

**BY-LAW NUMBER 119-23**

-of-

**THE CORPORATION OF THE COUNTY OF BRANT**

To amend the Official Plan for the County of Brant (2012), as amended.  
Sifton Properties Ltd., 305 King Edward Street, Paris, County of Brant.

**WHEREAS** Section 22 (1) of *The Planning Act* authorizes the council of the County of Brant to pass By-Laws to amend its Official Plan.

**AND WHEREAS** OPA2-23-MV was received from GSP Group, Agent on behalf of Sifton Properties Limited., with respect to land municipally known as 305 King Edward Street, described as Lot 7, Concession 1, Plan 2R-1385, County of Brant, in the Geographic Township of Brantford, County of Brant, proposing to amend the Official Plan for the County of Brant.

**AND WHEREAS** the application to amend the Official Plan for the County of Brant seeks to change a portion of the designation of 305 King Edward Street from Urban Residential to Urban Residential with a special policy to permit a mixed-use, high-density development along a road that is not an urban arterial road. In addition, the application seeks to change Schedule A-1 Paris Land Use, to redesignate a portion of the subject lands to the Natural Heritage System Designation.

**AND WHEREAS** this application to amend the Official Plan for the County of Brant meets the intent of the policies of Official Plan for the County of Brant (2012).

**AND WHEREAS** the Council of the Corporation of the County of Brant deems such an amendment to the County of Brant Official Plan to be desirable for the future development and use of the lands.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS AS FOLLOWS:**

1. **THAT** Amendment # 16 to the Official Plan of the County of Brant consisting of amendments to the land use designation of the subject lands as illustrated on Schedule "A" attached to and forming part of this By-Law, to be changed from the current land use designation of Urban Residential to Urban Residential with Site-Specific Policy Area 29 (SSPA 29) and to Natural Heritage System.
2. **AND THAT** Section 4.2 – Site Specific Policy Area of the County of Brant Official Plan, is hereby further amended to add the following site-specific provisions:

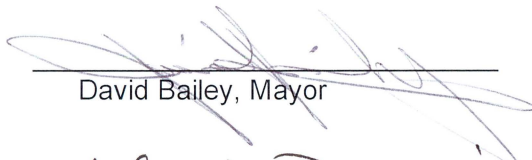
Site Specific Policy Area 29 – 305 King Edward Street

The Site-Specific Policy Area 29 (SSPA 29) applies to lands, municipally addressed as 305 King Edward Street. The following are policies of the County, applicable to the areas as identified as Site-Specific Policy Area 29 (SSPA 29):

- a. Notwithstanding any other policies of this Plan to the contrary, a mixed-use, high-density development shall be permitted along a road that is not an urban arterial road.
3. **THAT** except as may have been amended by preceding regulations, the lands illustrated on Schedule 'A' attached to and forming part of this By-Law shall be subject to all other applicable policies as set down in the County of Brant Official Plan (2012), as may be further amended.
4. **THAT** upon approval of this By-Law and clearance of its appeal period under the *Planning Act*, this By-Law shall be sent to the Minister of Municipal Affairs and Housing (MMAH) to hereby modify the new Official Plan adopted by Council under the authority of By-Law 61-23 and Policy 1.1.5.3 (Transition Policies) of *A Simply Grand Plan*, so as to apply a Community Corridor designation and Natural Heritage System designation, as illustrated in Schedule 'B' attached to and forming part of this By-Law.
5. **THAT** this By-Law shall come into force on the final passing thereof by the Council of the Corporation of Brant subject to compliance with the provisions of *The Planning Act*, R.S.O., 1990, as amended from time-to-time.

**READ** a first and second time, this 14<sup>th</sup> day of November, 2023.

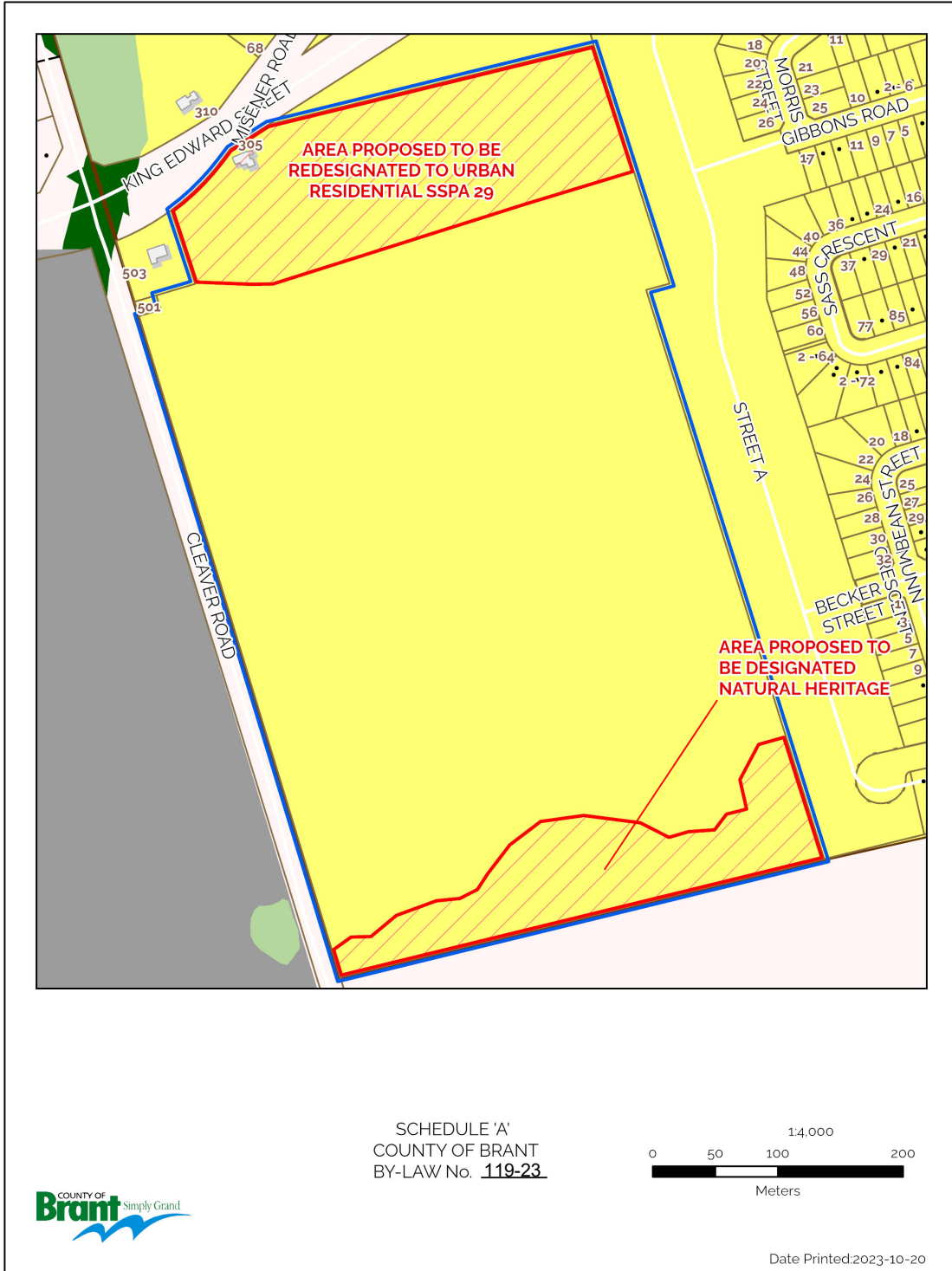
**READ** a third time and finally passed in Council, this 14<sup>th</sup> day of November, 2023.

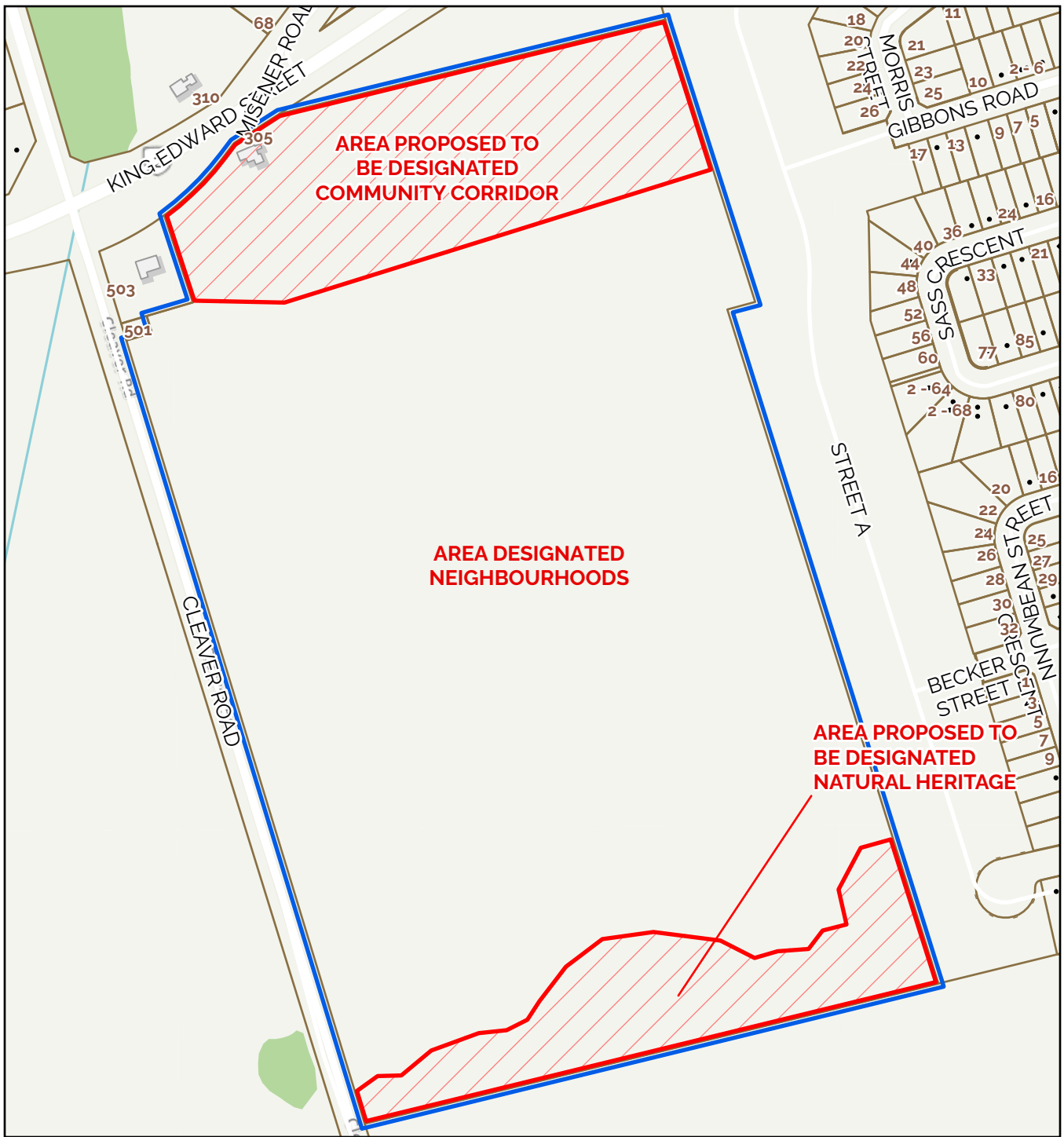


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David Bailey, Mayor



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Alysha Dyjach, Clerk





**A Simply Grand Plan (2023)**  
**Official Plan Amendment No. 1**  
 Development Land Redesignation - 305 King Edward Street  
*File No. OPA2-23-MV*

SCHEDULE 'B'  
 COUNTY OF BRANT  
 BY-LAW No. \_\_\_\_\_

