



May 3, 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: B18-2024
Related File Numbers: B17-2024
Address: 565 Greenwich Street
Roll Number: 2906050002155000000
Agent: Cynthia Baycetch Planning
Owner/Applicant: Ingenia Polymers Corp.

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 application for a boundary adjustment from the former railway lands behind **565 Greenwich Street to 565 Greenwich Street**. The parcel to be conveyed is an irregular shaped parcel having an area of 0.21ha. The retained lands have an area of 5.156 ha. The purpose of the application is to facilitate the construction of six industrial silos adjacent to the existing warehouse on 565 Greenwich Street.

The subject lands are designated “General Employment” in the Official Plan and zoned “General Industrial Zone (M2)” and “Flood – General Industrial Zone (F-M2)” in Zoning By-law 160-90.

Decision: Provisional Approval

Date: May 1, 2024

THAT application B18-2024 requesting to adjust property boundaries between the former railway lands behind 565 Greenwich Street and 565 Greenwich Street, BE APPROVED; subject to the following conditions:

1. Receipt of a registered reference plan showing the revised property boundaries, to the satisfaction of the Manager of Development Planning;
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;
4. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **May 1, 2026**, after which time the consent will lapse.

THAT the reasons for the approval of B18-2024 are as follows: the proposed consent has regard for the matters under Section 51(4) of the Planning Act, and Staff are satisfied that the proposed development is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The application is in conformity with the general intent and policies of the Official Plan and Zoning By-law; 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 2024-271

**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**

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 .

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

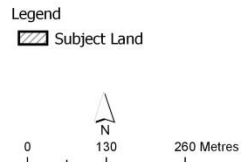
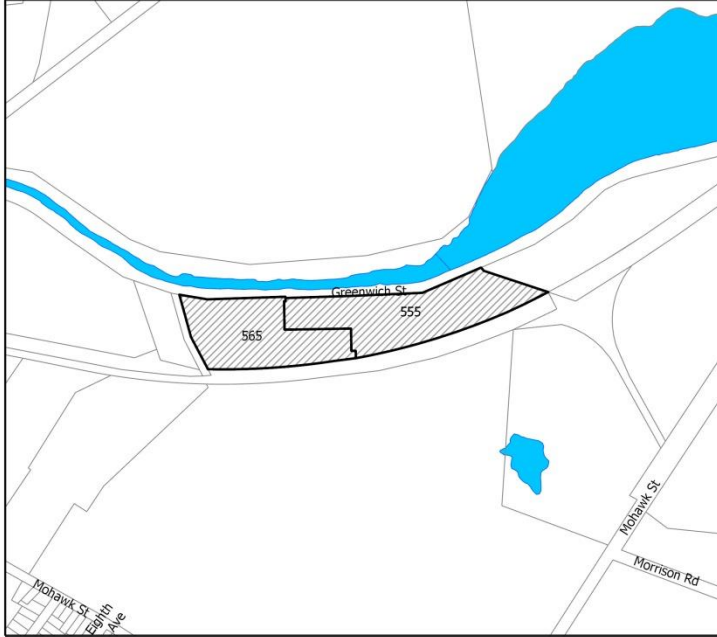
You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

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

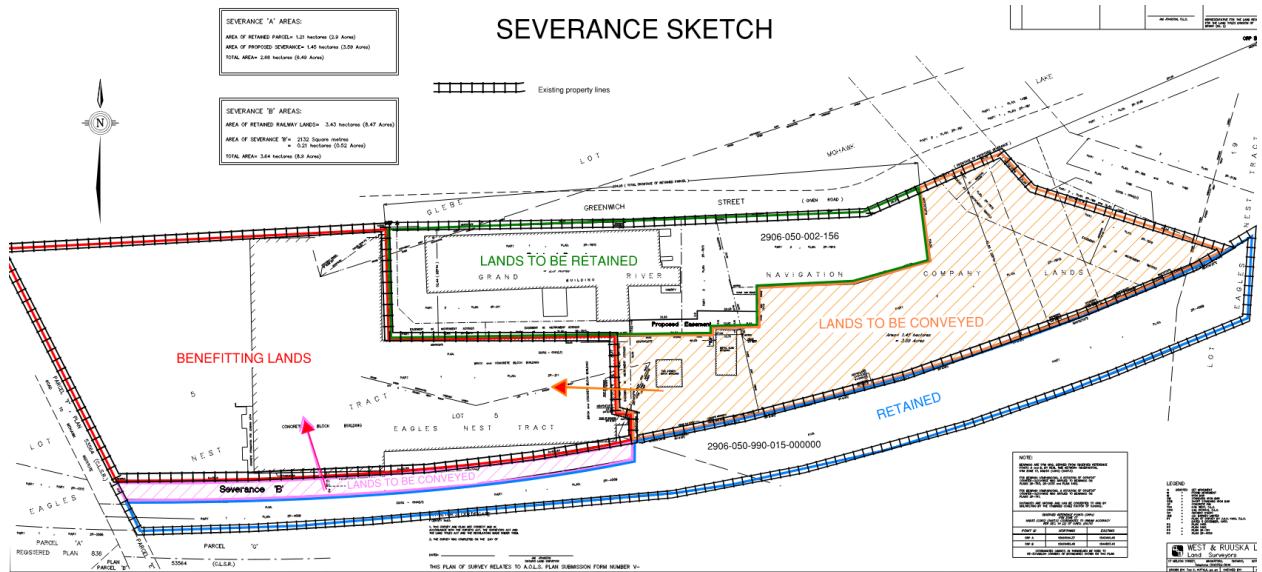
End of Decision

LOCATION MAP

Application: B17-2024 & B18-2024
555 & 565 Greenwich Street



Concept Plan





May 3, 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: B19-2024
Related File Numbers: A21-2024
Address: 1 Hart Street
Roll Number: 2906020005055000000
Agent: The Angrish Group
Owner/Applicant: Mark Cioci

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 and Minor Variance application for the lands municipally addressed as **1 & 3 Hart Street**. The property at 1 Hart Street contains a right-of-way along the rear of the property to provide access to the rear yard of 3 Hart Street. The owner of 1 Hart Street intends to remove this right-of-way, and establish a parking easement in favour of 3 Hart Street in the front yard, between 1 Hart Street and 3 Hart Street (B19-2024).

Decision: **Provisional Approval**

Date: **May 1, 2024**

THAT application B19-2024 requesting to establish an easement on 1 Hart Street, having an area of 6.71 m², BE APPROVED; subject to the following conditions:

1. Receipt of confirmation that A21-2024 is approved by Committee and comes into full force;
2. Receipt of confirmation that a Driveway Permit has been approved by the Manager of Operations or their designate, for the proposed driveway;
3. Receipt of a registered reference plan showing the easement;
4. Receipt of confirmation that the application 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*).
5. Receipt of confirmation that the existing easement A159760 has been removed from title, to the satisfaction of the Manager of Development Planning or their designate;
6. Receipt of confirmation that the parking sign has been relocated to the satisfaction of the Manager of Development Engineering or their designate;
7. Receipt of confirmation that all taxes are paid up to date, to the satisfaction of the Manager of Development Planning or their designate;

8. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **May 1, 2026**, after which time the consent will lapse.

THAT the reasons for approval of B19-2024 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. The application is in conformity with the general intent and policies of the Official Plan and Zoning By-law; 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 2024-270.”

**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**

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 .

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

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Notice of Changes

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

End of Decision

LOCATION MAP

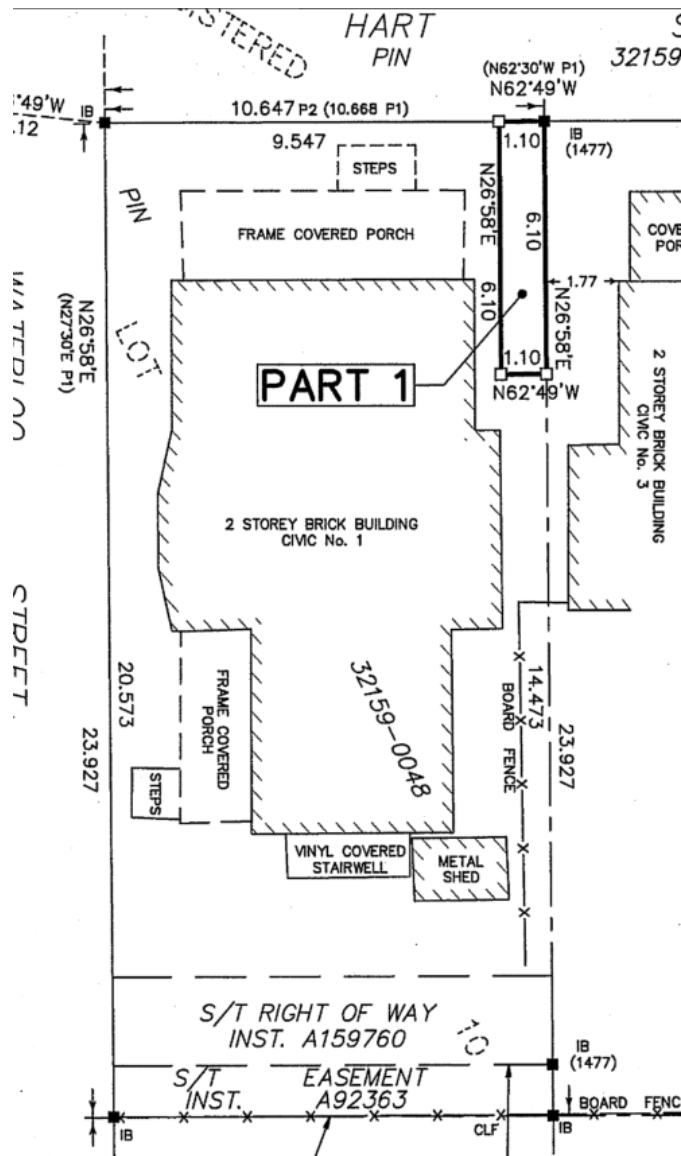
Application: B19-2024 & A21-2024 -
1 & 3 Hart Street



Legend

SUBJECT LAND

Concept Plan





May 3, 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: B20-2024
Related File Numbers:
Address: 33 Hampton St. & 848 Colborne St
Roll Number: 2906040013415000000
Agent: J.H. Cohoon Engineering Ltd.
Owner/Applicant: Estate of A.M. Trevena

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 application for the lands municipally addressed as **33 Hampton Street and 848 Colborne Street**. The lands to be severed have a proposed lot area of 696.6 m². The lands to be retained have a proposed lot area of 810.12 m². Both lots contain single detached dwellings, and were originally within a Plan of Subdivision (Registered Plan 368). In the past, the city deemed the plan to be de-registered and the title of the lands was merged into a single parcel. The purpose of this application is to re-establish the original lots.

Decision: Provisional Approval

Date: May 1, 2024

THAT Consent application B20-2024 requesting to sever previously established lots municipally addressed as 33 Hampton Street and 848 Colborne Street, having a lot area of 810.12 m² and 696.6 m², BE APPROVED subject to the following conditions:

1. Receipt of a registered Reference Plan showing the severed and retained parcels.
2. Receipt of confirmation that all taxes are paid up to date.
3. 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*).
4. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **May 1, 2026**, after which time the consent will lapse.

THAT the reason(s) for approval of B20-2024 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 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. 2024-279.”

**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**

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 .

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

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<https://olt.gov.on.ca/appeals-process/>

Notice of Changes

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

End of Decision

LOCATION MAP

Application: B20-2024
33 Hampton Street & 848 Colborne Street



Legend

 SUBJECT LAND



Concept Plan





May 3, 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: A17-2024
Related File Numbers: n/a
Address: 415-417 Colborne Street
Roll Number: 2906040005067000000
Agent: J.H. Cohoon Engineering Ltd.
Owner/Applicant: GNK Properties 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 **415-417 Colborne Street**. The subject lands are currently vacant, and the applicant proposes to develop a three-storey mixed-use building. To facilitate the development, the applicant is requesting the following relief from Zoning By-law 160-90:

- Section 9.8.2.1.4 – to permit a building height of 11.3 m, whereas 10 m is otherwise permitted.

The subject lands are designated “Intensification Corridor” in the Official Plan and zoned “General Commercial – Special Exception 85” (C8-85) in Zoning By-law 160-90.

Decision: Approved

Date: May 1, 2024

THAT application A17-2024 seeking relief from Section 9.8.2.1.4 of Zoning By-Law 160-90 to permit a height of 11.43 m, whereas a maximum height of 10 m is otherwise required, BE APPROVED;

THAT the reason(s) for approval of the minor variance 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,

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 2024-280.”

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

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.

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.**

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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

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Notice of Changes

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The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **May 21, 2024.**

End of Decision

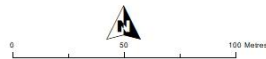
LOCATION MAP

Application: A17/2024
415-417 Colborne Street



Legend

 SUBJECT LAND



Concept Plan





May 3, 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: A19-2024
Related File Numbers: n/a
Address: 93 West Street
Roll Number: 2906020004033000000
Agent: Ken Bekendam
Owner/Applicant: Veranda Property Investments Inc.

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

Proposal:

The City of Brantford has received a minor variance application for the lands municipally addressed as **93 West Street**. The purpose of this application is to facilitate the conversion of the existing single detached dwelling into a converted dwelling consisting of 4 units. The applicant is requesting relief from the following section of Zoning By-law 160-90:

- **Section 9.3.2.9.2** - to permit a gross floor area of 50 m² per unit, whereas a minimum GFA of 55 m² per unit is otherwise required for a converted dwelling.

The subject lands are designated “Residential” in the Official Plan and zoned “Mixed Commercial Residential (C3)” in Zoning By-law 160-90.

Decision: **Approved**

Date: **May 1, 2024**

THAT application A19-2024 seeking relief from Section 9.3.2.9.2 to permit a Gross Floor Area of 50 m² per unit, whereas a minimum Gross Floor Area of 55 m² per unit for a converted dwelling is otherwise required, BE APPROVED conditional upon an Agreement with CN Rail being registered on title;

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,

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 2024-277.”

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

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.

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.**

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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/>

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 **May 21, 2024.**

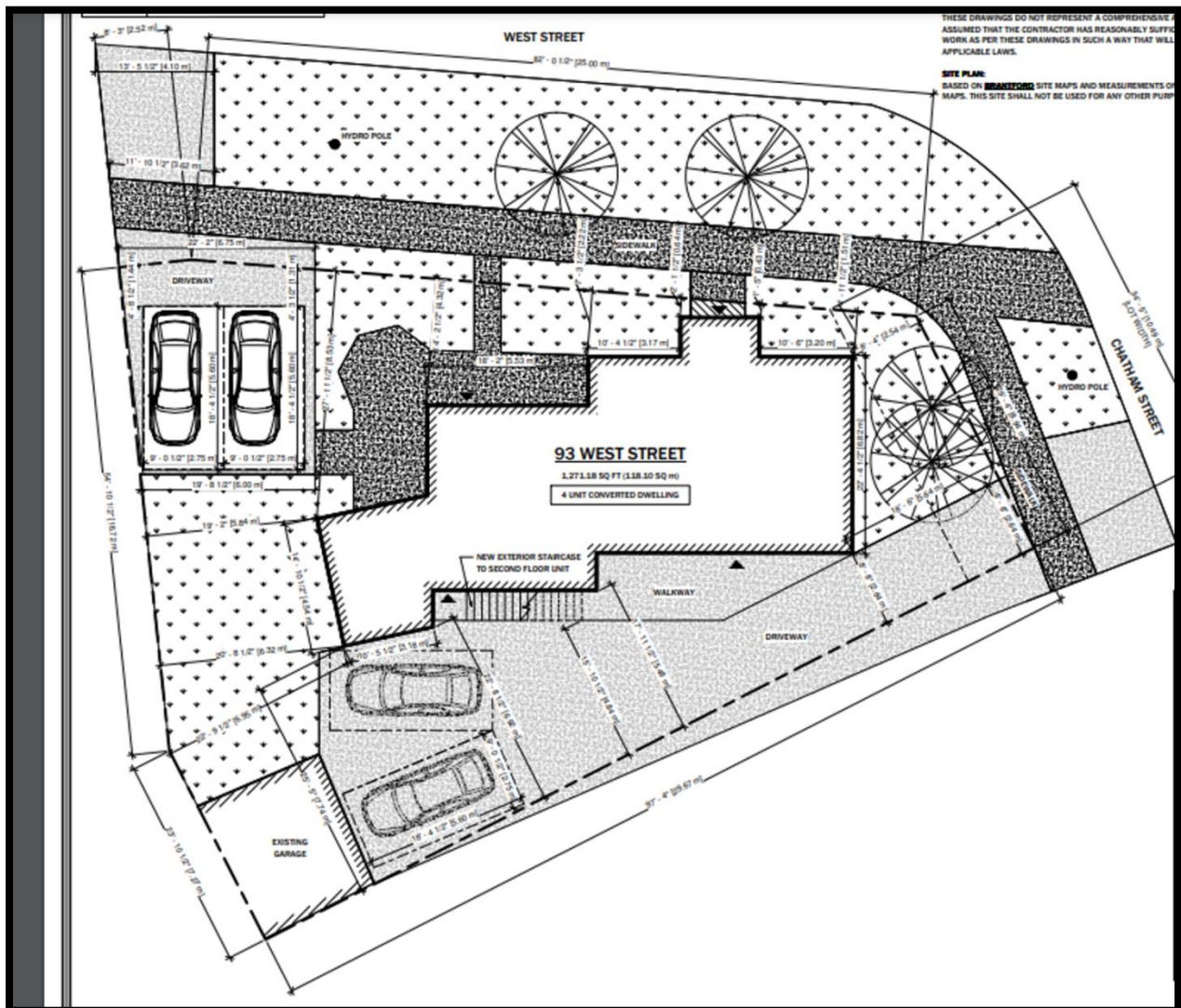
End of Decision

LOCATION MAP

Application: A19-2024
93 West Street



Concept Plan





May 3, 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: A20-2024
Related File Numbers: n/a
Address: 131 Arthur Street
Roll Number: 2906040007073000000
Agent: Julia Mancini-Manco Design
Owner/Applicant: Geoff Palmer

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 **131 Arthur Street**. The applicant seeks approval to construct an accessory dwelling unit (ADU) within their rear yard. The applicant is requesting relief from the following sections of Zoning By-law 160-90:

- Section 6.32.4 – to permit 0 parking spaces for the accessory dwelling unit, whereas the Zoning By-law requires that parking shall be provided at a rate of 1.0 space/unit for an Accessory Dwelling Unit.
- Section 9.3.2.9.2 - to permit an accessory building height of 5.19 meters, whereas 4.5 meters is otherwise permitted;

The subject lands are designated “Residential” in the Official Plan and zoned “Residential Conversion” (RC) in Zoning By-law 160-90.

Decision: Approved

Date: May 1, 2024

THAT minor variance application A20-2024 seeking relief from Section 6.3.2.1 of Zoning By-law 160-90 to permit a maximum accessory building height of 5.20 m, whereas 4.50 m is otherwise permitted, BE APPROVED;

THAT minor variance application A20-2024 seeking relief from Section 6.32.4 of Zoning By-law 160-90 to permit no parking space for the proposed Accessory Dwelling Unit, whereas one is otherwise required, BE APPROVED;

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

THAT pursuant to 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 2024-268.”

**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**

Certification

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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.

Appeals

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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.

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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 **May 21, 2024.**

End of Decision



May 3, 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: A21-2024
Related File Numbers: B19-2024
Address: 3 Hart Street
Roll Number: 2906020005056000000
Agent: Ruchika Angrish
Owner/Applicant: Orlando Frizado

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 and Minor Variance application for the lands municipally addressed as **1 & 3 Hart Street**. The property at 1 Hart Street contains a right-of-way along the rear of the property to provide access to the rear yard of 3 Hart Street. The owner of 1 Hart Street intends to remove this right-of-way, and establish a parking easement in favour of 3 Hart Street in the front yard, between 1 Hart Street and 3 Hart Street (B19-2024).

The accompanying minor variance (A21-2024) requests relief from the following section of Zoning By-law 160-90 for the proposed parking space:

- Section 6.18.3.1- to permit a portion of a parking space to be located on an adjacent lot, whereas the Zoning By-law requires that the parking space must be located on the lot for which it is required.

The subject lands are designated “Residential” in the Official Plan and zoned “Residential Conversion” (RC) in Zoning By-law 160-90.

Decision: Approved

Date: May 1, 2024

THAT application A21-2024 seeking relief from Section 6.18.3.1 to permit a parking space that is not entirely on the lands for which it is intended, BE APPROVED;

THAT the reasons for the approval of the minor variance are as follows: the proposed variance that would provide relief from Section 6.18.3.1 is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature and desirable for the appropriate development and use of the subject lands;

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 2024-270.”

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

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.

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

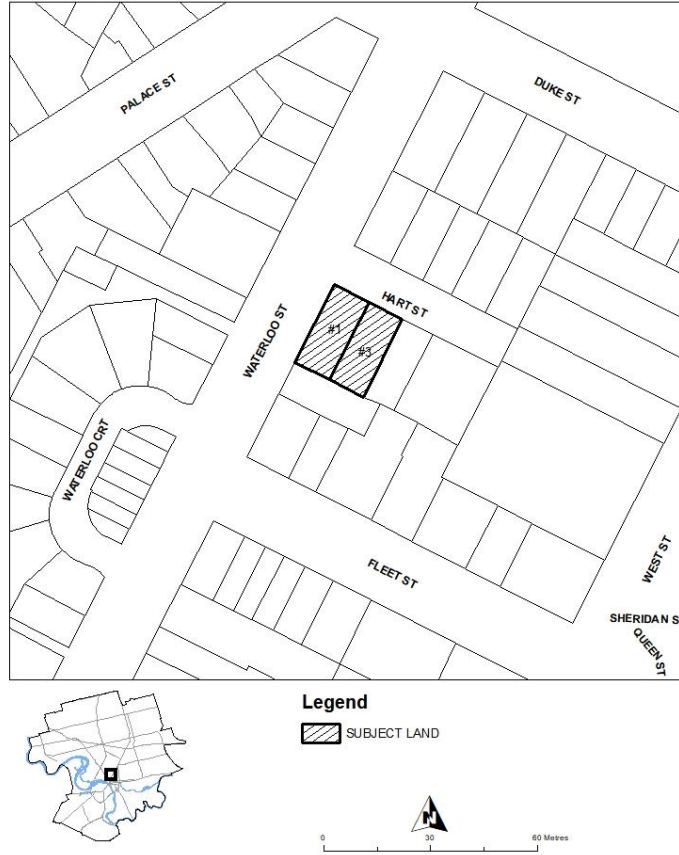
You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **May 21, 2024.**

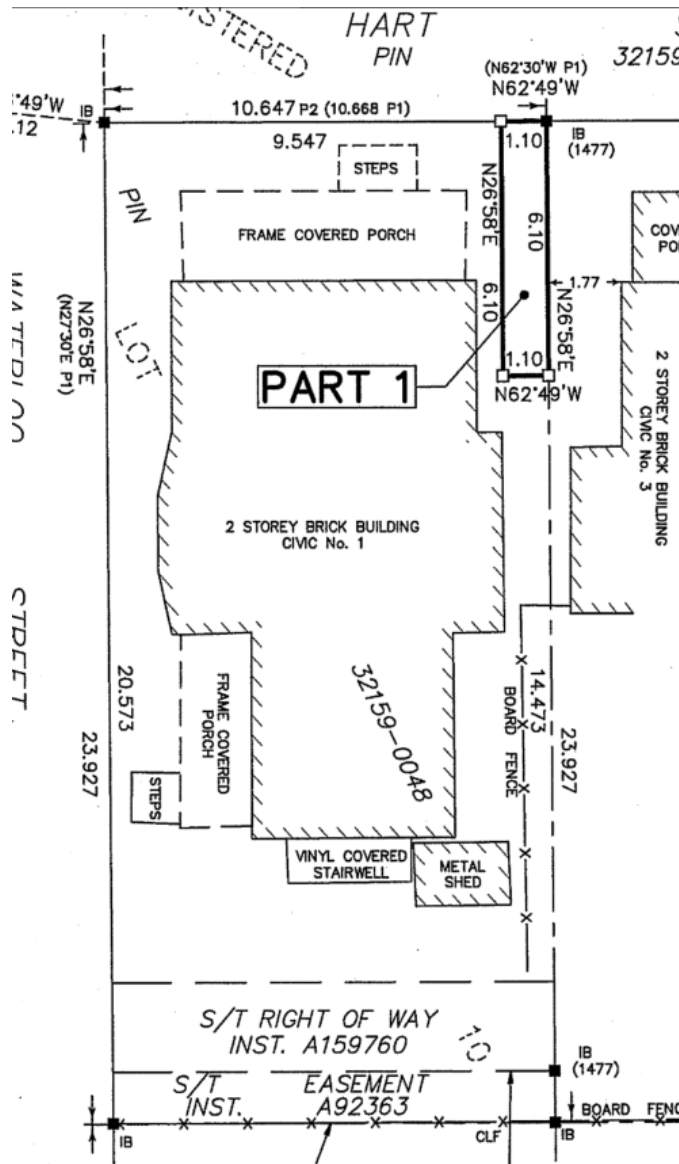
End of Decision

LOCATION MAP

Application: B19-2024 & A21-2024 -
1 & 3 Hart Street



Concept Plan





May 3, 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: A13-2024
Related File Numbers: n/a
Address: 27 Brier Place
Roll Number: 2906030023690000000
Agent: Vinlanda Eng. c/o Michael Feiden
Owner/Applicant: Bohdan Ilczyna

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 **27 Brier Place**. The property currently has a single-detached dwelling and garage on site. The applicant proposes a garage addition that would encroach into the required front yard. To facilitate the development as proposed, the application is seeking relief from the following section of Zoning By-law 160-90:

- **Section 7.2.2.1.5.1** to permit a minimum front yard of 3.8 m whereas 6 m is otherwise required.

The subject lands are designated “Residential” in the Official Plan and zoned “Residential Type 1A” (R1A) in Zoning By-law 160-90.

Decision: **Approved**

Date: **May 1, 2024**

THAT application A13-2024 seeking relief from Section 7.2.2.1.5 to permit a portion of the front yard setback of 3.8 m for a portion of the addition, whereas 6 m is otherwise required, BE APPROVED;

THAT the reasons for the approval of the minor variance application A13-2024 are as follows: the proposed variance is in keeping with the general intent and purpose of the Zoning By-law and Official Plan, 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 No. 2024-204.”

Additional Information

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

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by T. Gaskin,
Member

Electronically signed by T. Cupoli,
Member

Electronically signed by M. Simpson,
Member

Electronically signed by V. Kershaw,
Member

Certification

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



K. Pongracz, Secretary-Treasurer

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.**

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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/>

Notice of Changes

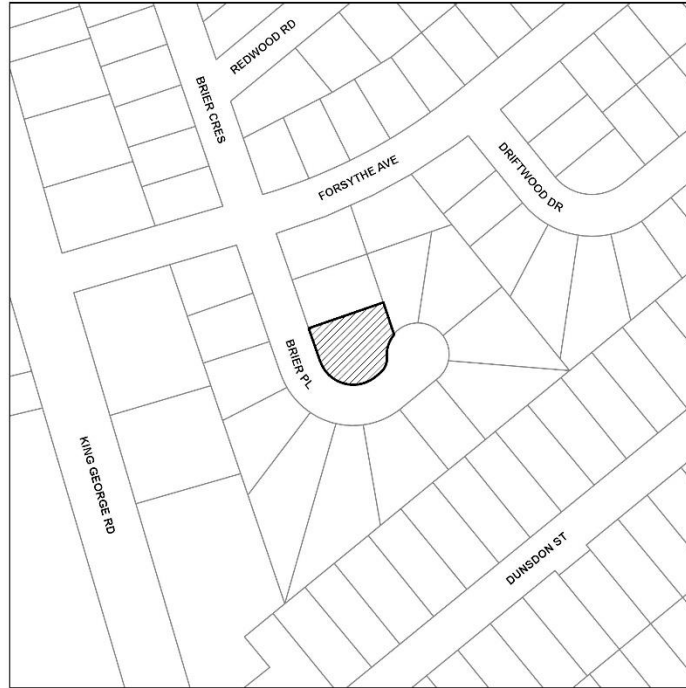
You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **May 21, 2024**

End of Decision

LOCATION MAP

Application: A13-2024
27 Brier Place

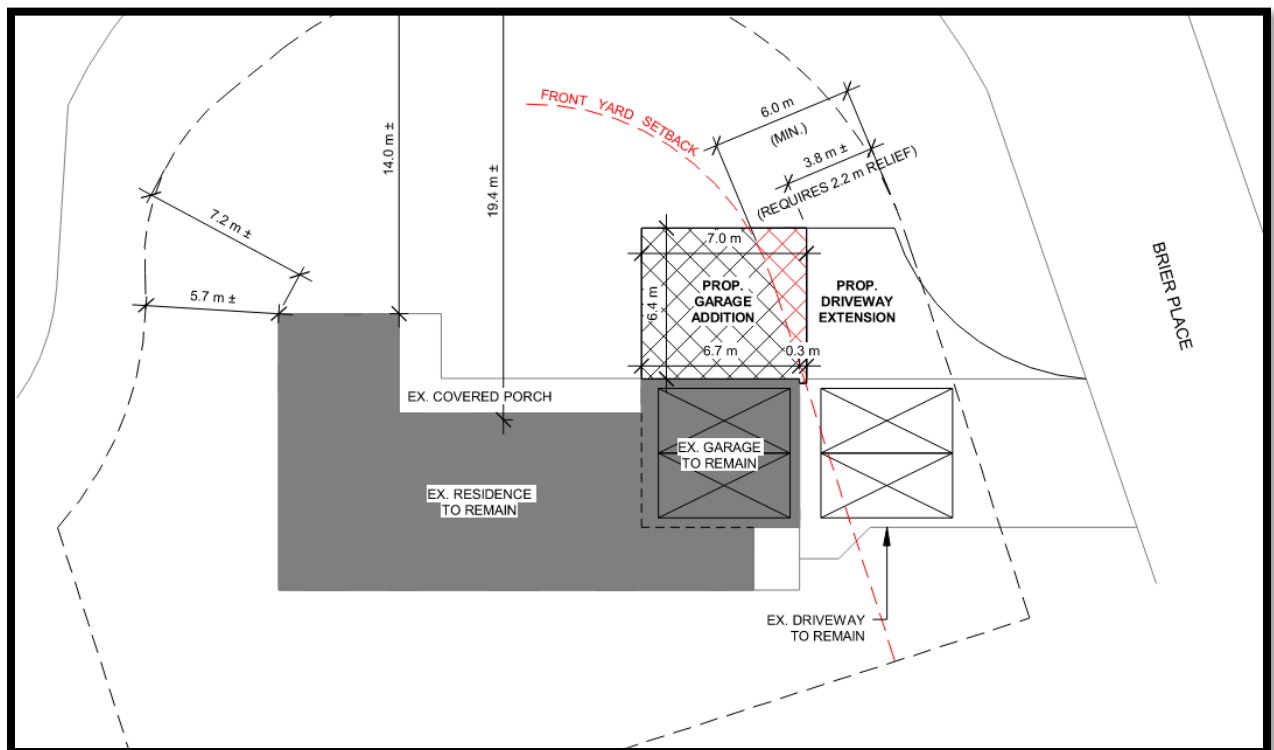


Legend

 SUBJECT LAND



Concept Plan





May 3, 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: B13-2024
Related File Numbers: N/A
Address: 70-73 Wadsworth Street
Roll Number: 2906020005216000000
Agent: ACI Construction Management
Owner/Applicant: 2027982 Ontario Inc.

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

Proposal:

A consent application has been received for the lands municipally addressed as **70-73 Wadsworth Street**. The application proposes a boundary adjustment to sever 2,803 m² of land from the northwest corner of 70 Wadsworth Street, and merge with the lands at 73 Wadsworth Street, and retain a parcel of land having a lot of an area of 4,091 m²

The subject lands are designated “Residential” in the Official Plan and zoned “General Industrial (M2)” in Zoning By-law 160-90.

Decision: Provisional Approval

Date: May 1, 2024

THAT Consent application B13-2024 requesting a boundary adjustment to sever 2,803m² from the northwest corner of 70 Wadsworth Street, and merge with the lands at 73 Wadsworth Street and retain a parcel of land having a lot area of 4,090 m², BE APPROVED subject to the following conditions:

1. Receipt of a registered Reference Plan showing the severed and retained parcels and access easements.
2. Receipt of confirmation that all taxes are paid up to date.
3. 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*).
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. 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.
7. 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.
8. 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.
9. Receipt of confirmation that compliance with OBC articles 3.1.3.1. Separation of Major Occupancies; 3.2.3. Spatial Separation and Exposure Protection; and 3.2.5. Provisions for Firefighting have been addressed to the satisfaction of the Building Department.
10. Receipt of confirmation that servicing will remain within the easement, and that the City shall be added as a third party to the easement agreement, and shall be granted access to the water servicing, to the satisfaction of the Environmental Services Department.
11. Receipt of confirmation that new fire access routes and principal entrances (for both buildings) are in place to the satisfaction of the Fire Department.
12. Receipt of confirmation that the Continuous Path Turning Movement Analysis has been provided to the satisfaction of the Manager of Development Engineering.
13. Regarding full public services, the Owner/Applicant shall construct, or replace if damaged (sidewalk, boulevards, driveway approaches, etc.). If the City boulevard is damaged, please ensure the area is restored to a grassed boulevard per City of Brantford standards, to the satisfaction of the Manager of Development Planning.
14. Receipt of confirmation that the proposed parking areas as shown on Figure 2 of Report 2024-205 have been permitted via a site alteration permit and constructed to the satisfaction of the Manager of Development Engineering.
15. Receipt of a letter of undertaking from the Solicitor acting in the transfer that the severed parcel is merged in title with the adjacent property, and that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of the separate parcels.
16. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **May 1, 2026**, after which time the consent will lapse.

THAT the reason(s) for approval of B13-2024 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 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 2024-205.”

**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**

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 .

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

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Notice of Changes

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

End of Decision

LOCATION MAP

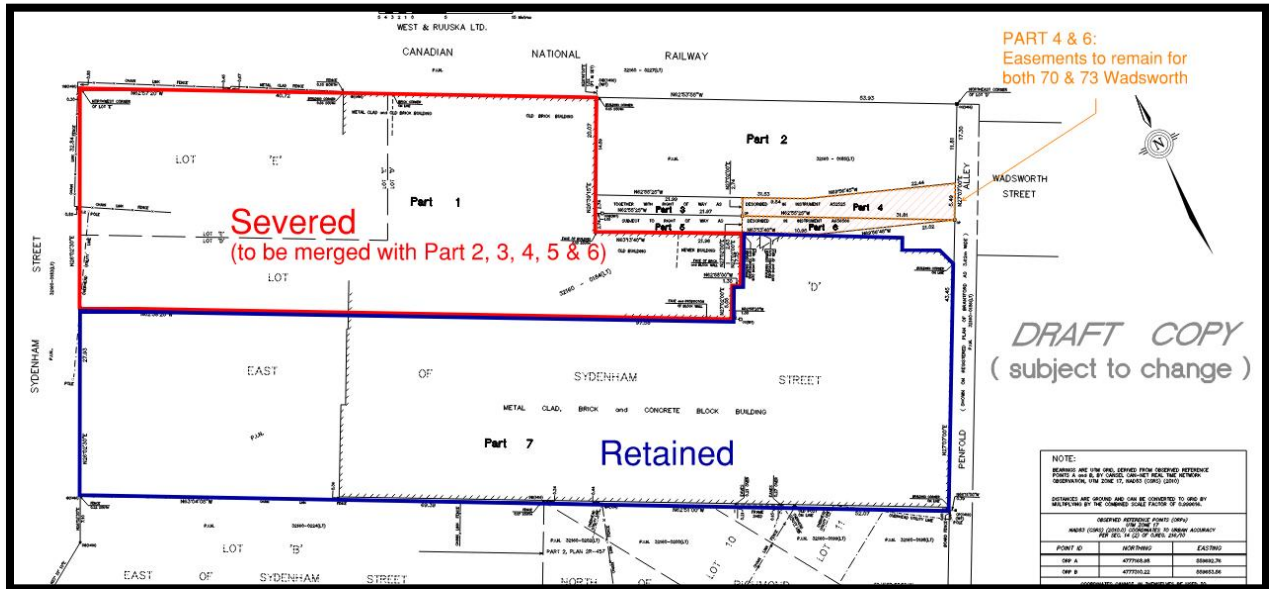
Application: B13/2024
70 - 73 Wadsworth Street



Legend
 SUBJECT LANDS



Concept Plan





May 3, 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: A18-2024
Related File Numbers: n/a
Address: 318 Gillespie Street
Roll Number: 2906010011064450000
Agent: MHBS Planning c/o Melissa Visser
Owner/Applicant: Losani Homes (1998) Ltd. c/o Dianne Ramos

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 **318 Gillespie Drive**. The purpose of the application is to facilitate the construction of a single detached dwelling. The applicant is requesting relief from the following section of Zoning By-law 160-90:

- **Section 7.5.3.6.6** to permit a minimum a rear yard setback of 5 m, whereas 7 m is otherwise required.

The subject lands are designated “Residential” in the Official Plan and zoned “Residential Type 1D (R1D-6)” in Zoning By-law 160-90.

Decision: Approved

Date: May 1, 2024

THAT application A18-2024 seeking relief from Section 7.5.3.6.6 of Zoning By-Law 160-90 to permit a rear yard setback of 5 m for a portion of the lot, whereas 7 m is otherwise required, BE APPROVED;

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,

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 2024-200.”

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

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.

Appeals

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

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Notice of Changes

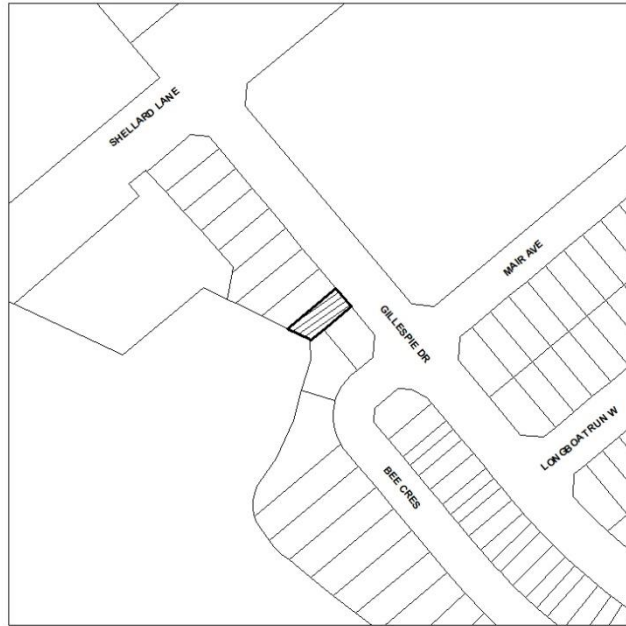
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The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **May 21, 2024.**


End of Decision

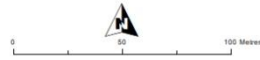
LOCATION MAP

Application: A18/2024
318 Gillespie Drive



Legend

 SUBJECT LAND



Concept Plan

