



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:** A38/2022  
**Related File Numbers:** N/A  
**Address:** 194 Terrace Hill Street  
**Roll Number:** 290602000807000000  
**Applicant/Owner:** Brant County Health Unit

**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 by the Brant County Health Unit for the lands addressed as 194 Terrace Hill Street. The applicant is requesting relief of the City of Brantford Municipal Code Chapter 478 (Signs – Outdoor – Other Advertising Devices) to update the current digital sign with a full colour electronic display platform. The proposed sign will remain in the existing sign location, which is within the Institutional Major (I3) Zone and adjacent to (within 40 m) of the Residential Conversion (RC) Zone.

To facilitate the replacement of the sign, the applicant is seeking the following relief from Chapter 478 of the Municipal Code: to permit a flashing illumination of signs within 35 m of a residential zone, whereas flashing illumination of signs is not permitted within 40 m of any residential zone.

Regulation	By-law Section	Required	Proposed	Relief Requested
<b>Illumination –                      flashing –                      distance from                      residential                      zone</b>	478.4.12 (Chapter 478)	40 m	35 m	5 m

**DECISION:            APPROVED**

**DATE:                    December 7, 2022**

THAT Application A38/2022 requesting relief from Section 478.4.12 of Chapter 478 of the City of Brantford Municipal Code to permit the flashing illumination of a sign to be located 35 m from a residential zone, whereas a minimum of 40 m is required, BE APPROVED;

THAT the reason(s) for approval are as follows: the proposed variances are in keeping with the general intent of the Official Plan, Zoning By-law and Chapter 478 of the Municipal Code, the relief requested are considered minor in nature and are 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. 2022-707.”*

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

**Declared a conflict of interest - M. Bodnar,  
Member**

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

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

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

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

#### CERTIFICATION

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



Secretary-Treasurer

#### ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sarah Hague, Secretary-Treasurer, (519)759-4150 ext. 5160, [shague@brantford.ca](mailto:shague@brantford.ca) or Holly Stemberger, Deputy Secretary-Treasurer, (519)759-4150 ext. 5125, [hstemberger@brantford.ca](mailto:hstemberger@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 December 27, 2022**

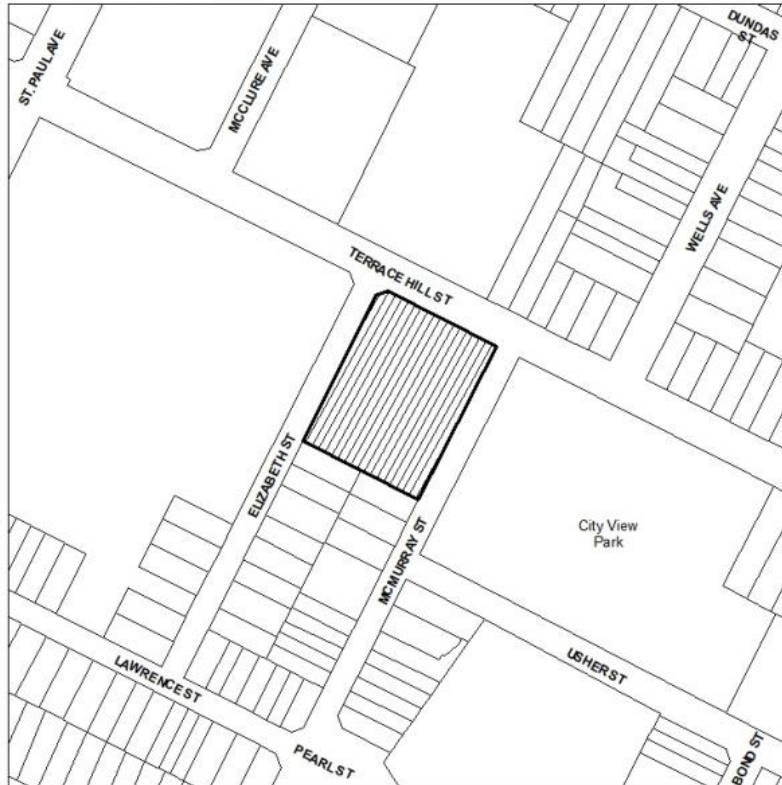
**END OF DECISION**

Aerial view of Site Layout



LOCATION MAP

Application: A38/2022  
194 Terrace Hill Street



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:** A39/2022  
**Related File Numbers:** N/A  
**Address:** 11 Washington Street  
**Roll Number:** 2906020006028000000  
**Applicant/Agent:** Ken Bekendam, c/o King Homes Inc.  
**Owner:** Daryl Borden

**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 11 Washington Street. The applicant is proposing to create a converted dwelling by constructing an additional dwelling unit within the existing single detached dwelling and using the existing driveway to accommodate parking for both units in tandem.

To facilitate the development as proposed, the applicant is seeking the following relief under Zoning By-law 160-90:

Regulation	By-law Section	Required	Proposed	Relief Requested
Lot area (converted dwelling)	7.8.2.1.1.3	360 m <sup>2</sup>	246 m <sup>2</sup>	114 m <sup>2</sup>

**DECISION:            PROVISIONAL APPROVAL**

**DATE:                    December 7, 2022**

THAT Application A39/2022 requesting relief from Section 7.8.2.1.1.3 Zoning By-law 160-90 to permit a converted dwelling with a lot area of 246 m<sup>2</sup>, whereas 360 m<sup>2</sup> is required, BE APPROVED, *conditional upon the registration of an environmental easement for operational noise and vibration emissions, in favour of CN Rail;*

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 160-90, the relief requested is considered minor in nature and is desirable for the appropriate development and use of the land; and,

THAT pursuant to Section 45(8) – (8.2) of the *Planning Act*, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

*“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2022-708.”*

Electronically signed by D. Namisniak,  
Chair

Electronically signed by M. Bodnar,  
Member

Electronically signed by K. Brooks,  
Member

Electronically signed by T. Gaskin,  
Member

Electronically signed by G. Kempa,  
Member

Electronically signed by V. Kershaw,  
Member

#### CERTIFICATION

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



Secretary-Treasurer

#### ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sarah Hague, Secretary-Treasurer, (519)759-4150 ext. 5160, [shague@brantford.ca](mailto:shague@brantford.ca) or Holly Stemberger, Deputy Secretary-Treasurer, (519)759-4150 ext. 5125, [hstemberger@brantford.ca](mailto:hstemberger@brantford.ca)

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

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**The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is December 27, 2022**

**END OF DECISION**

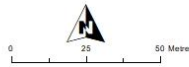
# LOCATION MAP

Application: A39/2022  
11 Washington Street

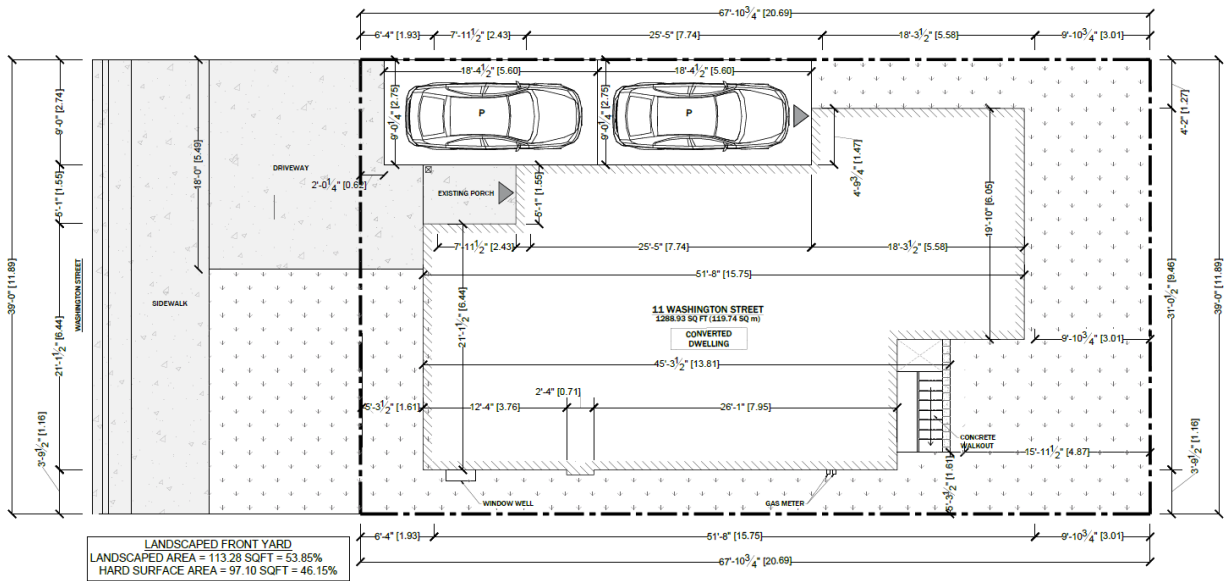


## Legend

 SUBJECT LAND



## Conceptual Site 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:** A40/2022  
**Related File Numbers:** N/A  
**Address:** 266 Dalhousie Street  
**Roll Number:** 2906040004135000000  
**Applicant/Agent:** Ken Bekendam, c/o King Homes Inc.  
**Owner:** Zoutkamp Holdings 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 266 Dalhousie Street, a converted dwelling with two (2) existing units. The applicant is proposing to remove the existing garage and rear addition to construct a new 2.5-storey addition to the existing converted dwelling. This will add an additional three (3) dwelling units for a total of five (5) dwelling units on the site.

To facilitate the development as proposed, the applicant is seeking the following relief of Zoning By-law 160-90:

Regulation	By-law Section	Required	Proposed	Relief Requested
<b>Converted Dwelling Expansion</b>	7.8.2.1.12	Lesser of 50% of the gross floor area of the building which existed at the date of passing this Bylaw; or 110.0 m <sup>2</sup> .	209.06 m <sup>2</sup> (86.9%) *Rounded to 210.0 m <sup>2</sup> or 87% to allow flexibility in minor design changes.	99.06 m <sup>2</sup> (36.9%) *Rounded to 37% to allow flexibility in minor design changes
<b>Gross Floor Area (minimum) for a converted dwelling.</b>	7.8.2.1.8.2	55.0 m <sup>2</sup> /unit	Unit B: 53.62 m <sup>2</sup> *Rounded down to 53 m <sup>2</sup> to allow flexibility in minor design changes.	2.48 m <sup>2</sup> *Rounded to 3 m <sup>2</sup> to allow flexibility in minor design changes.

**DECISION:           APPROVED**

**DATE:                 December 7, 2022**

THAT Application A40/2022 requesting relief from Section 7.8.2.1.8.2 to allow for one converted dwelling unit size of 53 m<sup>2</sup> to be permitted where a minimum of 55 m<sup>2</sup> is required, and from Section 7.8.2.1.12 to permit a 210 m<sup>2</sup> expansion (an 87% increase of gross floor area) where Zoning By-law 160-90 requires an expansion be no more than the lesser of 50% of the existing gross floor area or 110.0 m<sup>2</sup>, 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 land; 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 Sections 6.2 and 7.4 of Report No. 2022-730.”*

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

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

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

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

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

**Opposed- V. Kershaw,  
Member**

#### CERTIFICATION

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



Secretary-Treasurer

#### ADDITIONAL INFORMATION

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N3T 2J2

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**END OF DECISION**



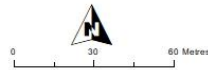
# LOCATION MAP

Application: A40/2022  
266 Dalhousie Street

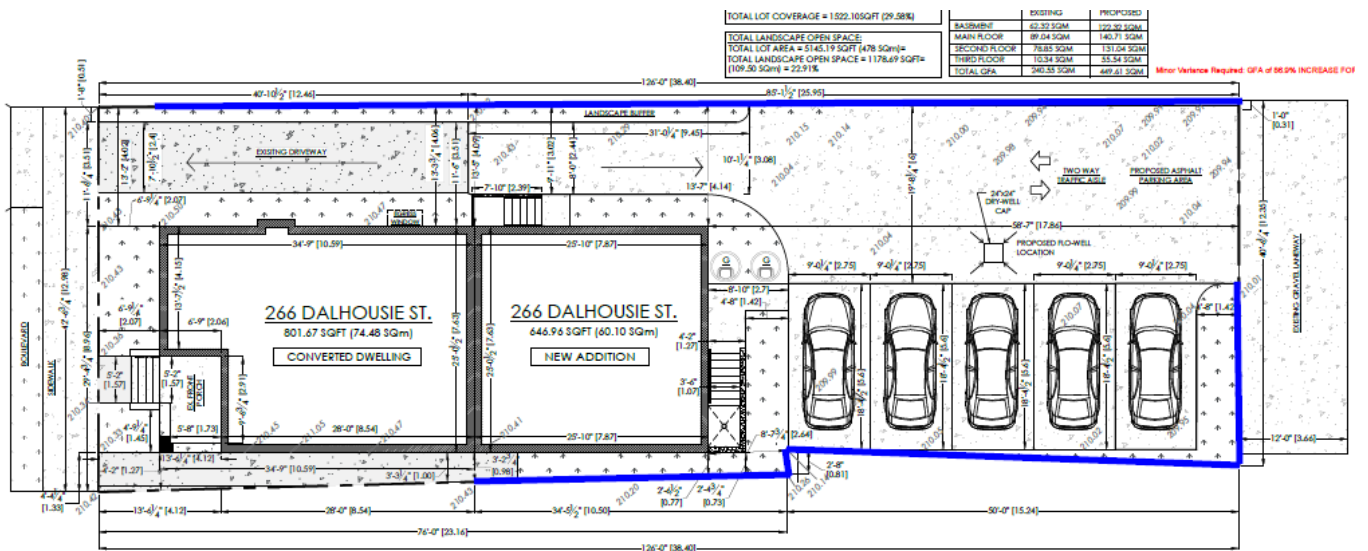


## Legend

SUBJECT LAND



# Conceptual Site 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:** A41/2022  
**Related File Numbers:** N/A  
**Address:** 32 Bridge Street  
**Roll Number:** 290602000104000000  
**Applicant/Owner:** Jaycee Brantford Non-Profit Homes Corp.  
**Agent:** Maymun Abukar, Tim Welch Consulting

**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 32 Bridge Street. The applicants are looking to build a four-storey mixed-use apartment building fronting onto Darling Street. The proposed building will contain twenty-four (24) residential units and 267 m<sup>2</sup> of ground floor commercial space.

To facilitate the development as proposed, the applicant requires a minor variance, and is seeking the following relief from Zoning By-law 160-90:

Regulation	By-law Section	Required	Proposed	Relief Requested
<b>Off-Street Parking Requirements</b>	6.18.8	15 spaces	12 spaces	3 spaces

**DECISION:           APPROVED**

**DATE:                 December 7, 2022**

THAT Application A41/2022 requesting relief from Section 6.18.8 of Zoning By-law 160-90 to permit 12 parking spaces where 15 are required, BE APPROVED;

THAT the reason(s) for approval are as follows: the proposed variances are 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 53(17) – (18.2) and Section 45(8) – (8.2) of the *Planning Act*, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

*“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2022-719”.*

Electronically signed by D. Namisniak,  
Chair

Electronically signed by M. Bodnar,  
Member

Electronically signed by K. Brooks,  
Member

Electronically signed by T. Gaskin,  
Member

Electronically signed by G. Kempa,  
Member

Electronically signed by V. Kershaw,  
Member

#### CERTIFICATION

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**The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is December 27, 2022**

**END OF DECISION**

