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Date January 14, 2021 **Report No.** 2021-18

To Chair and Members
City of Brantford Committee of Adjustment

From Sean House
Development Planner

1.0 Type of Report

Committee of Adjustment Decision Regarding Applications for Consent and Minor Variance

2.0 Topic

APPLICATION NO. B01/2021 & A05/2021

AGENT J.H. Cohoon Engineering

APPLICANT/OWNER Raymond Bishay

LOCATION 794, 796 & 800 Colborne Street

3.0 Recommendation

- A. THAT Application B01/2021 to sever a parcel of land from the east portion of the lands municipally addressed as 794, 796 and 800 Colborne Street, having a lot area of 3223 m² and retain a parcel of land having a lot area of 1971 m², BE APPROVED subject to the conditions attached as **Appendix A** to Report 2021-18; and
- B. 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 consent application is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding

properties. The applications are in conformity with the general intent of the policies of the Official Plan and Zoning By-law 160-90, specifically Section 18.9 of the Official Plan respecting consent applications including boundary adjustments within the City of Brantford and consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement; and

- C. THAT Application A05/2021 seeking relief from Section 9.9.2.1.1 of Zoning By-law 160-90 to permit a minimum lot area of 1960 m², whereas a minimum lot area of 4000 m² is required for the retained lot and Section 6.10.1 of Zoning By-law 160-90 to permit a minimum buffer of 3 m of landscaped open space, whereas a minimum buffer of 15 m of landscape open space or a buffer approved pursuant to the Site Plan Control provisions of the *Planning Act* is required where a lot in a Commercial Zone abuts a lot in a Residential Zone, BE APPROVED; and
- D. THAT the reason(s) for approval are as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law, the relief requested is considered minor in nature and is desirable for the appropriate development and use of the land; and,
- E. 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 submissions received from the public before the decision was made in relation to this planning matter, as discussed in Sections 6.2 of Report No. 2021-18

4.0 Purpose and Description of Applications

Consent and minor variance applications have been received for the lands municipally addressed as 794, 796 and 800 Colborne Street. A location map and a conceptual site plan are attached as **Appendices B and C**. The lands at 794 Colborne Street were inadvertently merged with the properties at 796 and 800 Colborne Street due to them being in the same ownership. The applicant is proposing to sever the existing residentially zoned lands at 796 and 800 Colborne Street from the commercial property at 794 Colborne Street. The previously existing lot boundaries are slightly modified to accommodate the proposed revisions to the parking area. The proposed new lot dimensions will be as follows:

	Severed	Retained
Lot Frontage	11 m	41 m
Lot Area	3,223 m ²	1,971 m ²

To facilitate the proposal, the applicant is seeking relief for the retained lands from the following Sections of Zoning By-law 160-90:

- Section 9.9.2.1.1 to permit a minimum lot area of 1,960 m², whereas a minimum lot area of 4,000 m² is required in the C9 Zone
- Section 6.10.1 to permit a minimum buffer of 3 m of landscaped open space, whereas a minimum buffer of 15 m of landscape open space or a buffer approved pursuant to the Site Plan Control provisions of the *Planning Act* is required where a lot in a Commercial Zone abuts a lot in a Residential Zone

5.0 Site Features

The subject lands are located on the north side of Colborne Street, east of James Street, with a total lot area of 5,194 m². The lands are occupied by a pharmacy and associated parking area on the southwestern portion, and vacant to the north and east. The subject lands are surrounded by single detached dwellings to the north and east, a commercial plaza to the west and a mix of residential and commercial uses to the south. An aerial photo and photographs of the subject lands are attached as **Appendices D and E**.

6.0 Input from Other Sources

6.1 Technical Comments

These applications were circulated to all applicable departments and agencies. No adverse comments were received. The Building Department noted that the proposal must provide the required parking on the retained lands before the severance is finalized. This is included as condition of consent found in **Appendix A**. The Building Department's comments also make reference to a loading space that is non-compliant with the Zoning By-law. This loading space has since been removed from the design to

the satisfaction of the Building Department, as illustrated on the conceptual site plan (**Appendix C**)

Development Engineering Staff have noted that a site alteration permit will be required for the proposed parking area modifications, and that both the severed and retained lands shall be independently serviced. The Transportation Department is not satisfied with the proposed parking area layout and configuration, and the layout will need to be revised to the satisfaction of the Engineering Department as a condition of consent. Detailed comments from the Building and Engineering Departments are attached as **Appendices F and G**.

6.2 Public Response

Notice of public hearing was issued by personal mail (111 notices) and by posting a sign on-site. Attached as **Appendix H** is a plan illustrating the notification area. At the date of the preparation of this Report, one resident had contacted Staff about what is being proposed on the retained lands. While no formal application has been received, the applicant has advised Staff that there is an interested party investigating the potential to develop single detached dwellings on the lands. Any development beyond one single detached dwelling that is currently permitted would be subject to planning applications and the associated public notice requirements. .

6.3 Grand River Notification

Notice of 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 Provincial Policy Context

Applications B01/2021 & A05/2021 were reviewed in the context of Provincial Policy, including the Provincial Policy Statement (2020) (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) (August 2020). 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 depends on wisely managing change and promoting efficient land use and development patterns. The Growth Plan outlines the

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 is of the opinion that the proposed consent and minor variance 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 two designations in the in the Official Plan (see **Appendix I**). The severed lands are designated “Residential Area – Low Density” and the retained lands are designated “Neighbourhood Centre Commercial Area.” The “Residential Area – Low Density” designation allows for a variety of residential uses including single detached, semi-detached, duplex and triplex dwellings. The “Neighbourhood Centre Commercial Area” designation allows for shopping centres or retail areas offering retail and service commercial uses which serve the needs of the adjacent residential area. The proposed applications conform to the policies set out in the Official Plan, which is discussed further in Section 7.4 of this Report.

7.3 City of Brantford Zoning By-law 160-90

The subject lands contain three Zones in Zoning By-law 160-90 (see **Appendix J**). The zoning is summarized in the table below:

Property	Zoning
794 Colborne Street	<ul style="list-style-type: none">• Neighbourhood Centre Commercial Zone (C9)
796 Colborne Street	<ul style="list-style-type: none">• Neighbourhood Centre Commercial Zone (C9) (Front)• Residential Type 1B Zone (R1B) (Rear)
800 Colborne Street	<ul style="list-style-type: none">• Residential Type 1D Zone (R1D)

The C9 Zone permits a variety of commercial uses, including the existing pharmacy use. The R1B and R1D Zones permit single detached dwellings and accessory buildings. The subject application requires relief to permit a reduced lot area and buffer, which is discussed further in Section 7.4.2 of this Report.

7.4 Planning Analysis

7.4.1 Consent

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 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, the dimensions and shapes of the proposed lot, 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 infilling, if no extension or improvement of municipal services are required and if the lot will have frontage on a public road.

The consent application is for the purpose of recreating a previously existing lot, with slightly modified boundaries. The retained parcel can adequately accommodate the existing pharmacy and associated parking area, as seen in **Appendix C**. The proposed severed lot has the potential to be developed in the future and is of a similar width to other existing residential lots along Colborne Street. The creation of this new lot will not restrict the development of any adjacent property. Any redevelopment of this site will be subject to all City requirements, including Site Plan Control, or other *Planning Act* applications, if required..

Planning Staff have given regard to 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.

7.4.2 Minor Variance

The Committee of Adjustment must be satisfied that the four tests of Section 45(1) of the *Planning Act* have been met when evaluating the merits of a minor variance application. To be recommended for approval, a minor variance must maintain the general intent and purpose of the Official Plan and Zoning By-law, be minor in nature, and desirable for the appropriate development and use of the land.

It is the opinion of Planning Staff that the minor variances are minor in nature as they will not result in adverse impacts or restrict development on any adjacent property. The minor variance to permit a reduced lot area from 4000 m² to 1960 m² is desirable for the appropriate development or use of the land as the lot will still be able to accommodate the existing building, vehicle access and the required off-street parking spaces. The proposed buffer reduction to 3 m is desirable for the appropriate development or use of the land as the area can provide adequate space for any required fencing and plantings. Further, a buffer of this width currently exists between the existing pharmacy and residential properties to the north. The proposed reduced buffer is in keeping with this existing situation.

The proposed reduction in lot area meets the general intent and purpose of Zoning By-law 160-90 and the Official Plan by resulting in a lot that will appropriately accommodate the existing pharmacy and associated parking area. Specifically, the intent of lot area regulation is to provide adequate space for commercial uses to function, which is illustrated on the conceptual site plan (**Appendix C**). It is the intent of the minimum buffer to mitigate impacts from commercial operations on residential properties. The proposed 3 m buffer is a typical standard achieved through Site Plan Control provided that fencing and landscaping is also provided. The fencing and landscaping will be implemented through the site alteration permit. Additional buffering measures can also be addressed on the residential lands when they are eventually redeveloped. Staff is of the opinion that the proposed Minor Variances meets the four tests of Section 45 (1) of the *Planning Act*.

7.5 Conclusion

A site inspection was completed on December 11, 2020. Upon completion of this visit and review of all relevant policies, Planning Staff are supportive of the applications. 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 proposal will contribute to both economic and residential development on an underutilized lot in Brantford and 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 Planning Staff's opinion that the variances satisfy the four tests as defined under the *Planning Act*. The application is minor in nature, appropriate for the development and use of the lands, and meets the intent of the Zoning By-law and Official Plan. Planning Staff recommend that applications B01/2021 and A05/2021 be approved subject to the conditions attached as **Appendix A** to Report 2021-18.



Prepared by: Sean House,
Development Planner,
Prepared on: January 7, 2021



Reviewed by: Joe Muto, RPP, MCIP,
Manager of Development Planning
Community Development

Appendix A - Conditions of Consent – B01/2021

Subject to the following conditions:

1. ☒ Receipt of confirmation that Application A05/2020 receives final and binding approval and is in full force and effect.
2. ☒ Receipt of a registered reference plan showing the severed and retained lands.
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 addresses have been assigned to the severed and retained parcels.
6. ☒ Receipt of a servicing plan illustrating that the severed and retained parcels will be independently serviced with sewer and water connections, and that these services do not cross the proposed severance line and are connected directly to City infrastructure to the satisfaction of the Manager of Development Engineering or his/her designate. If the services do cross the proposed severance line, or they are not independent, the Owner/applicant will be required to relocate or construct new services from the city sewers at his/her own costs, prior to the clearance of this condition.
7. ☒ Receipt of a parking layout plan to the satisfaction of the Manager of Development Engineering.
8. ☒ Receipt of confirmation that a site alteration permit has been issued for the proposed revisions to the parking area, and that necessary revisions have been installed.
9. ☒ 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).
10. ☒ That the above conditions be fulfilled and the Certificate of Consent be issued on or before January 12, 2022, after which time the consent will lapse.

Appendix B – Location Map

LOCATION MAP

Application: B01/2021 and A05/2021
794-800 Colborne Street



Legend

 SUBJECT LANDS



SEVERED PARCEL
AREA=3,223s.m.±

RETAINED PARCEL
AREA=1,971s.m.±

BUILDING
AREA=1,000s.m.±

NEW PARKING SPACES

PROPOSED SEVERANCE LINE

PROPOSED SEVERANCE LINE

COLBORNE STREET EAST

Appendix D – Aerial Photograph

AERIAL PHOTO

Application: B01/2021 and A05/2021
794-800 Colborne Street



Legend

 Subject Lands

Aerial Photo from Spring 2017



Appendix E – Site Photographs



Photo 1: Subject lands, photo taken from Colborne Street



Photo 2: Rear portion of subject lands.

Appendix F – 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° A05/2021, B01/2021

SITE: 794, 796, 800 Colborne Street
TO PERMIT: Various
APPLICANT: J.H. Cohoon Engineering Ltd c/o Bob Phillips

COMMENTS:

BYLAW: 160-90 ZONE: R1B, R1D, C9

- Relief for the retained lands is required to permit a minimum lot area of 1940m², whereas a minimum lot area of 4000m² is required.
- Relief for the retained lands is required to permit a minimum buffer of 3m of landscaped open space, whereas a minimum buffer of 15 m of landscape open space or a buffer approved pursuant to the Site Plan Control provisions of the Planning Act is required where a lot in a Commercial Zone abuts a lot in a Residential Zone
- No loading space shall be located in any front yard unless the front yard is a minimum of 20.0 m. Plans must be revised or variance obtained.
- 17 parking spaces must be provided on the retained parcel prior to the severance or variance must be obtained.

Marta Schultz

Senior Plans Examiner

11/24/2020

Appendix G – 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 checked="" type="checkbox"/>	MINOR VARIANCE
<input checked="" type="checkbox"/>	CONSENT APPLICATION	<input type="checkbox"/>	SEVERANCE
<input type="checkbox"/>	OTHER -		
FILE NO.:		B01/2021 & A05/2021	
DATE DUE TO PLANNING		December 11, 2020	
APPLICANT / OWNER		Raymond Bishay	
AGENT		J.H. Cohoon Engineering Ltd.	
ADDRESS		794, 796 & 800 Colborne Street	
TRANSPORTATION			

1. For the severance to occur, it should be determined that the retained parcel will function within the new property limits proposed. In this regard, there are the following concerns:
 - a. The driveway proposed to remain has not been demonstrated to facilitate reasonable ingress/egress of the standard TAC passenger vehicle. Should the maneuver be physically achievable, it would appear to be overly onerous on the driver.
 - b. The proposed loading space location has not been demonstrated to allow appropriate vehicular maneuvering. It is expected that the required maneuvering to access this loading space, if physically possible, would impede ingress/egress via the proposed site access which would have potential negative impacts on the safety and operation of the public roadway.
2. Consideration should be given to shared access with neighbouring properties through appropriate agreement and/or easement.

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 checked="" type="checkbox"/> MINOR VARIANCE
<input checked="" type="checkbox"/> CONSENT APPLICATION	<input type="checkbox"/> SEVERANCE
<input type="checkbox"/> OTHER -	
FILE NO.	B01/2021 & A05/2021
DATE DUE TO PLANNING	December 11, 2020
APPLICANT / OWNER	Raymond Bishay
AGENT	J.H. Cohoon Engineering Ltd.
ADDRESS	794, 796 & 800 Colborne Street
ENVIRONMENTAL SERVICES	

I reviewed the subject noted applications and associated documents—as prepared by J.H. Cohoon Engineering Ltd.—on behalf of Environmental Services and offer the following water comments:

1. City records indicate the subject properties are serviced as follows:

794 Colborne Street

- Active – 25 mm (street) x 19 mm (private) copper lateral from a 200 mm Polyvinyl Chloride (PVC) main; this service lateral appears to be located 0.9 m Left of the Left side of the existing building and the curb stop 14 m Out from same.

796 Colborne Street

- Inactive (possibly removed) – 25 mm lateral from a 200 mm Polyvinyl Chloride (PVC) main; this service lateral appears to be located 17.4 m Left of the Left side of 802 Colborne and the curb stop 17.4 m Out from same.

800 Colborne Street

- Service abandoned – 19mm copper.

2. Only one (1) water service will be permitted to each parcel;
3. The Owner must provide confirmation of removal for any existing services to 796 Colborne prior to severance. If the existing water service to 796 Colborne Street is found to be live, the Owner must remove this service from them main and remove the curb stop;
4. If applicable, the Owner must provide a servicing plan for review, comment and approval prior to commencing service removals;
5. If applicable, the Owner will be required to submit a deposit for removal of the existing water service; the deposit will be based on the current Corporation approved rate. The Owner can apply to the City's Customer Service Department to have the deposit returned once the water service has been removed and inspected to the satisfaction of the City;
6. If applicable, the Owner will be required to obtain a Street Excavation Permit prior to commencing any work within the City's road right-of-way;
7. If applicable, all materials and construction methods must comply with the latest version of the City's Linear Design & Construction Manual and Ontario Building Code.

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"/> OFFICIAL PLAN AMENDMENT <input type="checkbox"/> SITE PLAN APPROVAL <input checked="" type="checkbox"/> CONSENT APPLICATION <input type="checkbox"/> OTHER -	<input type="checkbox"/> ZONING BYLAW AMENDMENT <input type="checkbox"/> DRAFT PLAN OF CONDOMINIUM <input checked="" type="checkbox"/> MINOR VARIANCE <input type="checkbox"/> SEVERANCE
FILE NO. B01/2021 & A05/2021	
DATE DUE TO PLANNING December 11, 2020	
APPLICANT / OWNER Raymond Bishay	
AGENT J.H. Cohoon Engineering Ltd.	
ADDRESS 794, 796 & 800 Colborne Street	
DEVELOPMENT ENGINEERING	

Conditions

- Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
- Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Site Alteration Permit has been obtained for the proposed parking modifications to the retained lands, and said works completed, in accordance with the requirements of the Site Alteration By-Law 28-2011;
- Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the Owner has submitted a request for Municipal Numbering for the severed property(s).
- Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the Owner has submitted a Servicing Plan to their satisfaction, indicating that the severed and retained parcels will be able to be independently serviced with sewer and water service connections, as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. If they do cross the proposed severance line, or they are not independent, the Owner/applicant will be required to relocate or construct new services from the city sewers at his/her own costs, prior to the clearance of this condition.

General Comments

- Site Plan Control will be required for any proposed new development on the severed lands.
- A Driveway Permit will be required for any new proposed driveways.
- A Road Cut Permit will be required for any proposed excavation within the municipally owned road.
- A Road Occupancy Permit will be required for any proposed work within the municipally owned road.
- A Sanitary Lateral Connection Permit will be required for any proposed sanitary service connections.

Development Engineering Minor Variance App Conditions & General Comments

Conditions

- Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Site Alteration Permit has been obtained for the proposed parking modifications to the retained lands, and said works completed, in accordance with the requirements of the Site Alteration By-Law 28-2011; the Plans supporting said permit shall be consistent with the requirements of the minor variance.

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 checked="" type="checkbox"/>	MINOR VARIANCE
<input checked="" type="checkbox"/>	CONSENT APPLICATION	<input type="checkbox"/>	SEVERANCE
<input type="checkbox"/>	OTHER -		
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AGENT		J.H. Cohoon Engineering Ltd.	
ADDRESS		794, 796 & 800 Colborne Street	
DEVELOPMENT ENGINEERING con't			

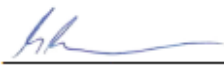
General Comments

- The submitted Severance Plan does not currently meet the specifications of the proposed minor variance of minimum 3m landscaped open space buffer between the retained commercial and residential lands

Jordan Stewart, P.Eng.
Development Engineering Reviewer

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

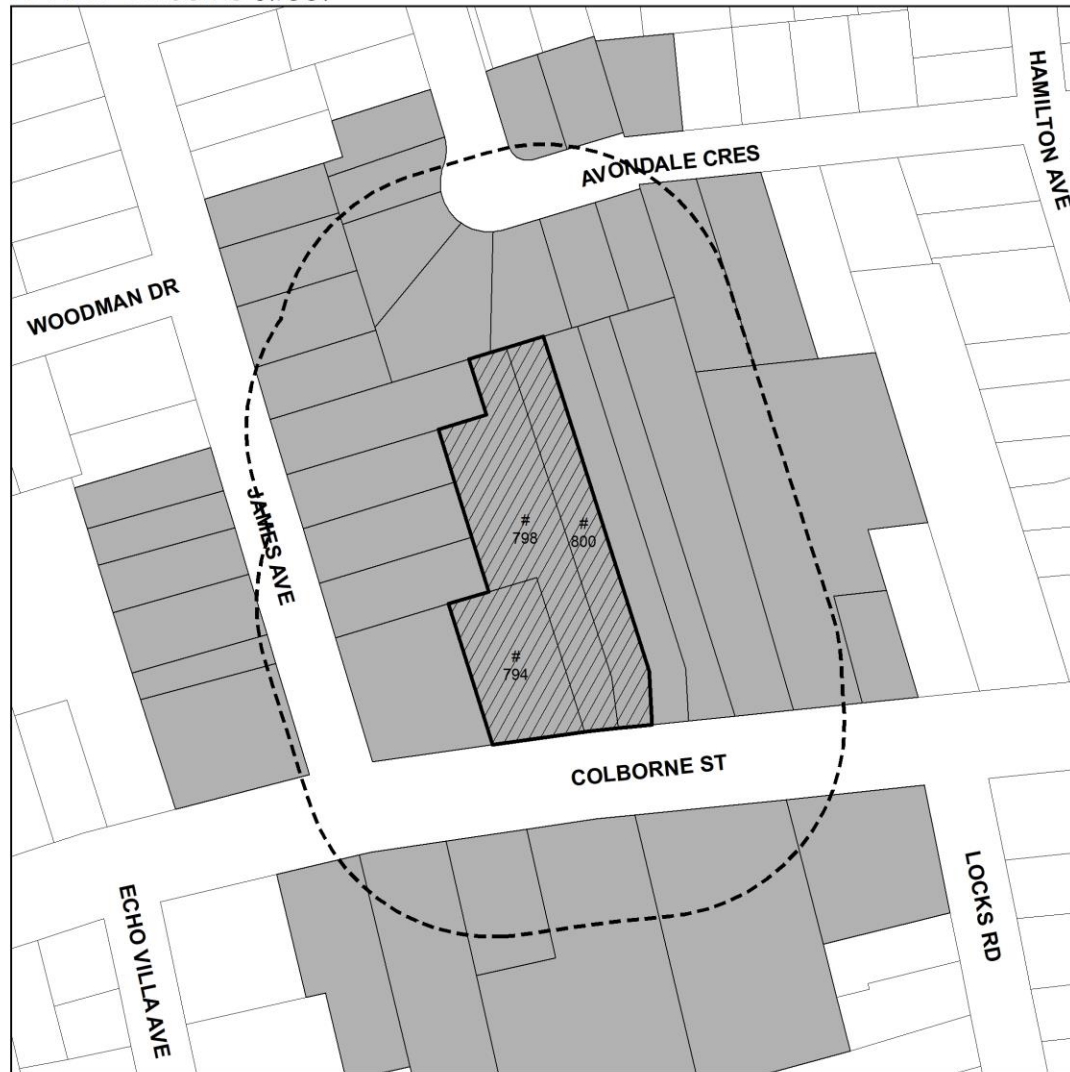
December 14, 2020
DATE


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

Appendix H – Area of Notification

AREA OF PUBLIC NOTIFICATION

Application: B01/2021 and A05/2021
794-800 Colborne Street



Legend

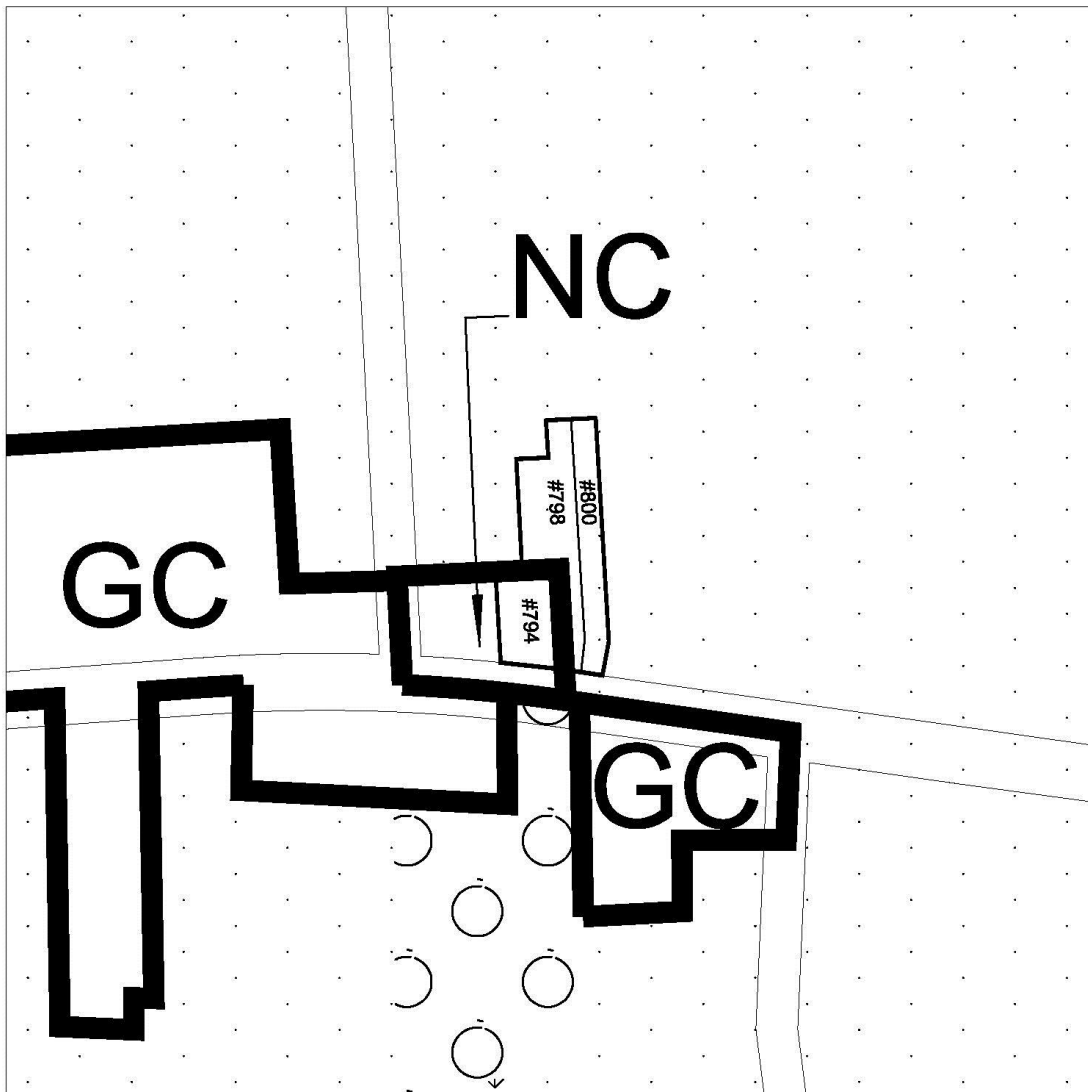
-  Subject Lands
-  Notified Properties
-  60 m Buffer from Subject Land



Appendix I – Official Plan

OFFICIAL PLAN

Application: B01/2021 and A05/2021
794-800 Colborne Street



LEGEND



SUBJECT LANDS

- 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 J – Zoning

ZONING

Application: B01/2021 and A05/2021
794-800 Colborne Street



Legend

- Subject Land
- Zone Boundary

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

- R1B Residential Type 1B (15 metre)
- R1C Residential Type 1C (12 metre)
- R1D Residential Type 1D (9 metre)
- C6 Automobile Service Commercial
- C8 General Commercial
- C9 Neighborhood Centre Commercial
- # Exception Number

