfaction of the Manager of Development Engineering.
7. ☒ Receipt of confirmation from the Engineering Department indicating that civic addresses have been assigned to the severed parcel;
8. ☒ Receipt of a letter of undertaking from the Solicitor acting in the transfer that the severed parcel will merged in title with the severed lands resulting from Consent Application B20/2020 and that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of the separate parcels;
9. ☒ Receipt of archaeological clearance of the subject property prior to any soil disturbance, beginning with a Stage 1 Archaeological Assessment and including any subsequent assessments as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' Standards and Guidelines for Consultant Archaeologists, as amended from time to time; and,
10. ☒ That the above conditions be fulfilled and the Certificate of Official be issued on or before December 2, 2021, after which time the consent will lapse.

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## Appendix A2 - Conditions of Consent – B20/2020

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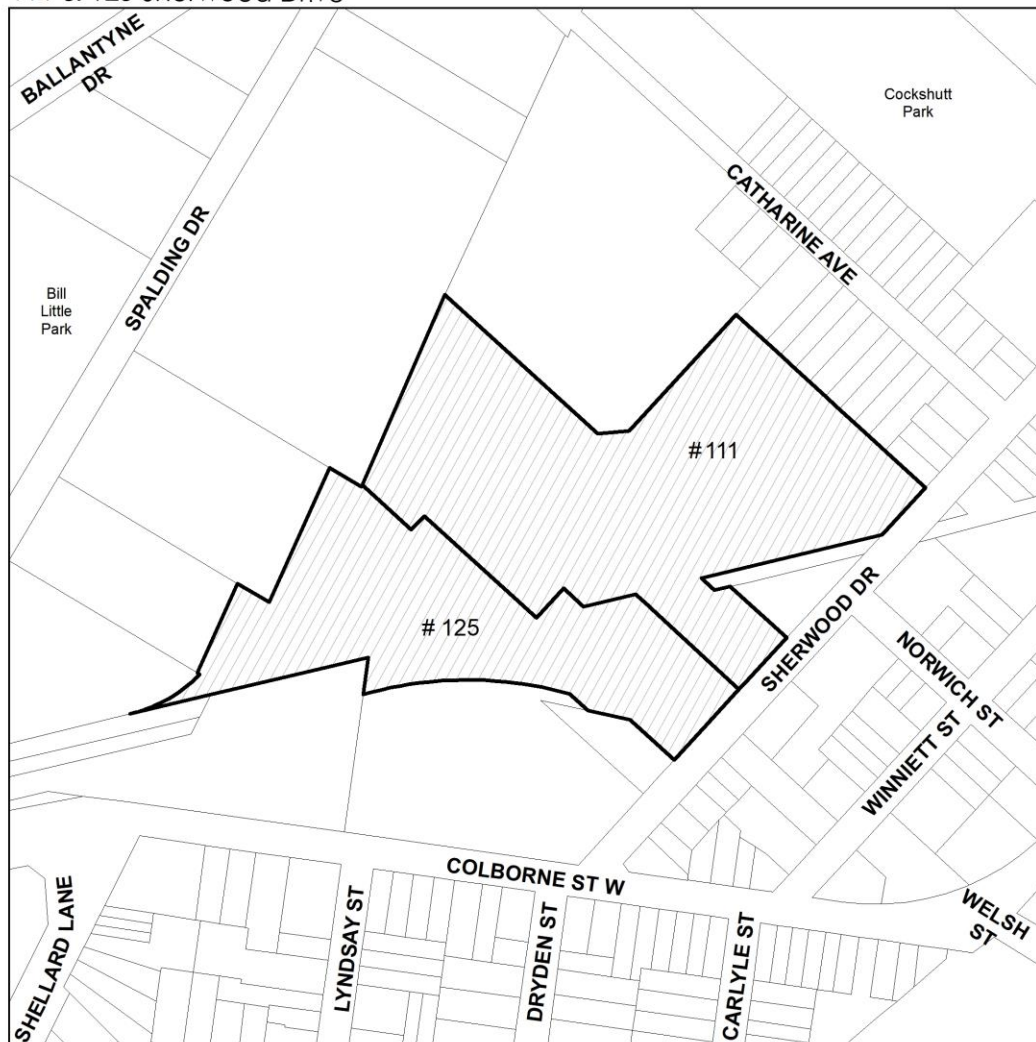
Subject to the following conditions:

1. ☒ Receipt of a registered reference plan showing the retained and severed lands
2. ☒ Receipt of payment for cash-in-lieu of parkland. (Payment for cash-in-lieu of parkland is to be based on an opinion of value for the lands in accordance with City of Brantford By-law 50-2018)
3. ☒ Receipt of confirmation that all taxes are paid up to date;
4. ☒ 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*);
5. ☒ Receipt of confirmation from the Engineering Department indicating that civic address has been assigned to the severed parcel;
6. ☒ Receipt of confirmation that the lands to be severed and retained have been or will be, independently serviced with water and sanitary sewer service by the owner, approved through a Site Plan Application to the satisfaction of the Manager of Development Engineering.
7. ☒ Receipt of a letter of undertaking from the Solicitor acting in the transfer that the severed parcel will merged in title with the severed lands resulting from Consent Application B19/2020 and that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of the separate parcels;
8. ☒ Receipt of a letter of undertaking from the Solicitor acting in the transfer that an access easement will be registered over the severed lands in favour of the retained lands
9. ☒ Receipt of archaeological clearance of the subject property prior to any soil disturbance, beginning with a Stage 1 Archaeological Assessment and including any subsequent assessments as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' Standards and Guidelines for Consultant Archaeologists, as amended from time to time; and,
10. ☒ That the above conditions be fulfilled and the Certificate of Official be issued on or before December 2, 2021, after which time the consent will lapse.

## Appendix B – Location Map

### LOCATION MAP

Application: B19/2020 & B20/2020  
111 & 125 Sherwood Drive



#### Legend

 SUBJECT LANDS



SHERWOOD DRIVE

[illegible]



## Appendix E – Aerial Photograph

### AERIAL PHOTO

Application: B19/2020 & B20/2020  
111 & 125 Sherwood Drive



#### Legend

 Subject Lands

Aerial Photo from Spring 2017



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## Appendix F – Site Photographs

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**Photo 2:** View of 111 Sherwood Drive severed lands



**Photo 1:** View of 125 Sherwood Drive severed lands



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## Appendix G – Building Department Comments



### BUILDING DEPARTMENT

#### PRELIMINARY REPORT TO PLANNING

<input 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<sup>o</sup> ..... **B19/20&B20/20**

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**SITE:** 111 Sherwood & 125 Sherwood  
**TO PERMIT:** Severance  
**APPLICANT:** Forge & Foster/ Multani Custom Homes

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**COMMENTS:**

BYLAW: 160-90      ZONE: RC, RC-5

- Part of the proposed development is located within F-C8-80 zone which only permits Parking Lot (only in conjunction with an adjacent apartment building).
- Condition of the severance is that an easement be registered on the severed parcel for the existing fire access route.

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Marta Schultz  
Senior Plans Examiner

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11/23/20

## Appendix H – Engineering Comments



### CITY OF BRANTFORD ENGINEERING SERVICES DEVELOPMENT REVIEW ON

<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"/>	SITE PLAN APPROVAL	<input type="checkbox"/>	MINOR VARIANCE
<input checked="" type="checkbox"/>	CONSENT APPLICATION	<input type="checkbox"/>	SEVERANCE
<input type="checkbox"/>	OTHER -		
FILE NO.:		B19/2020 & B20/2020	
DATE DUE TO PLANNING		November 6, 2020	
APPLICANT / OWNER		B19/2020 – Forge and Foster	
APPLICANT / OWNER		B20/2020 – Multani Custom Homes	
AGENT		J.H. Cohoon Engineering Limited	
ADDRESS		111 & 125 Sherwood Drive	
TRANSPORTATION			

1. Appropriate access agreements/easements should be established for any vehicular access through a severed or retained parcel in favour of another parcel.

Jacob McDonald, C.E.T.  
Transportation Technologist



# CITY OF BRANTFORD ENGINEERING SERVICES DEVELOPMENT REVIEW ON

<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"/>	SITE PLAN APPROVAL	<input type="checkbox"/>	MINOR VARIANCE
<input checked="" type="checkbox"/>	CONSENT APPLICATION	<input type="checkbox"/>	SEVERANCE
<input type="checkbox"/>	OTHER -		
FILE NO.:		B19/2020 & B20/2020	
DATE DUE TO PLANNING		November 6, 2020	
APPLICANT / OWNER		B19/2020 – Forge and Foster	
APPLICANT / OWNER		B20/2020 – Multani Custom Homes	
AGENT		J.H. Cohoon Engineering Limited	
ADDRESS		111 & 125 Sherwood Drive	
ENVIRONMENTAL SERVICES			

I reviewed the consent application and associated documents—as prepared J.H. Cohoon Engineering on behalf of Environmental Services and have the following comments for consideration when applying for Site Plan Control:

1. City records indicate the severed parcel lands are located, wholly, within Water Intake Protection Zone #3 (IPZ3); The Applicant must complete and submit a Source Water Protection: Restricted Land Use Declaration Form to the City's Coordinator, Water Compliance;
2. The severed parcel can be serviced from the 200 mm PVC watermain in Sherwood Drive;
3. Only one (1) service connection is permitted to the property; additional service connections may be permitted if water modelling indicates a single connection is not adequate to service the development;
4. The Owner will be required to provide detailed servicing plans for review, comment and approval;
5. Provide a detailed Functional Servicing Report (FSR) outlining the proposed domestic and fire demands for the development, in accordance with the latest version of the City's Linear Design & Construction Manual. Provide details to demonstrate that the proposed water service is adequate to supply the demands for this development;
6. Indicate the location of the water meter on the drawing. The water service must be brought to grade immediately after passing under the footing and the water meter placed in this location
7. The Owner will be required to obtain a Water Service Connection Permit and pay all applicable fees prior to commencing any work to connect the new water service; the City will complete the inspection of all connections to City watermains;
8. The Owner will be required to obtain a Street Excavation Permit prior to commencing any work within the City's road right-of-way;
9. The City will complete the inspection and bacteriological testing of all watermains and appurtenances within the development; the Owner must pay the City's inspection and sampling time. The Owner will be required to pay a deposit for the inspections and sampling; once the final design is approved, the City will determine the estimated deposit;
10. All materials and construction methods must comply with the latest version of the City's Linear Design & Construction Manual and Ontario Building Code;
11. 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;

Continued...



## CITY OF BRANTFORD ENGINEERING SERVICES DEVELOPMENT REVIEW ON

<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"/>	SITE PLAN APPROVAL	<input type="checkbox"/>	MINOR VARIANCE
<input checked="" type="checkbox"/>	CONSENT APPLICATION	<input type="checkbox"/>	SEVERANCE
<input type="checkbox"/>	OTHER -		
FILE NO.:		B19/2020 & B20/2020	
DATE DUE TO PLANNING		November 6, 2020	
APPLICANT / OWNER		B19/2020 – Forge and Foster	
APPLICANT / OWNER		B20/2020 – Multani Custom Homes	
AGENT		J.H. Cohoon Engineering Limited	
ADDRESS		111 & 125 Sherwood Drive	
ENVIRONMENTAL SERVICES con't			

On behalf of Environmental Services—Solid Waste, I would like to offer the following solid waste management comments for consideration:

12. The City of Brantford does not collect Commercial, Industrial or Institutional waste materials. The owner must utilize Private Collection services (at property owner's expense) to manage waste material collection;]
13. Under Bill 151, Waste Free Ontario (WFOA) and "Food and Organic Waste Framework in Ontario", Part B, Waste Policy Statement, new requirements have been established for the future management of food and organic waste materials for residential and commercial locations. The proposed development shall comply with all future requirements of the Provincial Waste Policy Statement;
14. The Owner is responsible for the management of all waste and recyclables materials during construction.

Jennifer Elliott, LET, C.E.T.  
Senior Project Manager, Environmental Services



**CITY OF BRANTFORD**  
**ENGINEERING SERVICES DEVELOPMENT REVIEW ON**

<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"/>	SITE PLAN APPROVAL	<input type="checkbox"/>	MINOR VARIANCE
<input checked="" type="checkbox"/>	CONSENT APPLICATION	<input type="checkbox"/>	SEVERANCE
<input type="checkbox"/>	OTHER -		
FILE NO.:		B19/2020 & B20/2020	
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AGENT		J.H. Cohoon Engineering Limited	
ADDRESS		111 & 125 Sherwood Drive	
DEVELOPMENT ENGINEERING			

**Comments**

- The proposed industrial building location conflicts with the location of the sanitary service on older record drawings for the rest of the site. If the severance is approved an the existing sanitary service would need to be removed and reworked on the site of the retained lands to be directed to its other existing sanitary service outlet - In accordance with the condition listed below.
- Approval of this severance does not indicate an approval of the submitted development plan. A site plan application will be required and through that process the proposed building and parking are may need to change substantially.


**Conditions**

- Receipt of confirmation that the lands to be severed have been or will be, independently serviced with water and sanitary sewer service by the owner, approved through a Site Plan Application to the satisfaction of the Manager of Development Engineering.
- Receipt of confirmation that the lands to be retained have been or will be, independently serviced (ie. no longer serviced through the severed lands) with water and sanitary sewer service by the owner, to the satisfaction of the Manager of Development Engineering. This work on the retained lands will be completed through a Building Permit for that site.
- Receipt of confirmation that the lands to be retained continue to maintain access rights though access easements registered on this severed parcels, to the satisfaction of the Manager of Development Engineering.
- Receipt of confirmation from the Engineering Department indicating that a municipal address will be assigned to the severed parcel after the severance is approved.

Jordan Stewart, P.Eng.  
Development Engineering Reviewer

\*ADDITIONAL COMMENTS MAY BY ADDED AS A RESULT OF ADDITIONAL SUBMISSIONS OR INFORMATION IS PROVIDED \*

November 17, 2020  
DATE

  
Gary Peever, P.Eng.,  
Manager, Development Engineering



## Appendix I – Area of Notification

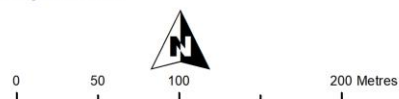
### AREA OF PUBLIC NOTIFICATION

Application: B19/2020 & B20/2020  
111 & 125 Sherwood Drive



#### Legend

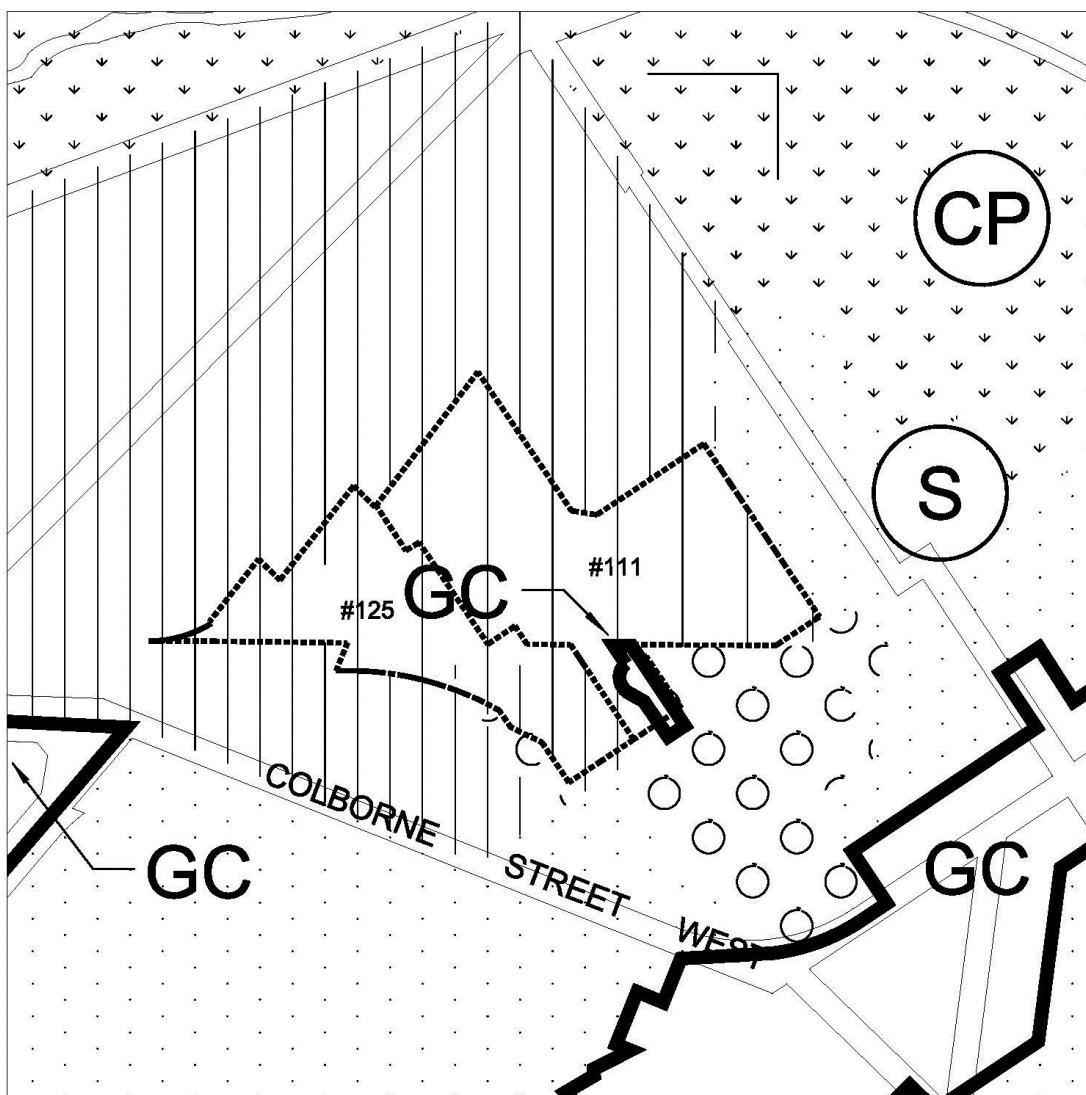
-  Subject Lands
-  Notified Properties
-  60 m Buffer from Subject Lands



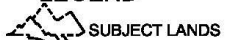
## Appendix J – Official Plan Map

### OFFICIAL PLAN

Application: B19/2020 & B20/2020  
111 & 125 Sherwood Drive



#### LEGEND



- 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

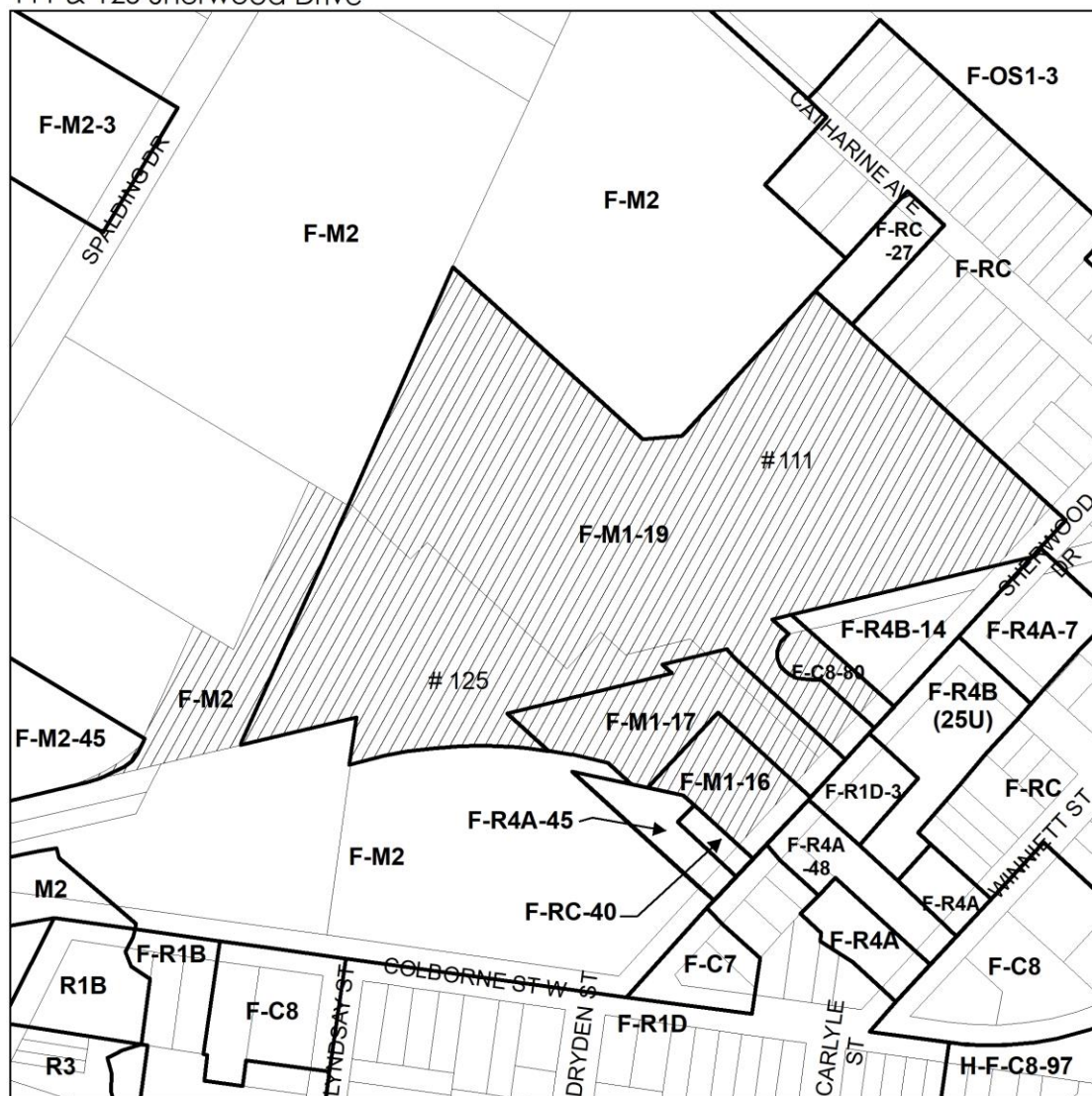
- CORE COMMERCIAL AREA
- COMMUNITY CENTRE COMMERCIAL AREA
- GENERAL COMMERCIAL AREA
- MIXED COMMERCIAL RESIDENTIAL AREA
- DISTRICT CENTRE COMMERCIAL AREA
- NEIGHBOURHOOD CENTRE COMMERCIAL AREA
- HIGHWAY COMMERCIAL AREA
- NEW FORMAT COMMERCIAL AREA

- 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

Application: B19/2020 & B20/2020  
111 & 125 Sherwood Drive



#### Legend

- Subject Lands
- Zone Boundary

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

R1B	Residential Type 1B (15 metre)	H	Holding Provision
R1D	Residential Type 1D ( 9 metre)	F	Floodplain Provision
R3	Residential Type 3	- #	Exception Number
RC	Residential Conversion		
R4A	Residential Medium Density Type A		
R4B	Residential Medium Density Type B		
C8	General Commercial		
C9	Neighborhood Centre Commercial		
M2	General Industrial		
OS1	Open Space Type 1		
M1	Industrial Commercial		

