



September 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: A39-2024
Related File Numbers: n/a
Address: 42 Bee Crescent
Roll Number: 2906010011113240000
Agent: Armstrong Planning c/o Alexander Hardy
Owner/Applicant: Empire Communities c/o Jason Shapardanis

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

Proposal:

A Minor Variance application was received for the lands municipally addressed as 42 Bee Crescent. The purpose of the application is to facilitate the construction of a single detached dwelling. The applicant is requesting relief from the following section(s) of Zoning By-law 160-90:

- Section 7.5.3.6.6 to permit a minimum rear yard setback of 6.05 m, whereas 7.0 m is otherwise required.

Decision: **Approved**

Date: **September 4, 2024**

A. THAT application A39-2024 seeking relief from Section 7.5.3.6.6 of Zoning By-Law 190-60 to permit a minimum rear yard of 6.05 m, whereas 7.0 m is otherwise required, BE APPROVED;

B. THAT the reason(s) for approval of the minor variances are as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law 160-90, the relief requested is considered minor in nature, and is desirable for the appropriate development 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 2024-530”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Bodnar,
Member

ABSENT - T. Gaskin, Member

Electronically signed by T. Cupoli,
Member

Electronically signed by M. Simpson,
Member

Electronically signed by A. Patel,
Member

Certification

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



K. Pongracz, Secretary-Treasurer

Additional Information

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

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 **\$705.00** 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 **September 24, 2024.**

End of Decision



September 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: A40-2024
Related File Numbers: n/a
Address: 108-112 George Street
Roll Number: 2906030003054000000
Owner/Applicant: Ginco Group Corp. c/o Colin Comissiong

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

Proposal:

A Minor Variance has been received for the lands municipally addressed as 108-112 George Street. The purpose of this minor variance application is to facilitate the conversion of an existing mixed-use building into a multi-tenant residential dwelling (9 units), classified as a “Converted Dwelling” under the Zoning By-law. To facilitate the development, the applicant is requesting relief from the following provisions of Zoning By-law 160-90:

- Section 9.3.2.1.8 - to permit a minimum landscaped open space of 12.5% whereas 25% is otherwise required.
- Section 9.3.2.1.11.2 – to permit a maximum size limit for converted dwellings of 308 m² whereas 110 m² is otherwise required.

Decision: **Approved**

Date: **September 4, 2024**

- THAT minor variance application A40-2024 seeking relief from Section 9.3.2.1.11.2 to permit a 308.0 m² expansion of a building, whereas 110.0 m² is otherwise the maximum permitted for Converted Dwellings, BE APPROVED;
- THAT minor variance application A40-2024 seeking relief from Section 9.3.2.1.8 to permit a minimum landscaped open space of 12.5%, whereas 25% landscaped open space is otherwise the minimum required, BE APPROVED;
- THAT the reasons for the approval of the minor variances are as follows: the proposed variances are in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and
- THAT pursuant to 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. 2024-527.”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Bodnar,
Member

ABSENT - T. Gaskin, Member

Electronically signed by T. Cupoli,
Member

Electronically signed by M. Simpson,
Member

Electronically signed by A. Patel,
Member

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K. Pongracz, Secretary-Treasurer

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Appeals

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End of Decision



September 5, 2024

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

**COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE**

File Number: A41-2024
Related File Numbers: n/a
Address: 299 Wayne Gretzky Parkway
Roll Number: 2906030007080000000
Agent: SSG Enterprises (Simon Ive)
Owner/Applicant: McDonald's Restaurant

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

Proposal:

A Minor Variance application was received for the lands municipally addressed as 299 Wayne Gretzky Parkway. The purpose of the application is to facilitate the conversion of a manual change letter reader board to a digital sign. The applicant is requesting relief from the following section(s) of the Municipal Code 478 (Sign By-law):

- Section 478.4.14. V. - to permit an electronic message display to be a distance of 17.0 m from the to the nearest traffic signal, whereas 30m is otherwise required.

Decision: **Approved**

Date: **September 4, 2024**

- THAT application A41-2024 seeking relief from Section 478.4.14.v. of Municipal Code 478 (Sign By-law) to permit a distance of 17.0 m from the digital sign to the nearest traffic signal, whereas 30.0 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 2024-531”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Bodnar,
Member

ABSENT - T. Gaskin, Member

Electronically signed by T. Cupoli,
Member

Electronically signed by M. Simpson,
Member

Electronically signed by A. Patel,
Member

Certification

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K. Pongracz, Secretary-Treasurer

Additional Information

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Appeals

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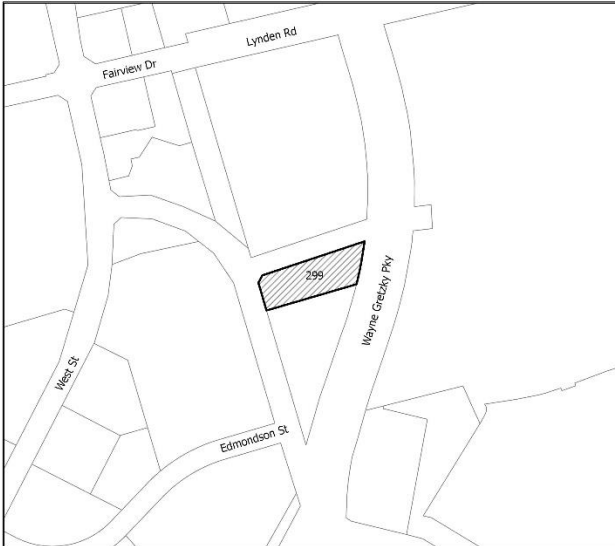
The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **September 24, 2024.**

End of Decision

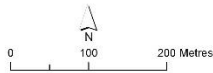
Location Map

LOCATION MAP

Application: A41-2024
299 Wayne Gretzky Parkway



Legend
 Subject Land



Concept Plan

DETAILS OF DEVELOPMENT			
CONTRIBUTOR	DATA	REQUIRED	PROPOSED
PITCH	MIN. GENERAL COMPLETION DATE	2024	2024
	EST.	0.2%	0.2%
	MIN.	0.5%	0.5%
	MAX.	1%	1%
LOT AREA	AREA	1270 sq.m.	1270 sq.m.
	MIN.	1270 sq.m.	1270 sq.m.
	MAX.	1270 sq.m.	1270 sq.m.
RESTAURANT AREA	AREA	432 sq.m.	432 sq.m.
	MIN.	432 sq.m.	432 sq.m.
SEATING	SEATING	1	1
	MIN.	1	1
TOP COVERAGE	TOP COVERAGE	1	1
	MIN.	1	1
LANDSCAPING AREA	LANDSCAPING AREA	1700 sq.m.	1700 sq.m.
	MIN.	1700 sq.m.	1700 sq.m.
PARKING	PARKING	10	10
	MIN.	10	10
PARKING PROVIDED	PARKING PROVIDED	10	10
	MIN.	10	10

NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WINDSOR DEVELOPMENT BY-LAW.
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LEGAL DESCRIPTION

SP1.0



September 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: A43-2024
Related File Numbers: B32-2024 & B33-2024
Address: 125 Sherwood Drive
Roll Number: 2906010007070020000
Agent: Multani Custom Homes c/o Rob Multani
Owner/Applicant: Corbett Land Strategies c/o Nick Wood

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

Proposal:

A Consent and Minor Variance application was received for the lands municipally addressed as **125 Sherwood Drive**. The consent application is in conjunction with the consent application for 111 Sherwood Drive (B32-2024). The purpose of the consent applications is to sever a portion of each property and merge them together to make a 3rd parcel to be developed for commercial purposes. The applicant are also requesting an access easement in favour of 111 Sherwood Drive.

The consent application for 125 Sherwood Drive (B33-2024) would sever a parcel having a lot area of 0.15 ha. and a lot width of 19.95m. The retained lands would have a lot area of 1.96 ha. and a lot width of 41.1m. The combined severed lots would result in a parcel of land having a lot area of 4.39 ha. and a lot width of 62.45 m.

To facilitate the development of the newly created parcel, the following variances are required from Zoning By-law 160-90:

- Section 10.1.2.1.3.2 to permit a lot coverage of 45%, whereas a maximum of 40% is otherwise permitted.

Decision: Approved

Date: September 4, 2024

THAT application A43-2024 seeking relief from Section 10.1.2.1.3 of Zoning By-Law 160-90 to permit a maximum lot coverage of 45% for the retained parcel (111 Sherwood Drive), whereas a maximum of 40% is otherwise permitted, BE APPROVED;

THAT the reason(s) for approval of the minor variance is as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law 160-90, the relief requested is considered minor in nature and is 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 2024-24.”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Bodnar,
Member

ABSENT - T. Gaskin, Member

Electronically signed by T. Cupoli,
Member

Electronically signed by M. Simpson,
Member

Electronically signed by A. Patel,
Member

Certification

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



K. Pongracz, Secretary-Treasurer

Additional Information

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

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.

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Notice of Changes

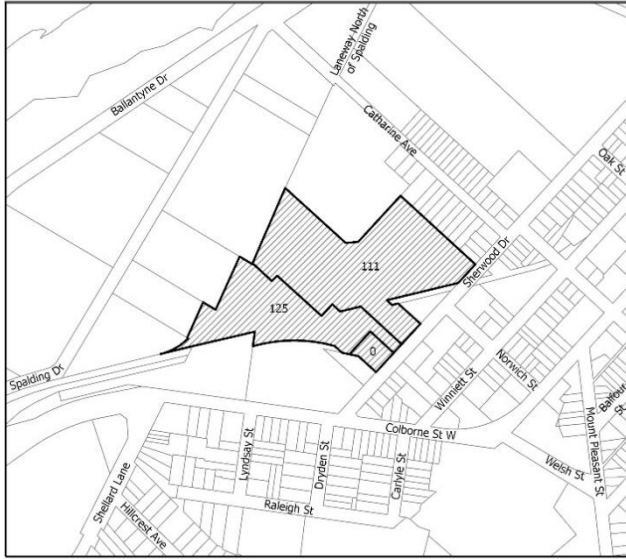
You will be entitled to be notified of the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.


The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **September 24, 2024.**

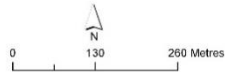
End of Decision

LOCATION MAP

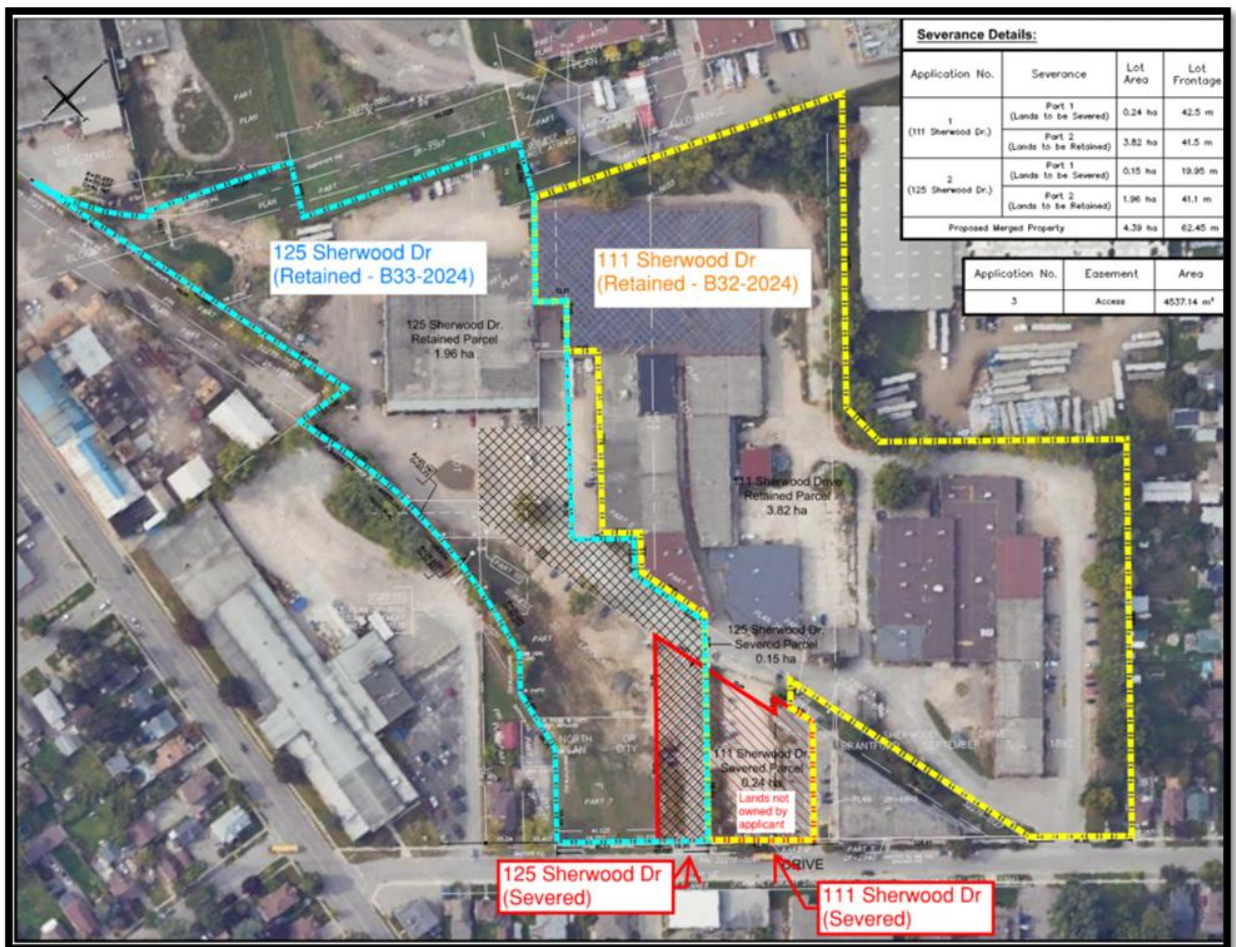
Application: B32-2024, B33-2024 & A43-2024
 111 & 125 Sherwood Drive



Legend
 Subject Land



Concept Plan





September 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: B32-2024
Related File Numbers: B33-2024 & A43-2024
Address: 111 Sherwood Drive
Roll Number: 2906010007070000000
Agent: Corbett Land Strategies c/o Nick Wood
Owner/Applicant: 111 Sherwood Investments 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 was received for the lands municipally addressed as 111 Sherwood Drive. The consent application is in conjunction with the consent application for 125 Sherwood Drive (B33-2024). The purpose of the consent applications is to sever a portion of each property and merge them together to make a 3rd parcel, to be developed for commercial purposes.

The consent application for 111 Sherwood Drive would sever a parcel having a lot area of 0.24 ha. and a lot width of 42.5m. The retained lands would have a lot area of 3.82 ha. and a lot width of 41.5m. The combined severed lots would result in a parcel of land having a lot area of 4.39 ha. and a lot width of 62.45 m.

Decision: Provisional Approval

Date: September 4, 2024

THAT Application B32-2024 to sever a parcel of land from the southwest portion of the lands municipally addressed as 111 Sherwood Drive, having an area of 0.24 ha to be consolidated with the severed lands of Consent Application B33-2024, and retain a parcel of land with an area of 3.82 ha, BE APPROVED, subject to the following conditions;

1. Receipt of a registered Reference Plan showing the severed and retained parcels and any applicable easements.
2. Receipt of confirmation that the decision to approve Application File No. A43-2024 is final and binding and is in full force and effect.
3. Receipt of confirmation that the decision to approve Application File No. B33-2024 is final and binding and is in full force and effect.
4. Receipt of confirmation that all the conditions have been satisfied and the certificate has been issued regarding consent application B33-2024 to the satisfaction of the Manager of Development or his/her designate.

5. Receipt of confirmation that the Application for Consolidation associated with Consent Application B33/2014 has been completed to the satisfaction of the Manager of Development or his/her designate.
6. Receipt of payment for cash-in-lieu of parkland (*amount to be determined in accordance with City of Brantford By-law 139-2022*).
7. Receipt of confirmation that all taxes are paid up to date.
8. Receipt of confirmation that the applicant has submitted to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).
9. 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.
10. Receipt of an undertaking from the Solicitor acting in the transfer confirming that the severed parcels will be merged in title and that a copy of the registered application to consolidate be provided to the City.
11. 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.
12. 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.
13. Receipt of 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 include details of how the severed and retained parcels 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, and that these services are connected directly to City infrastructure.
14. Receipt of confirmation from the Manager of Development Engineering or his/her designate, that the Owner/Applicant has taken responsibility, financially and otherwise, for providing sanitary and storm sewer connections to each parcel of land (severed and retained) to ensure each parcel has been independently serviced.
15. Receipt of 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. Receipt of confirmation that a parking agreement is registered on title to ensure the shared parking for the adjacent property, 115 Sherwood Drive, is maintained after the consent.
17. Receipt of confirmation that copies of all archaeological assessment reports and associated materials, including Ministry Letters indicating that the relevant archaeological assessments have been entered into the Ontario Public Register of Archaeological Reports, that demonstrate that the subject area has no further cultural heritage value or interest with respect to archaeological resources, and that no further archaeological assessment is required.

18. The Owner/Applicant shall provide a Plan showing the fire route prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate.

19. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **September 4, 2026**, after which time the consent will lapse.

THAT the reason(s) for approval of B32-2024 are as follows: having regard for the matters under Section 51 (24) of the Planning Act, Staff is satisfied that the proposed consent applications are desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties;

THAT pursuant to Sections 53(17)-(18.2) of the Planning Act, R.S.O 1990, c. P. 13, the following statement SHALL BE INCLUDED in the Notice of Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of report 2024-534.”

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

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

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

ABSENT - T. Gaskin, Member

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

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

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

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K. Pongracz, Secretary-Treasurer

Additional Information

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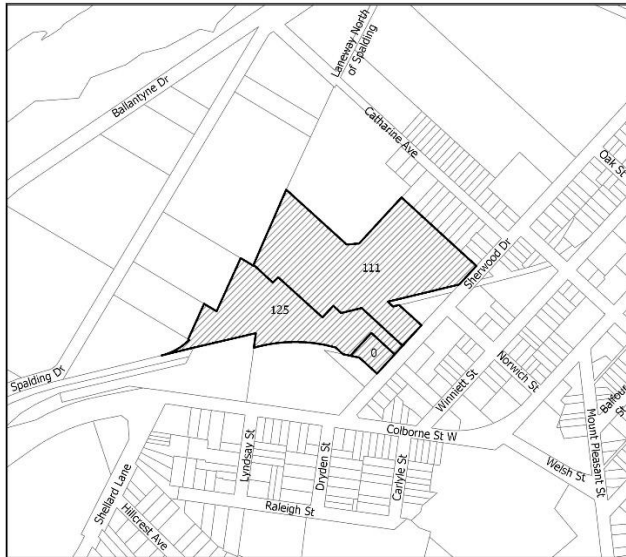
The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **September 25, 2024**.

End of Decision

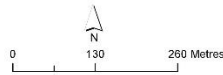
Location Map

LOCATION MAP

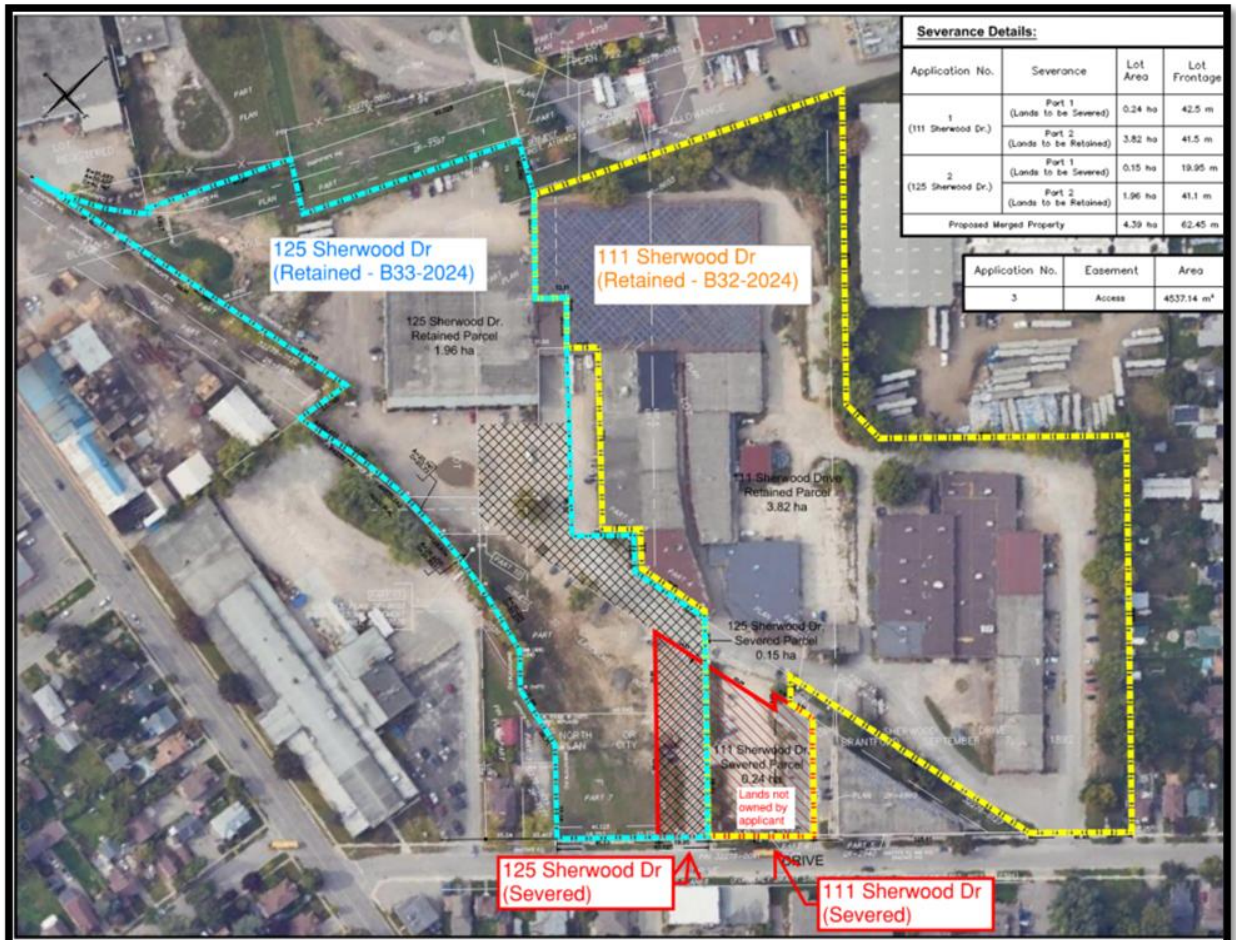
Application: B32-2024, B33-2024 & A43-2024
 111 & 125 Sherwood Drive



Legend
 [Hatched Box] Subject Land



Concept Plan





September 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: B33-2024
Related File Numbers: B32-2024 & A43-2024
Address: 125 Sherwood Drive
Roll Number: 2906010007070020000
Agent: Corbett Land Strategies c/o Nick Wood
Owner/Applicant: Multani Custom Homes

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

Proposal:

A Consent and Minor Variance application were received for the lands municipally addressed as **125 Sherwood Drive**. The consent application is in conjunction with the consent application for 111 Sherwood Drive (B32-2024). The purpose of the consent applications is to sever a portion of each property and merge them together to make a 3rd parcel to be developed for commercial purposes. The applicant is also requesting an access easement in favour of 111 Sherwood Drive.

The consent application for 125 Sherwood Drive (B33-2024) would sever a parcel having a lot area of 0.15 ha. and a lot width of 19.95m. The retained lands would have a lot area of 1.96 ha. and a lot width of 41.1m. The combined severed lots would result in a parcel of land having a lot area of 4.39 ha. and a lot width of 62.45 m.

Decision: Provisional Approval

Date: September 4, 2024

THAT Application B33-2024 to sever a parcel of land from the southeast side of the lands municipally addressed as 125 Sherwood Drive, having an area of 0.15 ha to be consolidated with the severed lands of Consent Application B32-2024, and retain a parcel of land having a lot area of 1.96 ha and to create an access easement over the severed lands in favour of the retained lands, BE APPROVED, subject to the following conditions;

1. Receipt of a registered Reference Plan showing the severed and retained parcels and any applicable easements.
2. Receipt of payment for cash-in-lieu of parkland (*amount to be determined in accordance with City of Brantford By-law 139-2022*).
3. Receipt of confirmation that all taxes are paid up to date.
4. Receipt of confirmation that the applicant has submitted to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).

5. Receipt of an undertaking from the Solicitor acting in the transfer confirming that the severed parcel will be merged in title with the adjacent property and that a copy of the registered application to consolidate be provided to the City.
6. Receipt of an undertaking from the Solicitor acting in the transfer confirming that the severed parcels will be merged in title and that a copy of the registered application to consolidate be provided to the City.
7. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
8. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the severed and/or retained parcel(s) has been submitted.
9. Receipt of 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 include details of how the severed and retained parcels 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, and that these services are connected directly to City infrastructure.
10. Receipt of confirmation from the Manager of Development Engineering or his/her designate, that the Owner/Applicant has taken responsibility, financially and otherwise, for providing sanitary and storm sewer connections to each parcel of land (severed and retained) to ensure each parcel has been independently serviced.
11. Receipt of 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 copies of all archaeological assessment reports and associated materials, including Ministry Letters indicating that the relevant archaeological assessments have been entered into the Ontario Public Register of Archaeological Reports, that demonstrate that the subject area has no further cultural heritage value or interest with respect to archaeological resources, and that no further archaeological assessment is required.
13. The Owner/Applicant shall provide a Plan showing the fire route prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate.
14. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **September 4, 2026**, after which time the consent will lapse.

THAT the reason(s) for approval of B33-2024 are as follows: having regard for the matters under Section 51 (24) of the Planning Act, Staff is satisfied that the proposed consent applications are desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties;

THAT pursuant to Sections 53(17)-(18.2) of the Planning Act, R.S.O 1990, c. P. 13, the following statement SHALL BE INCLUDED in the Notice of Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of report 2024-534.”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Bodnar,
Member

ABSENT - T. Gaskin, Member

Electronically signed by T. Cupoli,
Member

Electronically signed by M. Simpson,
Member

Electronically signed by A. Patel,
Member

Certification

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



K. Pongracz, Secretary-Treasurer

Additional Information

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

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 **\$705.00** 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.

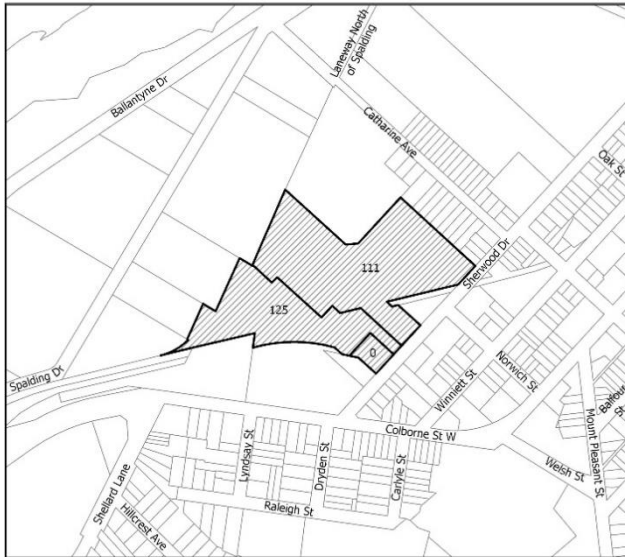
The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **September 25, 2024**.

End of Decision

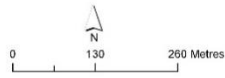
Location Map

LOCATION MAP

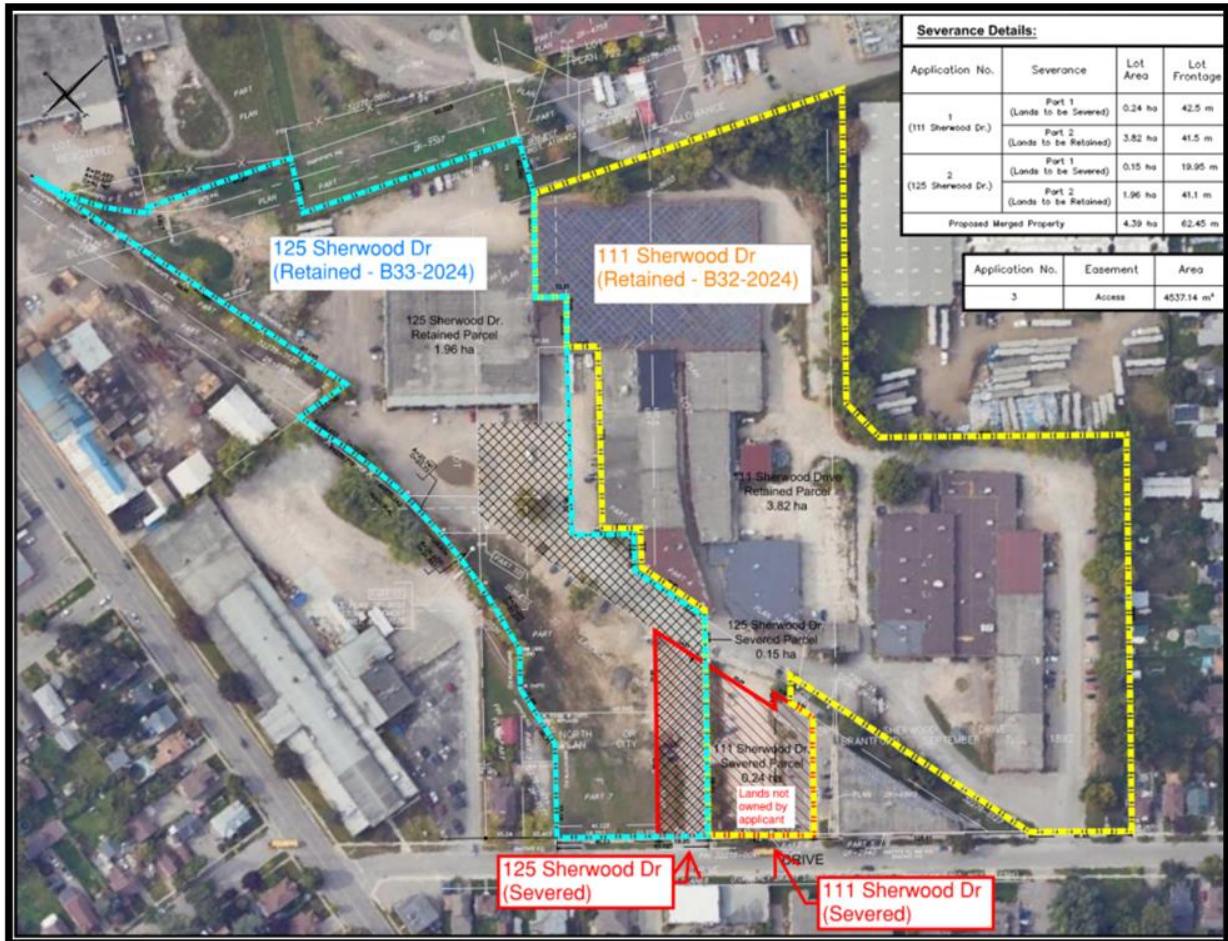
Application: B32-2024, B33-2024 & A43-2024
 111 & 125 Sherwood Drive



Legend
 [Hatched Box] Subject Land



Concept Plan





September 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: A45-2024
Related File Numbers: n/a
Address: 389 Conklin Road
Roll Number: 2906010011062820000
Agent: Armstrong Planning c/o Cesare Pittelli
Owner/Applicant: Empire Communities c/o Jason Shapardanis

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

Proposal:

A Minor Variance application was received for the lands municipally addressed as 389 Conklin Road. The purpose of the application is to facilitate the construction of a 7 Block, 43 Unit Townhouse Development with access off Conklin Road. The applicant is requesting relief from the following section(s) of Zoning By-law 160-90:

- Section 7.9.4.83.2.4 to permit a minimum front yard of 3.93 m, whereas a minimum of 4.5 m is otherwise required;
- Section 7.9.4.83.2.2 to permit a lot width of 2.1 m per unit (91 m total), whereas a minimum of 5 m per unit (215 m total) is otherwise required;
- Section 7.9.4.83.5.1 to permit a minimum rear yard of 3.86 m, whereas a minimum of 6 m is otherwise required (Block 5).

Decision: **Approved**

Date: **September 4, 2024**

THAT application A45-2024 seeking relief from Section 7.9.4.83.2.4 of Zoning By-Law 160-90 to permit a front yard of 3.9 m, whereas a minimum of 4.5 m is otherwise required, BE APPROVED;

THAT application A45-2024 seeking relief from Section 7.9.4.83.2.2 of Zoning By-Law 160-90 to permit a lot width of 2.1 m per unit (91 m total), whereas a minimum of 5 m per unit (215 m total) is otherwise required, BE APPROVED;

THAT application A45-2024 seeking relief from Section 7.9.4.83.2.5.1 of Zoning By-Law 160-90 to permit a rear yard of 3.8 m, whereas a minimum of 6 m is otherwise required, BE APPROVED;

THAT the reasons 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 2024-525.”

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

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

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

ABSENT - T. Gaskin, Member

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

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

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

Certification

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



K. Pongracz, Secretary-Treasurer

Additional Information

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

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 **\$705.00** 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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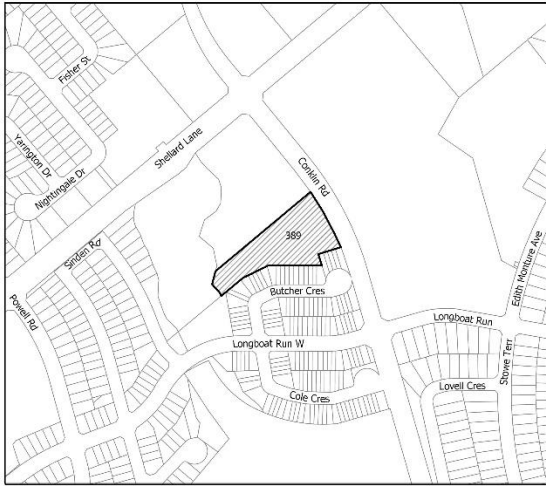
The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **September 24, 2024.**

End of Decision

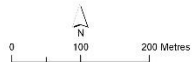
Location Map

LOCATION MAP

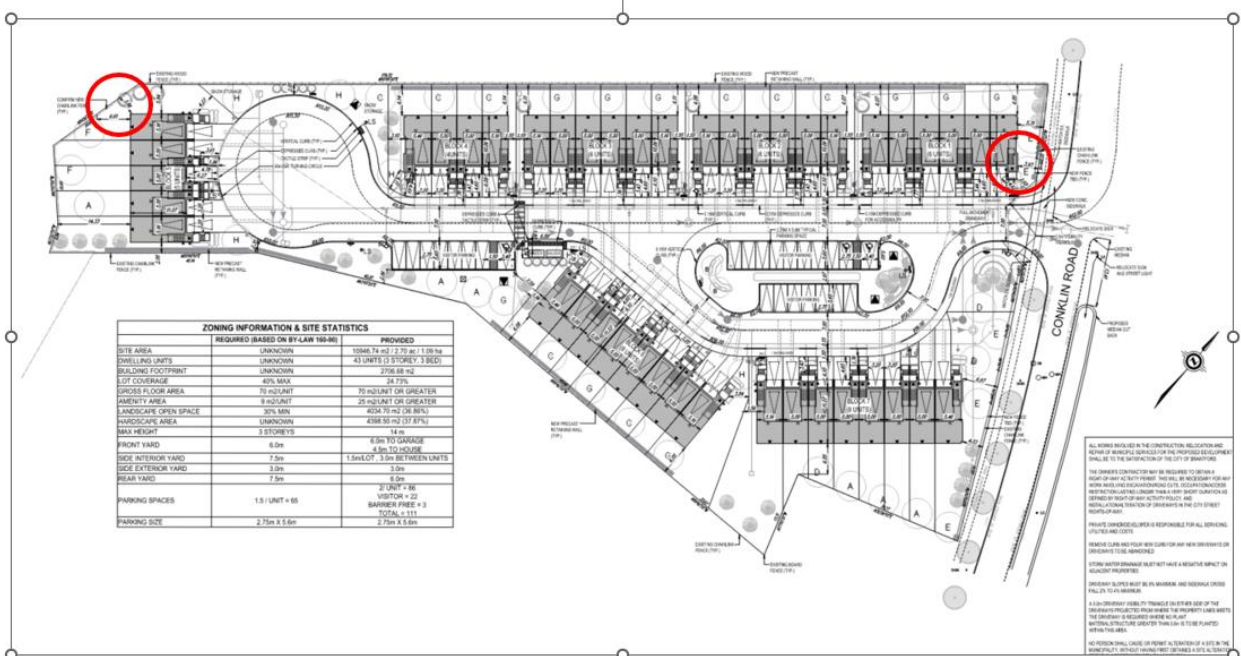
Application: A45-2024
389 Conklin Road



Legend
 Subject Land



Concept Plan





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: B35-2024
Related File Numbers: B36/2022 & A31/2022
Address: 251 Memorial Drive
Roll Number: 2906030023533000000
Owner/Applicant: Ennio Cupoli

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:

Consent and minor variance applications have been received for the properties municipally addressed as 251 and 259 Memorial Drive. The applicant is proposing to sever 496 m² from 251 Memorial Drive to create a new residential lot. To facilitate the new lot, a boundary adjustment to add 39 m² of land from 259 Memorial Drive is also proposed (B36/2022). The proposed lot dimensions are detailed below:

	251 Memorial <i>(Part 1 on sketch)</i>	Severed Lot <i>(Parts 2 & 4 on sketch)</i>	259 Memorial <i>(Parts 3 & 5 on sketch)</i>
Lot Width	20.85 m	15.81 m	18.61 m
Lot Area	714 m ²	537 m ²	565 m ²

Decision: **Provisional Approval**

Date: **September 4, 2024**

THAT Application B35/2022 to sever a parcel of land from the northwestern portion of the lands municipally addressed as 251 Memorial Drive, having a lot area of 496 m², and to retain a parcel of land having a lot area of 714 m², BE APPROVED, subject to the following conditions:

1. Receipt of confirmation that Application A31/2022 receives final and binding approval and is in full force and effect;
2. Receipt of a registered reference plan showing the severed, retained and receiving lands;
3. Receipt of confirmation that all taxes are paid up to date;

4. 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);
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 Municipal Numbering Assignment Request Form to assign a municipal address number to the severed and/or retained parcel(s) has been submitted;
7. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved;
8. The Owner/Applicant shall provide a Servicing Plan to the satisfaction of the Manager of Development Engineering or his/her designate, indicating that the severed and retained parcels have been independently serviced and that these services do not cross the proposed severance lines and are connected directly to City infrastructure;
9. The Owner/Applicant shall be responsible, financial and otherwise, to provide municipal service 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;
10. The Owner/Applicant shall provide a Grading and Drainage Plan to the satisfaction of the Manager of Development Engineering or his/her designate, prepared by a qualified Engineer licensed in the Province of Ontario;
11. Receipt of confirmation that the deck located on the retained parcel be demolished or otherwise removed to the satisfaction of the Chief Building Official;
12. Receipt of confirmation from the Chief Building Official or his/her designate, spatial separation calculations for the existing building faces adjacent to a proposed property line for both the existing dwellings at 251 and 259 Memorial Dr.;
13. Receipt of confirmation from the Chief Building Official or his/her designate, that lot coverage calculations for the retained lots for 251 and 259 Memorial Drive have been received and are in keeping with the provisions of the Zoning By-law;
14. Receipt of payment for cash in lieu of parkland (Payment for cash-in-lieu of parkland is to be based on an opinion of value for the lands in accordance with City of Brantford By-law 50-2018);
15. Confirmation that lot access can be provided to the severed lot via Memorial Drive, to the satisfaction of City Staff;
16. The Owner/Applicant shall provide confirmation from the mortgage lender that partial discharge of the mortgage on the 41 m² parcel from the frontage of 259 Memorial Drive proposed to be severed and transferred to 251 Memorial Drive, is acceptable.

17. That the above conditions be fulfilled and the Certificate of Consent be issued on or before September 4, 2026, after which time the consent will lapse.

THAT the reason(s) for approval are as follows: having regard for the matters under Section 51 (24) of the *Planning Act*, Staff is 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 of the policies of the Official Plan and Zoning By-law, specifically Section 9.3 (g – i) of the Official Plan respecting consent applications within the City of Brantford and is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement;

THAT the Change of Condition as herein granted be deemed minor requiring no further written notice pursuant to Section 53(26) of the *Planning Act*.

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

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

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

ABSENT - T. Gaskin, Member

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

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

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

Certification

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



K. Pongracz, Secretary-Treasurer

Additional Information

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

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 **\$705.00** 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 **September 25, 2024.**

End of Decision

LOCATION MAP

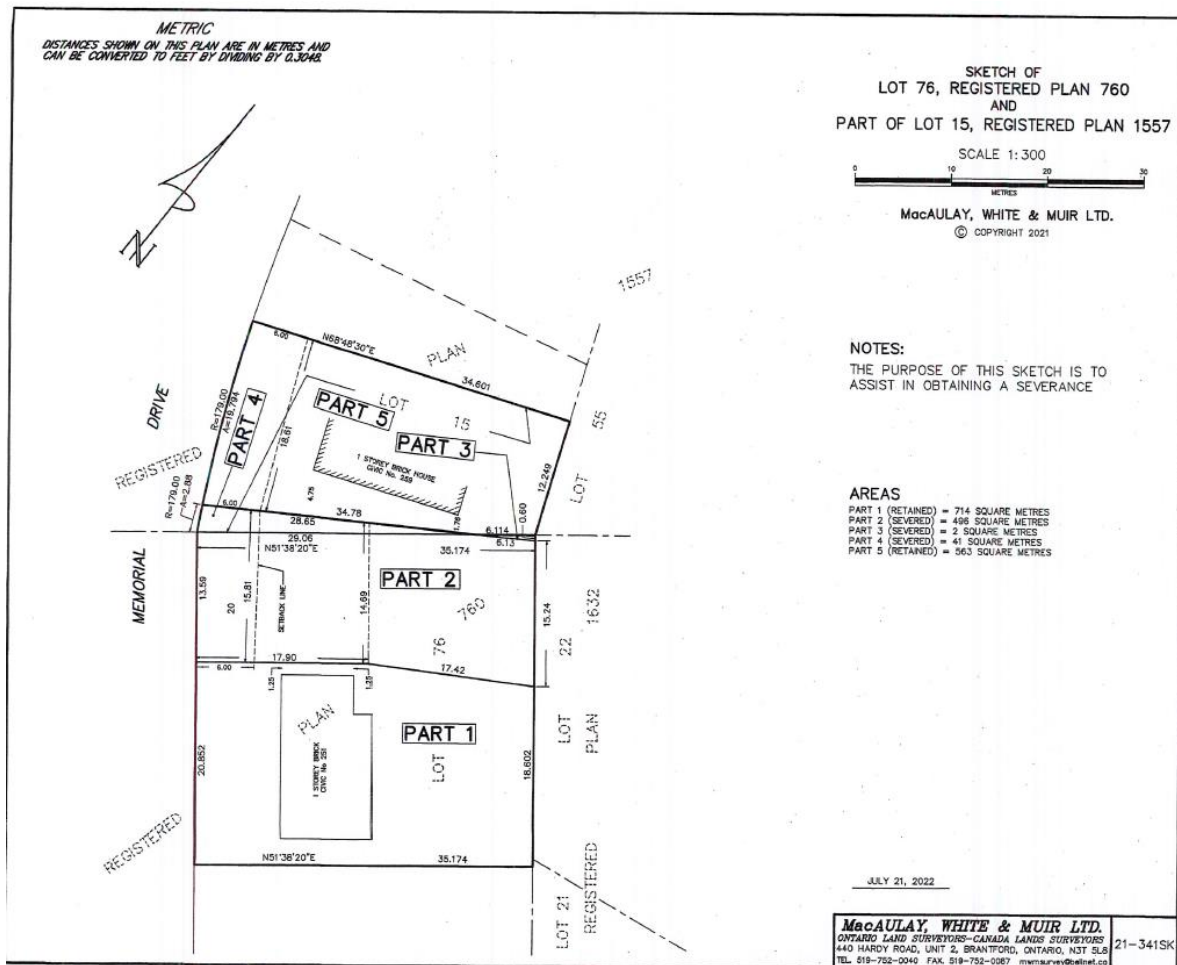
Application: B35/2022, B36/2022 & A31/2022
251 & 259 Memorial Drive



Legend
SUBJECT LANDS



Concept Plan





September 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: B36-2024
Related File Numbers: B35/2022 & A31/2022
Address: 259 Memorial Drive
Roll Number: 2906030023357200000
Agent: Ennio Cupoli
Owner/Applicant: Kevin & Courtney Barnes

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:

Consent and minor variance applications have been received for the properties municipally addressed as 251 and 259 Memorial Drive. The applicant is proposing a boundary adjustment to add 39 m² of land from 259 Memorial Drive to the proposed severed 496 m² from 251 Memorial Drive (B35/202) to create a new residential lot. The proposed lot dimensions are detailed below:

	251 Memorial <i>(Part 1 on sketch)</i>	Severed Lot <i>(Parts 2 & 4 on sketch)</i>	259 Memorial <i>(Parts 3 & 5 on sketch)</i>
Lot Width	20.85 m	15.81 m	18.61 m
Lot Area	714 m ²	537 m ²	565 m ²

Decision: **Provisional Approval**

Date: **September 4, 2024**

THAT Application B36/2022 to sever a 41 m² parcel of land from the frontage of 259 Memorial Drive to be transferred to the neighbouring proposed severed lot from 251 Memorial Drive, and to sever a 2 m² parcel of land from the rear of the proposed severed lot from 251 Memorial Drive to be transferred to neighbouring property 259 Memorial Drive for the purposes of a lot boundary adjustment, BE APPROVED, subject to the following conditions:

1. Receipt of confirmation that Application A31/2022 receives final and binding approval and is in full force and effect

2. Receipt of a registered reference plan showing the severed, retained and receiving lands;
3. Receipt of confirmation that all taxes are paid up to date;
4. 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);
5. Receipt of acknowledgement 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;
6. Receipt of an Undertaking from the Solicitor acting in the transfer confirming that the 39 m² of severed lands from 259 Memorial Drive will be merged in title with the new severed lot, and 2 m² of severed land from the new severed lot will be merged in title with the property municipally addressed as 259 Memorial Drive;
7. 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.
8. The Owner/Applicant shall provide a Servicing Plan to the satisfaction of the Manager of Development Engineering or his/her designate, indicating that the severed and retained parcels have been independently serviced with a sanitary and storm sewer connection and that these services do not cross the proposed severance line and are connected directly to City infrastructure.
9. The Owner/Applicant shall 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 his/her designate.
10. The Owner/Applicant shall provide a Grading and Drainage Plan to the satisfaction of the Manager of Development Engineering or his/her designate, prepared by a qualified Engineer licensed in the Province of Ontario.
11. Confirmation from Bell Canada that the existing utility easement has been moved or removed, OR proof that a building can be accommodated without impacting the easement, to the satisfaction of City Staff.
12. The Owner/Applicant shall provide confirmation from the mortgage lender that partial discharge of the mortgage on the 41 m² parcel from the frontage of 259 Memorial Drive proposed to be severed and transferred to 251 Memorial Drive, is acceptable.
13. That the above conditions be fulfilled and the Certificate of Consent be issued on or before September 4, 2026, after which time the consent will lapse.

THAT the reason(s) for approval are as follows: having regard for the matters under Section 51 (24) of the *Planning Act*, Staff is 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 of the policies of the Official Plan and Zoning By-law, specifically Section 9.3 (g – i) of the Official Plan respecting consent applications within the City of Brantford and is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement;

THAT the Change of Condition as herein granted be deemed minor requiring no further written notice pursuant to Section 53(26) of the *Planning Act*.

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

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

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

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

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

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

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

Certification

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



K. Pongracz, Secretary-Treasurer

Additional Information

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

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 **\$705.00** 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.

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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 **September 25, 2024.**

End of Decision

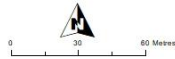
LOCATION MAP

Application: B35/2022, B36/2022 & A31/2022
251 & 259 Memorial Drive

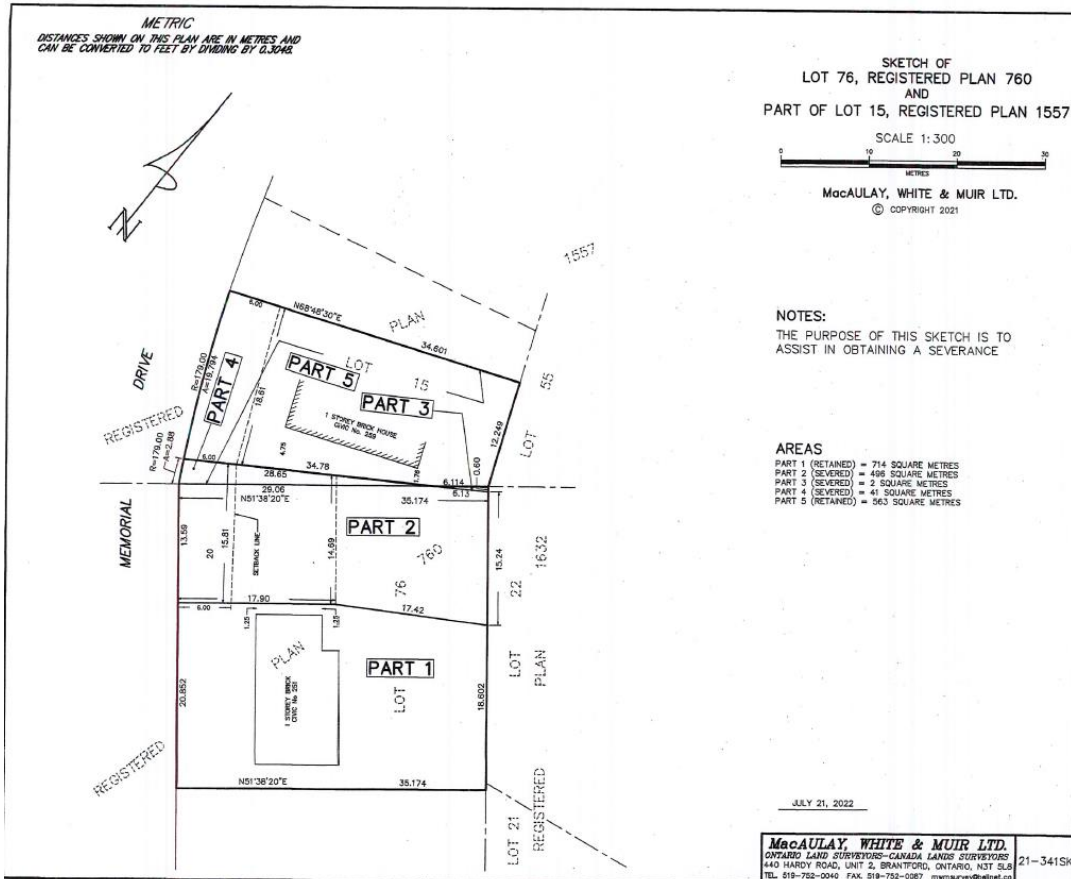


Legend

SUBJECT LANDS



Concept Plan





September 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: A32-2024
Related File Numbers: A36-2023
Address: 9 Garden Avenue
Roll Number: 2906040015385000000
Agent: King Homes Inc. c/o Ken Bekendham
Owner/Applicant: 1000147958 Ontario Inc.

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

Proposal:

A Minor Variance has been received for the lands municipally addressed as 9 Garden Avenue. The applicant is proposing 45 stacked townhouse dwell units, and 57 parking spaces. To facilitate the development, the applicant is requesting relief from the following provisions of Zoning By-law 160-90:

- Section 7.9.4.79.2.1 - to permit a minimum lot area of 115 m²/unit, whereas 153 m² /unit is otherwise required;
- Section 7.9.4.79.2.12 - to permit a parking ratio of 1.25 spaces/unit, whereas 1.5 spaces/unit is otherwise required.

Decision: **Approved**

Date: **September 4, 2024**

- THAT minor variance application A32-2024 seeking relief from Section 7.9.4.79.2.1 to permit a minimum lot area of 115 m²/unit, whereas 153 m²/unit is otherwise required, BE APPROVED; and
- THAT minor variance application A32-2024 seeking relief from Section 7.9.4.79.2.12 to permit a parking ratio of 1.25 spaces/unit, whereas 1.5 spaces/unit is otherwise required, BE APPROVED; and
- THAT the reasons for the approval of the minor variance are as follows: the proposed variance is minor in nature, in keeping with the general intent and purpose of the Official Plan and Zoning By-law, 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 memo 2024-537.”

OPPOSED - G. Kempa, Chair/Member

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

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

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

ABSENT - T. Gaskin, Member

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

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

Certification

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



K. Pongracz, Secretary-Treasurer

Additional Information

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

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 **\$705.00** 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 **September 24, 2024.**

End of Decision

LOCATION MAP

Application: A32-2024
9 Garden Avenue



Concept Plan

