

# PLANNING ADVISORY COMMITTEE

July 10, 2019

**Application No.:** ZBA21-19-RC

**Report No.:** PA-19-37

**Application Type:** Zoning By-law Amendment

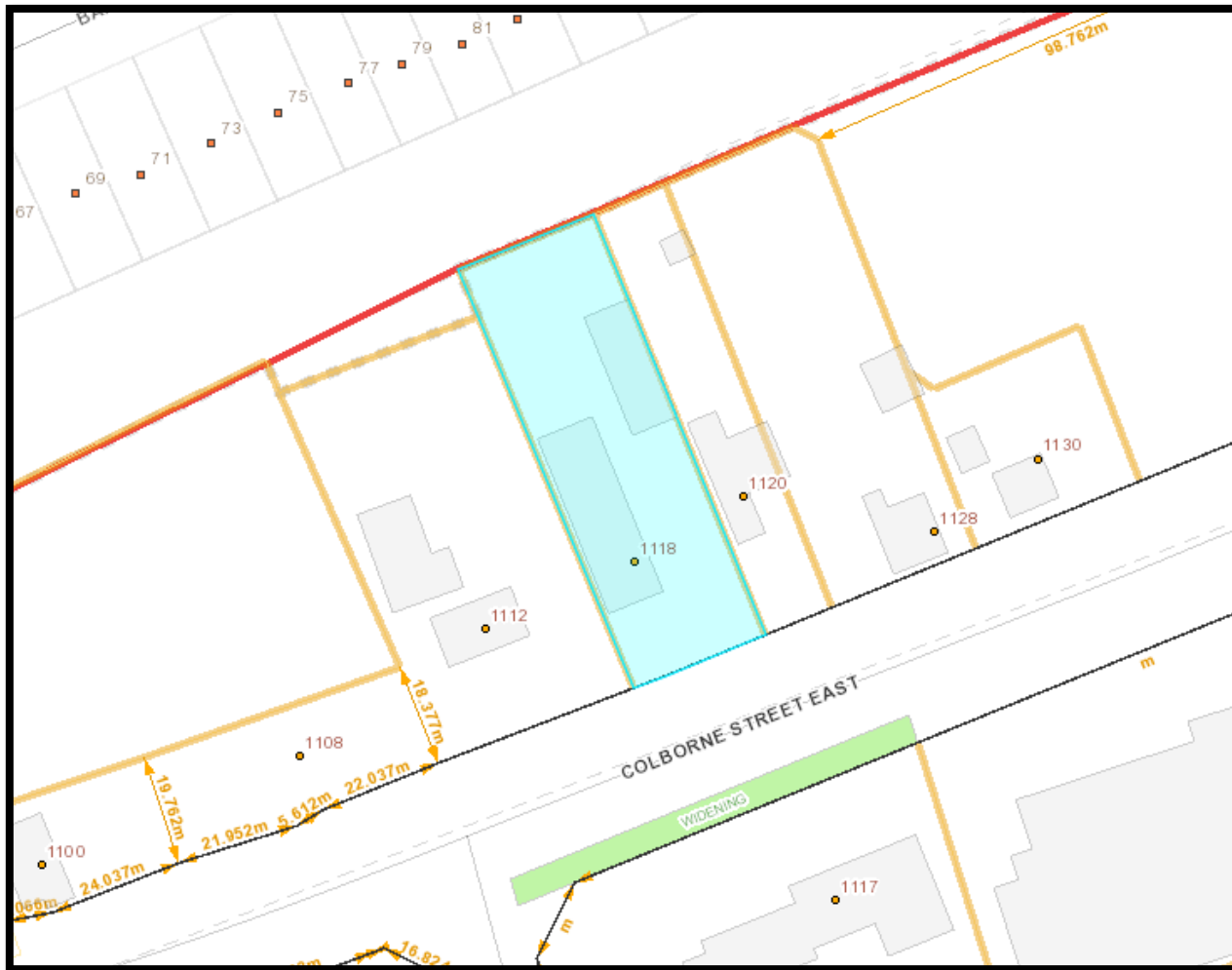
**Location:** 1118 Colborne St. E.

**Agent:** J.H. Cohoon Engineering

**Applicant:** Reinders Kitchens

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**Staff Recommendation:** ITEM BE RECEIVED  
FOR INFORMATION PURPOSES ONLY.



1118 Colborne St. E., Brantford



**Area:** 1,893.55m<sup>2</sup> (0.46 acres)  
**Frontage:** 25.5m (Colborne St. E.)  
**Depth:** 75m

# OFFICIAL PLAN

## Current Land Use Designation:

- General Commercial

## Intent:

To provide for commercial establishments offering goods and services which primarily serve the County's market area.



# ZONING BY-LAW

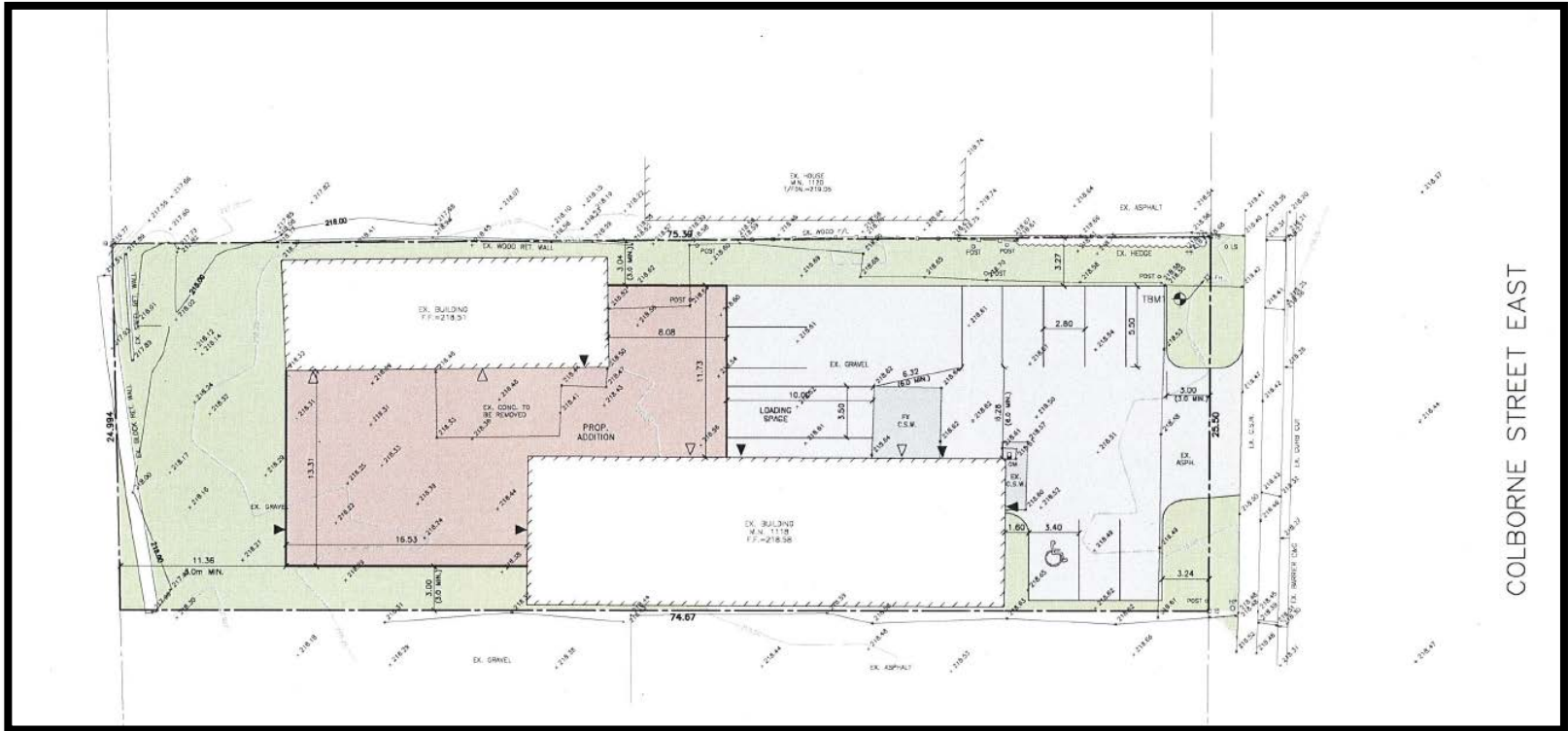
## Current Zoning:

General Commercial (C2)





# PROPOSAL



## Zoning By-law Amendment Application:

To Rezone the subject lands to allow for a parking ratio of 1 space per 100m<sup>2</sup> of floor area, a minimum of 1 accessible parking space, and a minimum of 1 loading space, in order to facilitate a proposed 350m<sup>2</sup> addition.

# KEY ISSUES

## Site Plan:

- Does the proposed site plan work from a technical point of view?

## Neighbourhood Concerns:

- Is the proposal consistent and compatible with surrounding neighbourhood?
- Does the proposal provide for adequate off-street parking?

# NEXT STEPS

## Application Circulation:

- Comments to be received from Internal / External Agencies
- Further review and discussion between Applicant/ Agent and Staff

## Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the Planning Act (*125 metres*)
- Consideration/ Decision by Planning Advisory Committee at a later date

## Formal Public Hearing:

- Recommendation Presented by Staff
- Planning Advisory Committee Consideration / Decision



