



July 4, 2024

**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:** A29-2024  
**Related File Numbers:** n/a  
**Address:** 20 Lancaster Avenue  
**Roll Number:** 2906010005316000000  
**Agent:** Ron Ronson  
**Owner/Applicant:** Ron Ronson

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 has been received for the lands municipally addressed as 20 Lancaster Avenue. The purpose of the application is to facilitate the construction of a 67 m<sup>2</sup> detached garage beside the existing dwelling. The applicant is requesting relief from the following section(s) of Zoning By-law 160-90:

- Section 6.3.1.1 - to permit a lot coverage of 14.4%, whereas a maximum lot coverage of 10% is otherwise permitted for accessory buildings;
- Section 6.3.12 - to permit a height of 5.9 m, whereas a height of 4.5 m is otherwise permitted for accessory buildings.

**Decision:** **Approved**

**Date:** **July 3, 2024**

THAT application A29-2024 seeking relief from Section 6.3.1.1 of Zoning By-Law 160-90 to permit a lot coverage of 14.42%, whereas 10% is otherwise permitted, AND relief from Section 6.3.12 to permit a height of 5.9 m, whereas a height of 4.5 m is otherwise permitted for accessory buildings, as shown on and in general conformance with the site plan provided with this application BE APPROVED;

THAT the reasons for approval of the minor variance are as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law 160-90, the relief requested is considered minor in nature and desirable for the appropriate development and use of the subject lands; and,

THAT pursuant to Section 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 2024-420.”

Electronically signed by G. Kempa,  
Chair/Member

Electronically signed by V. Kershaw,  
Member

Electronically signed by M. Bodnar,  
Member

Electronically signed by T. Gaskin,  
Member

Electronically signed by T. Cupoli,  
Member

Electronically signed by M. Simpson,  
Member

Electronically signed by A. Patel,  
Member

## Certification

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



K. Pongracz, 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](mailto:CofA@brantford.ca).

## Appeals

The applicant, the Minister, a specified person (as defined under Section 1(1) of the *Planning Act*), or public body that has an interest in the matter may, not later than 20 days after the making of the decision is completed (under Section 45(12) of the *Planning Act*), appeal the decision and/or any conditions imposed on a decision by the Committee of Adjustment, to the Ontario Land Tribunal. **Please note that members of the public are no longer entitled to appeal decisions of the Committee of Adjustment.**

The fee for an appeal to the Ontario Land Tribunal is **\$400.00** for the primary appeal and **\$25.00** for each related appeal, by Certified Cheque or money order made payable to the: “**Minister of Finance**”. In addition you must complete an Appellant Form (A1). All notices of appeal shall be accompanied by a **\$575.00** administrative fee made payable to the Corporation of the City of Brantford.

The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

Secretary-Treasurer, Committee of Adjustment  
58 Dalhousie Street  
Brantford ON N3T 2J2

If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

## Notice of Changes

You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 23, 2024**.

## End of Decision

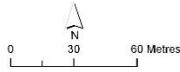
# Location Map

## LOCATION MAP

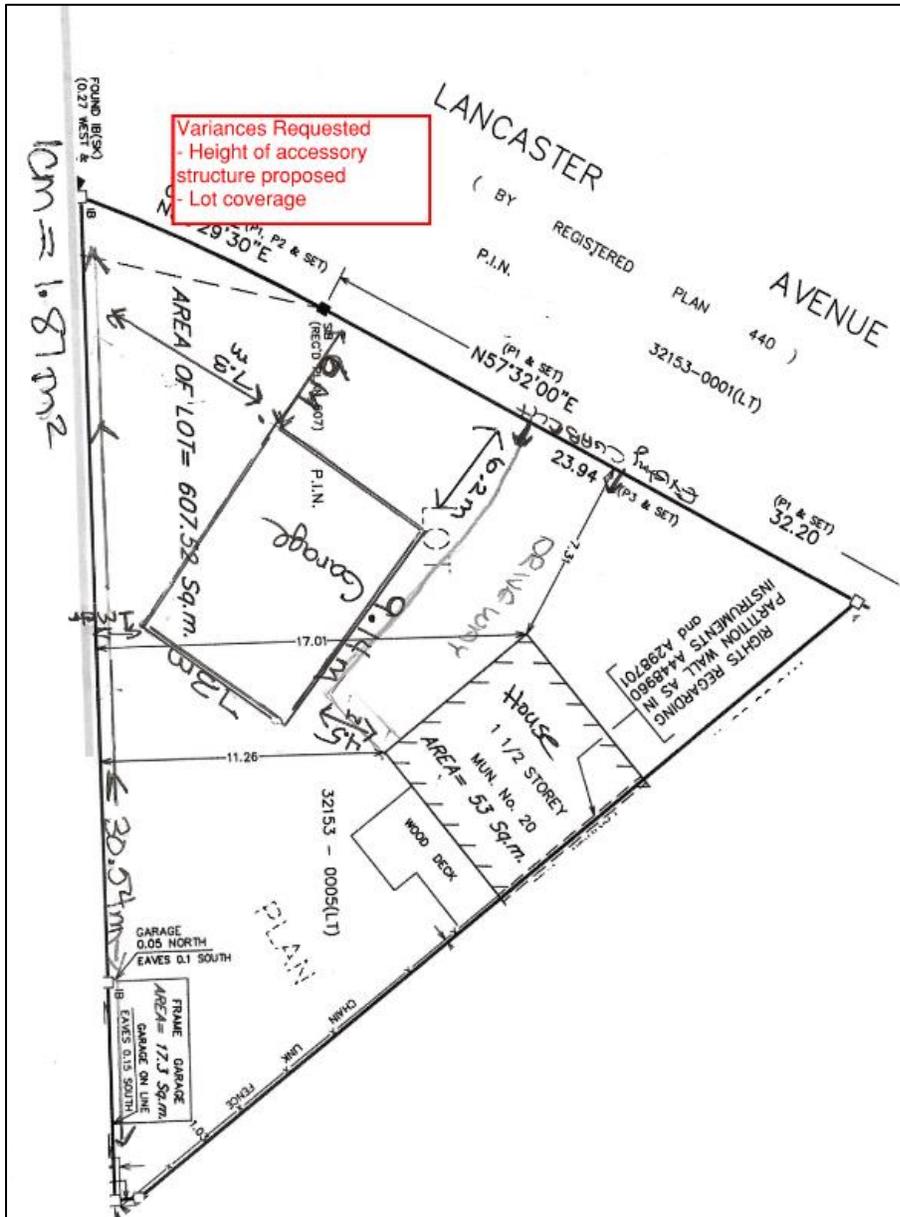
Application: A29-2024  
20 Lancaster Avenue



Legend  
 Subject Land



# Concept Plan





July 4, 2024

**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:** A31-2024  
**Related File Numbers:** n/a  
**Address:** 82 Park Avenue  
**Roll Number:** 2906040008109000000  
**Agent:** Jen Pescod  
**Owner/Applicant:** Jen Pescod

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 has been received for the lands municipally addressed as 82 Park Avenue. The purpose of the application is to facilitate the conversion of an in-law suite in the basement of an existing dwelling into a separate residential unit. The applicant is requesting relief from the following section of Zoning By-law 160-90:

- Section 7.8.2.1.8.2 to permit a gross floor area of 47.45 m<sup>2</sup>, whereas a minimum gross floor area of 55 m<sup>2</sup> is otherwise required for converted dwellings.

**Decision:** **Approved**

**Date:** **July 3, 2024**

THAT minor variance application A31-2024 seeking relief from Section 7.8.2.1.8.2 of Zoning By-law 160-90 to permit a gross floor area of 47.45 m<sup>2</sup>/unit, whereas a minimum gross floor area of 55 m<sup>2</sup>/unit is otherwise required, BE APPROVED;

THAT the reasons for approval of the minor variance are as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law 160-90, the relief requested is considered minor in nature and desirable for the appropriate development and use of the subject lands; and,

THAT pursuant to Section 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 2024-408.”

Electronically signed by G. Kempa,  
Chair/Member

Electronically signed by V. Kershaw,  
Member

Electronically signed by M. Bodnar,  
Member

Electronically signed by T. Gaskin,  
Member

Electronically signed by T. Cupoli,  
Member

Electronically signed by M. Simpson,  
Member

Electronically signed by A. Patel,  
Member

## Certification

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



K. Pongracz, 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](mailto:CofA@brantford.ca).

## Appeals

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58 Dalhousie Street  
Brantford ON N3T 2J2

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## Notice of Changes

You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 23, 2024**.

## End of Decision





July 5, 2024

**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:** B24-2024  
**Related File Numbers:** B25-2024  
**Address:** 103A Usher Street  
**Roll Number:** 2906020007009100000  
**Agent:** Michael Hurley  
**Owner/Applicant:** Michael Hurley

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 application has been received for the lands municipally addressed as 103 A/B/C Usher Street. The subject lands have an existing 3-unit street townhouse which is to be severed into individual saleable units, each parcel having a minimum lot width of 6m, and a minimum lot area of 230m<sup>2</sup> required by Zoning By-Law 160-90.

<b>Zoning Provision</b>	<b>Retained</b>	<b>Severed – 103A Usher Street (B24-2024)</b>	<b>Severed – 103C Usher Street (B25-2024)</b>
Lot Frontage	6.096 m	6.096 m	6.096 m
Lot Area	393.7 m <sup>2</sup>	393.7 m <sup>2</sup>	401.6 m <sup>2</sup>

**Decision:** **Provisional Approval**

**Date:** **July 3, 2024**

THAT Consent application B24-2024 requesting to sever the subject lands municipally addressed as 103A Usher Street, BE APPROVED subject to the following conditions;

1. Receipt of a registered reference plan showing the severed and retained parcels and an easement for access, to the satisfaction of the Manager of Development Planning or their designate.
2. Receipt of a draft of the Transfer deed for review (upon registration a final copy of the transfer deed shall be provided to the City), to the satisfaction of the Manager of Development Planning or their designate.
3. Receipt of confirmation that all taxes are paid up to date, to the satisfaction of the Manager of Development Planning or their designate.

4. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
5. 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.
6. 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.
7. The Owner/Applicant shall provide a Servicing 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 Servicing Plan shall indicate that the severed and retained parcels have been independently serviced with a sanitary and storm sewer connection to a legal outlet and that these services do not cross the proposed severance line(s) and are connected directly to City infrastructure.
8. The Owner/Applicant shall be responsible, financial 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.
9. 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.
10. The Owner will be required to obtain a Water Service Connection Permit for each new service and pay all applicable fees prior to commencing any work to connect the new water service; the City will complete the inspection of all connections to City watermains.
11. Receipt of confirmation from the Environmental Services Department indicating that their requirements have been satisfied.
12. The Owner will be required to obtain a Right-of-Way Activity Permit prior to commencing any work within the City's Road right-of-way.
13. Receipt of confirmation that a warning clause in favour of CN rail, to the satisfaction of the Manager of Development Planning or their designate, is inserted on land title, in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 1000m of the railway right-of-way.
14. That the above conditions are fulfilled and the Certificate of Consent be issued on or before **July 5, 2026**, after which time the consent will lapse.

THAT the reason(s) for approval of B24-2024 are as follows: having regard for the matters under Section 51 (24) of the Planning Act, Staff is satisfied that the proposed consent application is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties;

THAT pursuant to 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. 2024-407.”

Electronically signed by G. Kempa,  
Chair/Member

Electronically signed by V. Kershaw,  
Member

Electronically signed by M. Bodnar,  
Member

Electronically signed by T. Gaskin,  
Member

Electronically signed by T. Cupoli,  
Member

Electronically signed by M. Simpson,  
Member

Electronically signed by A. Patel,  
Member

## Certification

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



K. Pongracz, 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](mailto:CofA@brantford.ca) .

## Appeals

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Brantford ON  
N3T 2J2

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The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 25, 2024**.

**End of Decision**

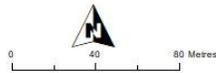
# LOCATION MAP

Application: B24-2024 & B25-2024  
103 Usher Street

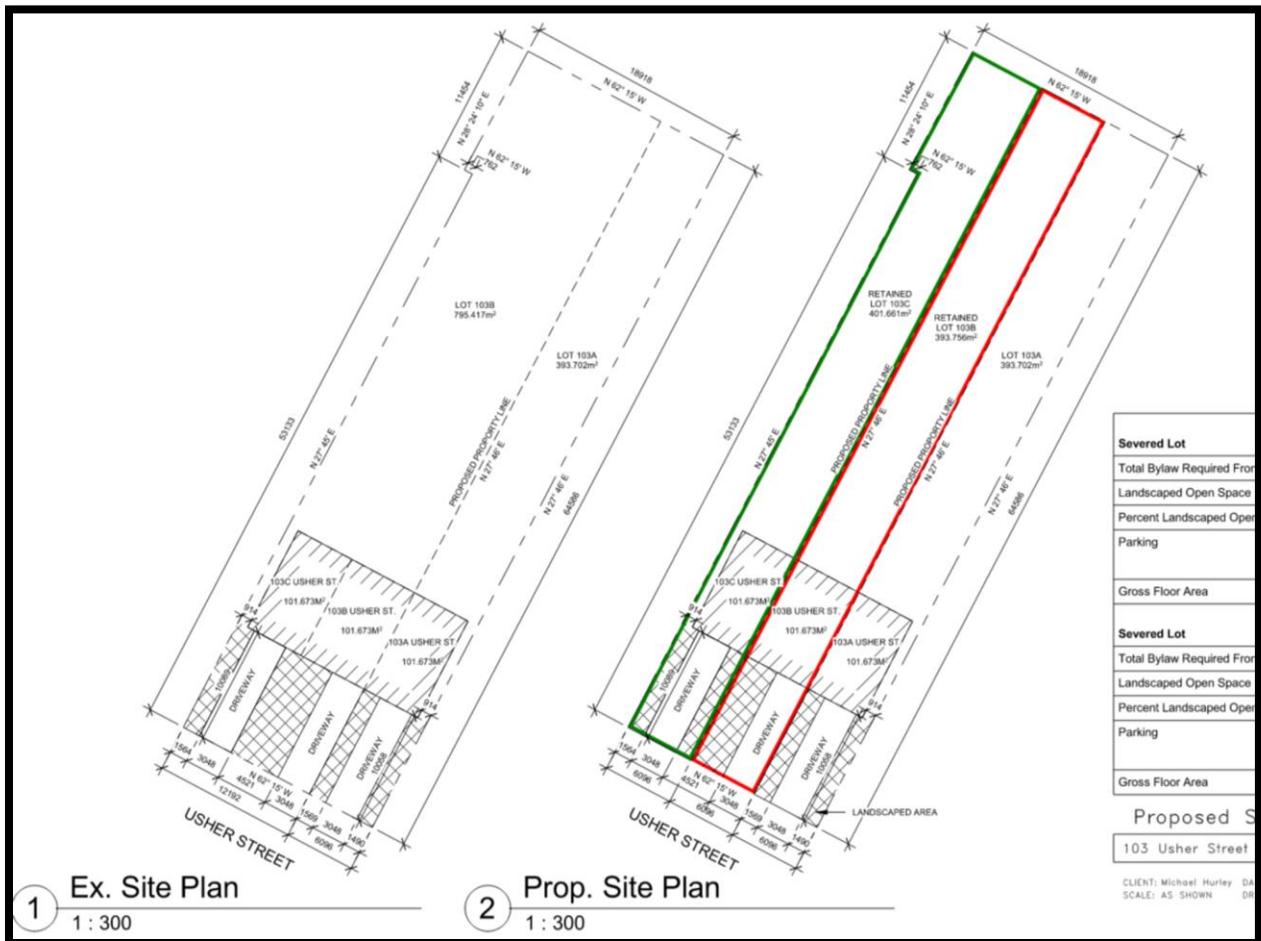


### Legend

SUBJECT LAND



## Concept Plan





July 5, 2024

**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:** B25-2024  
**Related File Numbers:** B24-2024  
**Address:** 103C Usher Street  
**Roll Number:** 2906020007009100000  
**Agent:** Michael Hurley  
**Owner/Applicant:** Michael Hurley

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 application has been received for the lands municipally addressed as 103 A/B/C Usher Street. The subject lands have an existing 3-unit street townhouse which is to be severed into individual saleable units, each parcel having a minimum lot width of 6m, and a minimum lot area of 230m<sup>2</sup> required by Zoning By-Law 160-90.

<b>Zoning Provision</b>	<b>Retained</b>	<b>Severed – 103A Usher Street (B24-2024)</b>	<b>Severed – 103C Usher Street (B25-2024)</b>
Lot Frontage	6.096 m	6.096 m	6.096 m
Lot Area	393.7 m <sup>2</sup>	393.7 m <sup>2</sup>	401.6 m <sup>2</sup>

**Decision:** **Provisional Approval**

**Date:** **July 3, 2024**

THAT Consent application B25-2024 requesting to sever the subject lands municipally addressed as 103C Usher Street, BE APPROVED subject to the following conditions;

1. Receipt of a registered reference plan showing the severed and retained parcels and an easement for access, to the satisfaction of the Manager of Development Planning or their designate.
2. Receipt of a draft of the Transfer deed for review (upon registration a final copy of the transfer deed shall be provided to the City), to the satisfaction of the Manager of Development Planning or their designate.
3. Receipt of confirmation that all taxes are paid up to date, to the satisfaction of the Manager of Development Planning or their designate.

4. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
5. 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.
6. 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.
7. The Owner/Applicant shall provide a Servicing 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 Servicing Plan shall indicate that the severed and retained parcels have been independently serviced with a sanitary and storm sewer connection to a legal outlet and that these services do not cross the proposed severance line(s) and are connected directly to City infrastructure.
8. The Owner/Applicant shall be responsible, financial 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.
9. 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.
10. The Owner will be required to obtain a Water Service Connection Permit for each new service and pay all applicable fees prior to commencing any work to connect the new water service; the City will complete the inspection of all connections to City watermains.
11. Receipt of confirmation from the Environmental Services Department indicating that their requirements have been satisfied.
12. The Owner will be required to obtain a Right-of-Way Activity Permit prior to commencing any work within the City's Road right-of-way.
13. That the above conditions are fulfilled and the Certificate of Consent be issued on or before **July 5, 2026**, after which time the consent will lapse.

THAT the reason(s) for approval of B25-2024 are as follows: having regard for the matters under Section 51 (24) of the Planning Act, Staff is satisfied that the proposed consent application is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties;

THAT pursuant to 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. 2024-407.”

Electronically signed by G. Kempa,  
Chair/Member

Electronically signed by V. Kershaw,  
Member

Electronically signed by M. Bodnar,  
Member

Electronically signed by T. Gaskin,  
Member

Electronically signed by T. Cupoli,  
Member

Electronically signed by M. Simpson,  
Member

Electronically signed by A. Patel,  
Member

## Certification

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



K. Pongracz, Secretary-Treasurer

## Additional Information

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## Appeals

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58 Dalhousie Street  
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N3T 2J2

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The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 25, 2024**.

**End of Decision**

# LOCATION MAP

Application: B24-2024 & B25-2024  
103 Usher Street

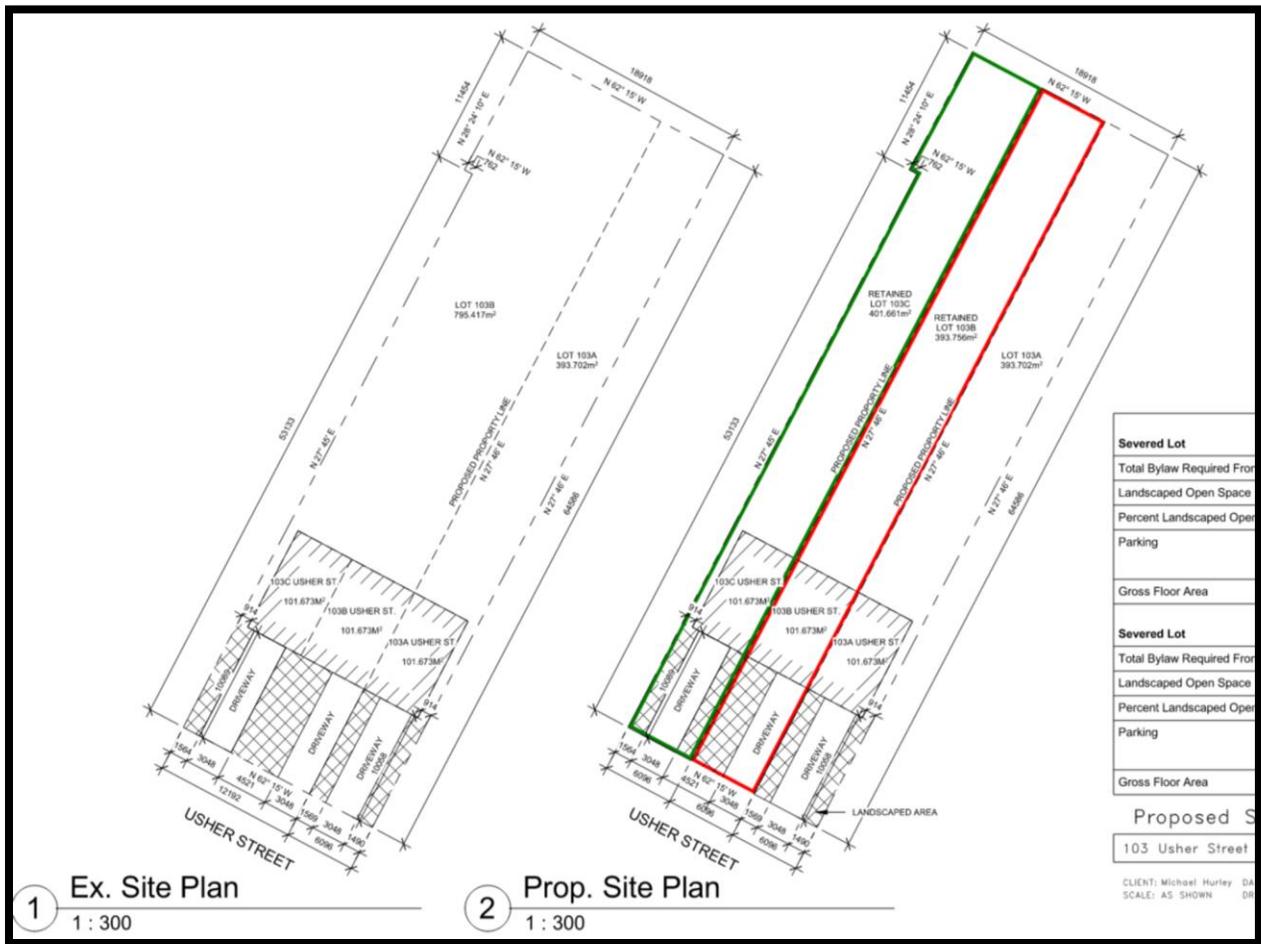


### Legend

SUBJECT LAND



## Concept Plan





July 4, 2024

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:** A28-2024  
**Related File Numbers:** B26-2024  
**Address:** 64 Sandra Street  
**Roll Number:** 2906030015208000000  
**Agent:** Ruchika Angrish  
**Owner/Applicant:** Brian Williams

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 have been received for the lands municipally known as 64 Sandra Street. The purpose of the consent application is to sever a lot having a width of 18m and an area of 400.5m<sup>2</sup>, to be used for a single detached dwelling. To facilitate the severance, the applicant is requesting relief from the following section of Zoning By-law 160-90:

- Section 7.2.2.1.1 - to permit a lot area of 400.5 m<sup>2</sup> for the severed lot, whereas a minimum lot area of 550 m<sup>2</sup> is otherwise required;
- Section 7.2.2.1.6 - to permit a rear yard setback of 5.38 m for the retained lands, whereas a minimum rear yard setback of 7.5 m is otherwise required.

**Decision:** **Approved**

**Date:** **July 3, 2024**

THAT application A28-2024 seeking relief from Section 7.2.2.1.1 of Zoning By-Law 160-90 to permit a lot area of 400.5 m<sup>2</sup> for the severed parcel, whereas a minimum of 550 m<sup>2</sup> is otherwise required, BE APPROVED;

THAT application A28-2024 seeking relief from Section 7.2.2.1.6 of Zoning By-Law 160-90 to permit a rear yard setback of 5.38 m for the retained parcel, whereas a minimum of 7.5 m is otherwise required, BE APPROVED

THAT the reasons for approval of the minor variance are as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law 160-90, the relief requested is considered minor in nature and desirable for the appropriate development and use of the subject lands; and,

THAT pursuant to Section 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 2024-421.”

Electronically signed by G. Kempa,  
Chair/Member

Electronically signed by V. Kershaw,  
Member

Electronically signed by M. Bodnar,  
Member

Electronically signed by T. Gaskin,  
Member

Electronically signed by T. Cupoli,  
Member

Electronically signed by M. Simpson,  
Member

Electronically signed by A. Patel,  
Member

## Certification

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K. Pongracz, Secretary-Treasurer

## Additional Information

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58 Dalhousie Street  
Brantford ON N3T 2J2

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## Notice of Changes

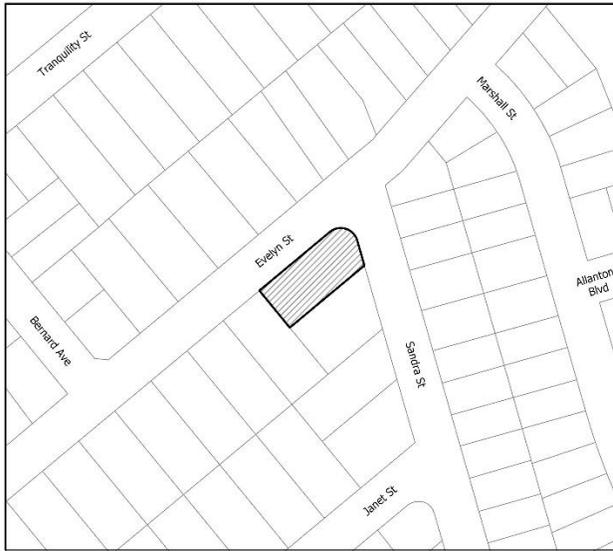
You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 23, 2024**.

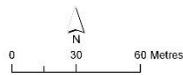
## End of Decision

**LOCATION MAP**

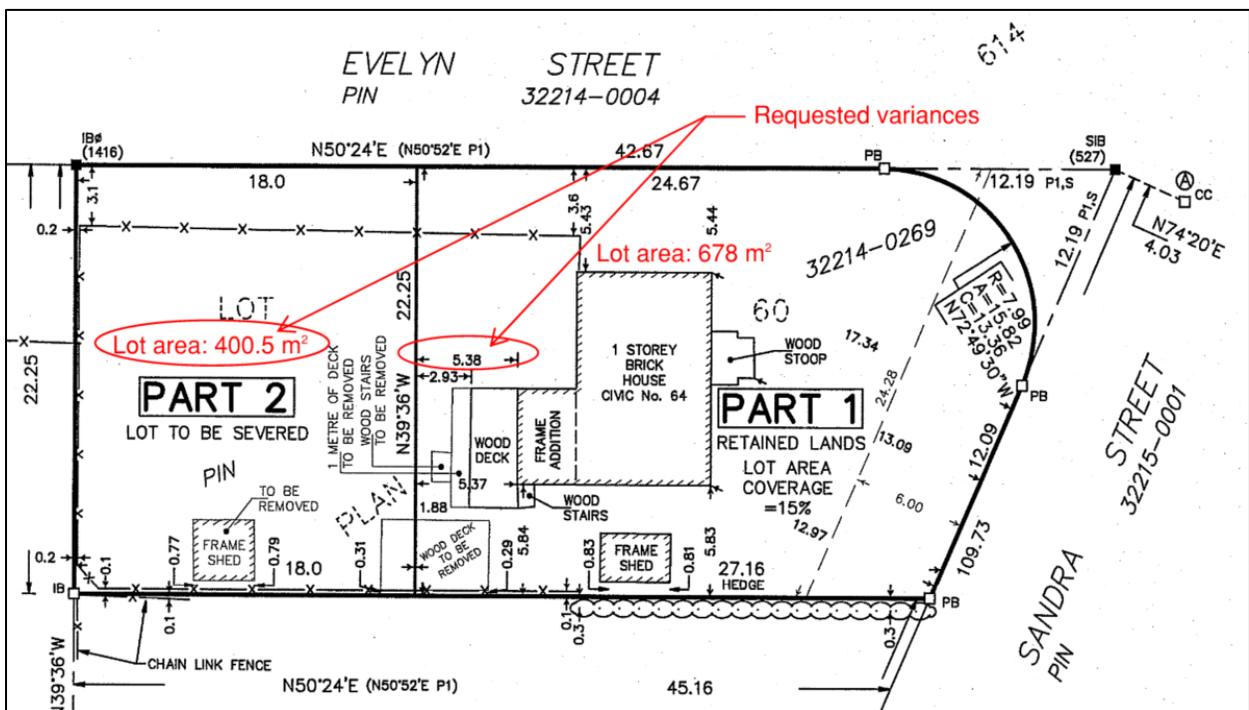
Application: B26-2024 & A28-2024  
64 Sandra Street



Legend  
 Subject Land



**Concept Plan**





July 5, 2024

**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:** B26-2024  
**Related File Numbers:** A28-2024  
**Address:** 64 Sandra Street  
**Roll Number:** 2906030015208000000  
**Agent:** The Angrish Group c/o Ruchika Angrish  
**Owner/Applicant:** Brian Williams

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 have been received for the lands municipally known as 64 Sandra Street. The purpose of the consent application is to sever a lot having a width of 18m and an area of 400.5m<sup>2</sup>, to be used for a single detached dwelling. To facilitate the severance, the applicant is requesting relief from the following section of Zoning By-law 160-90:

- Section 7.2.2.1.1 - to permit a lot area of 400.5 m<sup>2</sup> for the severed lot, whereas a minimum lot area of 550 m<sup>2</sup> is otherwise required;
- Section 7.2.2.1.6 - to permit a rear yard setback of 5.38 m for the retained lands, whereas a minimum rear yard setback of 7.5 m is otherwise required.

**Decision:** **Provisional Approval**

**Date:** **July 3, 2024**

THAT Consent application B26-2024 requesting to sever a parcel of land from the property municipally addressed as 64 Sandra Street, having a width of 18 m, and a lot area of 400.5 m<sup>2</sup> BE APPROVED subject to the following conditions;

1. Receipt of a registered Reference Plan showing the severed and retained parcels.
2. Receipt and confirmation that Minor Variance Application A28-2024 receives final and binding approval and is in full force and effect;
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 shall submit 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 from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
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 a Servicing 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 Servicing Plan shall indicate that the severed and retained parcels have been independently serviced with a sanitary and storm sewer connection to a legal outlet and that these services do not cross the proposed severance line(s) and are connected directly to City infrastructure.
10. The Owner/Applicant shall be responsible, financial 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 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.
12. That the existing deck attached to the house on the lands to be retained be removed or altered to meet the requirements of the Zoning By-law.
13. That the existing deck resting on the severance line be removed to meet the requirements of the Zoning By-law.
14. That the existing shed on the severed lands be removed or relocated to the satisfaction of the Building Department.
15. That the above conditions are fulfilled and the Certificate of Consent be issued on or before **July 5, 2026**, after which time the consent will lapse.

THAT the reason(s) for approval of B26-2024 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;

THAT pursuant to 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. 2024-421.”

Electronically signed by G. Kempa,  
Chair/Member

Electronically signed by V. Kershaw,  
Member

Electronically signed by M. Bodnar,  
Member

Electronically signed by T. Gaskin,  
Member

Electronically signed by T. Cupoli,  
Member

Electronically signed by M. Simpson,  
Member

Electronically signed by A. Patel,  
Member

## Certification

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



K. Pongracz, 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](mailto:CofA@brantford.ca).

## Appeals

The applicant, the Minister, a specified person (as defined under Section 1(1) of the Planning Act), or public body that has an interest in the matter may, not later than 20 days after the giving of notice of a decision under Section 53(17) of the Planning Act is completed, appeal the decision and/or any conditions imposed on a decision by the Committee of Adjustment, to the Ontario Land Tribunal. Please note that members of the public are no longer entitled to appeal decisions of the Committee of Adjustment.

The fee for an appeal to the Ontario Land Tribunal is **\$400.00** for the primary appeal and **\$25.00** for each related appeal, by Certified Cheque or money order made payable to the: **“Minister of Finance”**. In addition you must complete an Appellant Form (A1). All notices of appeal shall be accompanied by a \$575.00 administrative fee made payable to the Corporation of the City of Brantford.

The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

Secretary-Treasurer  
Committee of Adjustment  
58 Dalhousie Street  
Brantford ON  
N3T 2J2

If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

## **Notice of Changes**

You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 25, 2024**.

**End of Decision**





July 5, 2024

**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:** B27-2024  
**Related File Numbers:** n/a  
**Address:** 463 Blackburn Drive  
**Roll Number:** 2906010011107780000  
**Agent:** MHBC Planning c/o Melissa Visser  
**Owner/Applicant:** Losani Homes (1998) Ltd.

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:**

The City of Brantford has received a severance application for the lands municipally known as 463 Blackburn Drive. This severance application requests to sever a parcel having a lot width of 10.29 m and a lot area of 391.5 m<sup>2</sup>. The proposed retained lot would have a lot width 10.30 m and a lot area of 1,620.30 m<sup>2</sup>.

**Decision: Provisional Approval**

**Date: July 3, 2024**

THAT Consent application B27-2024 requesting to sever the subject lands municipally addressed as 463 Blackburn Drive, BE APPROVED subject to the following conditions;

1. Receipt of a registered reference plan showing the severed and retained parcels.
2. Receipt of a draft Transfer deed for review (upon registration a final copy of the Transfer deed shall be provided to the City), to the satisfaction of the Manager of Development Planning.
3. Receipt of confirmation that all taxes are paid up to date, to the satisfaction of the Manager of Development Planning or their designate.
4. Receipt of payment for cash-in-lieu of parkland (*amount to be determined in accordance with City of Brantford By-law 139-2022*).
5. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
6. 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.
7. 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.

8. The Owner/Applicant shall provide a Servicing Plan to the satisfaction of the Manager of Development Engineering or his/her designate and the Manager of Capital and Development, Environmental Services, or his/her designate, indicating that the severed and retained parcels have been independently serviced with a sanitary and storm sewer connection and that these services do not cross the proposed severance line and are connected directly to City infrastructure.
9. 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.
10. The Owner will be required to obtain a Right-of-Way Activity Permit prior to commencing any work within the City's Road right-of-way.
11. The Owner shall be responsible financial and otherwise, to construct and/or restore the City's Right of way across the frontage of the severed and retained parcel to the satisfaction of the Manager of Development Engineering.
12. Receipt of confirmation from the Manager of Development Engineering indicating that the aboveground and belowground services of the Brantwest Phase 1 Subdivision have final assumption by the City of Brantford.
13. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **July 5, 2026**, after which time the consent will lapse.

THAT the reason(s) for approval of B27-2024 are as follows: having regard for the matters under Section 51(24) of the Planning Act, Staff is satisfied that the proposed consent application is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties;

THAT pursuant to 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. 2024-430.”

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

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

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

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

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

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

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

## Certification

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



K. Pongracz, 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](mailto:CofA@brantford.ca) .

## Appeals

The applicant, the Minister, a specified person (as defined under Section 1(1) of the Planning Act), or public body that has an interest in the matter may, not later than 20 days after the giving of notice of a decision under Section 53(17) of the Planning Act is completed, appeal the decision and/or any conditions imposed on a decision by the Committee of Adjustment, to the Ontario Land Tribunal. Please note that members of the public are no longer entitled to appeal decisions of the Committee of Adjustment.

The fee for an appeal to the Ontario Land Tribunal is **\$400.00** for the primary appeal and **\$25.00** for each related appeal, by Certified Cheque or money order made payable to the: **“Minister of Finance”**. In addition you must complete an Appellant Form (A1). All notices of appeal shall be accompanied by a \$575.00 administrative fee made payable to the Corporation of the City of Brantford.

The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

Secretary-Treasurer  
Committee of Adjustment  
58 Dalhousie Street  
Brantford ON  
N3T 2J2

If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

## Notice of Changes

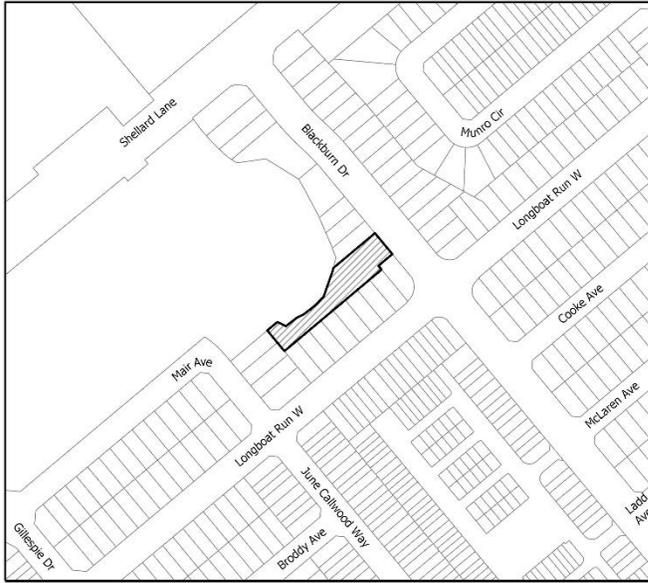
You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 25, 2024**.

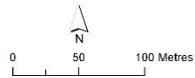
## End of Decision

# LOCATION MAP

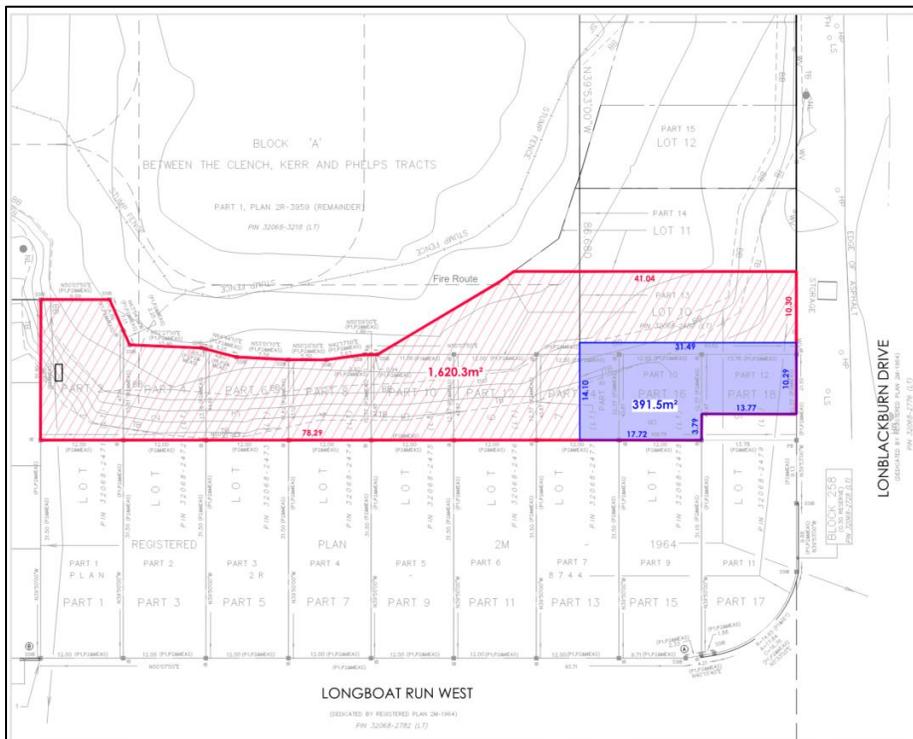
Application: B27-2024  
463 Blackburn Drive



Legend  
 Subject Land



# Concept Plan





July 4, 2024

**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:** A26-2024  
**Related File Numbers:** n/a  
**Address:** 352-354 West Street  
**Roll Number:** 2906030010298000000  
**Agent:** Antech Design and Eng.  
**Owner/Applicant:** West Street Apartments

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 has been received for the lands municipally known as 352 - 354 West Street. The purpose of this application is to facilitate the construction of 2 multi residential buildings. A previous Zoning By-law amendment application been approved for the subject lands (PZ-06-23) and conditional approval has been granted for a previously submitted Site Plan (SPC-06-23). The applicant is seeking relief from the following section(s) of Zoning By-law 160-90:

- Section 7.11.4.28.1.2 to permit a lot area per unit of 40.8 m<sup>2</sup>, whereas 43.5 m<sup>2</sup> per unit is otherwise required;
- Section 6.23.4.2 to permit a driveway width to loading spaces of 6 m, whereas a minimum of 7 m is otherwise required;
- Section 6.18.4.4 to permit an overhead clearance for accessible parking spaces of 2.1 m, whereas 3.35 m is otherwise required;
- Section 6.14.1.1 to permit a height exception for roofing equipment of 7 m, whereas a maximum height exception of 5 m is otherwise permitted;
- Section 7.11.4.28.1.3.1 of Zoning By-law 160-90 to permit an interior side yard setback of 3.2 m, whereas 3.5 m is otherwise required.

**Decision:** **Approved**

**Date:** **July 3, 2024**

- A. THAT minor variance application A26-2024 seeking relief from Section 7.11.4.28.1.2 of Zoning By-law 160-90 to permit a minimum lot area of 40.8 m<sup>2</sup>/unit, whereas 43.5 m<sup>2</sup>/unit is otherwise required, BE APPROVED;
- B. THAT minor variance application A26-2024 seeking relief from Section 6.23.4.2 of Zoning By-law 160-90 to permit a driveway providing access to loading spaces with a minimum width of 6.0 m for two-way traffic, whereas a minimum of 7.0 m is otherwise required, BE APPROVED;

- C. THAT minor variance application A26-2024 seeking relief from Section 6.18.4.4 of Zoning By-law 160-90 to permit an overhead clearance for accessible parking spaces of 2.1 m, whereas 3.35 m is otherwise required, BE APPROVED;
- D. THAT minor variance application A26-2024 seeking relief from Section 6.14.1.1 of Zoning By-law 160-90 to permit a height exception of 7 m for roof-top equipment, whereas 5 m is otherwise permitted, BE APPROVED;
- E. THAT minor variance application A26-2024 seeking relief from Section 7.11.4.28.1.3.1 of Zoning By-law 160-90 to permit an interior side yard setback of 3.2 m, whereas 3.5 m is otherwise required, BE APPROVED;

THAT the reasons for the approval of the minor variances are as follows: the proposed variances are 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 Section 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 2024-409.”*

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

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

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

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

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

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

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

## **Certification**

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



K. Pongracz, 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](mailto:CofA@brantford.ca).

## **Appeals**

The applicant, the Minister, a specified person (as defined under Section 1(1) of the *Planning Act*), or public body that has an interest in the matter may, not later than 20 days after the making of the decision is completed (under Section 45(12) of the *Planning Act*), appeal the decision and/or any conditions imposed on a decision by the Committee of Adjustment, to the Ontario Land Tribunal. **Please note that members of the public are no longer entitled to appeal decisions of the Committee of Adjustment.**

The fee for an appeal to the Ontario Land Tribunal is **\$400.00** for the primary appeal and **\$25.00** for each related appeal, by Certified Cheque or money order made payable to the: **“Minister of Finance”**. In addition you must complete an Appellant Form (A1). All notices of appeal shall be accompanied by a **\$575.00** administrative fee made payable to the Corporation of the City of Brantford.

The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

Secretary-Treasurer, Committee of Adjustment  
58 Dalhousie Street  
Brantford ON N3T 2J2

If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

### **Notice of Changes**

You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 23, 2024**.

### **End of Decision**

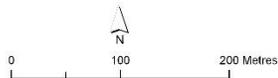
# LOCATION MAP

Application: A26-2024  
352 - 354 West Street

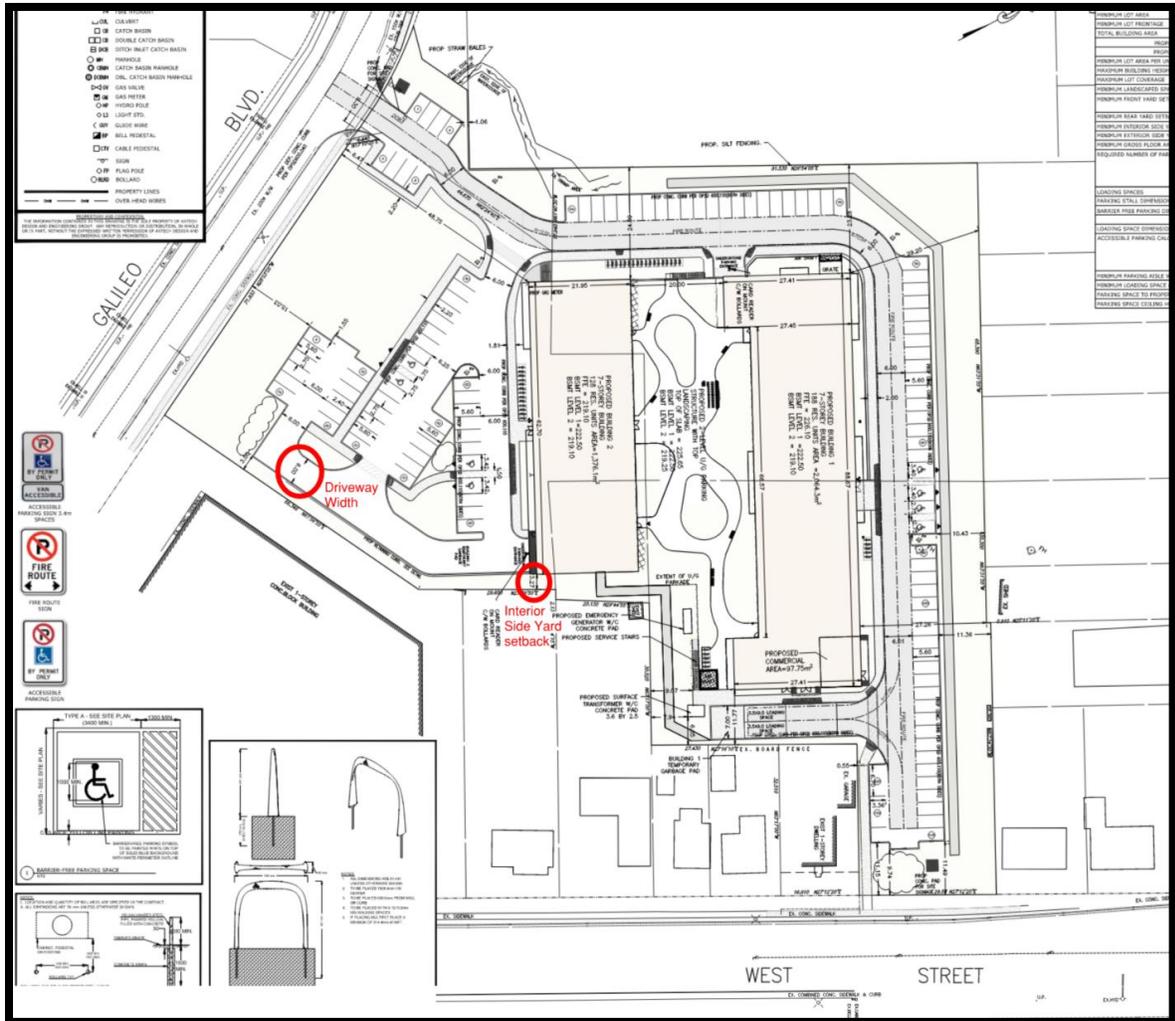


### Legend

Subject Land



# Concept Plan





July 4, 2024

**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:** A22-2024  
**Related File Numbers:** n/a  
**Address:** 251 Stanley Street  
**Roll Number:** 2906030005293000000  
**Agent:** J.H. Cohoon Engineering Ltd. c/o Bob Phillips  
**Owner/Applicant:** Mazher Lalif

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:**

The City of Brantford has received a minor variance application for the lands municipally addressed as **251 Stanley Street**. It is noted that two consent applications were previously received for 251 Stanley Street (B25-2024 & B26-2024) to construct a double duplex on severed lot 1 (middle lot), and two 5-unit street townhouses on severed lot 2 (corner lot). The retained lands contain an existing single detached dwelling.

The purpose of the minor variance application is to facilitate the construction of the double duplex dwelling (severed lot 1) and the two 5-unit block townhouse buildings on the corner (severed lot 2). The applicant is requesting relief from the following section of Zoning By-law 160-90:

- Section 6.18.3.9 - to permit a front yard landscaped open space of 40.3%, whereas 50% is otherwise required (severed lot 1)
- Section 7.9.2.1.5 - to permit a front yard setback of 2.75 m, whereas 6 m is otherwise required (severed lot 2).
- Section 7.9.2.1.6.1 - to permit a rear yard setback of 2.1 m, whereas 7.5 m is otherwise required (severed lot 2).
- Section 7.9.2.1.3.1 - to permit a lot coverage of 46.2%, whereas 40% is otherwise required (severed lot 2)

**Decision:** **Approved**

**Date:** **July 3, 2024**

THAT Minor Variance application A22-2024 seeking relief from Zoning By-law 160-90 for the severed portions of the lands municipally known as 251 Stanley Street, BE APPROVED for the following variances, provided that a minimum interior side yard and a minimum exterior side yard of 6.0 m is provided for Severed Lot 2:

- i. Severed Lot 1: Section 6.18.3.9 to permit a front yard landscaped open space of 40.3%, whereas 50% is otherwise required;
- ii. Severed Lot 2: Section 7.9.2.1.5 to permit a front yard setback of 2.75 m, whereas 6 m is otherwise required;

- iii. Severed Lot 2: Section 7.9.2.1.6.1 to permit a rear yard setback of 2.1 m, whereas 7.5 m is otherwise required;
- iv. Severed Lot 2: Section 7.9.2.1.3.1 to permit a lot coverage of 46.2%, whereas 40% is otherwise required;

THAT the reasons for approval of the minor variance are as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law 160-90, the relief requested is considered minor in nature and desirable for the appropriate development and use of the subject lands; and,

THAT pursuant to Section 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 2024-285.”

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

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

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

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

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

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

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

## **Certification**

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



K. Pongracz, 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](mailto:CofA@brantford.ca).

## **Appeals**

The applicant, the Minister, a specified person (as defined under Section 1(1) of the *Planning Act*), or public body that has an interest in the matter may, not later than 20 days after the making of the decision is completed (under Section 45(12) of the *Planning Act*), appeal the decision and/or any conditions imposed on a decision by the Committee of Adjustment, to the Ontario Land Tribunal. **Please note that members of the public are no longer entitled to appeal decisions of the Committee of Adjustment.**

The fee for an appeal to the Ontario Land Tribunal is **\$400.00** for the primary appeal and **\$25.00** for each related appeal, by Certified Cheque or money order made payable to the: **“Minister of Finance”**. In addition you must complete an Appellant Form (A1). All notices of appeal shall be accompanied by a **\$575.00** administrative fee made payable to the Corporation of the City of Brantford.

The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

Secretary-Treasurer, Committee of Adjustment  
58 Dalhousie Street  
Brantford ON N3T 2J2

If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Ontario Land Tribunal go to:  
<https://olt.gov.on.ca/appeals-process/>

### **Notice of Changes**

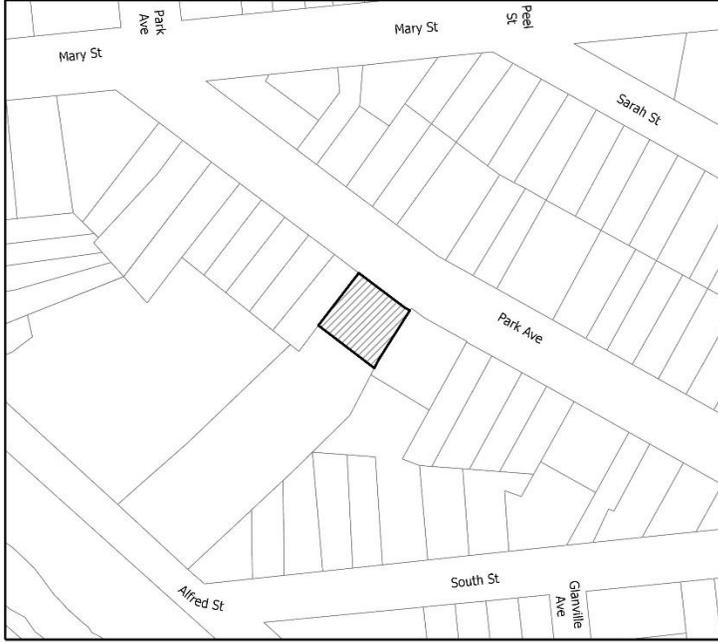
You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 23, 2024.**

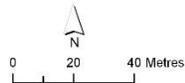
### **End of Decision**

# LOCATION MAP

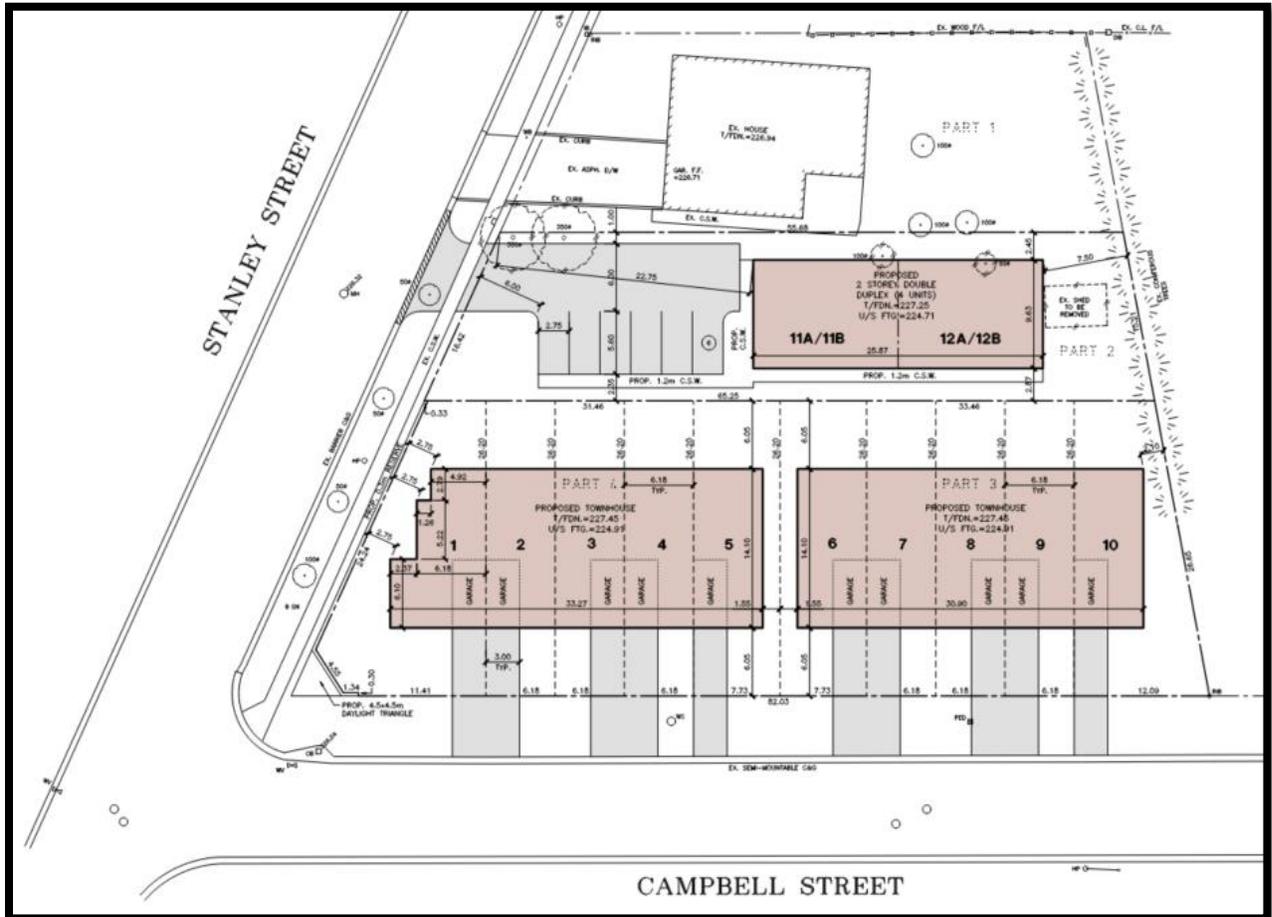
Application: A31-2024  
82 Park Avenue



Legend  
 Subject Land



# Concept Plan





July 5, 2024

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:** A24-2024  
**Related File Numbers:** n/a  
**Address:** 105 Colborne Street West  
**Roll Number:** 2906010007218500000  
**Agent:** Melanie VanAsten  
**Owner/Applicant:** Angelo Abbruzzese

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:**

The City of Brantford has received a Minor Variance application for the lands municipally known as 105 Colborne Street West, related to the replacement of a previous ground sign. The application requests the following relief from the Sign By-law:

- Section 478.2.31 – to permit third-party advertising, whereas it is otherwise prohibited;
- Section 478.3.5 – to permit an information sign with an area of 6.44m<sup>2</sup>, whereas the by-law permits a maximum area of .14 m<sup>2</sup>;
- Section 478.8.9 – to permit motorists exiting a property an unobstructed view of pedestrians for a distance of 6 m, whereas 9 m is otherwise required.

**Decision: Partially Approved**

**Date: July 3, 2024**

- A. THAT application A24-2024 seeking relief from Section 478.2.31 of municipal Property Maintenance Chapter (Sign By-law) to permit third party advertising, BE APPROVED;

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

- B. THAT application A24-2024 seeking relief from Section 478.3.5 of Property Maintenance Chapter (Sign By-law) to permit a maximum informational sign face of 6.44 m<sup>2</sup> whereas the maximum sign face is 0.14 m<sup>2</sup>, BE REFUSED;

THAT the reasons for the refusal of the minor variance application are as follows: the proposed variance is not in keeping with the general intent or purpose of the Sign By-law, and the relief requested is not considered minor in nature or desirable for the appropriate use of the lands; and,

- C. THAT application A24-2024 seeking relief from Section 478.8.5 of Property Maintenance Chapter (Sign By-law) to permit a minimum street setback of 0.7 m, whereas 1 m is otherwise required, BE APPROVED;

THAT the reasons for the refusal of the minor variance application are as follows: the proposed variance is in keeping with the general intent and purpose of the Sign By-law, and the relief requested is considered minor in nature and desirable for the appropriate use of the lands; and,

- D. THAT pursuant to Section 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. 2024-357*

Electronically signed by G. Kempa,  
Chair/Member

Electronically signed by V. Kershaw,  
Member

Electronically signed by M. Bodnar,  
Member

Electronically signed by T. Gaskin,  
Member

Electronically signed by T. Cupoli,  
Member

Electronically signed by M. Simpson,  
Member

Electronically signed by A. Patel,  
Member

## Certification

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



K. Pongracz, 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](mailto:CofA@brantford.ca).

## Appeals

The applicant, the Minister, a specified person (as defined under Section 1(1) of the *Planning Act*), or public body that has an interest in the matter may, not later than 20 days after the making of the decision is completed (under Section 45(12) of the *Planning Act*), appeal the decision and/or any conditions imposed on a decision by the Committee of Adjustment, to the Ontario Land Tribunal. **Please note that members of the public are no longer entitled to appeal decisions of the Committee of Adjustment.**

The fee for an appeal to the Ontario Land Tribunal is **\$400.00** for the primary appeal and **\$25.00** for each related appeal, by Certified Cheque or money order made payable to the: **“Minister of Finance”**. In addition you must complete an Appellant Form (A1). All notices of appeal shall be accompanied by a **\$575.00** administrative fee made payable to the Corporation of the City of Brantford.

The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

Secretary-Treasurer, Committee of Adjustment  
58 Dalhousie Street  
Brantford ON N3T 2J2

If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Ontario Land Tribunal go to:  
<https://olt.gov.on.ca/appeals-process/>

### **Notice of Changes**

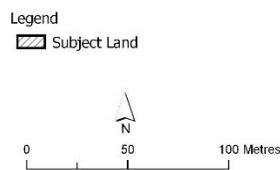
You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **July 23, 2024.**

### **End of Decision**

## LOCATION MAP

Application: A24-2014  
105 Colborne Street West



## Concept Plan

