

ZBA28-22-SL, Shannon Labelle

649 Colborne Street West

Karol Bicz

The Angrish Group

Planning and Development Committee

September 6, 2022



Application No.:	ZBA28-22-SL
Report No.:	N/A
Application Type:	Major Zoning By-Law Amendment
Subject Lands:	649 Colborne Street West
Agent / Applicant:	The Angrish Group
Owner:	Karol Bicz

Purpose: to be received for information purposes only.

Planning and
Development
Committee

September 6th,
2022



Property Location and Existing Conditions



- Subject lands are located on the north side of Colborne Street West
- Within the geographic township of Brantford
- **Frontage:** 30.6 metres
- **Area:** 15,378 sq.m (3.8 acres)
- Subject lands contain an existing commercial building, a parking lot, and a woodland to the north.

Development Proposal

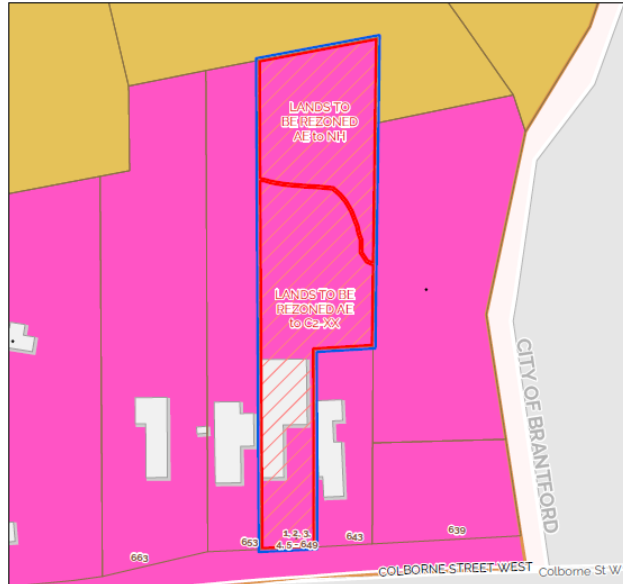


Zoning By-Law Amendment

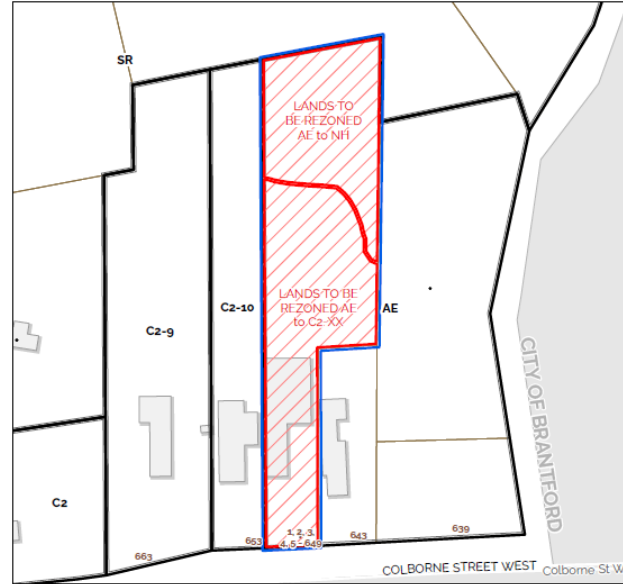
- Proposing to rezone a portion of the subject lands from Agricultural Employment (AE) to General Commercial with a site specific provision (C2-XX):
 - To permit an interior side yard of 0.45 metres (1.5 feet)
 - To permit the parking of commercial vehicles and storage of materials associated with the permitted uses within the rear yard
- Proposing to rezone a portion of the subject lands from Agricultural Employment (AE) to Natural Heritage (NH), in order to recognize a significant woodlot at the rear of the property.
- **No further development is being proposed.**

Official Plan (2012)

Zoning By-Law (2016)



Current Designation:
General Commercial



Current Zoning:
Agricultural Employment (AE)

Proposed Zoning:
General Commercial with a site specific provision (C2-XX) and Natural Heritage (NH)

Next Steps

Application Circulation:

- Comments to be received from internal / external departments and agencies
- Further review and discussion between Applicant, Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Notice of Formal and Public Hearing Circulation:

- Notices will be circulated as required by the Planning Act (120 metres)
- Consideration/ Decision by Planning & Development Committee at a later date

Formal Public Hearing:

- Recommendation presented by Staff
- Planning and Development Committee Consideration/ Decision