



July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A2-2026

Related File Numbers: n/a

Address: 239 Wellington Street

Roll Number: 2906040003192000000

Agent: JIHAD ALSAMAN

Applicant: Key Draft Design (Abdulkadeer Dudhiyawala)

Owner: Rami Hashmi

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed as 239 Wellington Street. The purpose of the minor variance is to recognize the existing height and setbacks of the existing garage to facilitate its conversion into an additional dwelling unit. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Table 3.1.a.6: to permit a height of 4.7 m for an accessory structure, whereas 4.5 m is otherwise the permitted maximum height.
- Table 3.1.a.3.a to permit a rear yard setback of 0.3 m for an accessory structure, whereas 0.6 m is otherwise permitted.
- Table 3.24.3 to permit eaves to project closer than 0.3 m to the rear lot line, whereas 0.3 m is otherwise permitted.

The subject lands are designated “Residential” in the Official Plan and zoned “Neighbourhood Low Rise (F9 A270 C40)” in Zoning By-law 124-2024”

Decision: **Approved**

Date: **July 8, 2026**

THAT minor variance application A02-2026 seeking relief from Section 3.1 Table 3.1.a.6, Zoning By-law 124-2024 to permit a height of 4.7 m for an accessory structure, whereas a maximum of 4.5 m is otherwise required BE APPROVED;

THAT minor variance application A02-2026 seeking relief from Section 3.1 Table 3.1.a.3, Zoning By-law 124-2024 to permit a rear yard setback of 0.3 m for an accessory structure, whereas a minimum of 0.6 m is otherwise required BE APPROVED;

That minor variance application A02-2026 seeking relief from Section 3.24.3, Zoning By-law 124-2024 to permit eaves to project closer than 0.3 m to the rear lot line, whereas 0.3 m is otherwise permitted BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2026-119”.

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Bodnar,
Member

Electronically signed by T. Cupoli,
Member

Electronically signed by M. Simpson,
Member

A. Alagic, Member - ABSENT

Electronically signed by A. Patel,
Member

Certification

I hereby certify that this is a true copy of the original document



Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 29, 2026 at 4:30 p.m.**

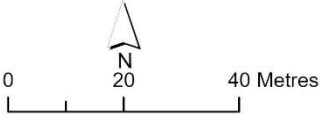
End of Decision

LOCATION MAP

Application: A02-2026
239 Wellington Street



Legend
Subject Land



APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

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4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@brantford.ca)



July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A20-2026

Related File Numbers: n/a

Address: 23-49 Leary (odd numbers only)

Roll Number: Multiple Roll Numbers

Agent: Armstrong Planning & Project Management

Applicant: Armstrong Planning & Project Management

Owner: Precedent Land Company

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A **Minor Variance** application was received for the lands municipally addressed as 23 Leary Road. The purpose of the minor variance application is to permit smaller lot sizes for single-detached dwellings as a part of a Plan of Subdivision. The smaller lots intend to create four additional lots that will be addressed through a future part lot control application.

The application is requesting the following relief from Zoning By-law 124-2024:

- To permit a minimum lot frontage of 8.2 m, whereas a minimum lot frontage of 9.0 m is required.
- To permit a minimum lot area of 240 m², whereas a minimum lot area of 275 m² is required.

The subject lands are designated “**Residential**” in the Official Plan and zoned “Greenfield Neighbourhood Low-Rise – Exception 9” (GNLR-9) in Zoning By-law 124-2024.

Decision: **Approved**

Date: **July 8, 2026**

THAT minor variance application A20-2026 seeking relief from Section 7.5.1.1, Zoning By-law 124-2024 to permit a lot frontage of 8.2 m, whereas a minimum of 9 m is otherwise required BE APPROVED

THAT minor variance application A20-2026 seeking relief from Section 7.5.1.2, Zoning By-law 124-2024 to permit a lot area of 220 m², whereas a minimum of 270 m² is otherwise required BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the

Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2026-251”

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

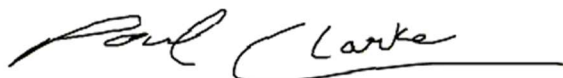
**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, Member - ASBENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal stroke extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 29, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

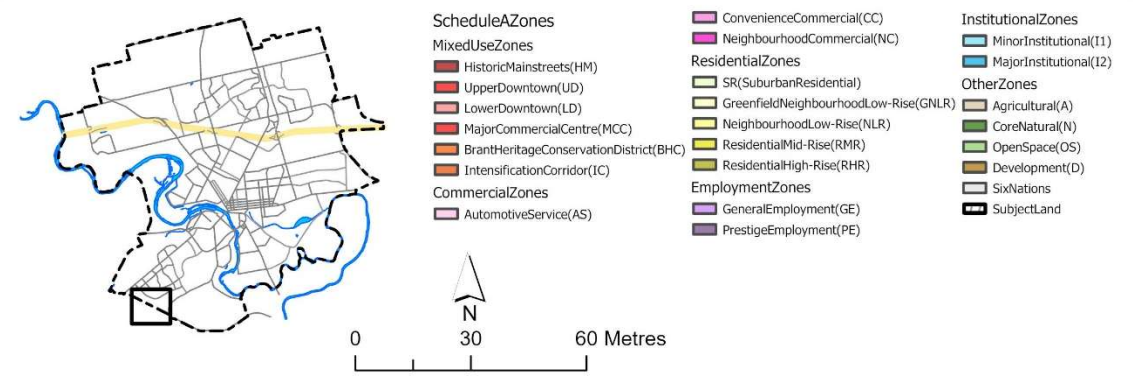
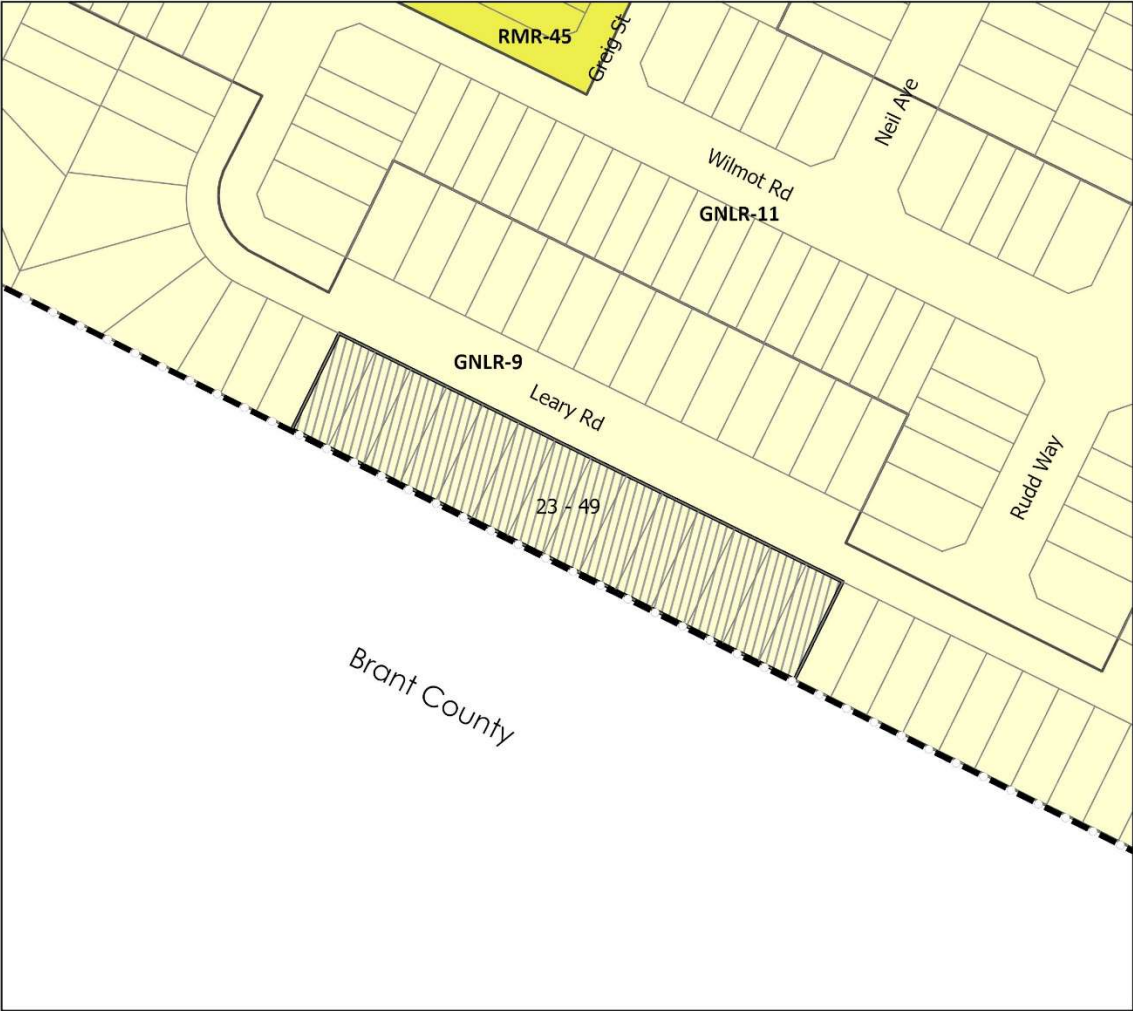
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@brantford.ca)

ZONING MAP (Bylaw 124-2024)

Application: A20-2026
23 - 49 Leary Road





July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A23-2026

Related File Numbers: n/a

Address: 108 Sydenham Street

Roll Number: 2906020007252000000

Agent: Tyler Reed

Applicant: Ruchika Angrish

Owner: Rebecca Davidson

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed as 108 Sydenham Street. The purpose of the minor variance is to enclose the front porch of the existing single-detached dwelling. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Section 7.4.1 Table 7.4.1.4: to permit a front yard setback of 3.2 m, whereas 6 m is otherwise required.

The subject lands are designated “Residential” in the Official Plan and zoned “Neighbourhood Low Rise (NLR F9 A270 C40)” in Zoning By-law 124-2024.

Decision: **Approved**

Date: **July 8, 2026**

THAT minor variance application A23-2026 seeking relief from Section 7.4.1 Table 7.4.1.4, Zoning By-law 124-2024 to permit a minimum front yard of 3.2 m for the length of the proposed enclosed front porch, whereas a minimum of 6 m is otherwise required
BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2026-332”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

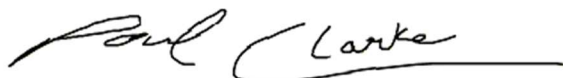
**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, Member - ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal stroke extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 29, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

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4. What information must be submitted for the appeal to be considered?

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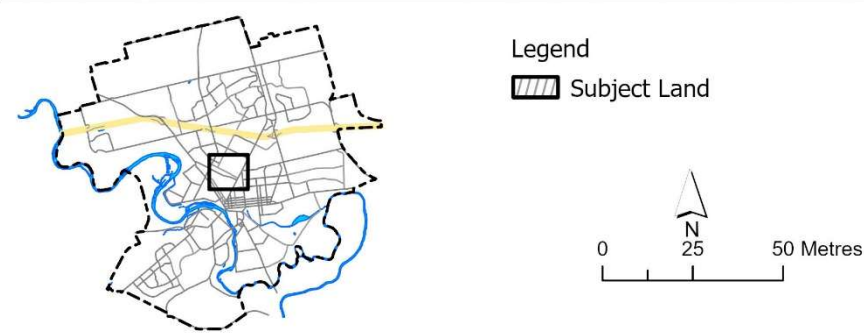
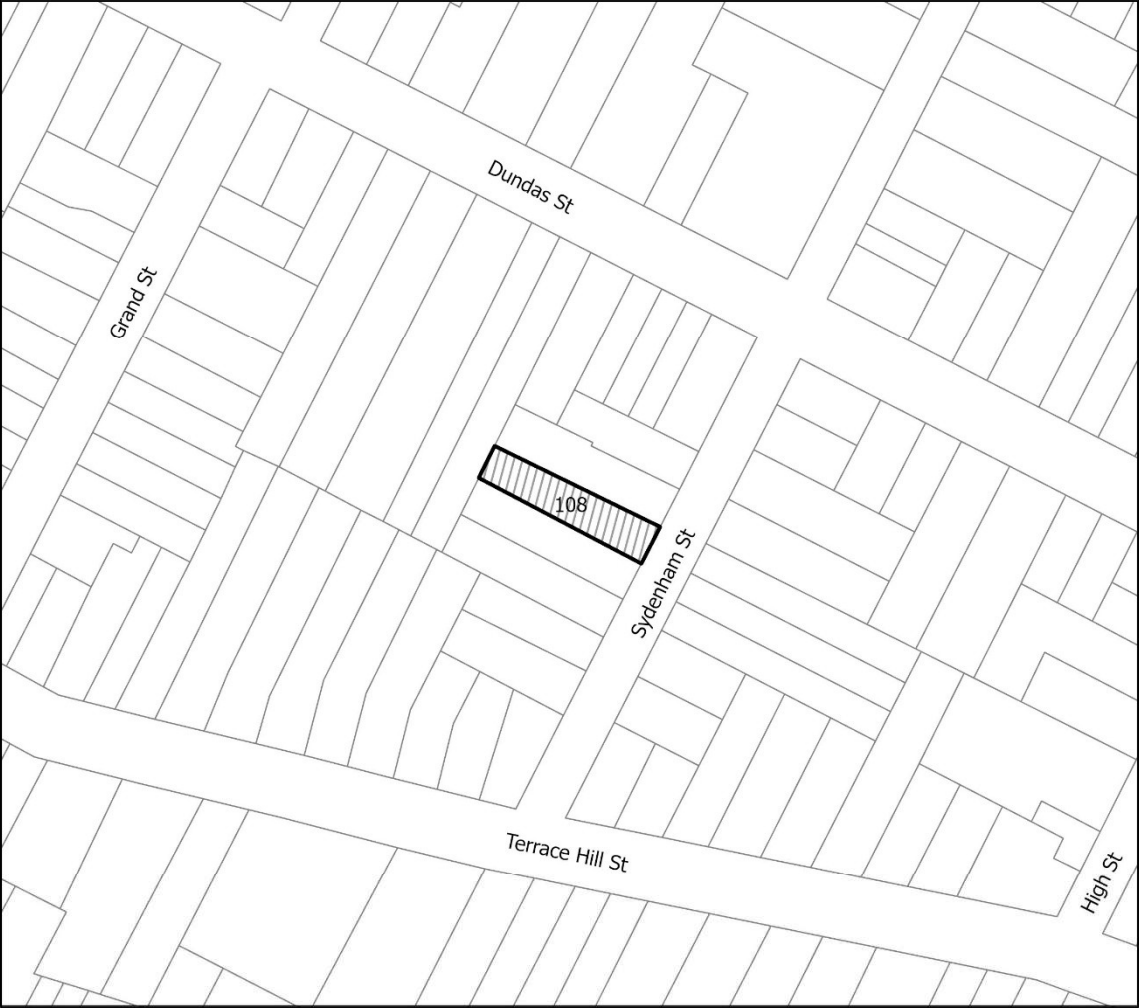
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- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A23-2026
108 Sydenham Street





July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

**COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE**

File Number: A24-2026
Related File Numbers: n/a
Address: 159 Mary Street
Roll Number: 2906040009005000000
Agent: Lanca Contracting Ltd.
Applicant: Preston Print Inc.
Owner: Preston Print Inc.

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed as 159 Mary Street. The purpose of the application is to facilitate the construction of an attached warehouse addition (Phase I & Phase II) to the existing print shop. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Section 10.3 Table 10.3.6 to permit a rear yard of 6 m, whereas a minimum rear yard of 7.5 m is otherwise required;
- Section 10.3 Table 10.3.8 to permit an interior side yard of 2 m, whereas a minimum rear yard of 3 m is otherwise required;
- Section 5.3 Table 5.3.a.68, Table 5.3.a.72 & Section 5.6 to permit 42 parking spaces for the existing print shop and proposed warehouses, whereas a minimum of 57 parking spaces is otherwise required

The subject lands are designated “General Employment” in the Official Plan and zoned “General Employment” (GE) in Zoning By-law 124-2024.**Decision:**

Decision: **Approved**

Date: **July 8, 2026**

THAT minor variance application A24-2026 seeking relief from Section 10.3 Table 10.3.6, Zoning By-law 124-2024 to permit a rear yard of 6 m, whereas a minimum of 7.5 m is otherwise required BE APPROVED;



July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

THAT minor variance application A24-2026 seeking relief from Section 10.3 Table 10.3.8, Zoning By-law 124-2024 to permit an interior side yard of 2 m, whereas a minimum of 3 m is otherwise required BE APPROVED;

THAT minor variance application A24-2026 seeking relief from Section 5.1 Table 5.3.a. of Zoning By-law 124-2024 to permit 42 parking spaces for the existing printing establishment and proposed warehouses, whereas a minimum of 57 parking spaces is otherwise required BE APPROVED; THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2026-309”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, Member - ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", is written over a horizontal line.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 29, 2026 at 4:30 p.m.**

End of Decision



THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

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E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date



July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

of appeal because of incorrectly chosen approval authority
will be time barred and of no effect.

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4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@brantford.ca)

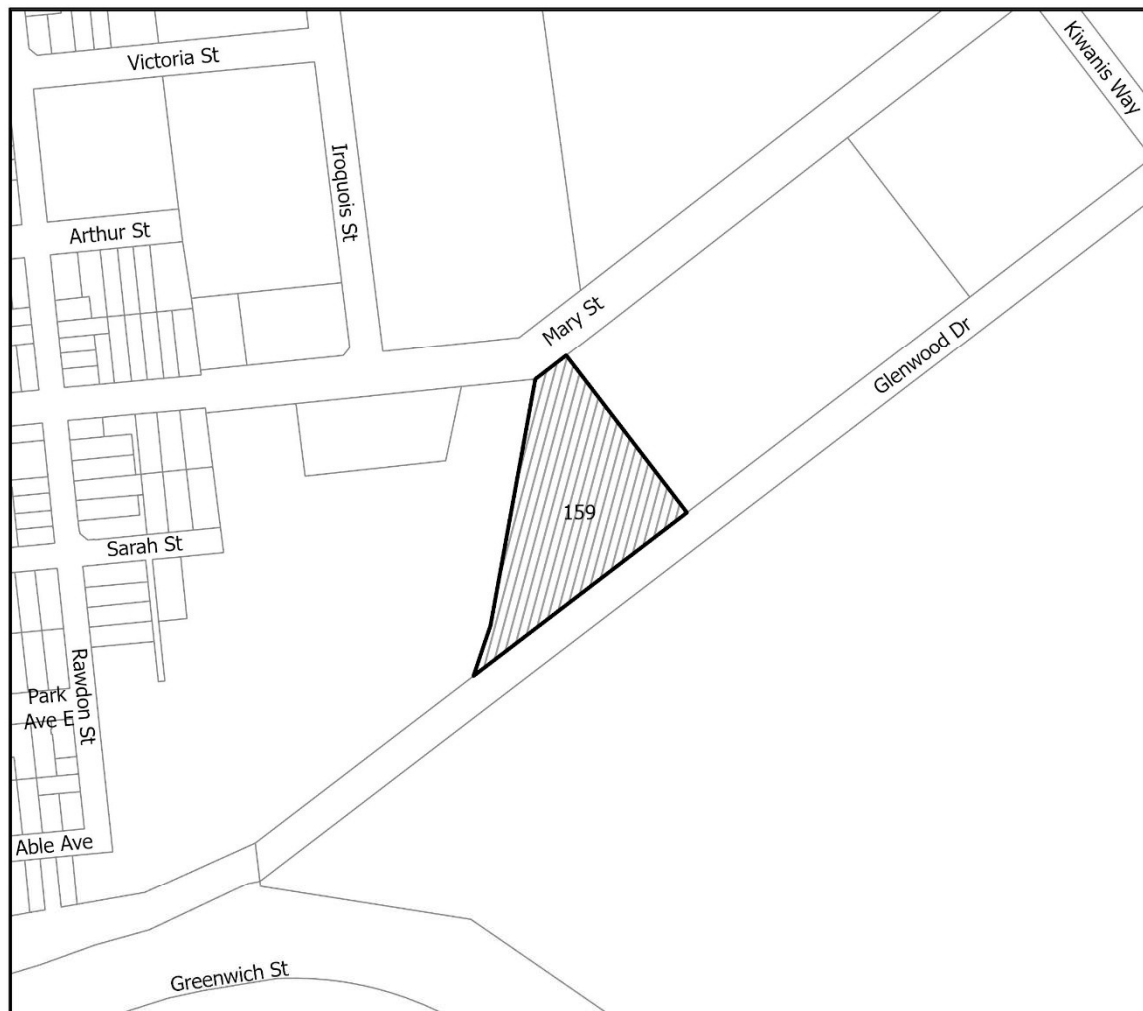


July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

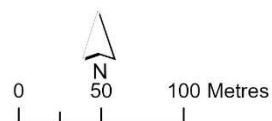
LOCATION MAP

Application: A24-2026
159 Mary Street



Legend

 Subject Land





July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A25-2026

Related File Numbers: n/a

Address: 319 King George Road

Roll Number: 2906020015268000000

Applicant: Mark Snaper (Candy Apple Ads Inc.)

Owner: King George Road LP

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed 319 King George Rd. The purpose of the application is to facilitate the conversion of an existing static billboard to a digital billboard. The applicant is requesting relief from the following section(s) of the City of Brantford Municipal Code Chapter 478:

- 478.16.10 to permit the reconstruction of an existing, legal non-conforming billboard sign
- 478 Schedule A Section 1.21 to permit a billboard sign on a lot zoned Holding-8 Major Commercial Center (H8-MCC) on the west side of King George Road (between Powerline Road and Summerhayes Crescent), whereas billboard signs are only to be permitted on a lot zoned General Commercial (C8)

The subject lands are designated “Major Commercial Centre” in the Official Plan and zoned “Holding-8 Major Commercial Center (H8-MCC)” in Zoning By-law 124-2024.

Decision: **Approved**

Date: **July 8, 2026**

THAT minor variance application A25-2026 seeking relief from Schedule A Section 1 of the City of Brantford Municipal Code Chapter 478 to permit a billboard sign on a lot zoned Major Commercial Centre (H8-MCC) on the west side of King George Road (between Powerline Road and Summerhayes Crescent)), whereas billboard signs are only to be permitted on a lot zoned General Commercial (C8) BE APPROVED

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2026-339”

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, Member - ABSENT

Certification

I hereby certify that this is a true copy of the original document



Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 29, 2026 at 4:30pm.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

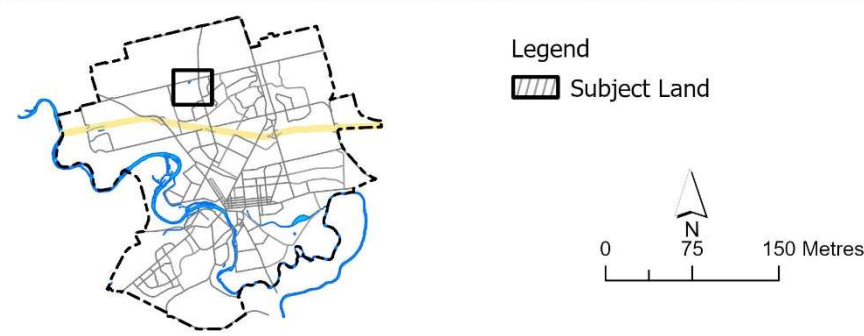
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A25-2026
319 King George Road





July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A21-2026
Related File Numbers: B13-2026
Address: 26 Grandview
Roll Number: 2906030010149020000
Agent: Robert Philips (J.H. Cohoon Engineering)
Owner: Mayberry Homes

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Consent and Minor Variance Application has been received for the lands municipally addressed as 26 Grandview Street. The purpose of this application is to sever the partially built semi detached dwelling so each unit can be sold separately. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- **Section 7.4.1.1:** To permit a minimum lot frontage of 7.36m whereas 9m is otherwise the required minimum (retained)
- **Section 7.4.1.1:** To permit a minimum lot frontage of 4.87m whereas 9m is otherwise the required minimum (severed)
- **Section 7.4.1.2:** To permit a minimum lot area of 242.95 whereas 270 m² is otherwise the required minimum (retained)
- **Section 7.4.1.2:** To permit a minimum lot area of 161.26 whereas 270m² is otherwise the required minimum (Severed)
- **Section 7.4.1.6:** To permit an interior side yard of .6m whereas 1.2 m is otherwise the required minimum (severed)

The subject lands are designated “**Residential**” in the Official Plan and zoned “**NLR (F9 A270 C40)**” in Zoning By-law 124-2024.

Decision: **Approved**

Date: **July 8, 2026**

THAT minor variance application A21-2026 seeking relief from Section 7.4.1.1 of Zoning By-law 124-2024 to permit a minimum lot frontage of 7.3 m for the retained parcel, and a frontage of 4.8 m for the severed parcel whereas a minimum of 9 m is otherwise required BE APPROVED;

THAT minor variance application A21-2026 seeking relief from Section 7.4.1.2 of Zoning By-law 124-2024 to permit a minimum lot area of 242 m² for the retained parcel, and a lot area of 161 m² for the severed parcel whereas a minimum of 270 m² is otherwise required BE APPROVED;

THAT minor variance application A21-2026 seeking relief from Section 7.4.1.6 of Zoning By-law 124-2024 to permit a minimum interior side yard of 0.6 m for the severed parcel, whereas a minimum of 1.2 m is otherwise required BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and is desirable for the appropriate development of the subject lands;

THAT pursuant to 45(8) – (8.2) and Sections 53(17) – (18.2) of the Planning Act, R.S.O. 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2026-337”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, Member - ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal stroke extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 29, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

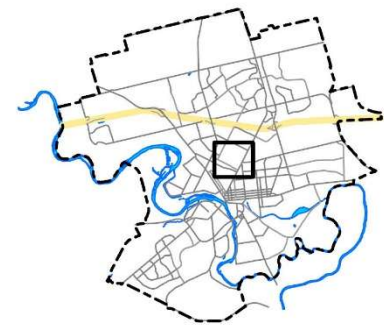
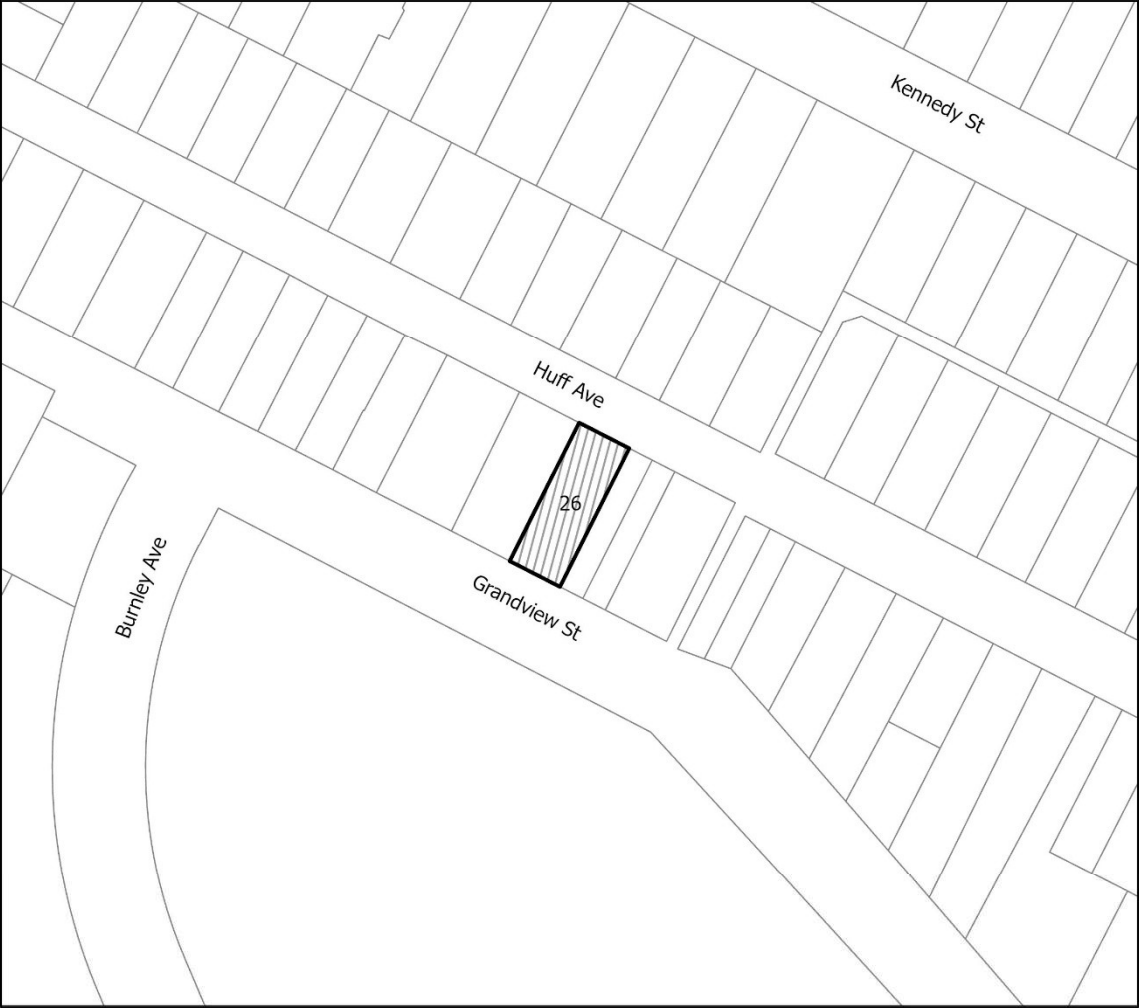
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

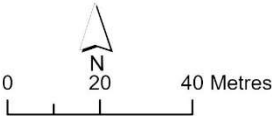
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: B13-2026 and A21-2026
26 Grandview Avenue



Legend
Subject Land





July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET - BRANTFORD – ON N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: B13-2026
Related File Numbers: A21-2026
Address: 26 Grandview Ave
Roll Number: 2906030010149020000
Agent: Robert Philips (J.H. Cohoon Engineering)
Owner: Mayberry Homes

In the matter of an application for consent made under Section 53 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Consent and Minor Variance Application has been received for the lands municipally addressed as 26 Grandview Street. The purpose of this application is to sever the partially built semi detached dwelling so each unit can be sold separately. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- **Section 7.4.1.1:** To permit a minimum lot frontage of 7.36m whereas 9m is otherwise the required minimum (retained)
- **Section 7.4.1.1:** To permit a minimum lot frontage of 4.87m whereas 9m is otherwise the required minimum (severed)
- **Section 7.4.1.2:** To permit a minimum lot area of 242.95 whereas 270 m² is otherwise the required minimum (retained)
- **Section 7.4.1.2:** To permit a minimum lot area of 161.26 whereas 270m² is otherwise the required minimum (Severed)
- **Section 7.4.1.6:** To permit an interior side yard of .6m whereas 1.2 m is otherwise the required minimum (severed)

The subject lands are designated “**Residential**” in the Official Plan and zoned “**NLR (F9 A270 C40)**” in Zoning By-law 124-2024.

Decision: **Provisional Approval**

Date: **July 8, 2026**

That consent application B13-2026 to sever a parcel of land from 26 Grandview Street, having a frontage of 4.8 m and a lot area of 161 m² , and to retain a parcel of land having a frontage of 7.3 m and a lot area of 242 m² , BE APPROVED, subject to the following conditions:

1. Receipt of confirmation that the decision to approve Application File No. A21- 2026 is final and binding and is in full force and effect
2. Receipt of a registered reference plan showing the severed and retained parcel;
3. Receipt of payment for cash-in-lieu of parkland (amount to be determined in accordance with City of Brantford By-law 139-2022).
4. Receipt of confirmation that all taxes are paid up to date;
5. Receipt of confirmation that the applicant has submitted to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City);
6. Receipt of confirmation that all existing buildings and structures crossing the proposed property line be demolished or otherwise removed to the satisfaction of the Chief Building Official;
7. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
8. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the severed and/or retained parcel(s) has been submitted.
9. The Owner/Applicant shall provide an External Works Plan prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate. The External Works Plan shall indicate all required works within the municipal Right of Way required to independently service the severed and retained parcels to municipal standards (Sanitary and Storm Services, Driveways, Boulevard Trees and Sod, Sidewalks, etc.) inclusive of restoration of the municipal right of way back to municipal standards (Removal of excess driveways, replacement of boulevard sod and street trees, etc.) and all other works as may be required external to the proposed site.
10. The Owner/Applicant shall be responsible financially and otherwise, to provide sanitary and storm sewer connections to a legal outlet for each parcel of land (severed and retained) to ensure each parcel has been independently serviced to the satisfaction of the Manager of Development Engineering or his/her designate
11. The Owner/Applicant shall be responsible financially and otherwise, to provide for the restoration of the municipal right of way and all other works as required externally to meet municipal standards (Protection of trees, mitigating damage to trees, removal of excess driveways, replacement of sod, etc.) to the satisfaction of the Manager of Development Engineering or his/her designate.
12. The Owner/Applicant shall provide a Grading and Drainage Plan prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate for the severed and retained parcels
13. That the above conditions be fulfilled and the Certificate of Consent be issued on or before July 9, 2028, after which time the consent will lapse.

THAT the reasons for approval of B13-2026 are as follows: the proposed consent has regard for the matters under Section 51(24) of the Planning Act and Staff are satisfied that the proposed development is desirable and compatible with the surrounding area

and will not result in adverse impacts on surrounding properties. The application is in conformity with the general intent and policies of the Official Plan and Zoning Bylaw; and,

AND THAT pursuant to 45(8) – (8.2) and Sections 53(17) – (18.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement G. Page 5 of 124 SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2026-337”

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, Member – MEMBER

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in dark ink, appearing to read "Paul Clarke", with a long horizontal flourish extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca .

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 30 at 4:30 p.m.**

END OF DECISION

APPEAL INFORMATION – CONSENTS/SEVERANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 53(19) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 53(19) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 53(19) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the giving of Notice of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 53(19) appeals must be received in one of the following formats:

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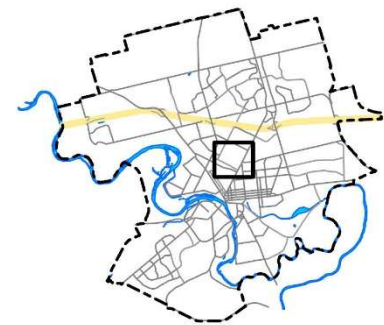
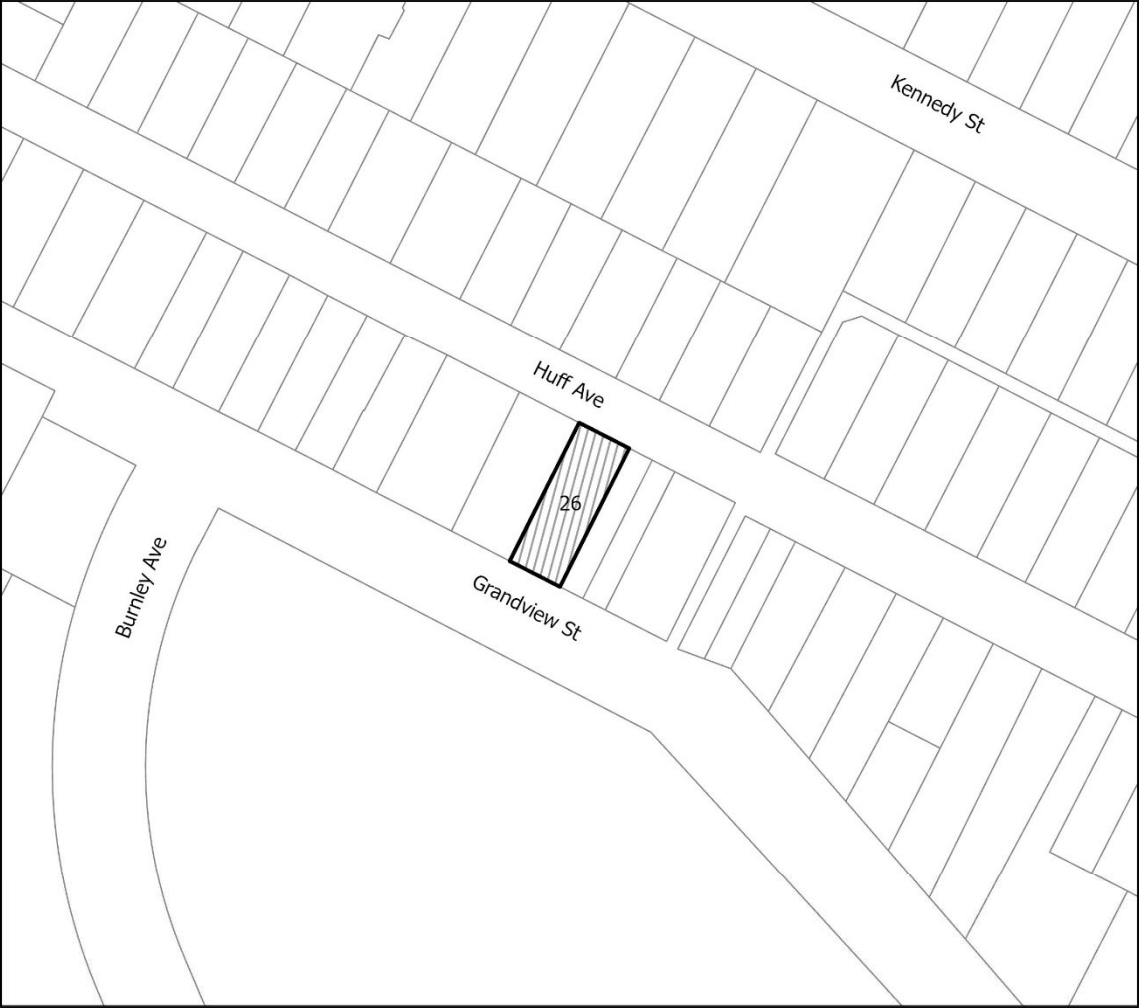
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- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

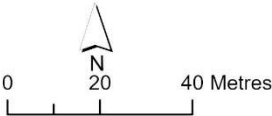
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: B13-2026 and A21-2026
26 Grandview Avenue



Legend
Subject Land





July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

**COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE**

File Number: A22-2026
Related File Numbers: B16-2026
Address: 30 Proctor Ave
Roll Number: 2906040014287000000
Agent: Robert Philips (J.H. Cohoon Engineering)
Owner: 2606758 ONTARIO INC

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Consent and Minor Variance Application has been received for the lands municipally addressed as 30 Proctor Street. The purpose of this application is to sever the existing parcel into two lots to facilitate the construction of a single detached dwelling on the severed lands. The applicant originally applied in 2022; however the consent has lapsed and they are applying again. Following the approval of application A18-2022 at the July 2022 Committee of Adjustment Meeting, the rear yard variance was not included on the decision that was issued and therefore the applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- **Section 7.4.1.5:** To permit a minimum rear yard of 1.21 m whereas 7.5m is otherwise the required minimum

The subject lands are designated “**Residential**” in the Official Plan and zoned “**NLR (F15 A450 C35)**” in Zoning By-law 124-2024.

Decision: **Approved**

Date: **July 8, 2026**

THAT minor variance application A22-2026 seeking relief from Section 7.4.1.5 of Zoning By-law 124-2024 for the retained lands to permit a rear yard of 1.2 m whereas a minimum of 7.5 m is otherwise required BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands

THAT pursuant to 45(8) – (8.2) and Sections 53(17) – (18.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public

before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2026-30”

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

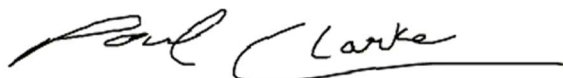
**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, Member – ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal stroke extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 29, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

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Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

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4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

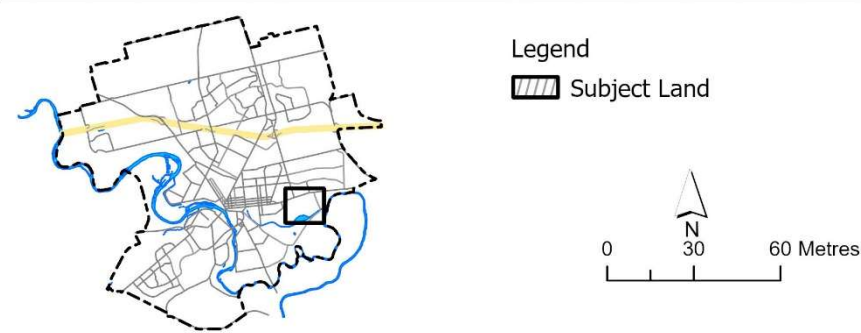
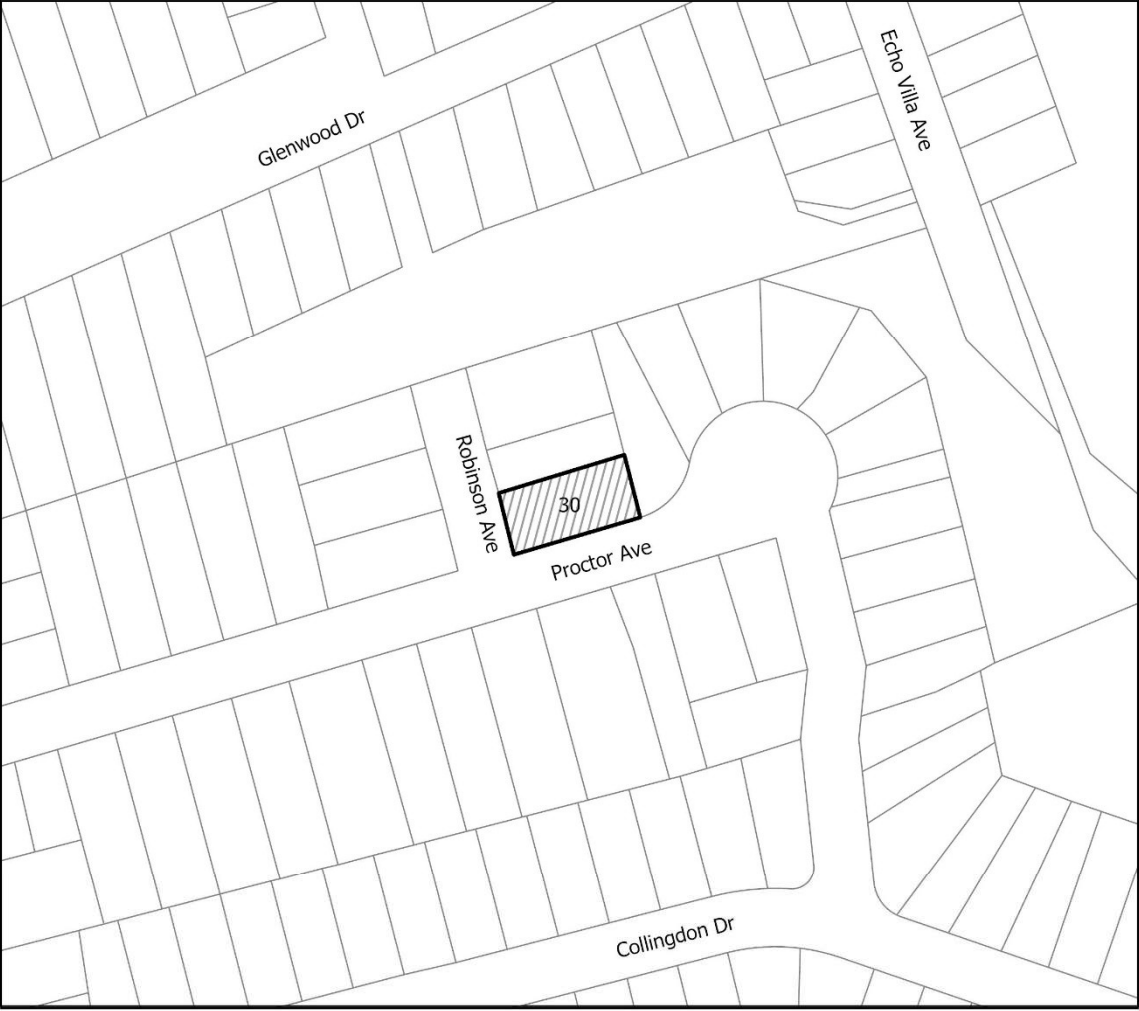
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: B16-2026
30 Proctor Avenue





July 9, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET - BRANTFORD – ON N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: B16-2026
Related File Numbers: A22-2026
Address: 30 Proctor Ave
Roll Number: 2906040014287000000
Agent: Robert Philips (J.H. Cohoon Engineering)
Owner: 2606758 ONTARIO INC

In the matter of an application for consent made under Section 53 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Consent and Minor Variance Application has been received for the lands municipally addressed as 30 Proctor Street. The purpose of this application is to sever the existing parcel into two lots to facilitate the construction of a single detached dwelling on the severed lands. The applicant originally applied in 2022; however the consent has lapsed and they are applying again. Following the approval of application A18-2022 at the July 2022 Committee of Adjustment Meeting, the rear yard variance was not included on the decision that was issued and therefore the applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- **Section 7.4.1.5:** To permit a minimum rear yard of 1.21 m whereas 7.5m is otherwise the required minimum

The subject lands are designated “**Residential**” in the Official Plan and zoned “**NLR (F15 A450 C35)**” in Zoning By-law 124-2024.

Decision: **Provisional Approval**

Date: **July 8, 2026**

THAT consent application B16-2026 to sever a parcel of land from 30 Proctor Avenue, having a frontage of 20.75 m and a lot area of 465 m², and to retain a parcel of land having a frontage of 21.95 m and a lot area of 535 m², BE APPROVED, subject to the following conditions:

1. Receipt of confirmation that the decision to approve Application File No. A22-2026 is final and binding and is in full force and effect.
2. Receipt of a registered reference plan showing the severed and retained parcel;
3. Receipt of payment for cash-in-lieu of parkland (amount to be determined in accordance with City of Brantford By-law 139-2022).

4. Receipt of confirmation that all taxes are paid up to date;
5. Receipt of confirmation that the applicant has submitted to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City);
6. Receipt of confirmation that all existing buildings and structures, including the inground pool, located on the severed parcel are demolished or otherwise removed to the satisfaction of the Chief Building Official;
7. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
8. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the severed and/or retained parcel(s) has been submitted.
9. The Owner/Applicant shall provide an External Works Plan prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate. The External Works Plan shall indicate all required works within the municipal Right of Way required to independently service the severed and retained parcels to municipal standards (Sanitary and Storm Services, Driveways, Boulevard Trees and Sod, Sidewalks, etc.) inclusive of restoration of the municipal right of way back to municipal standards (Removal of excess driveways, replacement of boulevard sod and street trees, etc.) and all other works as may be required external to the proposed site.
10. The Owner/Applicant shall be responsible financially and otherwise, to provide sanitary and storm sewer connections to a legal outlet for each parcel of land (severed and retained) to ensure each parcel has been independently serviced to the satisfaction of the Manager of Development Engineering or his/her designate. THAT the reason(s) for approval of B01/2024 are as follows: the proposed consent has regard for the matters under Section 51(24) of the Planning Act, is suitable for the lands, in the public interest, and would not result in adverse impacts on surrounding properties;
11. The Owner/Applicant shall be responsible financially and otherwise, to provide for the restoration of the municipal right of way and all other works as required externally to meet municipal standards (Protection of trees, mitigating damage to trees, removal of excess driveways, replacement of sod, etc.) to the satisfaction of the Manager of Development Engineering or his/her designate
12. The Owner/Applicant shall provide a Grading and Drainage Plan prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate for the severed and retained parcels.
13. That the above conditions be fulfilled and the Certificate of Consent be issued on or before July 9, 2028, after which time the consent will lapse.

THAT the reasons for approval of B13-2026 are as follows: the proposed consent has regard for the matters under Section 51(24) of the Planning Act and Staff are satisfied that the proposed development is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The application is in conformity with the general intent and policies of the Official Plan and Zoning Bylaw; and,

AND THAT pursuant to 45(8) – (8.2) and Sections 53(17) – (18.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement G. Page 5 of 124 SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2026-337”

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by V. Kershaw,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by M. Simpson,
Member**

**Electronically signed by T. Cupoli,
Member**

**Electronically signed by A. Patel,
Member**

A. Alagic, Member - ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in dark ink, appearing to read "Paul Clarke", with a long horizontal flourish extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca .

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 30, 2026 at 4:30 p.m.**

END OF DECISION

APPEAL INFORMATION – CONSENTS/SEVERANCES

1. **Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?**

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