

ZBA28-22-SL, Shannon Labelle

649 Colborne Street West

Karol Bicz

The Angrish Group c/o Ruchika Angrish

Planning and Development Committee

December 6, 2022



Application No.:	ZBA28-22-SL
Report No.:	RPT-0328-22
Application Type:	Zoning By-Law Amendment
Subject Lands:	649 Colborne Street West
Agent / Applicant:	The Angrish Group
Owner:	Karol Bicz

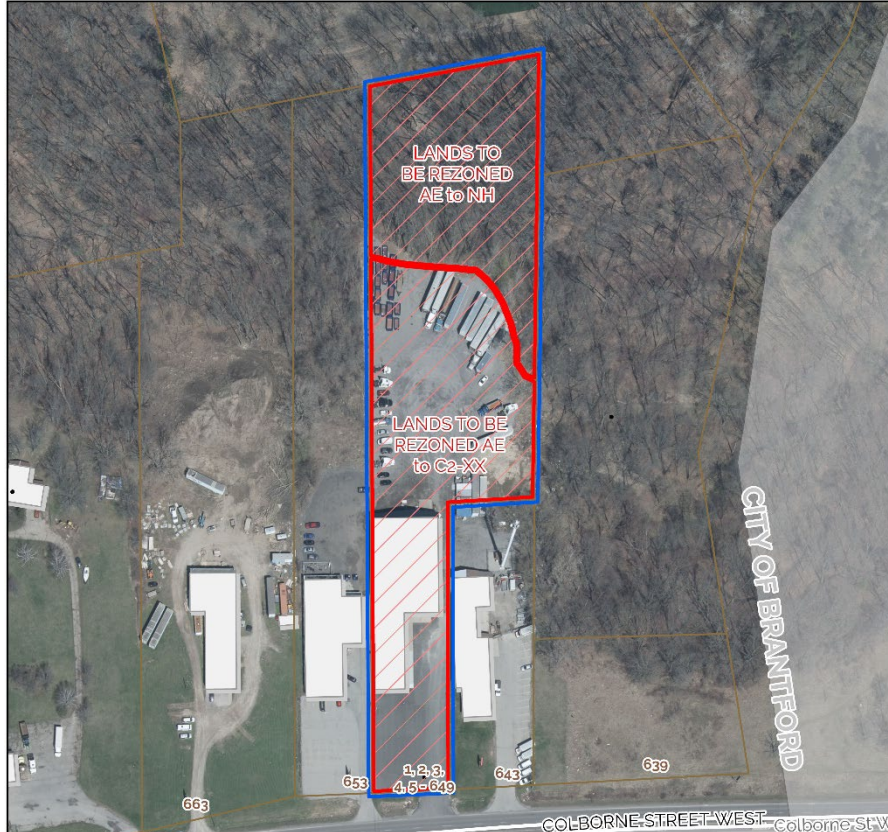
Staff Recommendation: Approval

Planning and
Development
Committee

December 6th,
2022

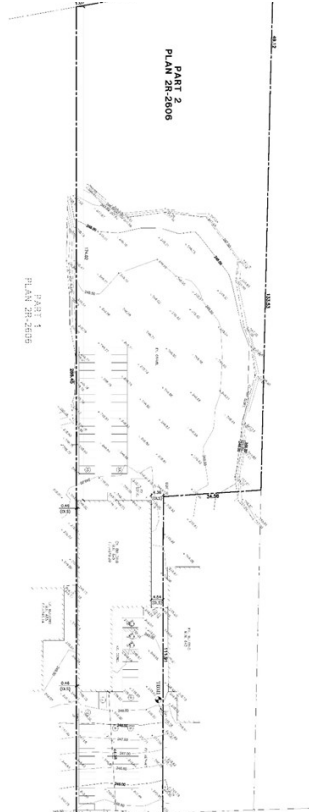


Property Location and Existing Conditions



- Subject lands are located on the north side of Colborne Street West
- Within the geographic township of Brantford
- **Frontage:** 30.6 metres (100.4 feet)
- **Area:** 15,458.9 sq.m (3.8 acres)
- Subject lands contain an existing commercial building

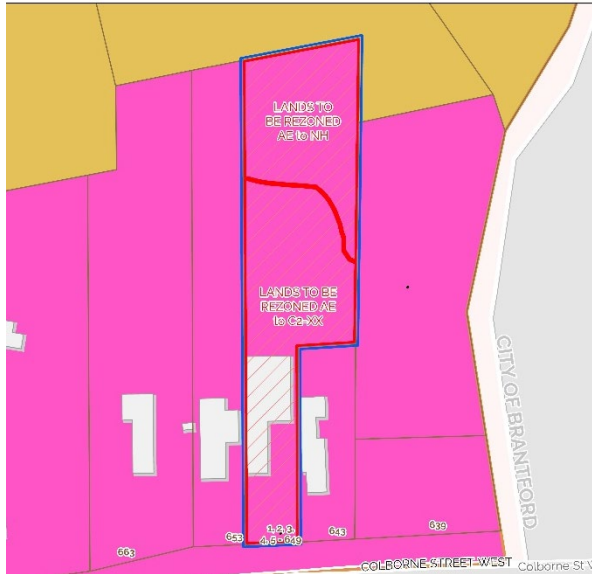
Development Proposal



Zoning By-Law Amendment

- Proposing to rezone a portion of the subject lands from Agricultural Employment (AE) to General Commercial (C2) with site specific provision 39 (C2-39) in order to permit an existing westerly interior side yard setback of 0.45 metres (1.5 feet), and to permit the parking of commercial vehicles and storage of materials associated with existing/ permitted commercial uses within the rear yard
- Proposed to rezone a portion of the subject lands from Agricultural Employment (AE) to Natural Heritage (NH)

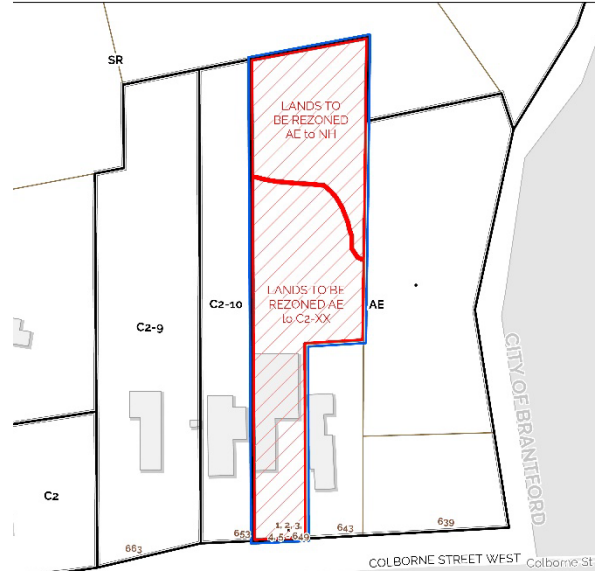
Official Plan (2012)



Current Designation:

General Commercial

Zoning By-Law (2016)



Current Zoning:

Agriculture (A) and Natural Heritage (NH)

Proposed Zoning:

Rural Residential (RR) and Natural Heritage with site specific 14 (NH-14)

Questions?

Application No.:	ZBA28-22-SL (Shannon Labelle, Planner)
Report No.:	RPT-0328-22
Application Type:	Zoning By-Law Amendment
Subject Lands:	649 Colborne Street West
Agent / Applicant:	The Angrish Group
Owner:	Karol Bicz

Staff Recommendation:
That ZBA28-22-SL be **APPROVED**

