



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: A05/2022
Related File Numbers: N/A
Address: 35 Balmoral Drive
Roll Number: 2906030019170200000
Applicant/Owner: Randy Watts & Marcy Clark
Agent: Rob Coleman

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 35 Balmoral Drive. The applicant is proposing to construct a detached garage approximately 83.6 m² in area and 4.48 m in height at the southeast corner of the property. To facilitate construction, the applicant requires relief from Section 6.3.1.1 of Zoning By-law 160-90 to permit a maximum lot coverage of 14.2% for an accessory building, whereas 10% is the maximum lot coverage permitted. Staff have rounded this up to 14.5% to allow for flexibility in the design and overall size of the structure. The existing shed in the southwest corner of the property is proposed to be demolished if this application is approved.

DECISION: REFUSED

DATE: May 4, 2022

THAT Application A05/2022 requesting relief from Section 6.3.1.1 of the City of Brantford Zoning By-law 160-90 to permit a maximum lot coverage of 14.5% for an accessory building, whereas a maximum lot coverage of 10% is permitted, BE REFUSED; and

THAT the reason(s) for refusal are as follows: the proposed variance is not in keeping with the general intent of the Official Plan and Zoning By-law, the relief requested is not considered minor in nature and is not 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. 2022-310.”

**Original signed by D. Namisniak,
Chair**

**Original signed by K. Brooks,
Member**

**Original signed by G. Kempa,
Member**

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

CERTIFICATION

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



Deputy Secretary-Treasurer

ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sarah Hague, Deputy Secretary-Treasurer, (519)759-4150 ext. 5160, shague@brantford.ca.

APPEALS

Any person or public body may, not later than 20 days after the giving of notice of a decision under Section 53(17) or (24) 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.

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Notice of Changes

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

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

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

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

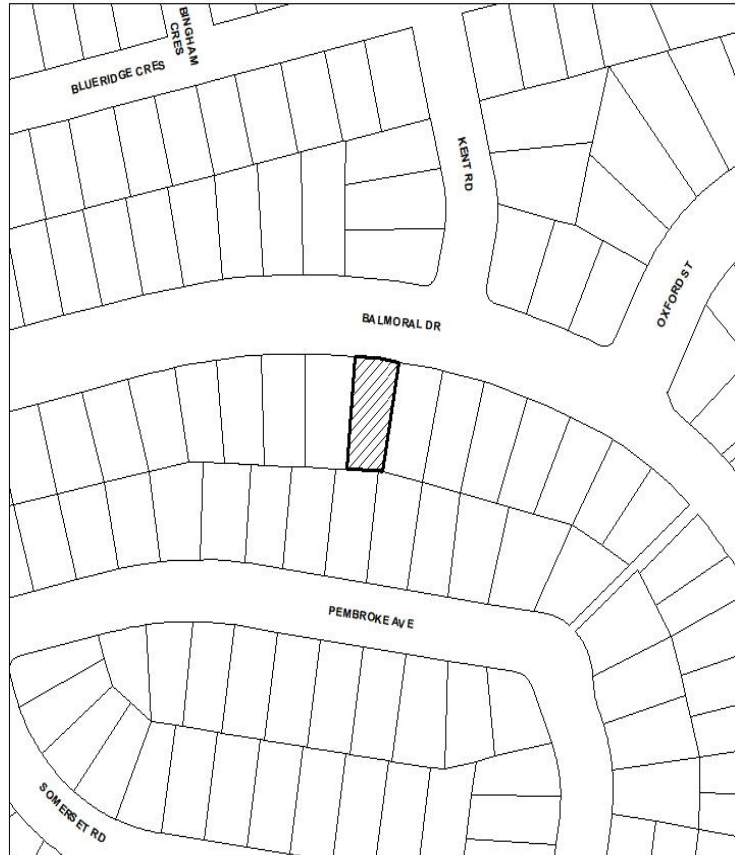
For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

**The last date for filing a notice of appeal to the Ontario Land Tribunal of this
Decision is May 24, 2022**

END OF DECISION

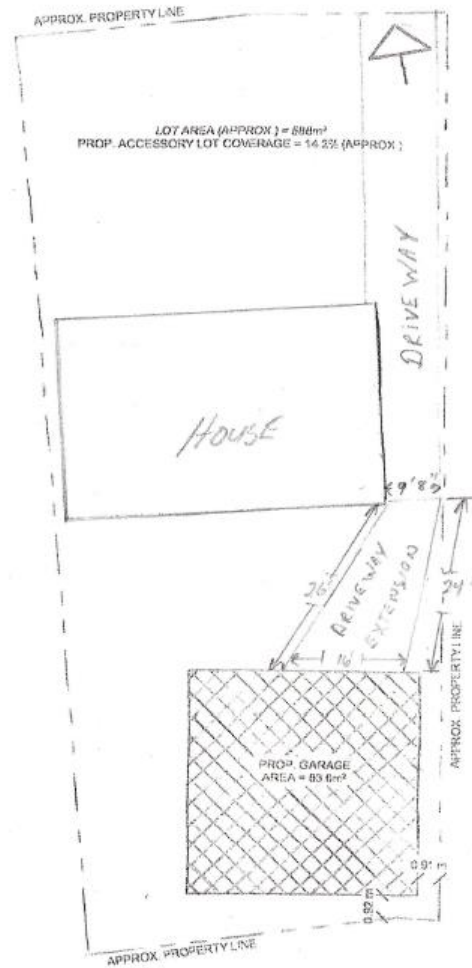
LOCATION MAP

Application: A05/2022
 35 Balmoral Drive



Legend

 Subject Land



8 Site Plan
 1/16" = 1'-0"



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

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: A08/2022
Related File Numbers: N/A
Address: 550 Grey Street (Block 2 on Plan 2M-1959)
Roll Number: 2906040013209030000
Applicant/Owner: Winzen Residential Homes Ltd.
Agent: T. Johns Consulting Group Ltd.

IN THE MATTER OF AN APPLICATION FOR VARIANCE MADE UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:

PROPOSAL:

A minor variance application has been received for the lands municipally addressed as 550 Grey Street, formerly known as Block 2 on Plan 2M-1959. The applicant is in the process of constructing fifty-three (53) bungalow townhouses with forty-seven (47) visitor parking spaces. The submitted minor variance application is required to allow an increase in the allowable maximum POTL (Parcel of Tied Land) lot coverage to 56% for the interior units, whereas the current zoning requirements allow 51%, pursuant to Section 7.9.4.68.3.5.2 of Zoning By-law 160-90.

DECISION: APPROVAL

DATE: May 4, 2022

THAT Application A08/2022 requesting relief from Section 7.9.4.68.3.5.2 of the City of Brantford Zoning By-law 160-90 to permit a maximum Parcel Of Tied Land (POTL) lot coverage of 56% for all interior units, whereas a maximum POTL lot coverage of 51% is permitted, BE APPROVED;

THAT the reason(s) for approval are as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law, 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 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. 2022-311.”

Original signed by D. Namisniak,
Chair

Original signed by M. Bodnar,
Member

Original signed by K. Brooks,
Member

Original signed by V. Kershaw,
Member

Original signed by G. Kempa,
Member

CERTIFICATION

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



Deputy Secretary-Treasurer

ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sarah Hague, Deputy Secretary-Treasurer, (519)759-4150 ext. 5160, shague@brantford.ca.

APPEALS

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Notice of Changes

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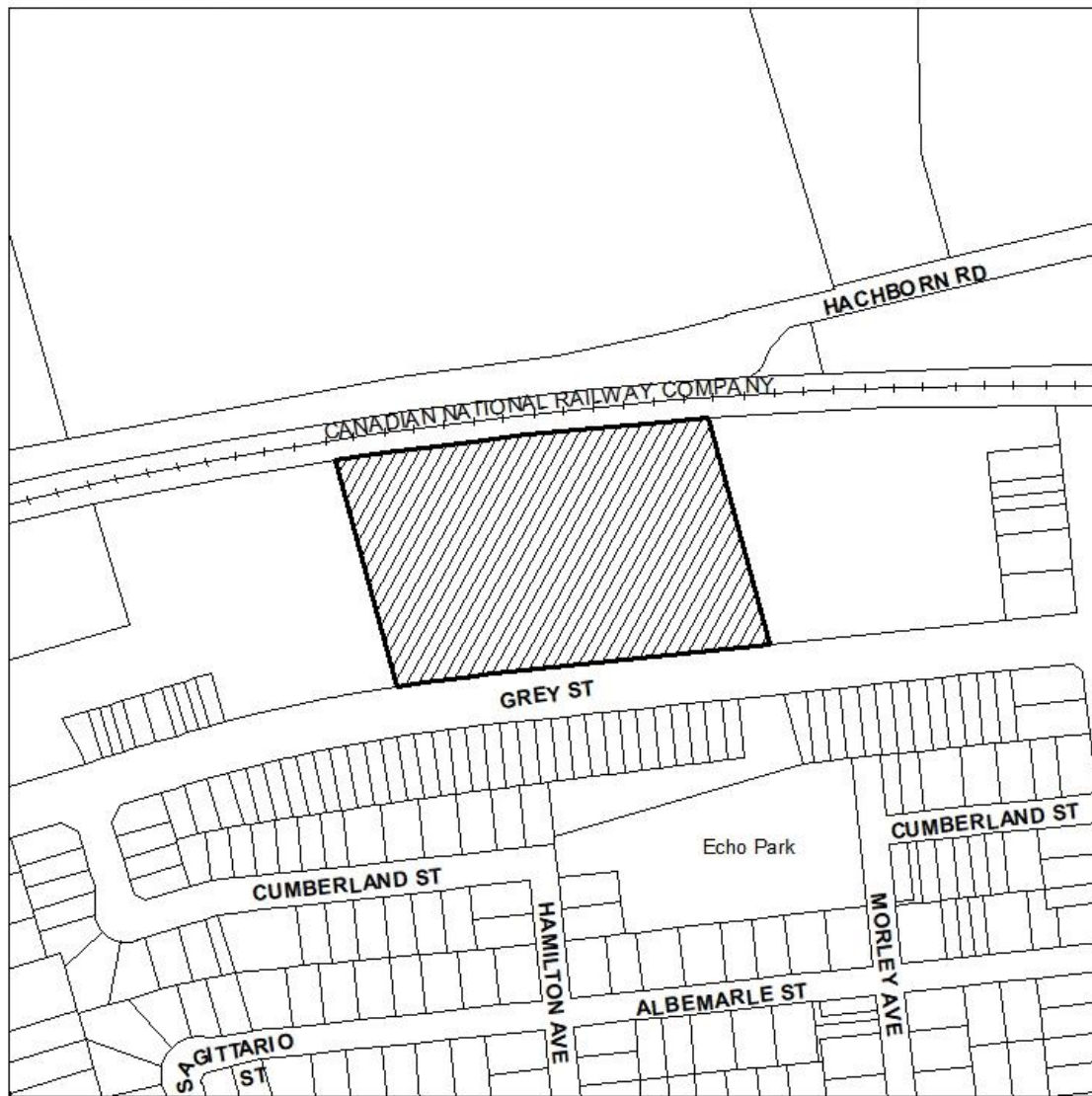
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The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is May 24, 2022


END OF DECISION

LOCATION MAP

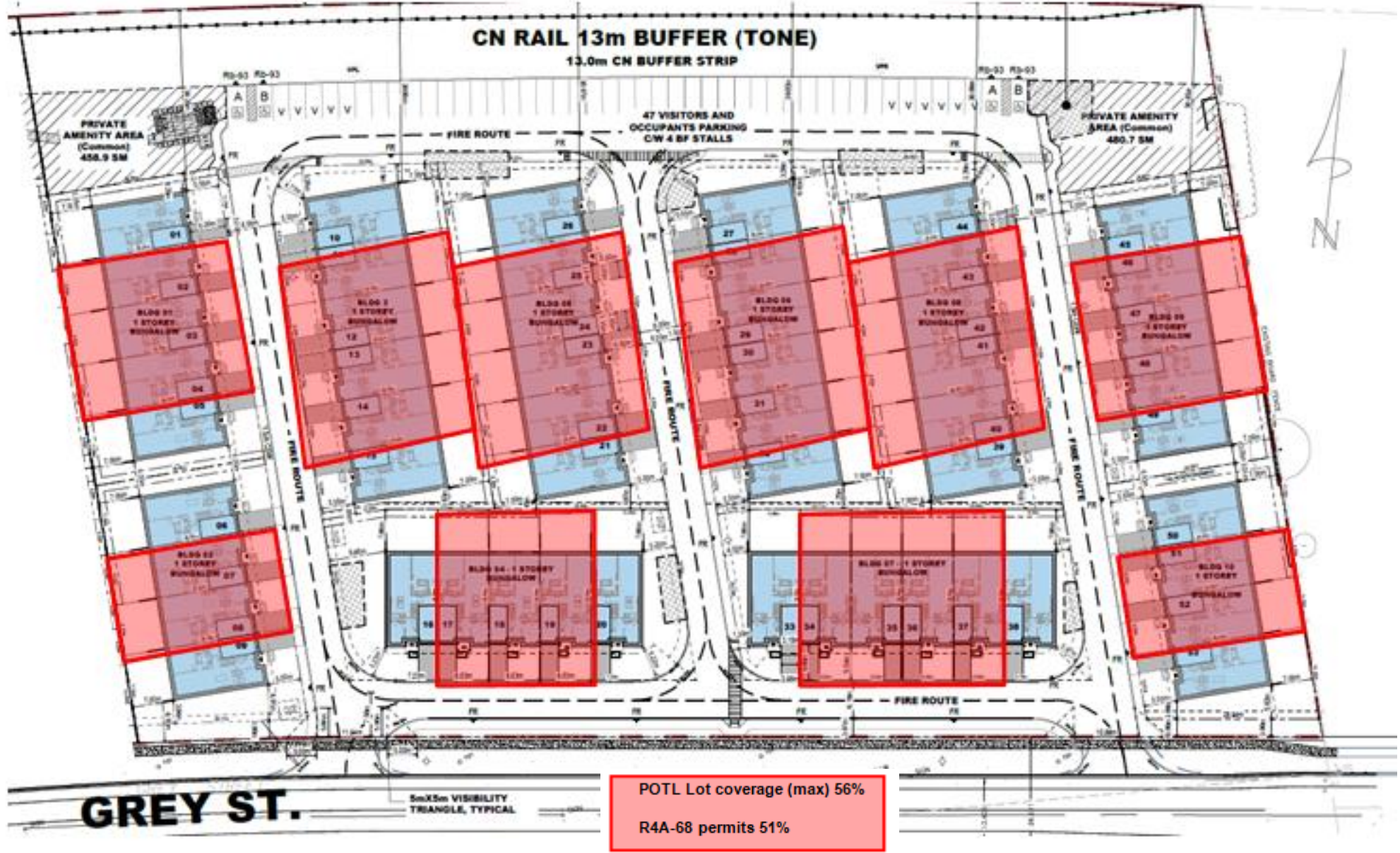
Application: A082022
550 Grey Street



Legend

 SUBJECT LAND





POTL Lot coverage (max) 56%
R4A-68 permits 51%



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

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: A09/2022
Related File Numbers: N/A
Address: 6 Paris Road
Roll Number: 2906020010168000000
Agent: David Malcolm
Applicants/Owners: David Malcolm & Michael Alonzo

**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 6 Paris Road. The applicant is proposing to construct a detached garage approximately 83.24 m² in area and 8.03 m in height at the northeast corner of the property. To facilitate construction, the applicant requires relief from Section 6.3.1.2.1 of Zoning By-law 160-90 to permit a maximum height of 8.03 m for an accessory building, whereas 4.5 m is the maximum height permitted.

DECISION: DEFERRED

DATE: May 4, 2022

THAT Application A09/2022 at municipal address 6 Paris Road requesting relief from Section 6.3.1.2.1 to permit a maximum height of 8.03 m for an accessory building in a residential zone, whereas a maximum height of 4.5 m is permitted, BE DEFERRED to allow the applicant time to provide a revised proposal to Staff for a full review, including recirculation to the neighbourhood, and so that staff can present a new report and recommendation to the Committee on this revised proposal.

**Original signed by D. Namisniak,
Chair**

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

**Original signed by K. Brooks,
Member**

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

**Original signed by G. Kempa,
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END OF DECISION

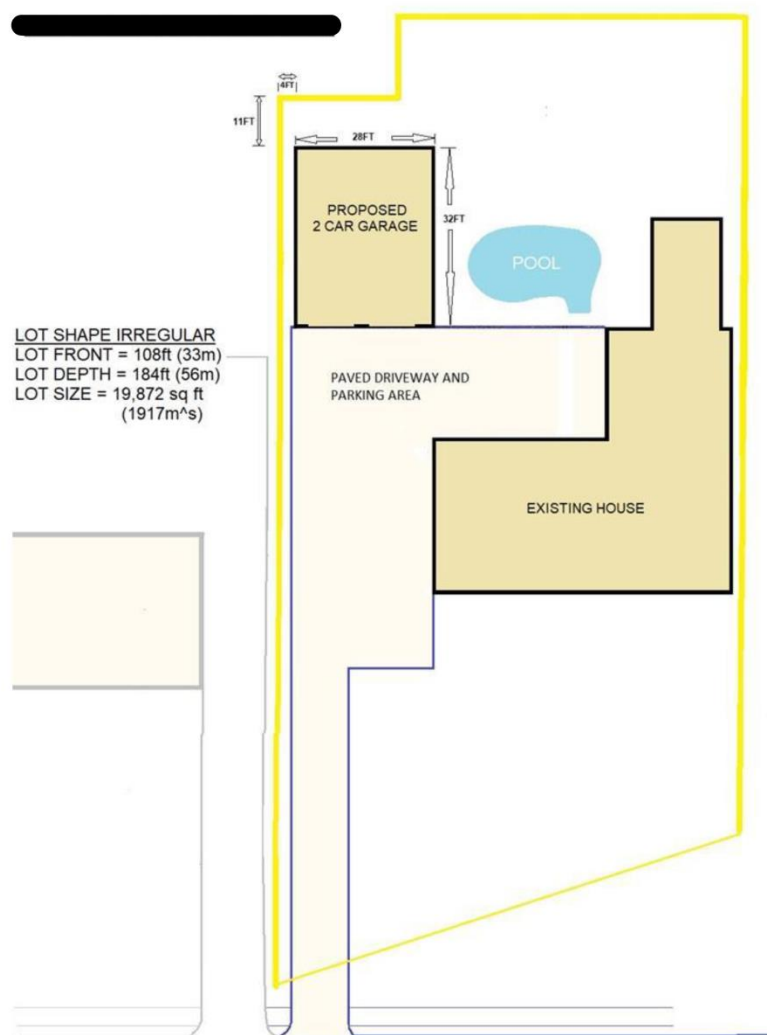
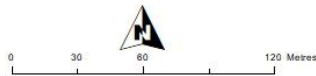
LOCATION MAP

Application: A09 /2022
6 Paris Road



Legend

 SUBJECT LAND





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: B03/2022
Related File Numbers: N/A
Address: 104 Catharine Avenue
Roll Number: 29060010007182000000
Applicant/Owner: Jamie and Angie Tokarz
Agent: J. H. Cohoon Engineering Ltd. (R. W. Phillips)

**IN THE MATTER OF AN APPLICATION FOR CONSENT MADE UNDER SECTION 53
 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:**

PROPOSAL:

A consent application has been received for the lands municipally addressed as 104 Catharine Avenue. The applicant intends to sever the subject lands into two separate parcels. The new lot dimensions are proposed as follows:

	<i>Severed</i>	<i>Retained</i>
Lot Frontage	10.88 m	14.09 m
Lot Area	274.0 m ²	354.6 m ²
Lot Coverage	N/A	35.4%
Building Height	N/A	1 storey
Front Yard	N/A	2.47 m (existing)
Rear Yard	N/A	6.12 m (existing)
Side Yard	N/A	3.05 m & 2.45 m (existing)

DECISION: DEFERRED

DATE: May 4, 2022

THAT Application B03/2022 to sever a parcel of land from the east portion of the lands municipally addressed as 104 Catharine Avenue, having a lot area of 274.0 m² and retain a parcel of land having a lot area of 354.8 m² , BE DEFERRED for one cycle at the request of the applicant.

**Original signed by D. Namisniak,
Chair**

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

**Original signed by K. Brooks,
Member**

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

**Original signed by G. Kempa,
Member**

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Deputy Secretary-Treasurer

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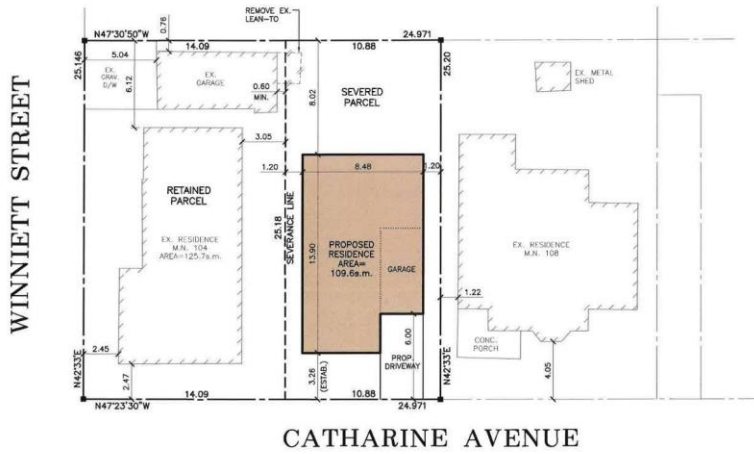
For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

**The last date for filing a notice of appeal to the Ontario Land Tribunal of this
Decision is May 25, 2022**

END OF DECISION

SITE STATISTICS-RETAINED PARCEL		
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	F-RC	F-RC
LOT AREA (sq. m.)	354.8	270.0 MIN.
LOT WIDTH (m)	14.09	9.00 MIN.
GROUND FLOOR AREA (sq. m.)	125.7	N/A
LOT COVERAGE	35.4%	40% MAX.
FRONT YARD (m)	2.47 (EX.)	6.00 or ESTAB. MIN.
REAR YARD (m)	6.12 (EX.)	7.50 MIN.
INTERIOR SIDE YARD (m)	3.05	0.80 MIN.
EXTERIOR SIDE YARD (m)	2.45 (EX.)	0.80 MIN.
NUMBER OF PARKING SPACES	1 (EX.)	1
PARKING STALL DIMENSIONS (m)	2.75 x 5.80	2.75 x 5.80
FRONT YARD LANDSCAPED OPEN SPACE	150%	SIDE MIN.
BUILDING HEIGHT (m)	1 STOREY	3 STOREYS MAX.

SITE STATISTICS-SEVERED PARCEL		
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	F-RC	F-RC
LOT AREA (sq. m.)	274.0	270.0 MIN.
LOT WIDTH (m)	10.88	9.00 MIN.
GROUND FLOOR AREA (sq. m.)	109.8	N/A
LOT COVERAGE	40.0%	40% MAX.
FRONT YARD (m)	3.38 (ESTAB.)	6.00 or ESTAB. MIN.
REAR YARD (m)	8.02	7.50 MIN.
INTERIOR SIDE YARD (m)	1.20 & 1.20	0.80 MIN.
NUMBER OF PARKING SPACES	2	1
PARKING STALL DIMENSIONS (m)	2.75 x 5.80	2.75 x 5.80
FRONT YARD LANDSCAPED OPEN SPACE	72.4%	SIDE MIN.
BUILDING HEIGHT (m)	2 STOREY	3 STOREYS MAX.



**PROPOSED SEVERANCE
OPTION 'D'**
M.N. 104 CATHARINE AVE. - BRANTFORD

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
BRANTFORD

CLIENT: JAMIE & ANGIE TOKARZ
SCALE: 1:200
JOB: 15056

LOCATION MAP

Application: B03/2022
104 Catharine Ave



Legend

 SUBJECT LAND

