



NOTICE OF LOCAL PLANNING APPEAL TRIBUNAL HEARING

Regarding: Notice of Local Planning Appeal Tribunal Hearing regarding Applications to Amend the Official Plan, Zoning Bylaw 160-90 and for a Draft Plan of Subdivision

Date of Meeting: October 22, 2020 **Time:** 10:00 a.m.

Place: **VIDEO CONFERENCE**
NOTE: Anyone wishing to observe a video hearing should write to the Tribunal's case coordinator/planner, citing the case number, to obtain the details of the hearing. The Case Coordinator for this matter is Shane Taylor (MAG) Shane.Taylor@ontario.ca and the case number is PL180358

City of Brantford File No's.: PZ-15-17 / OP-07-17 / 29T-17506 **Location of Lands:** 620 Colborne Street West

Applicant: LIV Communities

Agent: John Ariens (IBI Group)

PURPOSE OF PROPOSED OFFICIAL PLAN AMENDMENT, ZONING BYLAW AMENDMENT & DRAFT PLAN OF SUBDIVISION

Applications were received on August 31, 2017 to amend the Official Plan and Zoning By-law 160-90 and for approval of a Draft Plan of Subdivision affecting lands located at the west side of the City, just to the east of Pleasant Ridge Road which is in the County of Brant (620 Colborne Street West). The applications were originally submitted by Kingwood Homes and the lands were then acquired by Liv Developments Ltd., in the fall of 2017. On March 29, 2018 Liv Developments Ltd. submitted appeals to the Local Planning Appeal Tribunal based on a "lack of decision" within the prescribed timelines under the *Planning Act*. The original submission for Draft Plan of Subdivision proposed to develop the lands for 73 single detached dwellings and 79 townhouses, to be completed in two phases.

The Draft Plan of Subdivision was revised and resubmitted to the Local Planning Appeal Tribunal on February 10, 2020. The new proposal includes three blocks to be developed at a later date for medium density residential uses through future applications for Site Plan Control and Draft Plan of Condominium.

Based on the above proposal, the Applicant has submitted an Official Plan Amendment application to change the designation of the lands to "Residential Area – Medium Density" and retain the "Major Open Space Designation" on the centre portion of the property. The Applicant also submitted a revised Zoning By-law Amendment Application to rezone the lands to "Holding – Residential - Medium Density Type A – Exception 71 Zone (H-R4A-71)", "Holding – Residential - Medium Density Type A Exception 72 Zone (H-R4A-72)", "Holding – Residential - Medium Density Type A – Exception 73 Zone (H-R4A-73)", "Holding – Residential - Medium Density Type A – Exception 74 Zone (H-R4A-74)", "Holding - Residential Estate Zone (H-RE)", and "Restricted Open Space Zone (OS3)".

The Applicants have also submitted a Draft Plan of Subdivision application to create 3 blocks for residential dwelling units (containing a maximum of 267 dwelling units), and blocks for open space, a water booster station, a natural heritage block, a block for the future conveyance to adjacent property owners fronting on Colborne Street West, blocks for future road widening, and a block for the D'Aubigny Road Extension (cul-du-sac).

The draft, proposed plan and by-laws have been reviewed by staff for the City of Brantford and the County of Brant, and conditions with respect to the approval of this plan have been included minutes of settlement proposed for consideration by the LPAT.

PLEASE NOTE THAT ONCE A MATTER IS APPEALED TO THE LPAT, THE FINAL DECISION ON ANY SUCH MATTER RESTS WITH THE LPAT AND NOT WITH THE COUNCIL OF THE CITY OF BRANTFORD.

The City of Brantford has respectfully requested that the Local Planning Appeal Tribunal (LPAT) give due consideration to the interests of the public and participants in this matter, including affording the public with an opportunity to review the proposed, draft plans and documents submitted to the LPAT regarding this matter in advance of the hearing date. To that end, public notice of this pending hearing was posted to the City of Brantford's website on September 29, 2020, together with a copy of the Applicant's draft, proposed plan and by-laws which will be the subject of consideration by the LPAT at the above-noted settlement hearing.

