



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: A08-2024
Related File Numbers: N/A
Address: 452 Hardy Road
Roll Number: 290601001210600000
Agent: Antech Design and Engineering c/o Candice Micucci
Owner/Applicant: 2014989 Ontario Ltd.

**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 **452 Hardy Road**. The purpose of the application is to facilitate the construction of a lean-to on the existing industrial building. The applicant is requesting relief from the following section of Zoning By-law 160-90:

- Section 10.2.2.7.2 to permit a minimum exterior side yard of 3.0m, whereas 7.5m is otherwise required.

DECISION: APPROVED

DATE: March 7, 2024

- A. That application A08/2024 seeking relief from **Section 10.2.2.7.2** of Zoning By-Law 160-90 to permit an exterior side yard setback of 3 m, whereas 7.5 m is otherwise required, BE APPROVED;
- B. THAT the reason(s) for approval of the minor variances are as follows: the proposed variances are 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 is desirable for the appropriate development and use of the subject lands; and,
- C. 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 2024-143.”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by M. Bodnar,
Member

Electronically signed by T. Cupoli,
Member

Electronically signed by V. Kershaw,
Member

Electronically signed by T. Gaskin,
Member

Electronically signed by M. Simpson,
Member

CERTIFICATION

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


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.

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 under Section 45(12) for minor variances) 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.

Notice of Changes

You will be notified of changes to 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 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/>

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is March 27, 2024

END OF DECISION



March 11, 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: A10-2024

Related File Numbers: B11-2024

Address: 339, 341, 353 St. Paul Avenue and 120 St. George Street

Roll Number: 2906020009151000000, 2906020009152000000,
2906020009154000000, 2906020009164000000

Agent: Arcadis c/o Odete Gomes

Owner/Applicant: 2607315 Ontario Inc., Lift Capital Incorporated,
2684544 Ontario Inc., c/o Dar 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:

The City of Brantford has received a Consent applications and a Minor Variance Application for the properties addressed as **339, 341, 353 St. Paul Avenue and 120 St. George St.** The proposal includes the amalgamation of the four parcels into two parcels to facilitate the development of a six-storey mixed use building including commercial and retail uses on the severed lands. The medical building would remain on the retained lands. The application also includes the establishment of access and parking easements. The applicant is requesting relief from the following Sections of Zoning By-law 160-90:

- a. Relief from Section 9.8.2.1.8 to permit a minimum of 8.5% Landscaped Open Space, whereas 10% is otherwise required;
- b. Relief from Section 9.8.2.13.7 to permit a minimum ground floor height for the existing medical building on the proposed retained lands of 3.8 m, whereas 4.5 m is otherwise required;
- c. Relief from Section 9.8.2.13.9.1 to permit a minimum rear yard abutting a Residential Zone for the proposed severed lands of 6.42 m whereas 7.5 m is otherwise required;
- d. Relief from Section 9.8.2.13.10.2 to permit a side yard abutting a building with windows on a facing wall of 4.0 m, whereas 5.5 m is otherwise required;
- e. Relief from Section 6.18.7.1 to permit 98 parking spaces for the proposed mixed-use building on the proposed severed lands, whereas 103 are otherwise required;
- f. Relief from Section 6.18.7.1 to permit 51 parking spaces for the existing medical building on the proposed retained lands, whereas 53 are otherwise required;

DECISION: APPROVED IN PART

DATE: March 7, 2024

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 and use of the subject lands;

- g. THAT application A10-2024 seeking relief from Section 9.8.2.13.7 to permit a minimum ground floor height for any future mixed-use building on the proposed severed lands of 3.8 m, whereas 4.5 m is otherwise required, BE REFUSED;

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

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

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

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

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

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

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

CERTIFICATION

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


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.

APPEALS

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

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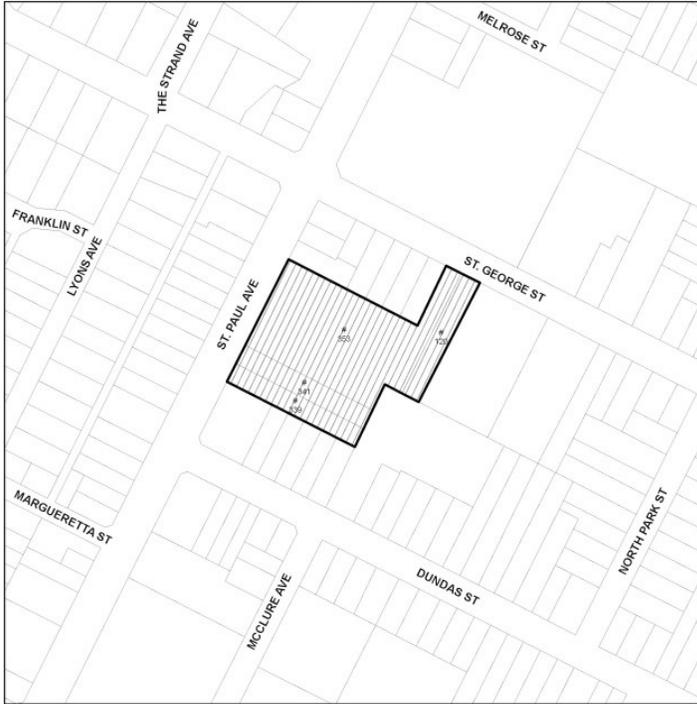
The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is March 27, 2024

END OF DECISION

LOCATION MAP

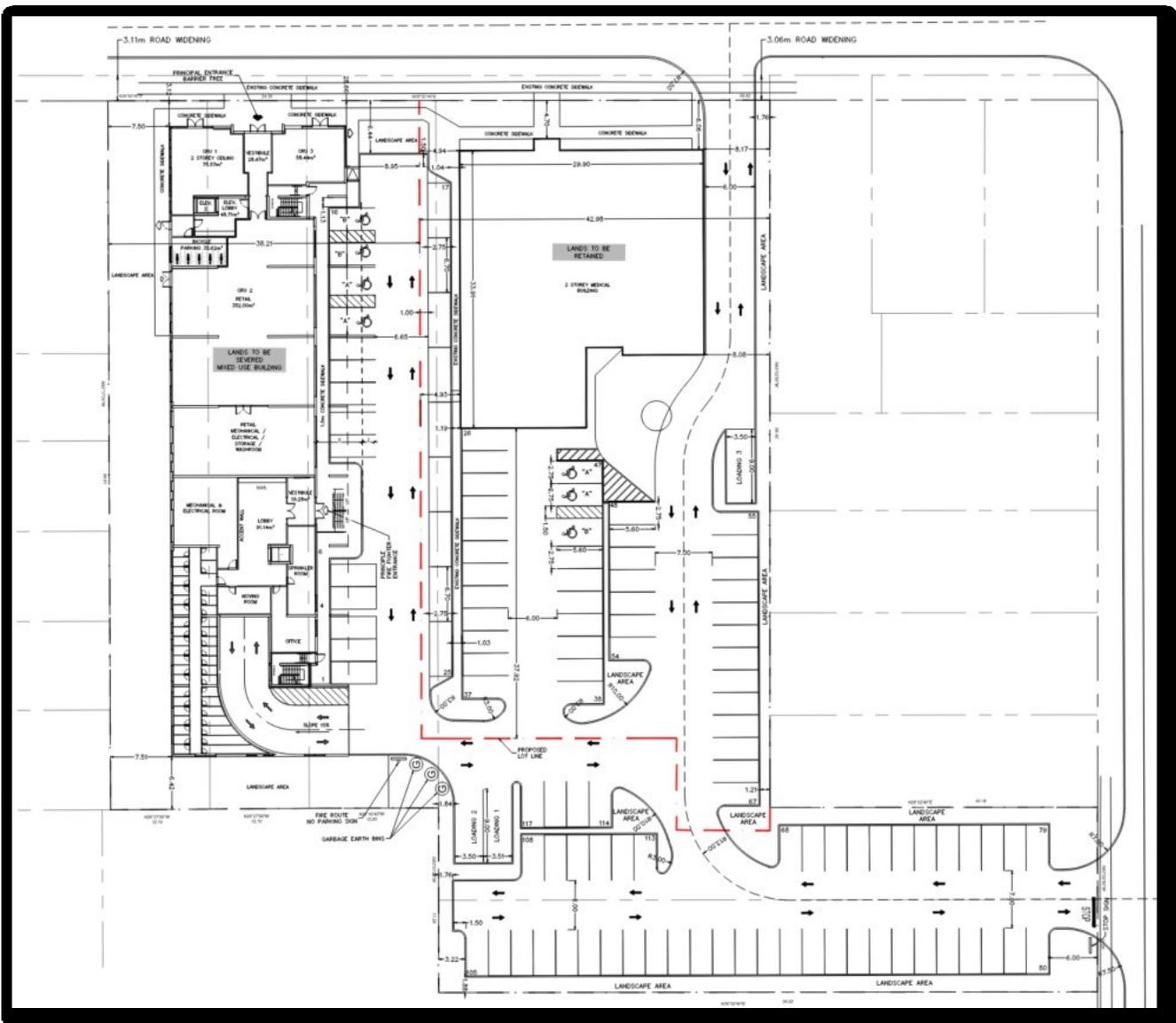
Application: B11-A10/2024

339, 341, 353 St. Paul Avenue and 120 St. George Street



Legend

 SUBJECT LANDS





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: B11-2024

Related File Numbers: A10-2024

Address: 339,341, 353 St. Paul Ave & 120 St. George St.

Roll Number: 2906020009151000000, 2906020009152000000,
2906020009154000000, 2906020009164000000

Agent: Arcadis c/o Odete Gomes

Owner/Applicant: 2607315 Ontario Inc., Lift Capital Incorporated,
2684544 Ontario Inc., c/o Dar 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:

The City of Brantford has received a Consent applications and a Minor Variance Application for the properties addressed as 339, 341, 353 St. Paul Avenue and 120 St. George St. The proposal includes the amalgamation of the four parcels into two parcels to facilitate the development of a six-storey mixed use building including commercial and retail uses on the severed lands. The medical building would remain on the retained lands. The application also includes the establishment of access and parking easements.

DECISION: APPROVED

DATE: March 7, 2024

THAT consent application B11-2024 requesting to sever a parcel of land from the subject lands municipally addressed as 339, 341, and 353 St. Paul Avenue and 120 St. George Street, having a lot area of approximately 5,365.98 m² and retain a lot having an area of approximately 3,473.45 m² BE APPROVED; subject to the following conditions;

1. Receipt of a registered reference plan showing the severed and retained parcel and the proposed easements;
2. That the existing buildings on 339 St. Paul Avenue, 341 St. Paul Avenue, and 120 St. George Street be demolished or otherwise removed to the satisfaction of the Chief Building Official;
3. That the applicant has provided a signed Site Plan Agreement to the City of Brantford, along with all necessary securities, to the satisfaction of the Manager of Development Planning;
4. Receipt of confirmation that an Off-Site Parking Agreement has been entered into with the City of Brantford and registered on title to facilitate the required parking for the severed parcel;
5. 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;

6. The Owner/Applicant shall provide a Grading and Drainage Plan to the satisfaction of the Manager of Development Engineering or their designate, prepared by a qualified Engineer licensed in the Province of Ontario;
7. The Owner/Applicant shall provide a Servicing Plan to the satisfaction of the Manager of Development Engineering or their designate, indicating that the severed and retained parcels have been independently serviced with a sanitary and storm sewer connection;
8. The Owner shall be responsible, financial and otherwise, to provide sanitary and storm sewer connections to 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 their designate;
9. Receipt of confirmation from the Manager of Development Engineering or their designate that a Wastewater Allocation Request Form has been submitted and approved;
10. Receipt of confirmation from the Manager of Development Engineering or their designate that a Sanitary Lateral Connection Permit has been approved for any required sanitary service connections;
11. Receipt of confirmation from the Manager of Development Engineering or their designate that a Water Connection Permit has been approved;
12. Receipt of confirmation from the Manager of Development Engineering or their designate that full public services are constructed or replaced if damaged including sidewalks, boulevards, driveway approaches, and noise barriers;
13. Receipt of confirmation from the Manager of Development Engineering or their designate, indicating that a Municipal Numbering Assignment Request has been processed;
14. Receipt of confirmation that all taxes are paid up to date, to the satisfaction of the Manager of Development Planning;
15. Receipt of confirmation from the Environmental Services Department or their designate indicating that their requirements have been met, to the satisfaction of the Manager of Development Planning;
16. Receipt of confirmation from the Building Department indicating that their requirements have been met, to the satisfaction of the Manager of Development Planning;
17. Receipt of confirmation that elevation drawings and calculations are provided to the Chief Building Official verifying that the spatial separations requirements of the Ontario Building Code are meeting met relative to the severance line;
18. Receipt of confirmation from the Manager of Development Engineering Department or their designate, indicating that their requirements have been met;
19. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **March 7, 2026**, after which time the consent will lapse.

THAT the reasons for approval of B11-2024 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 the surrounding properties, and conforms with the general intent and purpose of the Zoning By-law and Official Plan, and;

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. 2024-141.”

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

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

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

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

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

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

CERTIFICATION

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



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.

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.**

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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/>

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is April 1, 2024
END OF DECISION



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: A11-2024
Related File Numbers: N/A
Address: 1 Galileo Boulevard
Roll Number: 2906030010311000000
Agent: Reinders & Law Ltd. c/o Rodney Gay
Owner/Applicant: Paul Shuit

**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 **1 Galileo Boulevard**. The subject lands are currently vacant. To facilitate the development of a 63-unit residential building, the applicant is seeking the following relief from City of Brantford Zoning By-law 160-90:

- Section 6.18.1 to permit a parking ratio of 1.15 spaces per unit, whereas 1.5 spaces per unit are otherwise required

The subject lands are designated "Residential" in the Official Plan and zoned "Residential High Density with a Holding" (H-RHD) in Zoning By-law 160-90.

DECISION: APPROVED

DATE: March 7, 2024

- A. THAT minor variance application A11-2024 seeking relief from Section 6.18.7.1 of Zoning By-law 160-90 to permit a parking ratio of 1.15 parking spaces per dwelling unit, whereas 1.5 parking spaces per dwelling unit are otherwise required, BE APPROVED;
- B. THAT the reasons for the approval of the minor variance are as follows: the proposed variance that would provide relief from Section 6.18.7.1 is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, and the relief requested is considered minor in nature and desirable for the appropriate development and use of the subject lands; and,
- C. 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 2024-139."

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by M. Bodnar,
Member

Electronically signed by T. Cupoli,
Member

Electronically signed by V. Kershaw,
Member

Electronically signed by T. Gaskin,
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Electronically signed by M. Simpson,
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CERTIFICATION

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Secretary/Treasurer

ADDITIONAL INFORMATION

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APPEALS

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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 March 27, 2024

END OF DECISION



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: A12-2024

Related File Numbers: N/A

Address: Wayne Gretzky Parkway (east side, south of CN Rail line)

Roll Number: 2906010990013650000

Agent: Pattison Outdoor Advertising c/o Brandon Lincz

Owner: Canadian National Railway 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 has been received for the lands located on the east side of Wayne Gretzky Parkway, immediately south of the CN Railway line. The applicant is proposing to remove an existing billboard and erect a digital billboard sign. The applicant is requesting relief from the following Sections of Chapter 478 of the City of Brantford's Signs and Outdoor Advertising Devices:

- Section 478.14.6 to permit a billboard that is 7 m from a street line, whereas 9 m is otherwise required;
- Section 478.14.9 to permit a billboard that is 15.24 m tall, whereas 10.5 m is otherwise the maximum height permitted.

DECISION: REFUSED

DATE: March 7, 2024

- A. THAT application A12-2024 seeking relief from Section 478.14.6 of Chapter 478 of the Municipal Code to permit a Billboard Sign within 7 m of a street lot line, whereas a minimum of 9 m is otherwise required, BE REFUSED;
- B. THAT the reasons for the refusal of the minor variance to Section 478.14.6 are as follows: the relief requested is not in keeping with the general intent of Chapter 478 of the Municipal Code, it is not desirable for the appropriate development and use of the subject lands, and the relief requested is not considered minor in nature; and,
- C. THAT application A12-2024 seeking relief from Section 478.14.9 of Chapter 478 of the Municipal Code to permit a Billboard Sign that is 15.24 m tall, whereas 10.5 m is otherwise the maximum permitted height, BE REFUSED;
- D. THAT the reasons for the refusal of the minor variance to Section 478.14.9 is as follows: the relief requested is not in keeping with the general intent of Chapter 478 of Municipal Code, it is not desirable for the appropriate development and use of the subject lands, and the relief requested is not considered minor in nature, and;

E. 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 2024-142.”

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

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

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

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

**Electronically signed by T. Gaskin,
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**Electronically signed by M. Simpson,
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CERTIFICATION

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Secretary/Treasurer

ADDITIONAL INFORMATION

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APPEALS

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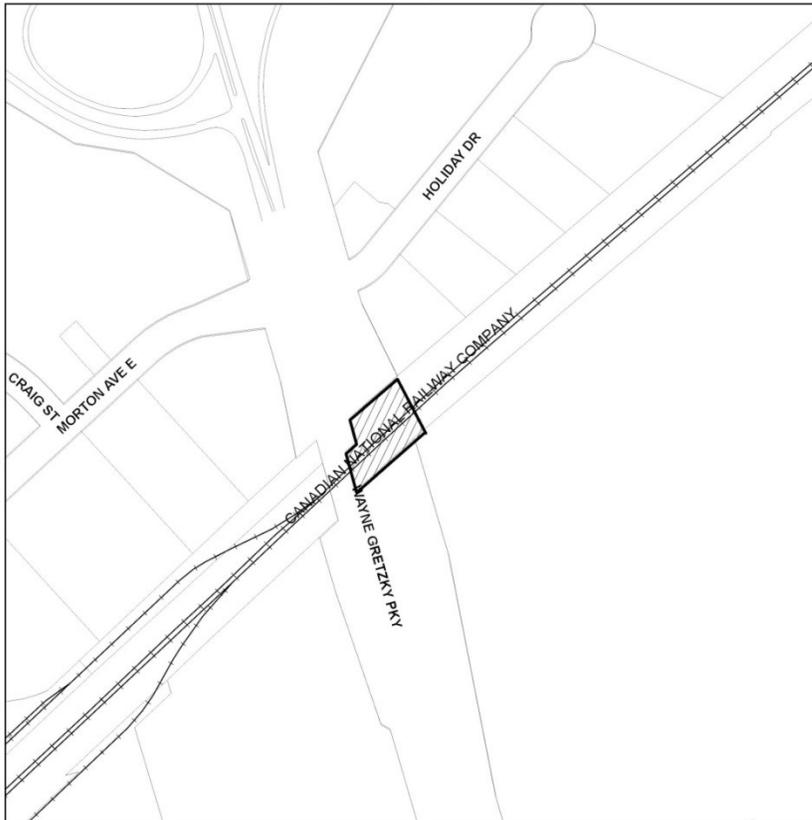
The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is March 27, 2024

END OF DECISION

LOCATION MAP

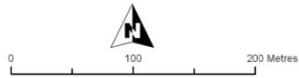
Application: A12/2024

Railroads area northeast of Wayne Gretzky Parkway



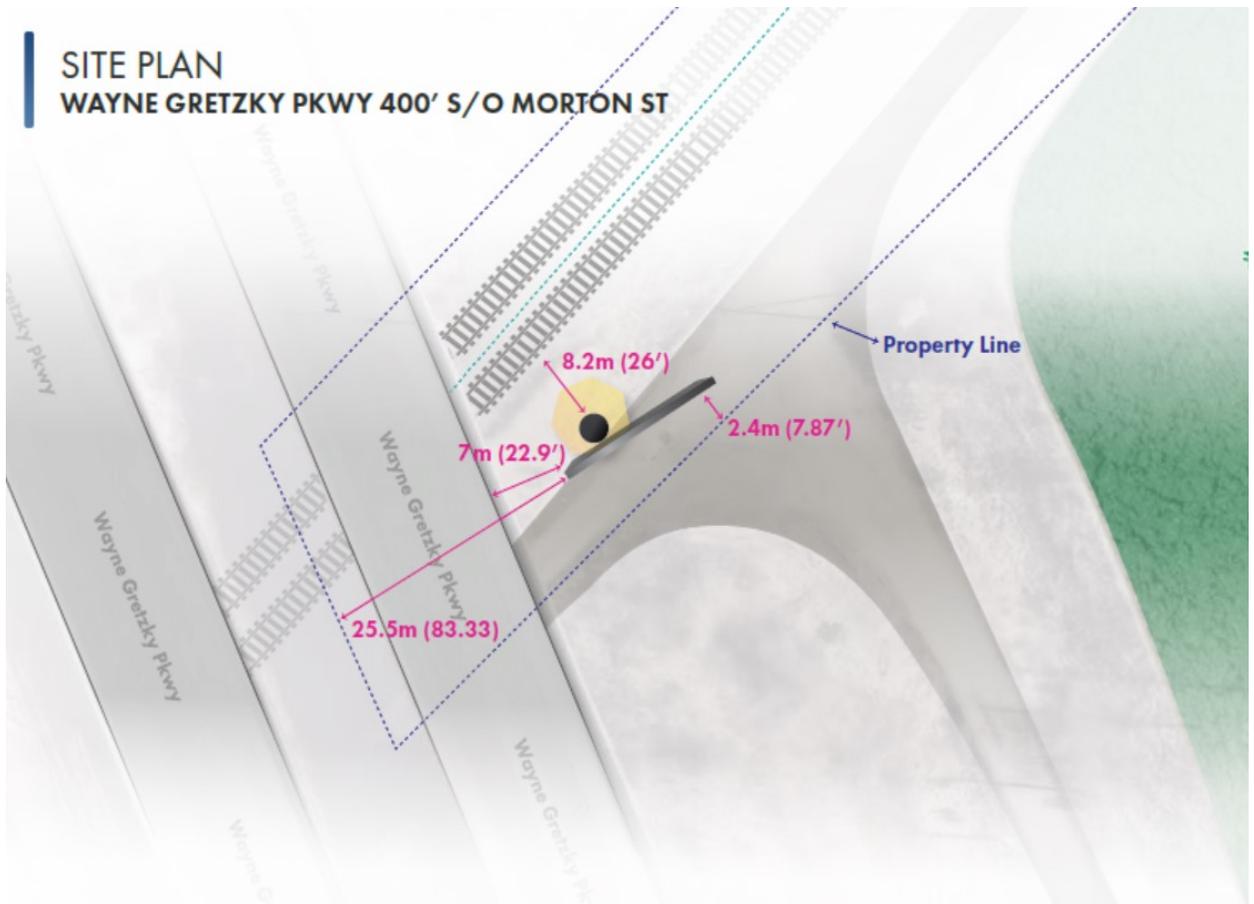
Legend

 Application A12/2024 Area



SITE PLAN

WAYNE GRETZKY PKWY 400' S/O MORTON ST





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: B09-2024
Related File Numbers: n/a
Address: 150 Savannah Oaks Drive
Roll Number: 2906010012145000000
Agent: GSP Group Inc. c/o Brandon Flewwelling
Owner/Applicant: GrandBridge Energy

**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 150 Savannah Oaks Drive. The applicant proposes to sever a lot to construct a Paramedics Station, connecting to the existing Grandbridge facility through a breezeway. The application also requests easements for mutual access and parking. The proposed lot dimensions are as follows:

Zoning Provision	Retained	Severed
Lot Frontage	86 m	49 m
Lot Area	57,500 m ²	4,392 m ²

DECISION: APPROVED

DATE: March 7, 2024

THAT consent application B09-2024 requesting to sever a parcel of land from the subject property addressed at 150 Savannah Oaks Drive, having a lot area of approximately 4,392 m², and to establish easements for access and parking BE APPROVED subject to the following conditions;

1. Receipt and confirmation that concurrent Zoning By-law Amendment application PZ-17-23 is in full force and effect.
2. Receipt of Spatial Separation and Exposure Protection Calculations for the existing medical building and proposed mixed-use building, to the satisfaction of the Chief Building Official or their designate;
3. Receipt of a registered Reference Plan showing the severed and retained parcels, and proposed parking and access easements;
4. Establishment of a Parking Agreement with the retained and severed property owners as parties, registered on title;
5. Receipt of a Stage 1 Archaeological Assessment, together with associated Ministry letter, be submitted, to the satisfaction of MCFN DOCA and the Manager of Long Range Planning and his/her designate. If it is determined that a Stage 2 is required, MCFN DOCA is expected to be involved in the field study with MCFN Field Liaison Representation (FLR) on-site participation;

6. Receipt of confirmation that all taxes are paid up to date;
7. 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*);
8. 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.
9. 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.
10. 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 for each parcel of land (severed and retained) and that these services do not cross the proposed severance line(s) and are connected directly to City infrastructure.
11. The Owner/Applicant shall be responsible, financial and otherwise, to provide sanitary sewer connections to 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.
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.
13. Receipt of confirmation that the Development Engineering Department requirements have been met.
14. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **March 7, 2026**, after which time the consent will lapse.

THAT the reasons for the approval of B09-2024 are as follows: the proposed consent has regard for the matters under Section 51(24) of the *Planning Act*, 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, and conforms with the general intent and purpose of the Zoning By-law and Official Plan, and;

THAT pursuant to Section 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. 2024-140.”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by M. Bodnar,
Member

Electronically signed by T. Cupoli,
Member

Electronically signed by V. Kershaw,
Member

Electronically signed by T. Gaskin,
Member

Electronically signed by M. Simpson,
Member

CERTIFICATION

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



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.

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.

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 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/>

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is March 28, 2024

END OF DECISION



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: B10-2024
Related File Numbers: n/a
Address: 107 Sinclair Boulevard
Roll Number: 2906030019159950000
Agent: Arcadis c/o Odete Gomes
Owner/Applicant: Longhorn Distributors c/o Scott Biddle

**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 107 Sinclair Boulevard. The applicant proposes to sever a lot to be used for 2, 3 storey office buildings. The proposed lot dimensions are as follows:

Zoning Provision	Retained	Severed
Lot Frontage	114.8m	79.35m
Lot Area	127,665m ²	57,286m ²

DECISION: APPROVED

DATE: March 7, 2024

THAT Consent application B10-2024 requesting to sever a parcel of land from the subject property municipally addressed as 107 Sinclair Boulevard, having a lot area of 5.72 ha and a retained parcel of land having a lot area of 12.76 ha, BE APPROVED subject to the following conditions;

1. Receipt and confirmation that concurrent Official Plan Amendment application OP-05-23 and Zoning By-law Amendment application PZ-20-23 for the subject lands receives final and binding approval and is in full force and effect.
2. Receipt of a registered Reference Plan showing the severed and retained parcels, and access easements.
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 a Stage 1 Archaeological Assessment, together with associated Ministry letter, be submitted, to the satisfaction of MCFN DOCA and the Manager of Long Range Planning and his/her designate. If it is determined that a Stage 2 is required, MCFN DOCA is expected to be involved in the field study with MCFN Field Liaison Representation (FLR) on-site participation.
8. 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.
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 for each parcel of land (severed and retained) 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 sewer connections to 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. Receipt of confirmation that the Development Engineering Department requirements have been met.
13. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **March 7, 2026**, after which time the consent will lapse.

THAT the reason(s) for approval of B10-2024 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.

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

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

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

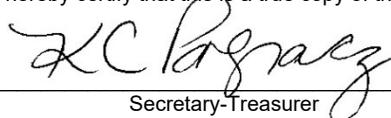
**Electronically signed by V. Kershaw,
Member**

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

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

CERTIFICATION

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


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.

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.**

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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 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/>

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is March 28, 2024

END OF DECISION



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: A09-2024
Related File Numbers: n/a
Address: 126 St. George Street
Roll Number: 2906020009161000000
Agent: MW Drafting & Design Inc. c/o Justin Masseur
Owner/Applicant: Sydney Godzisz

**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 126 St. George Street. The purpose of the application is to facilitate the construction of a medical clinic for consultations and administrative work. The applicant is requesting relief from the following section of Zoning By-law 160-90:

- Section 6.18.3.10 to permit 3 parking spaces in tandem, whereas a maximum of 2 parking spaces in tandem are allowed.
- Relief from Section 6.18.1.1.2 to permit a separate tandem parking space with a length of 5.6 m, whereas a length of 11 m for two cars in tandem is required.
- Relief from Section 6.18.4.1 to permit parking spaces without access to the street by means of a driveway, whereas parking areas where three or more parking spaces are required to provide access to each parking space by means of a driveway.
- Relief from Section 6.18.4.2 to permit more than 3 parking spaces without a driveway aisle, whereas parking areas where three or more parking spaces are required to provide access to each parking space by means of a traffic aisle.
- Relief from Section 6.18.4.3 to permit parking in a driveway aisle, whereas no parking shall be permitted in traffic aisles or driveways,
- Section 6.18.7.7 to seek relief for 0 off-street accessible parking spaces, whereas 1 off-street accessible parking space is required.
- Section 6.18.7.8 to seek relief for 3 parking off-street spaces, whereas 6 off-street parking spaces are otherwise required.

DECISION: APPROVED

DATE: March 7, 2024

- A. THAT application A09-2024 seeking the following relief from Zoning By-law 160-90 be APPROVED:
- i. relief from Section 6.18.7.7.8 of Zoning By-Law 160-90 to permit a maximum of 3 parking spaces, whereas 6 parking spaces are otherwise required for a Medical Office;
 - ii. relief from Section 6.18.3.10 of Zoning By-Law 160-90 to permit a third parking space in tandem on-site, whereas a maximum of 2 parking spaces in tandem are otherwise permitted;

- iii. relief from Section 6.18.1.1.2 of Zoning By-Law 160-90 to permit a separate tandem parking space with a length of 5.6 m, whereas a length of 11 m for two cars in tandem is required;
 - iv. relief from Section 6.18.4.1 of Zoning By-Law 160-90 to permit parking spaces that don't have access to a street by means of a driveway, whereas parking areas are required to have access to a street by means of a driveway where three or more parking spaces are required;
 - v. relief from Section 6.18.4.2 of Zoning By-Law 160-90 to permit parking spaces that don't have access to a traffic aisle with a minimum width as indicated in 6.18.4.2, whereas parking areas are required to provide access to each parking space by means of a traffic aisle where three or more parking spaces are required;
 - vi. relief from Section 6.18.4.3 to permit parking in a driveway aisle, whereas no parking shall be permitted in traffic aisles or driveways where three or more parking spaces are required;
- B. THAT application A09-2024 seeking relief from Section 6.18.7.7 of Zoning By-Law 160-90 to permit zero (0) accessible (Type A) parking spaces on site, whereas one (1) accessible parking space with a 1.5 m access aisle is otherwise required, BE APPROVED, conditional upon an accessible parking space located on-street in front of the subject lands being approved by City Council and conditional upon a Planning Agreement regarding this parking space, to the satisfaction of the City, being registered on title;
- C. THAT the reason(s) for approval of the minor variances are as follows: the proposed variances are 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 is desirable for the appropriate development and use of the subject 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 2024-144.”*

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by M. Bodnar,
Member

Electronically signed by T. Cupoli,
Member

Electronically signed by V. Kershaw,
Member

Electronically signed by T. Gaskin,
Member

Electronically signed by M. Simpson,
Member

CERTIFICATION

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


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.

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 under Section 45(12) for minor variances) 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.

Notice of Changes

You will be notified of changes to 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 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/>

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is March 27, 2024

END OF DECISION

LOCATION MAP

Application: A09/2024
126 St. George Street

