

## **EXPLANATORY NOTE**

**TO**

**BYLAW NO. 23-2011**

This Bylaw applies to two properties identified as:

- 277 Hardy Road – approximately 42 hectares of land, Lots 21 to 23, Concession 3, being Part 1 on 2R-4150, in the City of Brantford (The Sifton Lands); and,
- 125 Golf Road – approximately 35 hectares of land, Lot 24, Concession 2, being Part 1 on 2R-777, in the City of Brantford (The Grandview Lands).

The properties are currently zoned "Holding-Residential Type 1B (H-R1B)" and "Open Space Type 1 Zone (OS1)" and "Holding-Residential Type 1B (H-R1B)" and "Open Space Restricted Zone (OS3)". The purpose of this zoning amendment is to:

1. Establish a new zone category, the Grand River Heritage Waterfront Zone, that will protect the natural heritage features and functions of the lands so zoned;
2. Establish a definition for "conservation uses";
3. Change the zoning on the lands identified on Schedule "A" to this Amendment from H-R1B to GRHW;
4. Change the zoning on the lands identified on Schedule "A" to this Amendment from OS3 to GRHW; and,
5. Change the zoning on the lands identified on Schedule "A" to this Amendment from OS1 to GRHW.

This Bylaw is related to Official Plan Amendment 166.

Report No.: CD2011-022

File No.: PZ-21-10 & OP-04-10

City of Brantford

**BYLAW NUMBER 23-2011**

**-OF-**

**THE CORPORATION OF THE CITY OF BRANTFORD**

To amend Bylaw No. 160-90, being a Bylaw to regulate the use of lands and the location and use of buildings and structures in the City of Brantford.

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**WHEREAS** the Council of the Corporation of the City of Brantford desires that Bylaw No. 160-90, as amended, be further amended as hereinafter set out;

**AND WHEREAS** such amendment will be within the terms and intent of the Official Plan for the City of Brantford;

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD UNDER THE PROVISIONS OF SECTION 34 & 36 OF THE PLANNING ACT R.S.O. 1990 HEREBY ENACTS AS FOLLOWS:**

**1. TEXT AMENDMENTS TO BYLAW NO. 160-90**

**ITEM 1:** To add a new Section 13.0 Grand River Heritage Waterfront Zone, which shall read as follows:

**"SECTION 13.0                      GRAND RIVER HERITAGE WATERFRONT ZONE**

**13.1                                      Grand River Heritage Waterfront Zone (GRHW)**

13.1.1                                      Permitted Uses

*The following uses are permitted in a GRHW Zone:*

- .1    Uses permitted in Section 6.1.*
- .2    Public services, in accordance with Section 6.19.*
- .3    Conservation uses.*
- .4    Public parks and trails and other associated passive recreational opportunities and facilities that do not require substantial site alterations.*
- .5    Accessory uses, buildings or structures.*
- .6    Existing lawful uses, restricted to their geographic location as of the date of the passing of this Bylaw.*

13.1.2                                      Regulations

- .1    Any use, building or structure in a GRHW Zone shall be established in accordance with the following:*

- .1 Lot Coverage (maximum) 15%
- .2 Building Height (maximum) 6.0 m

**ITEM 2:** To add a new definition for "Conservation Uses" as Section 2.3.16.1, which shall read as follows:

*"2.3.16.1 **Conservation Uses:** shall mean a lot, and a building, or structure or portion thereof that is intended to promote the preservation, protection and/or enhancement of the natural environment by a public authority for either individual or public use."*

**ITEM 3:** To renumber the existing Section 2.3.16.1 to 2.3.16.2.

**2. SCHEDULE AMENDMENTS TO BYLAW NO. 160-90**

- .1 THAT Schedule "A" Map C4 be amended as shown on Schedule "A" Map 1, attached to and forming part of this Bylaw, and as summarized as follows:
  - .1 Change from "Holding-Residential Type 1B (H-R1B)" to "Grand River Heritage Waterfront Zone (GRHW)".
- .2 THAT Schedule "A" Map C5 be amended as shown on Schedule "A" Map 2, attached to and forming part of this Bylaw, and as summarized as follows:
  - .1 Change from "Holding-Residential Type 1B (H-R1B)" to "Grand River Heritage Waterfront Zone (GRHW)".
- .3 THAT Schedule "A" Map D4 be amended as shown on Schedule "A" Map 3, attached to and forming part of this Bylaw, and as summarized as follows:
  - .1 Change from "Holding-Residential Type 1B (H-R1B)" to "Grand River Heritage Waterfront Zone (GRHW)".
- .4 THAT Schedule "A" Map D5 be amended as shown on Schedule "A" Map 4, attached to and forming part of this Bylaw, and as summarized as follows:
  - .1 **Part 1**  
Change from "Holding-Residential Type 1B (H-R1B)" to "Grand River Heritage Waterfront Zone (GRHW)".
  - .2 **Part 2**  
Change from "Open Space Type 1 Zone (OS1)" to "Grand River Heritage Waterfront Zone (GRHW)".
- .5 THAT Schedule "A" Map E4 be amended as shown on Schedule "A" Map 5, attached to and forming part of this Bylaw, and as summarized as follows:

.1 **Part 1**  
Change from "Holding-Residential Type 1B (H-R1B)" to "Grand River Heritage Waterfront Zone (GRHW)".

.2 **Part 2**  
Change from "Open Space Restricted Zone (OS3)" to "Grand River Heritage Waterfront Zone (GRHW)".

.6 THAT Schedule "A" Map E5 be amended as shown on Schedule "A" Map 6, attached to and forming part of this Bylaw, and as summarized as follows:

.1 **Part 1**  
Change from "Holding-Residential Type 1B (H-R1B)" to "Grand River Heritage Waterfront Zone (GRHW)".

.2 **Part 2**  
Change from "Open Space Restricted Zone (OS3)" to "Grand River Heritage Waterfront Zone (GRHW)".

.7 THAT Schedule "A" Map F4 be amended as shown on Schedule "A" Map 7, attached to and forming part of this Bylaw, and as summarized as follows:

.1 Change from "Open Space Restricted Zone (OS3)" to "Grand River Heritage Waterfront Zone (GRHW)".

3. **EFFECTIVE DATE**

.1 THAT this Bylaw shall become effective upon final approval of the related amendment to the City of Brantford Official Plan.

READ THE FIRST TIME                      MARCH 7, 2011

READ THE SECOND TIME                      MARCH 7, 2011

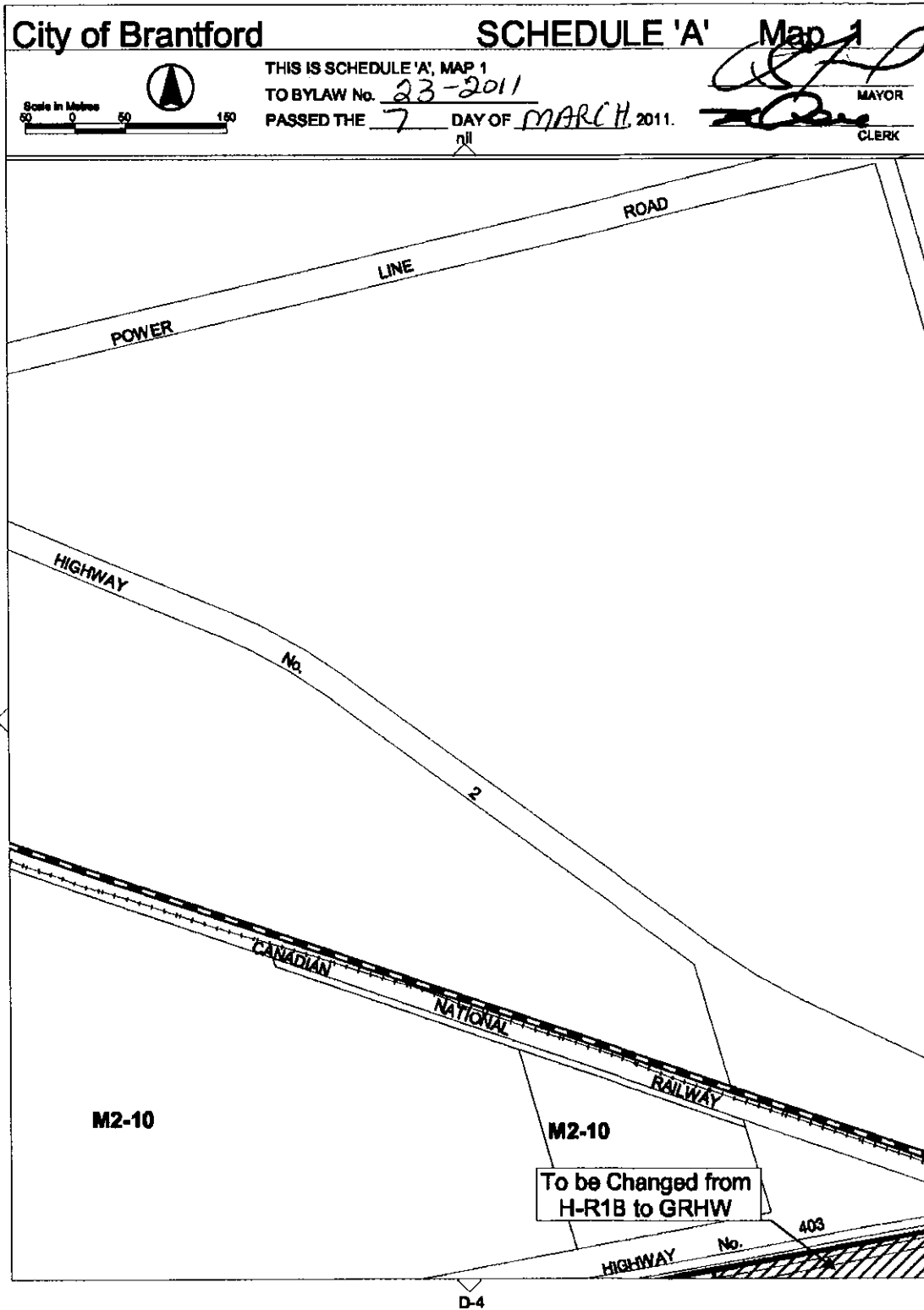
PASSED    MARCH 7, 2011

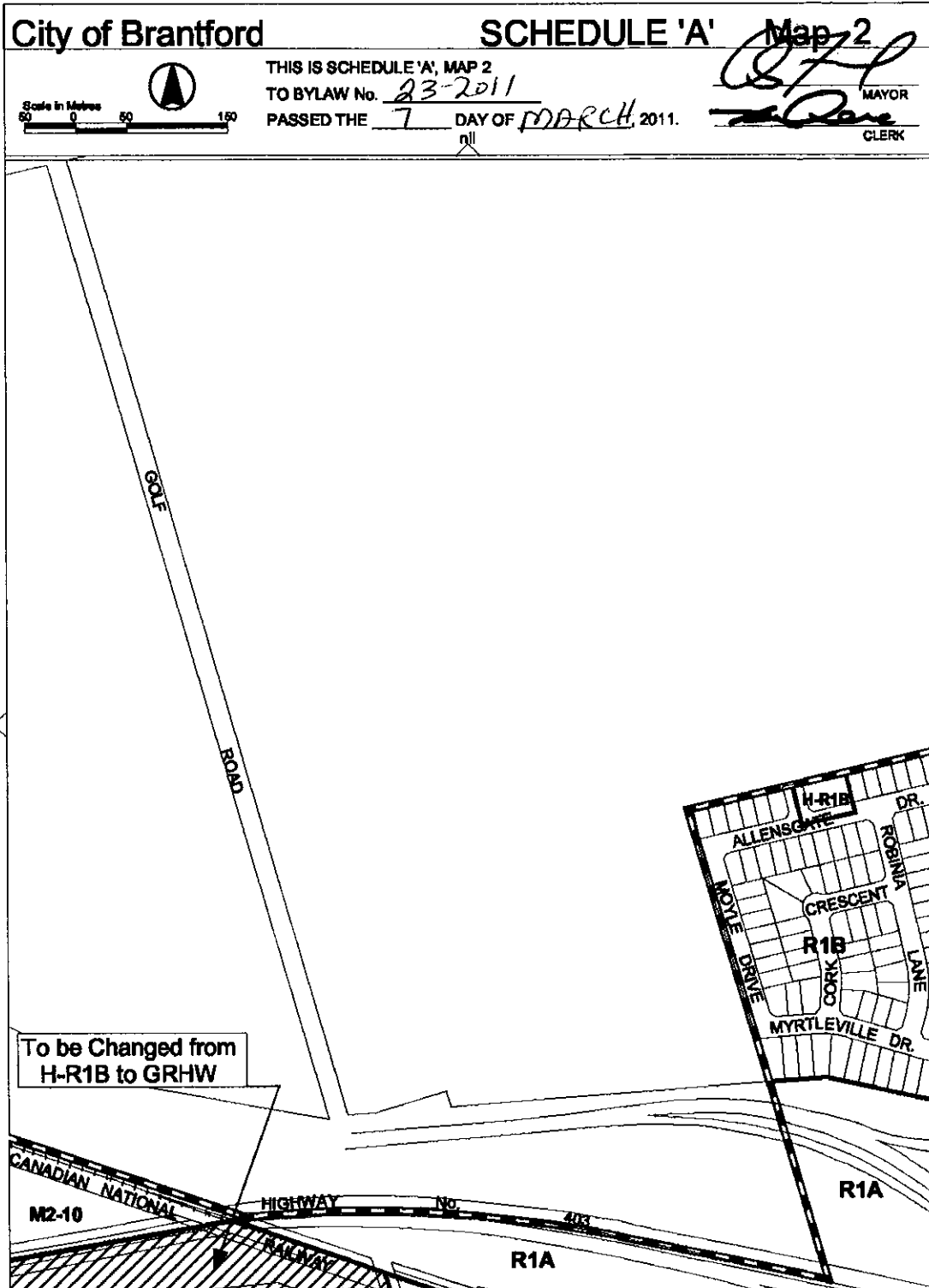


MAYOR



CLERK





D-5

