

BYLAW NUMBER 3-2021

-OF-

THE CORPORATION OF THE CITY OF BRANTFORD

Being a Bylaw to Adopt Amendment No. 215 to the
Official Plan of the City of Brantford

WHEREAS the *Planning Act, R.S.O. 1990, c. P.13*, as amended, Section 17 (22) states that “When the requirements of subsections (15) to (21), as appropriate, have been met and the Council is satisfied that the plan as finally prepared is suitable for adoption, the Council may by by-law adopt all or part of the plan and, unless the plan is exempt from approval, submit it for approval”;

AND WHEREAS the Council of The Corporation of The City of Brantford has considered an amendment to the Official Plan of the City of Brantford in accordance with the provisions of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, specifically Sections 17, 21 and 22.

NOW THEREFORE the Council of The Corporation of The City of Brantford hereby enacts as follows:

1. THAT Amendment No. 215 to the Official Plan of the City of Brantford as set out in the text attached as Part 2 of Schedule “A” and Schedule “B” are hereby adopted.
2. This By-law shall come into force and take effect on the day of final passing thereof.

ENACTED this 26th day of January 2021.

READ THE FIRST TIME: JANUARY 26, 2021

READ THE SECOND TIME: JANUARY 26, 2021

PASSED: JANUARY 26, 2021

MAYOR

CLERK

SCHEDULE “A” TO BY-LAW NUMBER 3-2021
OF THE CORPORATION OF THE CITY OF BRANTFORD

AMENDMENT NO. 215

TO THE

OFFICIAL PLAN

FOR THE

CITY OF BRANTFORD

PART 1 – THE PREAMBLE TO THE AMENDMENT

Part 1 constitutes an introduction to the Amendment found in Part 2 of Schedule “A” to this By-law. It describes in general terms the purpose of the Amendment, the location of the lands affected, and the basis upon which the Amendment is formulated.

PURPOSE OF THE AMENDMENT:

The purpose of this Amendment is to re-designate the lands from “Residential Area – Low Density” to “Residential Area – High Density” to permit the development of a seven storey apartment building with 84 dwelling units.

LOCATION:

The subject lands are bound by Fairview Drive to the north, Wayne Drive to the east, Norman Street to the south and the newly constructed Fire Station No. 2 to the west. The property has an area of 7,703 m² and a width of approximately 79 metres along Norman Street, a flankage of 67 metres along Wayne Drive and a width of 76 metres along Fairview Drive.

BASIS OF THE AMENDMENT

This Amendment re-designates the subject lands from “Residential Area – Low Density” to “Residential Area – High Density” to facilitate the construction of a seven storey apartment building.

Overall, the proposed development meets the intent of the Official Plan for compact development, and helps to achieve the minimum density requirements of the Provincial A Place to Grow Growth Plan.

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This proposal is consistent with the Provincial Policy Statement as it follows the direction established in the Official Plan by focusing growth into an existing settlement area, and makes efficient use of existing infrastructure and public facilities. The proposal also contributes to the creation of new dwelling units to meet the future growth needs of the City of Brantford.

The Growth Plan encourages intensification of built-up areas, with a focus on infilling. The City of Brantford is currently required to achieve a density target of 50 persons and jobs combined per hectare within the built-up area. The proposal is considered to be in conformity with the policies of the Growth Plan as intensification of existing built-up areas and growth management is encouraged.

PART 2 – THE AMENDMENT

All of this part of Schedule “A” entitled “Part 2 – The Amendment” consisting of the following text and attached Schedule “B” constitutes Amendment No. 215 to the Official Plan of the City of Brantford.

DETAILS OF THE AMENDMENT

1.0 SCHEDULES

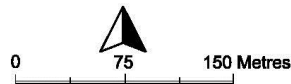
.1 Schedule B – Amending Schedule 1-1 – Land Use Plan

Schedule 1-1 Land Use Plan of the Official Plan of the City of Brantford is hereby amended by redesignating the lands identified on Schedule “B,” attached to and forming part of this Amendment, from “Residential Area – Low Density” to “Residential Area – High Density.”

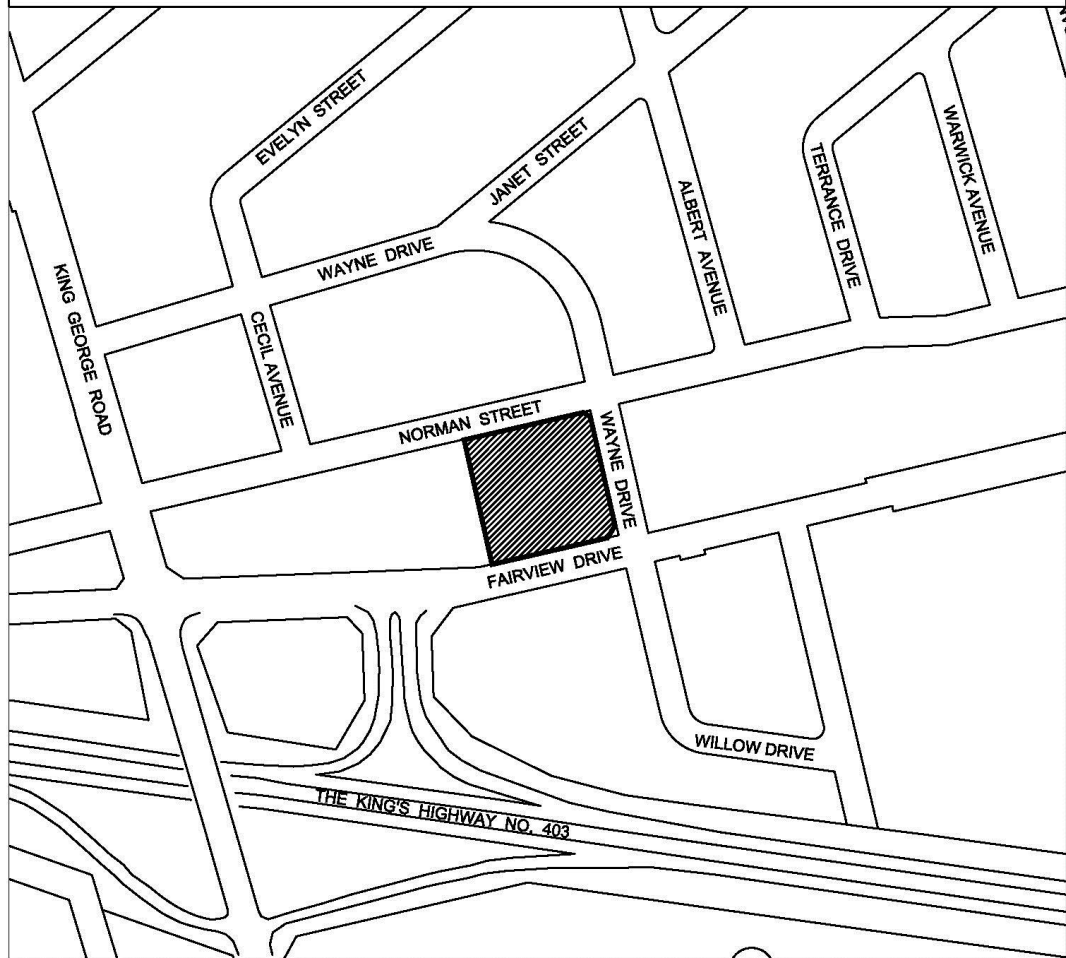
SCHEDULE "A" TO BY-LAW NUMBER 3-2021
OF THE CORPORATION OF THE CITY OF BRANTFORD

Schedule 1-1 – Land Use Plan

**THIS IS SCHEDULE 'B' TO OFFICIAL PLAN
AMENDMENT NO. 215 FOR THE CITY OF BRANTFORD**



PASSED _____
MAYOR _____
CLERK _____



LEGEND:



LAND AFFECTED BY THIS AMENDMENT CHANGED from
RESIDENTIAL AREA - LOW DENSITY' to 'RESIDENTIAL AREA - HIGH DENSITY'.

NOTE:

THIS SCHEDULE FORMS PART OF THE AMENDMENT No. 215
TO THE OFFICIAL PLAN FOR THE CITY OF BRANTFORD AND
MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.