

BY-LAW NUMBER _____-2020

-OF-

THE CORPORATION OF THE CITY OF BRANTFORD

Being a By-law to Adopt Amendment No. 213 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. 213 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 ____ day of _____, 2020

READ THE FIRST TIME

READ THE SECOND TIME

PASSED

MAYOR

CLERK

AMENDMENT NO. 213

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 it is to re-designate the lands from “Residential Area – Low Density”, and “Major Open Space” to “Residential Area – Low Density”, “Residential Area – Medium Density”, and “Major Open Space”, to correspond with a proposed residential subdivision. The amendment also establishes a Modified Policy Area on one of the blocks on the west side of the property, to permit semi-detached dwelling units in addition to the permitted uses.

LOCATION:

The lands subject to this Amendment are located on the south side of Colborne Street West, just east of the intersection of Pleasant Ridge Road/Forced Road, and are municipally known as 620 Colborne Street West. The 21.9 hectare (54.1 ac.) property has approximately 317.1 m (1,040 ft.) of frontage along Colborne Street West and is currently vacant. The property is divided into two development blocks which are bisected by a Provincially Significant Wetland and Woodlot, dividing the subject lands into western and eastern development blocks.. The east side of the property is approximately 4.18 hectares in size, while the west side is approximately 4.52 hectares in size.

BASIS OF THE AMENDMENT

The lands are presently designated as “Residential Area – Low Density” and “Major Open Space” in the Official Plan. This Amendment re-designates the lands to “Residential Area – Low Density”, “Residential Area – Medium Density” and “Major Open Space”. The “Residential Area – Medium Density” designation will permit a mix of semi-detached residential units, street townhouses, dual frontage

townhouses, and back-to-back townhouses fronting on to a private condominium road. The “Major Open Space” designation is being amended to reflect the updated wetlands and woodlands boundaries as determined in an Environmental Impact Study prepared by Beacon Environmental, dated October 2018, and in consultation with the Grand River Conservation Authority.

This Amendment also establishes “Modified Policy Area No. 131” to permit semi-detached residential dwellings in addition to the uses permitted in the “Residential Area – Medium Density” designation.

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. 213 to the Official Plan of the City of Brantford.

DETAILS OF THE AMENDMENT

1.0 SCHEDULES

.1 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 changing the designation on the lands identified on Schedule “B” attached to and forming part of this Amendment from “Residential Area Low Density” and “Major Open Space” to “Residential Area Low Density”, “Residential Area Medium Density”, and “Major Open Space”.

.2 Schedule 2 – Modified Policy Areas

Schedule 2 – Modified Policy Areas of the Official Plan of the City of Brantford is hereby amended by adding “Modified Policy Area 131”, to the area shown on Schedule “C” attached to and forming part of this Amendment.

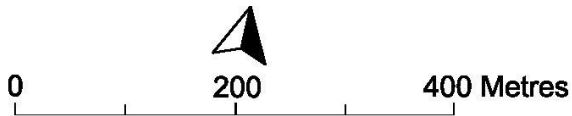
2.0 POLICY STATEMENTS

- .1 Section 7.8.131 – Modified Policy Area 131 of the Official Plan of the City of Brantford is hereby amended by adding the following:

Area 131 – 620 Colborne Street West

Notwithstanding the “Residential Area – Medium Density” designation on the lands in Area 131 as indicated on Schedule 2 – Modified Policy Areas, the uses permitted may also include semi-detached residential dwelling units.







THIS IS SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT NO. 213 FOR THE CITY OF BRANTFORD



PASSED _____
MAYOR _____
CLERK _____

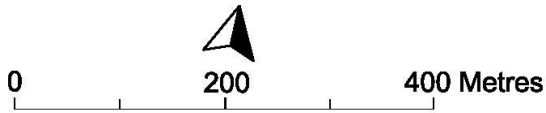


LEGEND:

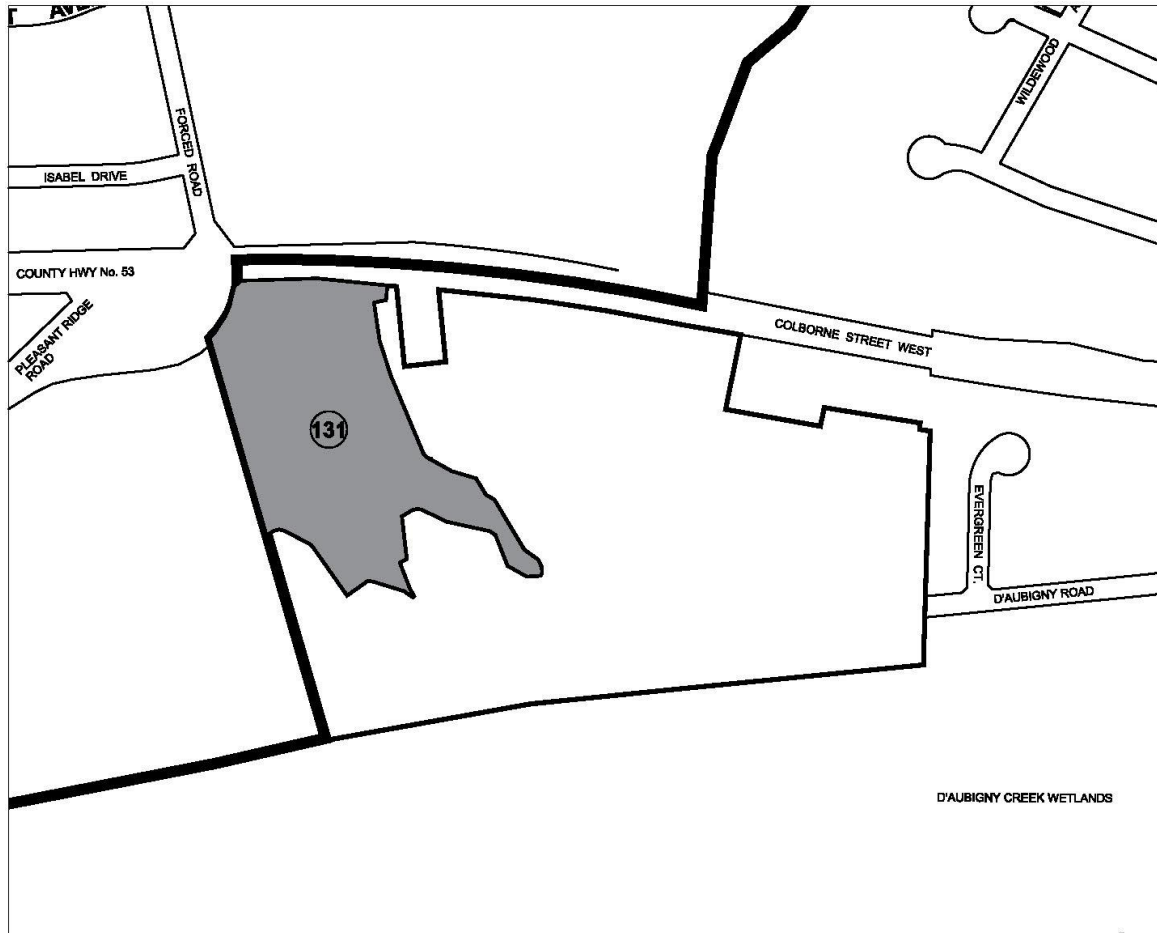
-  LAND AFFECTED BY THIS AMENDMENT CHANGED from RESIDENTIAL AREA - LOW DENSITY to RESIDENTIAL AREA - MEDIUM DENSITY.
-  LAND AFFECTED BY THIS AMENDMENT CHANGED from RESIDENTIAL AREA - LOW DENSITY to RESIDENTIAL AREA - MEDIUM DENSITY.
-  LAND AFFECTED BY THIS AMENDMENT REMAIN RESIDENTIAL AREA - LOW DENSITY.
-  LAND AFFECTED BY THIS AMENDMENT CHANGED from RESIDENTIAL AREA - LOW DENSITY to MAJOR OPEN SPACE AREA.
-  LAND AFFECTED BY THIS AMENDMENT CHANGED from MAJOR OPEN SPACE AREA to RESIDENTIAL AREA - MEDIUM DENSITY.
-  LAND AFFECTED BY THIS AMENDMENT REMAIN MAJOR OPEN SPACE AREA.

NOTE: THIS SCHEDULE FORMS PART OF THE AMENDMENT No. 213 TO THE OFFICIAL PLAN FOR THE CITY OF BRANTFORD AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

THIS IS SCHEDULE 'C' TO OFFICIAL PLAN AMENDMENT NO. 213 FOR THE CITY OF BRANTFORD



PASSED _____
MAYOR _____
CLERK _____



LEGEND:



MODIFIED POLICY AREA NO. 131 ADDED BY THIS BYLAW

NOTE: THIS SCHEDULE FORMS PART OF THE AMENDMENT No. 213 TO THE OFFICIAL PLAN FOR THE CITY OF BRANTFORD AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.