



June 6, 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: A23-2024
Related File Numbers: n/a
Address: 34 Preston Boulevard
Roll Number: 2906010005189000000
Agent: Evelyn Fletcher
Owner/Applicant: Matthew Hendrie

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 34 Preston Blvd. The purpose of this application is to facilitate the construction of an addition to the principal dwelling. The applicant is requesting relief from the following section of Zoning By-law 160-90:

- Section 7.2.2.1.6 - to permit a Rear Yard Setback of 4.72 m whereas 7.5 m is otherwise required.

The subject lands are designated “Residential” in the Official Plan and zoned “Residential Type 1A (18 Metre) Zone (R1A)” in Zoning By-law 160-90.

Decision: Approved

Date: June 5, 2024

THAT application A23-2024 seeking relief from Section 7.2.2.1.6 of Zoning By-Law 160-90 to permit a rear yard setback of 4.7 m, whereas 7.5 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 2024-370.”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Bodnar,
Member

Electronically signed by M. Simpson,
Member

Electronically signed by T. Cupoli,
Member

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

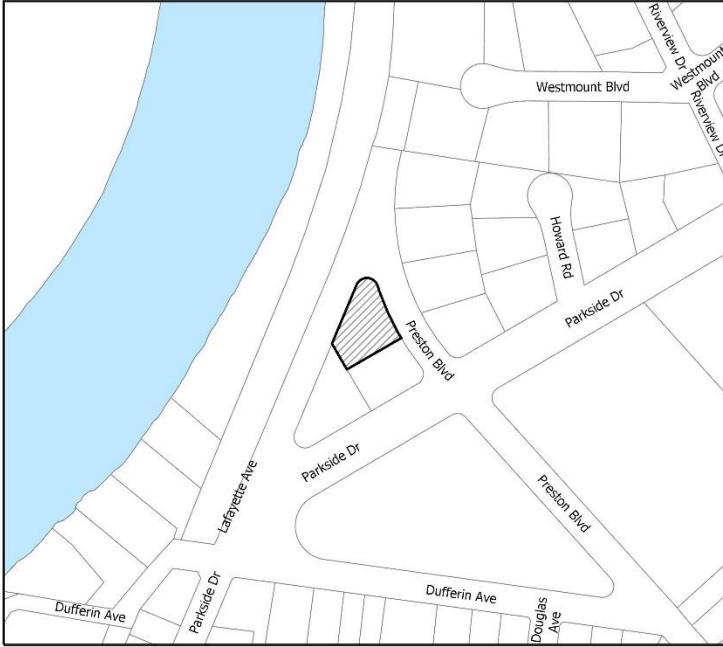
You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

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

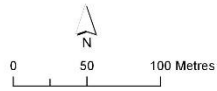
End of Decision

LOCATION MAP

Application: A23-2024
34 Preston Boulevard



Legend
Subject Land



Concept Plan





June 6, 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: A25-2024
Related File Numbers: n/a
Address: 284 Darling Street
Roll Number: 2906040003233000000
Agent: Lindy Hay
Owner/Applicant: Zoltan Vass

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 284 Darling Street. The purpose of this application is to facilitate the reconstruction of the dwelling unit after a fire. Due to errors in the placement of the dwelling during the construction process, the applicant is seeking relief from the following sections of the Zoning By-law 160-90:

- Section 6.18.3.8 - to permit a driveway width of 1.8 m, whereas a minimum of 2.4 m is otherwise required;
- Section 6.18.7.8 - to permit 0 parking spaces, whereas a minimum of 1 parking space is required for a single detached dwelling unit.

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

Decision: **Approved**

Date: **June 5, 2024**

That minor variance application A25-2024 seeking relief from Section 6.18.3.8 of Zoning By-law 160-90 to permit a driveway width of 1.87 m, whereas a minimum of 2.4 m is otherwise required, BE APPROVED;

THAT minor variance application A25-2024 seeking relief from Section 6.18.7.8 of Zoning By-law 160-90 to permit 0 parking spaces, whereas a minimum of 1 parking space is otherwise required for a single detached dwelling unit, 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 2024-369.”

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

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

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

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

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

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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58 Dalhousie Street
Brantford ON N3T 2J2

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Notice of Changes

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

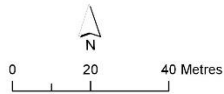
The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **June 25, 2024**.

LOCATION MAP

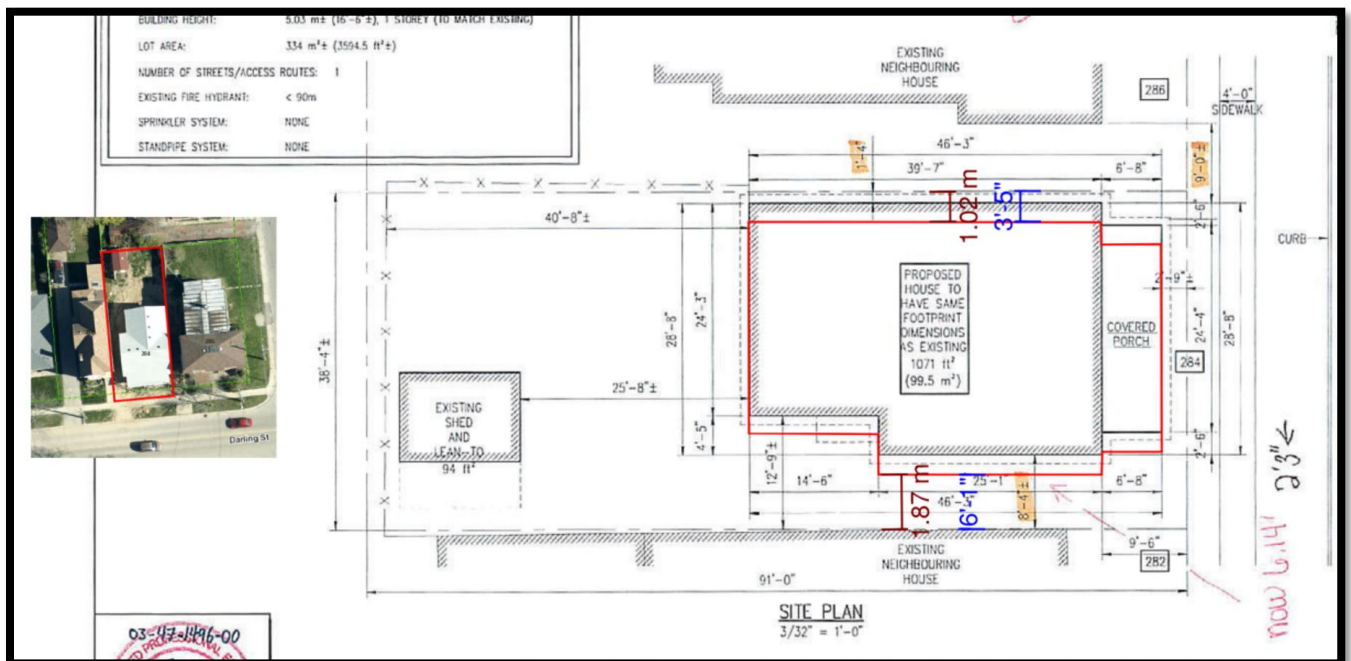
Application: A25-2024
284 Darling Street



Legend
 Subject Land



Concept Plan





June 5, 2024

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: B21-2024
Related File Numbers: N/A
Address: 1 Blake Avenue & 90 St. Paul Avenue
Roll Number: 2906010004074000000
Agent: Don & Veronica Sloan
Owner/Applicant: Ian & Marja Benjamins and Don & Veronica Sloan

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 known as 1 Blake Avenue and 90 St. Paul Avenue. The applicant seeks to transfer approximately 3,274 m² of land from the rear of 1 Blake Avenue to the rear of 90 St. Paul Avenue, resulting in 1 Blake Avenue retaining approximately 1,469 m² of land and 90 St. Paul Ave. becoming approximately 4,644 m² in size.

The subject lands are both designated “Residential” in the Official Plan and zoned “Residential Type 1B” (R1B) in Zoning By-law 160-90.

Decision: **Approved in Principle**

Date: **June 5, 2024**

That Consent application B21-2024 requesting to sever a parcel of land having a lot area of approximately 3,274 m² from 1 Blake Avenue to be added to 90 St. Paul Avenue BE APPROVED subject to the following conditions:

1. Receipt of a registered reference plan showing the severed and retained parcels to the satisfaction of the Manager of Development Planning or their designate.
2. Receipt of a draft of the Transfer deed for review (upon registration a final copy of the transfer deed shall be provided to the City), to the satisfaction of the Manager of Development Planning or their designate.
3. Receipt of confirmation from the Applicant’s solicitor that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent. Therefore, the Solicitor acting in the transfer will provide a letter of undertaking confirming that the severed lands will be merged in title with the property municipally addressed as 90 St. Paul Avenue; and,
4. Receipt of confirmation that all taxes are paid up to date, to the satisfaction of the Manager of Development Planning or their designate.

5. Receipt of confirmation that elevation drawings and calculations are provided to the Chief Building Official verifying that the spatial separation requirements of the Ontario Building Code are met relative to the severance line.
6. That the above conditions are fulfilled and the Certificate of Consent be issued on or before June 5, 2026, after which time the consent will lapse.

THAT the reasons for approval of B21-2024 are as follows: the proposed consent has regard for the matters under Section 51(24) of the *Planning Act*, is suitable for the lands, in the public interest, and would not result in adverse impacts on surrounding properties; 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 2024-354.”

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

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

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

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

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

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

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Notice of Changes

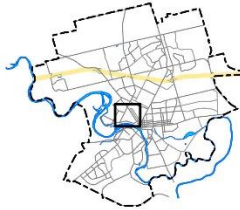
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The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **June 26, 2024**.

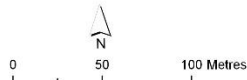
End of Decision

LOCATION MAP

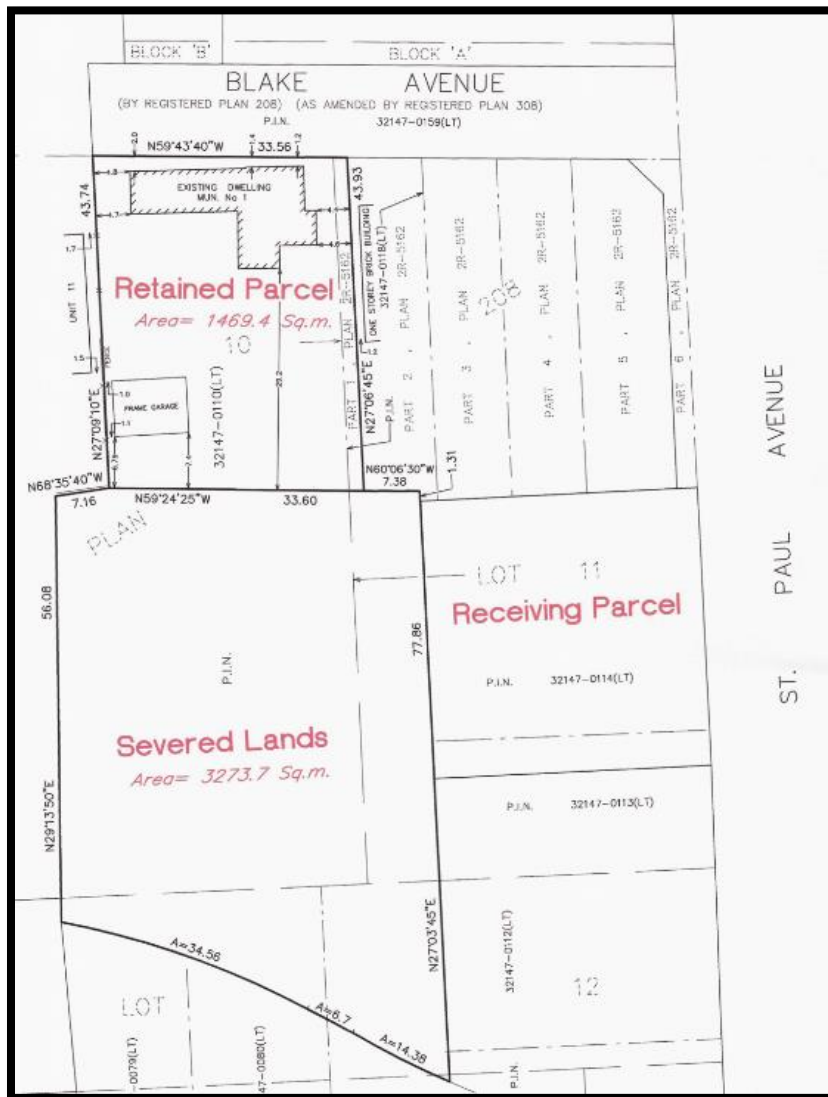
Application: B21-2014
1 Blake Avenue



Legend
 Subject Land



Concept Plan





June 5, 2024

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



June 6, 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: A27-2024
Related File Numbers: B22-2024
Address: 141 North Park Street
Roll Number: 2906030012330000000
Agent: J.H. Cohoon Engineering Ltd. c/o Bob Phillips
Owner/Applicant: Tony Antonopoulos

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 Consent and Minor Variance applications for the lands municipally known as 141 North Park Street. The consent application would create one new residential lot in the R1B zone. To facilitate the lot creation, the following variances are required from Zoning By-law 160-90:

- Section 7.3.2.1.1 – to permit a minimum lot area 449 m², whereas a minimum of 450 m² is otherwise required;
- Section 7.3.2.1.2 - to permit a minimum lot width of 12.19 m, whereas a minimum of 15 m is otherwise required;

The subject lands are designated “Residential” in the Official Plan and zoned “Residential Type 1B” (R1B) in Zoning By-law 160-90.

Decision: Approved

Date: June 5, 2024

THAT minor variance application A27-2024 seeking relief from Section 7.3.2.1.1 to permit a lot area of 449 m² for the severed lot, whereas 450 m² is otherwise required, BE APPROVED;

THAT minor variance application A27-2024 seeking relief from Section 7.3.2.1.2 to permit a lot width of 12.19 m for the severed lot, whereas 15 m is otherwise required, BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance is in keeping with the general intent and purpose of the Zoning By-law and the Official Plan, and 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 submission received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2024-365.”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Bodnar,
Member

Electronically signed by M. Simpson,
Member

Electronically signed by T. Cupoli,
Member

Certification

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K. Pongracz, Secretary-Treasurer

Additional Information

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Notice of Changes

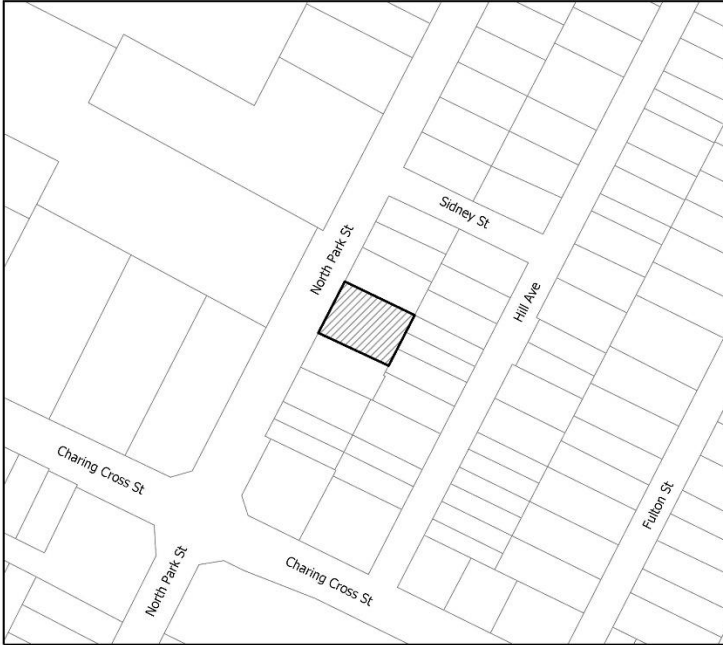
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The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **June 25, 2024.**

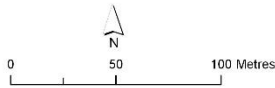
End of Decision

LOCATION MAP

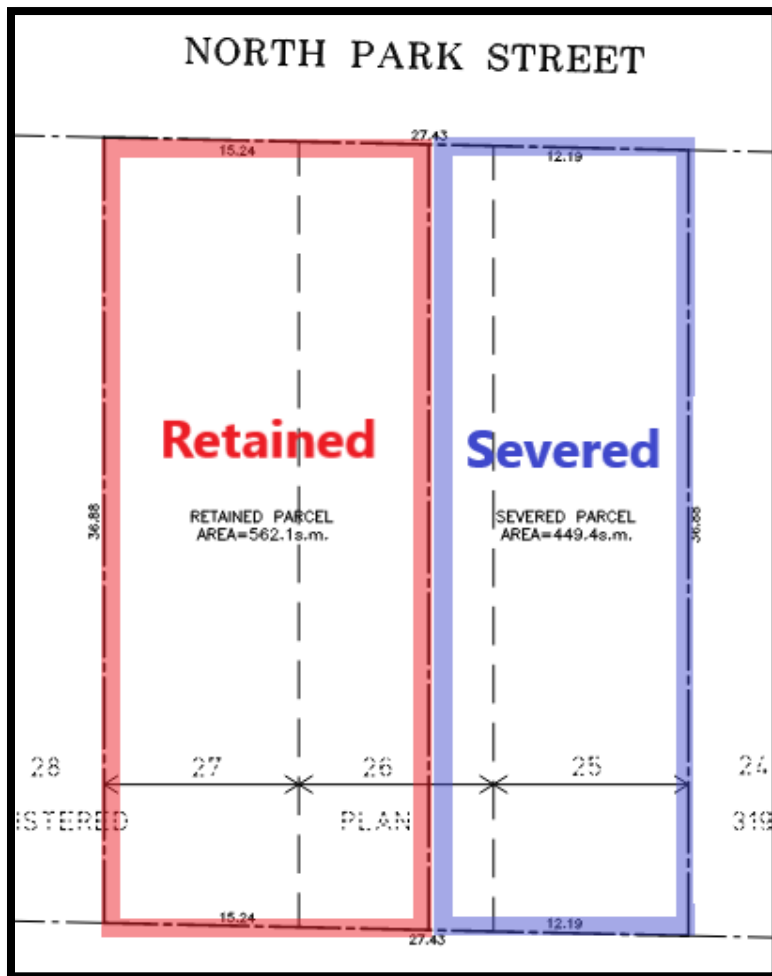
Application: B22-2014 and A27-2024
141 North Park Street



Legend
[Hatched Box] Subject Land



Concept Plan





June 5, 2024

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

**COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE**

File Number: B22-2024
Related File Numbers: A27-2024
Address: 141 North Park Street
Roll Number: 2906030012330000000
Agent: J.H. Cohoon Engineering Ltd.
Owner/Applicant: Tony Antonopoulos

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 Consent and Minor Variance applications for the lands municipally known as 141 North Park Street. The consent application would create one new residential lot having a lot width of 12.19 m, and a lot area of 449.4 m². To facilitate the lot creation, the following variances are required from Zoning By-law 160-90:

- Section 7.3.2.1.1 – to permit a minimum lot area 449 m², whereas a minimum of 450 m² is otherwise required;
- Section 7.3.2.1.2 - to permit a minimum lot width of 12.19 m, whereas a minimum of 15 m is otherwise required;

The subject lands are designated “Residential” in the Official Plan and zoned “Residential Type 1B” (R1B) in Zoning By-law 160-90.

Decision:

Date: June 5, 2024

THAT consent application B22-2024 seeking to create a property with a lot area of 449 m² and a lot frontage of 12.19 m BE APPROVED subject to the following conditions:

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

5. Receipt of confirmation that all existing buildings and structures located on the retained and severed parcels are demolished or otherwise removed to the satisfaction of the Chief Building Official or their designate.
6. Receipt of confirmation that a Wastewater Allocation Request Form has been approved by the Manager of Development Engineering or their designate.
7. Receipt of confirmation that a municipal address has been assigned to the severed property by the Manager of Development Engineering or their designate.
8. Receipt of confirmation that a Servicing Plan, prepared by a qualified Engineer licensed in the Province of Ontario, has been submitted and is to the satisfaction of the Manager of Development Engineering or their designate.
9. Receipt of confirmation that the severed and retained parcels are independently serviced with a sanitary and storm sewer connection to a legal outlet and that these services do not cross the proposed property lines and connect directly to City infrastructure, at the sole responsibility of the owner/applicant.
10. Receipt of confirmation that a Grading and Drainage Plan has been prepared by a qualified Engineer licensed in the Province of Ontario and is to the satisfaction of the Manager of Development Engineering or their designate.
11. Receipt of confirmation that a driveway permit has been obtained for the retained lands to the satisfaction of the Manager of Development Planning or their designate.
12. That the above conditions are fulfilled and the Certificate of Consent be issued on or before June 5, 2026, after which time the consent will lapse.

THAT the reasons for the approval of B22-2024 are as follows: the proposed consent has regard for the matters under Section 51(24) of the *Planning Act* and Staff are satisfied that the proposed development is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The application is in conformity with the general intent and policies of the Official Plan and Zoning Bylaw; and,

THAT pursuant to Section 45(8)-(8.2) and 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 submission received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2024-365.”

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

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

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

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

Certification

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K. Pongracz, Secretary-Treasurer

Additional Information

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Notice of Changes

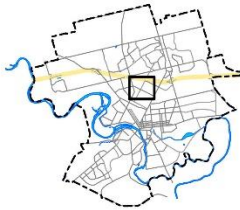
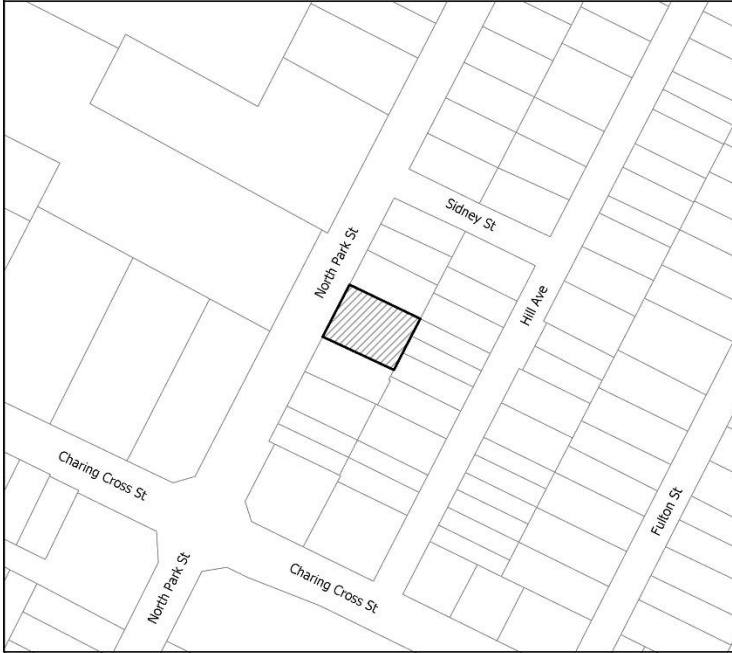
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End of Decision

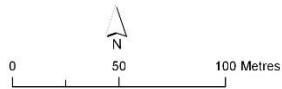
LOCATION MAP

Application: B22-2014 and A27-2024
141 North Park Street

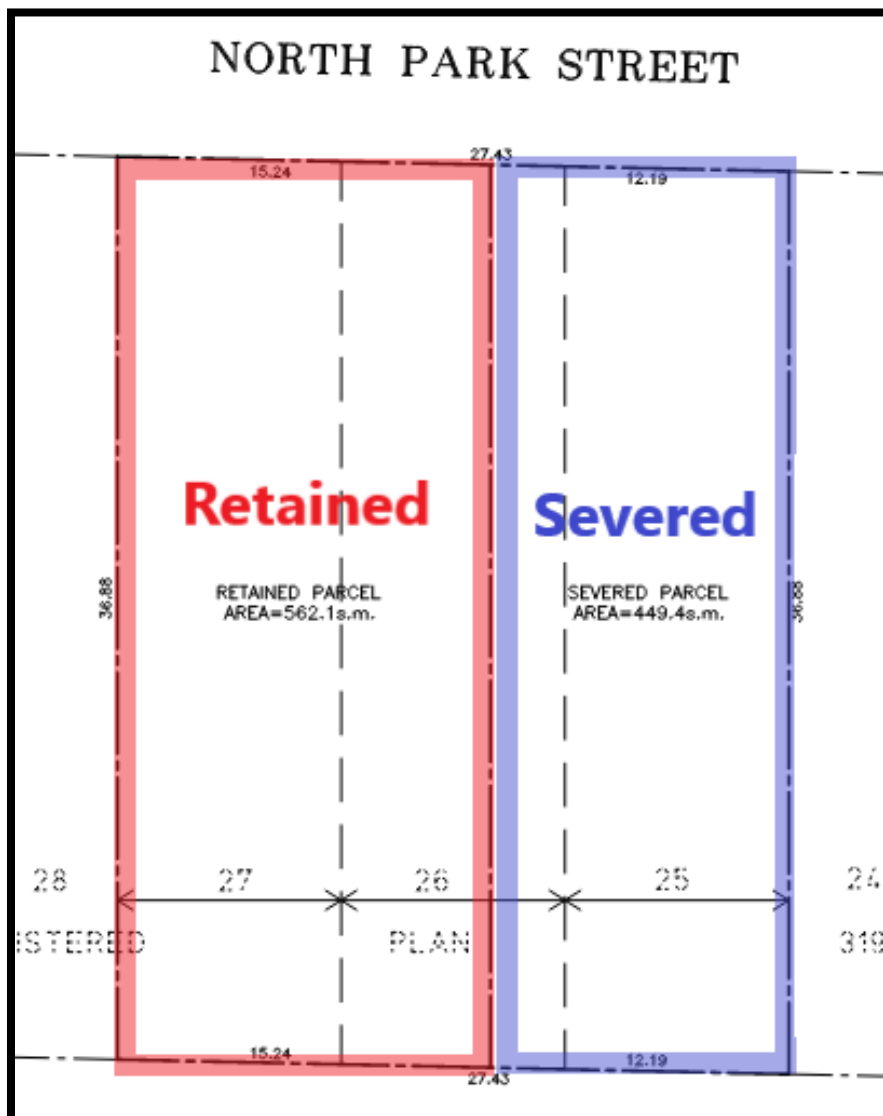


Legend

Subject Land



Concept Plan





June 5, 2024

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: B23-2024
Related File Numbers: N/A
Address: 435 Elgin Street
Roll Number: 2906030007028000000
Agent: GSP Group c/o Caleb Miller
Owner/Applicant: Rod Aiken

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 known as 435 Elgin Street. The purpose of the consent application is to sever the subject lands into two parcels. The severed parcel is proposed to have a lot area of 0.3 ha., and a lot width of 62.7 m fronting onto Hachborn Road. The retained parcel is proposed to have an area of 1.4 ha. and lot width of 109.9 m.

The subject lands are designated “Prestige Employment” in the Official Plan and zoned “General Industrial Zone Exception 49 (M2-49)” in Zoning By-law 160-90.

Decision: Provisionally Approved

Date: June 5, 2024

THAT Consent application B23-2024 requesting to sever the subject lands municipally addressed as 435 Elgin Street, 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. Receipt of payment for cash-in-lieu of parkland (amount to be determined in accordance with City of Brantford By-law 139-2022).
5. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
6. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.

7. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the severed and/or retained parcel(s) has been submitted.
8. The Owner/Applicant shall provide a Servicing Plan 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.
9. The Owner/Applicant shall provide Plan & Profile Drawings of the municipal sewers being extended within the municipal right-of-way, prepared by a qualified Engineer licensed in the Province of Ontario. The plan/profile drawings shall indicate all sewer information (size, grade, material, inverts at 20m intervals and changes of grade) including manholes, drop structures, insulation, watervalves, watermain bends, reducers, etc. to the satisfaction of the Manager of Development Engineering or his/her designate.
10. The Owner/Applicant shall be responsible, financial, and otherwise, to design and install municipal services (storm and sanitary sewer, watermain) along the entire frontage within the municipal right-of-way to the satisfaction of the Manager of Development Engineering or his/her designate.
11. The Owner/Applicant shall be responsible, financially, and otherwise, to provide 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.
12. The Owner/Applicant shall provide a cost estimate for all works completed within the municipal right-of-way to facilitate the development, 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. The Owner/Applicant shall enter into an external works agreement for works completed within the municipal right-of-way on Hachborn Road, to the satisfaction of the Manager of Development Engineering or his/her designate.
14. The Owner/Applicant shall provide a Financial Impact Study to evaluate the growth-related financial impact of the proposed development including; impacts to the City of Brantford Capital and Operating budgets triggered by the proposed development; estimated cost and timing of municipal capital infrastructure required to service the new development (including review of development charge eligibility); estimated revenues generated from the proposed development (DC's, Tax Revenue, User Rates, etc.) against Capital and Operating expenditures. The Financial Impact Study shall be completed to the satisfaction of the Manager of Development Engineering.
15. 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.
16. The Owner/Applicant shall be responsible, financial, and otherwise, to urbanize and restore the municipal right of way across the entire frontage of the severed parcel to City of Brantford Standards (Asphalt, Curbs, Boulevard Topsoil and Sod, Street Trees, Driveways, streetlights, etc.) to the satisfaction of the Manager of Development Engineering.
17. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **June 5, 2026**, after which time the consent will lapse.

THAT the reason(s) for approval of B23-2024 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; 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. 2024-362.”

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

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

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

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

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

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

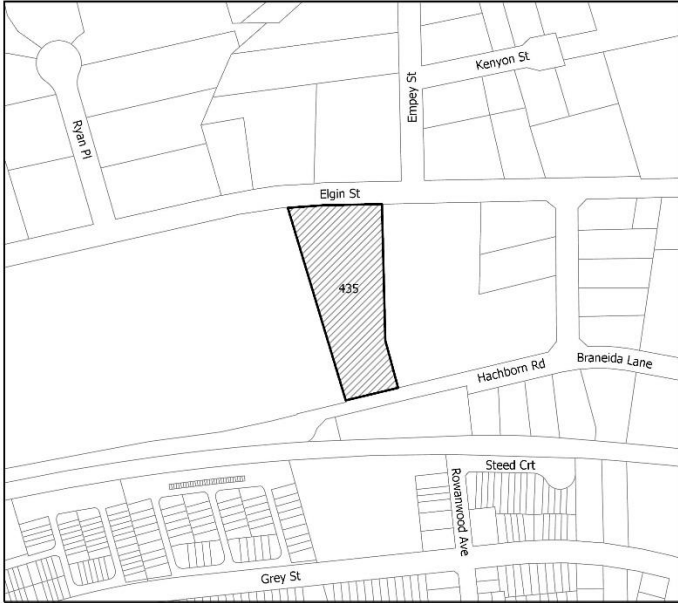
You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **June 26, 2024.**

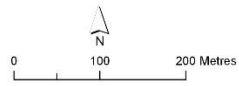
End of Decision

LOCATION MAP

Application: B23-2024
435 Elgin Street



Legend
Subject Land



Concept Plan

