



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: A31/2022

Related File Numbers: B35/2022 & B36/2022

Address: 251 & 259 Memorial Drive

Roll Numbers: 2906030023533000000 (251 Memorial Drive)

2906030023357200000 (259 Memorial Drive)

Agent: Ennio Cupoli

Applicants/Owners: Ennio and Tamara Cupoli (251 Memorial Drive)

Kevin & Courtney Barnes (259 Memorial Drive)

**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:

Consent and minor variance applications have been received for the properties municipally addressed as 251 and 259 Memorial Drive. To facilitate the consent applications, a minor variance is required to provide relief from the following sections of Zoning By-law 160-90 for the severed lot:

- Section 7.2.2.1.1 to permit a lot area of 535 m², whereas a minimum of 550 m² is required; and,
- Section 7.2.2.1.2 to permit a lot width of 15.8 m, whereas a minimum of 18 m is required.

DECISION: APPROVED

DATE: October 5, 2022

THAT Application A31/2022 requesting relief from 7.2.2.1.1 of Zoning By-law 160-90 to permit a minimum lot area of 535 m² for the proposed severed lot, whereas a minimum lot area of 550 m² is required, and Section 7.2.2.1.2 to permit a minimum lot width of 15.8 m for the proposed severed lot, whereas a minimum lot width of 18.0 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 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. 2022-642”.

**Absent - D. Namisniak,
Chair/Member**

**Electronically signed by V. Kershaw,
Acting Chair/Member**

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

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

**Absent - T. Gaskin,
Member**

**Electronically signed by G. Kempa,
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 or Holly Stemberger, Deputy Secretary-Treasurer, (519)759-4150 ext. 5125, 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 October 25, 2022**

END OF DECISION

LOCATION MAP

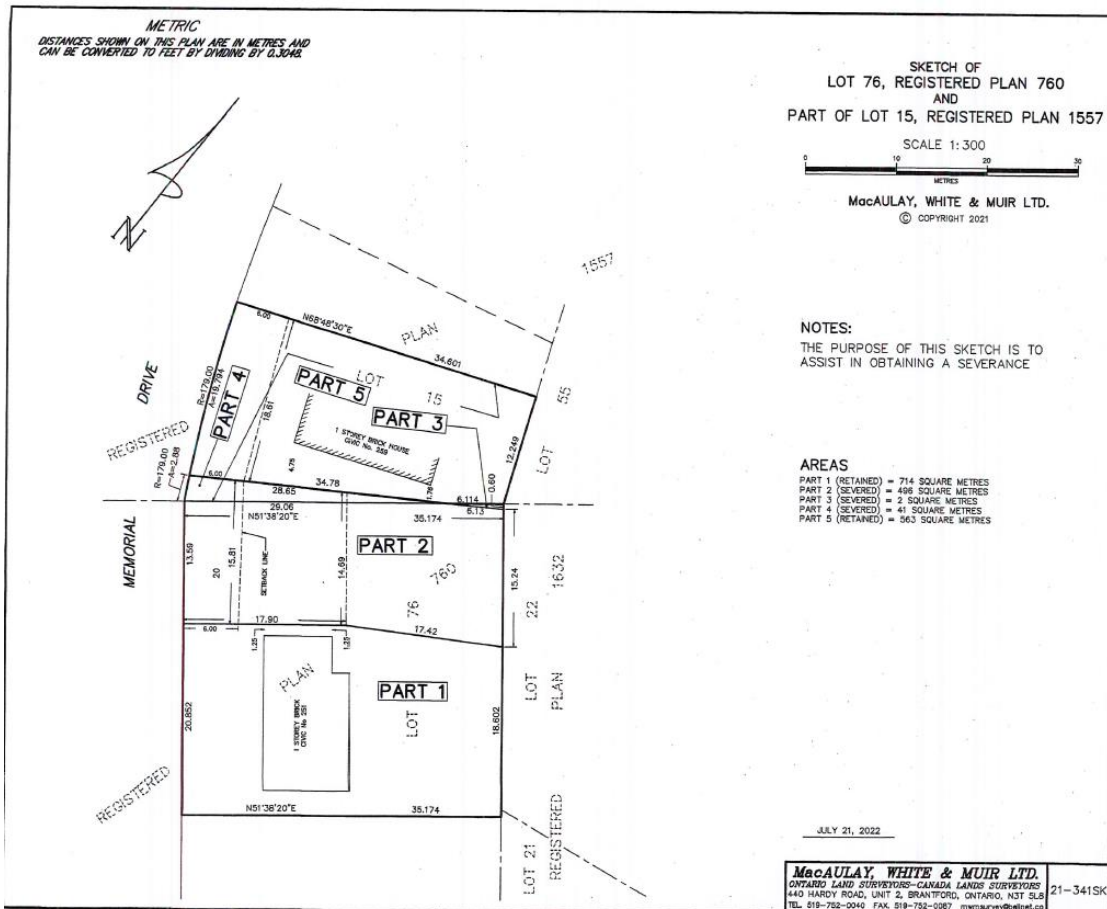
Application: B35/2022, B36/2022 & A31/2022
251 & 259 Memorial Drive



Legend
 SUBJECT LANDS



Consent Sketch





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: A32/2022
Related File Numbers: N/A
Address: 415 Chatham Street
Roll Number: 2906040012061000000
Agent: John Kedzierski, JK Home Inspections
Owner: Kane Boulwood

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

PROPOSAL:

A minor variance application has been received for the lands municipally addressed as 415 Chatham Street. The applicant is proposing to add a basement unit to the existing single detached dwelling with an existing accessory dwelling, thereby having a total of three (3) units. To accommodate the need to supply one parking space per dwelling unit, the applicant is requesting relief from the following sections of Zoning By-law 160-90:

- Section 6.18.3.3., to permit a maximum of three (3) parking spaces in the minimum front yard, whereas (1) parking space is the maximum permitted; and
- Section 6.18.3.9 to permit 36% front yard landscaped open space, whereas the minimum zoning by-law requirement is 50%.

DECISION: APPROVED

DATE: October 5, 2022

THAT Application A32/2022 requesting relief from Section 6.18.3.3 of the City of Brantford Zoning By-law 160-90 to permit a maximum of three (3) parking spaces in the minimum front yard, whereas (1) parking space is the maximum permitted and from Section 6.18.3.9 to permit 36% front yard landscaped open space, whereas the minimum is 50%, 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. 2022-651.”

**Absent - D. Namisniak,
Chair/Member**

**Electronically signed by V. Kershaw,
Acting Chair/Member**

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

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

**Absent - T. Gaskin,
Member**

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

CERTIFICATION

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



Secretary-Treasurer

ADDITIONAL INFORMATION

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Committee of Adjustment
58 Dalhousie Street
Brantford ON
N3T 2J2

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END OF DECISION

LOCATION MAP

Application: A32/2022
415 Chatham Street

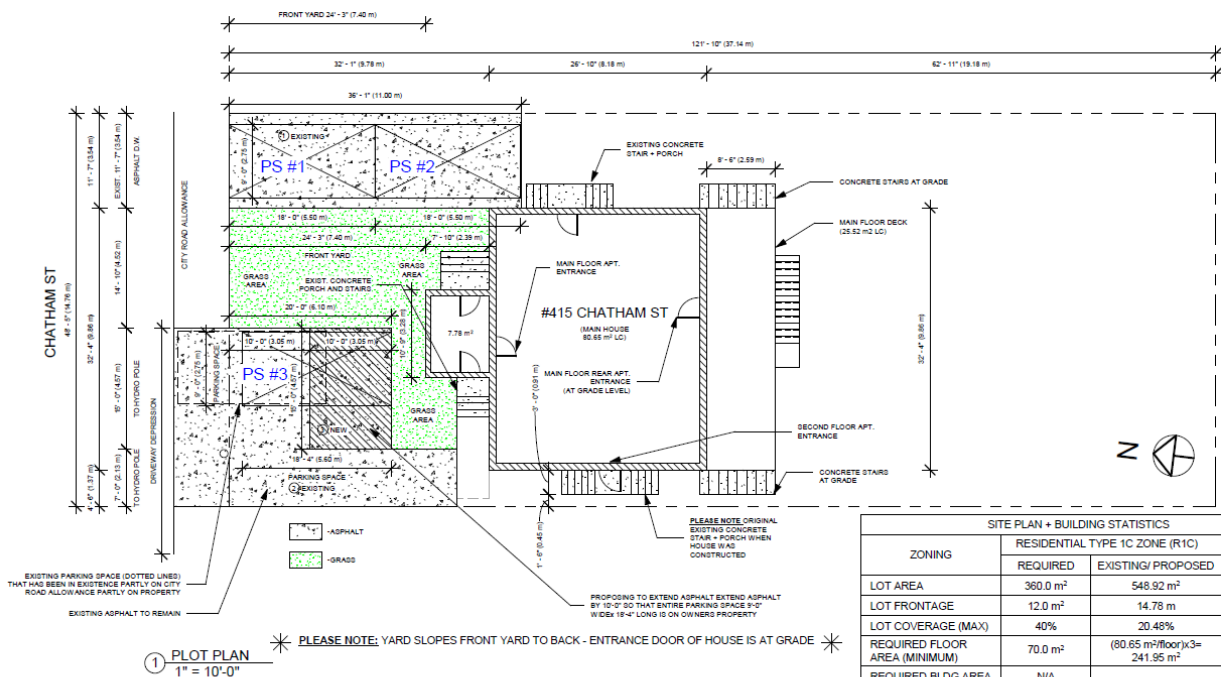


Legend

SUBJECT LAND



Concept Sketch



① PLOT PLAN
1" = 10'-0"

PS - REFERS TO PARKING SPACES #1, #2, #3

FRONT YARD STATICS
FRONT YARD AREA - 109.07 m²
EXISTING ASPHALT AREAS IN FRONT YARD
① EXIST. 26.19 m² + ② EXIST. 29.69 m² +
③ NEW 69.81 m² = TOTAL 69.81 m²
OR 64% PROPOSED COVERAGE
38% LANDSCAPED OPEN SPACE PROPOSED
IN FRONT YARD

ZONING	RESIDENTIAL TYPE 1C ZONE (R1C)	
	REQUIRED	EXISTING/ PROPOSED
LOT AREA	360.0 m ²	548.92 m ²
LOT FRONTAGE	12.0 m	14.78 m
LOT COVERAGE (MAX)	40%	20.48%
REQUIRED FLOOR AREA (MINIMUM)	70.0 m ²	(80.65 m ² /floor)x3= 241.95 m ²
REQUIRED BLDG AREA	N/A	
FRONT YARD SETBACK	6.0 m	7.39 m
REAR YARD SETBACK	7.5 m	19.18 m
BUILDING HEIGHT	10.0 m	EXIST. 7.9 m
SECTION 6.18.3.3 PARKING SPACE IN FRONT YARD	1 PARKING SPACE IN FRONT YARD PERMITTED	MORE THAN 1 PARKING SPACE IN FRONT YARD 2 PROPOSED
SECTION 6.18.3.9 LANDSCAPED OPEN SPACE IN FRONT YARD	MINIMUM 50% REQ'D	36% LANDSCAPING IN FRONT PROPOSED



415 Chatham St
Brantford,
ON N3S 4J4

PROPOSED
THREE UNIT
FAMILY
DWELLING

Checked by D.C
Drawn by J.K
Date 07/05/2022

Plot Plan

No. Date

A-100

Scale
As indicated



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: A35/2022
Related File Numbers: N/A
Address: 94 Macklin Street
Roll Number: 290601001208710000
Applicant: TCA LIV Hardy Road Inc.
Agent: MHBC Planning Ltd. (Stephanie Mirtitsch)
Owner: James Dick Construction 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 94 Macklin Street, within the Nature's Grand subdivision (Lot 171 Plan 2M-1972). The applicant is proposing to construct a single detached dwelling on the corner lot with an exterior side yard setback of 1.4 m, whereas a minimum setback of 2.4 m is required pursuant to Section 7.7.3.10.3.1.6.2 of Zoning By-law 160-90. The requested variance is a result of a custom design architectural design to provide an enhanced façade on the side elevation, achieved through a series of bump-outs, windows and materials. The bump-outs require extra space which has now triggered the need for a reduced exterior side yard setback.

DECISION: APPROVED

DATE: October 5, 2022

THAT Application A35/2022 requesting relief from Section 7.7.3.10.3.1.6.2 of Zoning By-law 160-90 to permit a minimum exterior side yard setback of 1.4 m, whereas a minimum exterior side yard setback of 2.4 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 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 Section 6.2 of Report No. 2022-640.”

**Absent - D. Namisniak,
Chair/Member**

**Electronically signed by V. Kershaw,
Acting Chair/Member**

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

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

**Absent - T. Gaskin,
Member**

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

CERTIFICATION

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Secretary-Treasurer

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Committee of Adjustment
58 Dalhousie Street
Brantford ON
N3T 2J2

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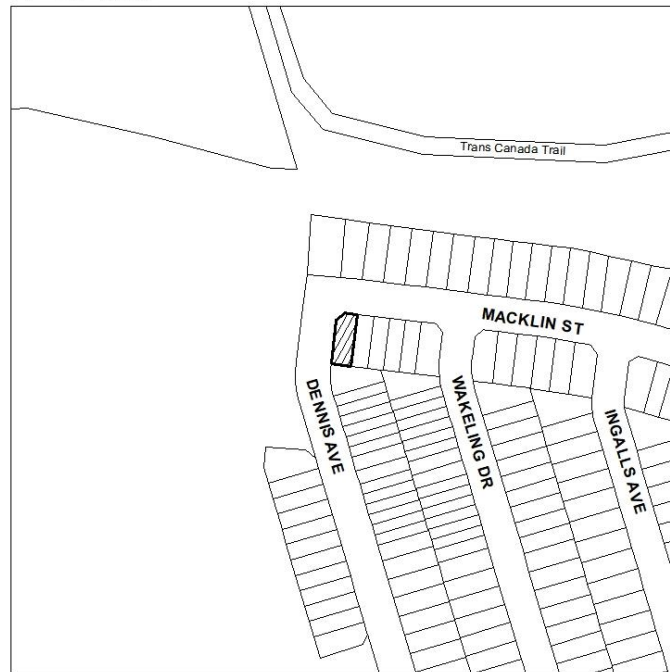
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Decision is October 25, 2022**

END OF DECISION

LOCATION MAP

Application: A35/2022
94 Macklin Street

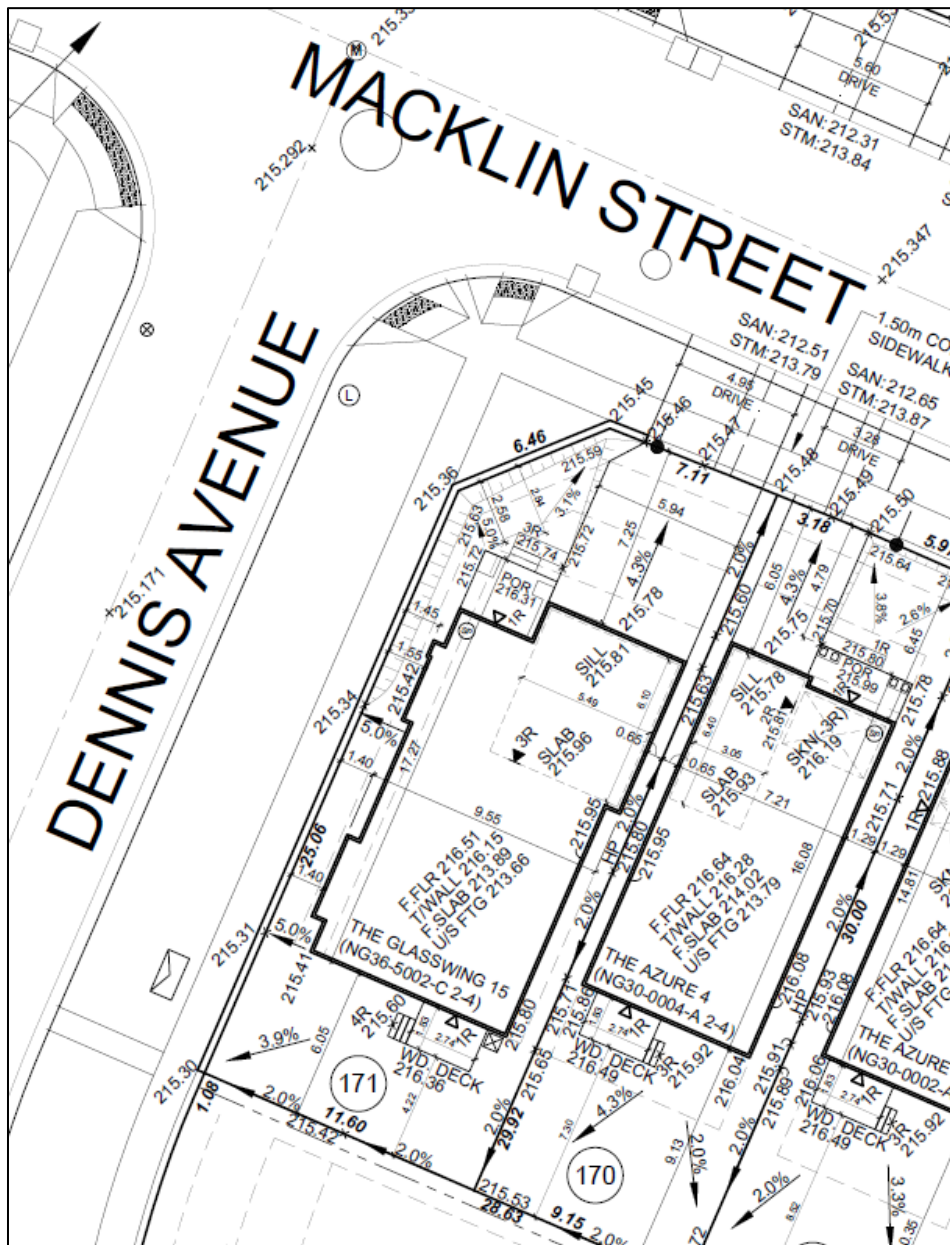


Legend

 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: A36/2022
Related File Numbers: N/A
Address: 174 Mount Pleasant Street
Roll Number: 2906010009300000000
Applicant/Owner: Edoardo Pace
Agent: John Mcreachren

**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 174 Mount Pleasant Street. The applicant is proposing to construct a 72.8 m² detached accessory structure for vehicle storage with access off of Clench Avenue. The applicant intends to add a curb cut at Clench Avenue and a small paved driveway to access this structure which will require a Road Cut Permit. The applicant has already been in discussions with the City of Brantford's Public Works Staff to facilitate this permit.

To accommodate this accessory structure, the applicant is seeking relief from Section 6.3.1.2.1 of Zoning By-law 160-90 to allow for an accessory structure height of 5.1 m, whereas the By-law permits a maximum height of 4.5 m for accessory buildings or structures in residential zones.

DECISION: REFUSED

DATE: October 5, 2022

THAT Application A36/2022 requesting relief from Section 6.3.1.2.1 of the City of Brantford Zoning By-law 160-90 to permit an accessory structure height of 5.1 m, whereas a maximum of 4.5 m is permitted, BE REFUSED;

THAT the reason(s) for refusal are as follows:

The application resulted in a refusal due to a tie vote. As per Section 15.9.2 of the City of Brantford Procedural By-law any question on which there is an equality of votes shall be deemed to be negative.

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. 2022-652.”

**D. Namisniak, - Absent
Chair/Member**

**V. Kershaw,
Acting Chair/Member (not signed)**

**M. Bodnar,
Member (not signed)**

**K. Brooks,
Member (electronically signed)**

**T. Gaskin, - Absent
Member**

**G. Kempa, Member (electronically
signed)**

CERTIFICATION

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Secretary-Treasurer

ADDITIONAL INFORMATION

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N3T 2J2

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**The last date for filing a notice of appeal to the Ontario Land Tribunal of this
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END OF DECISION

LOCATION MAP

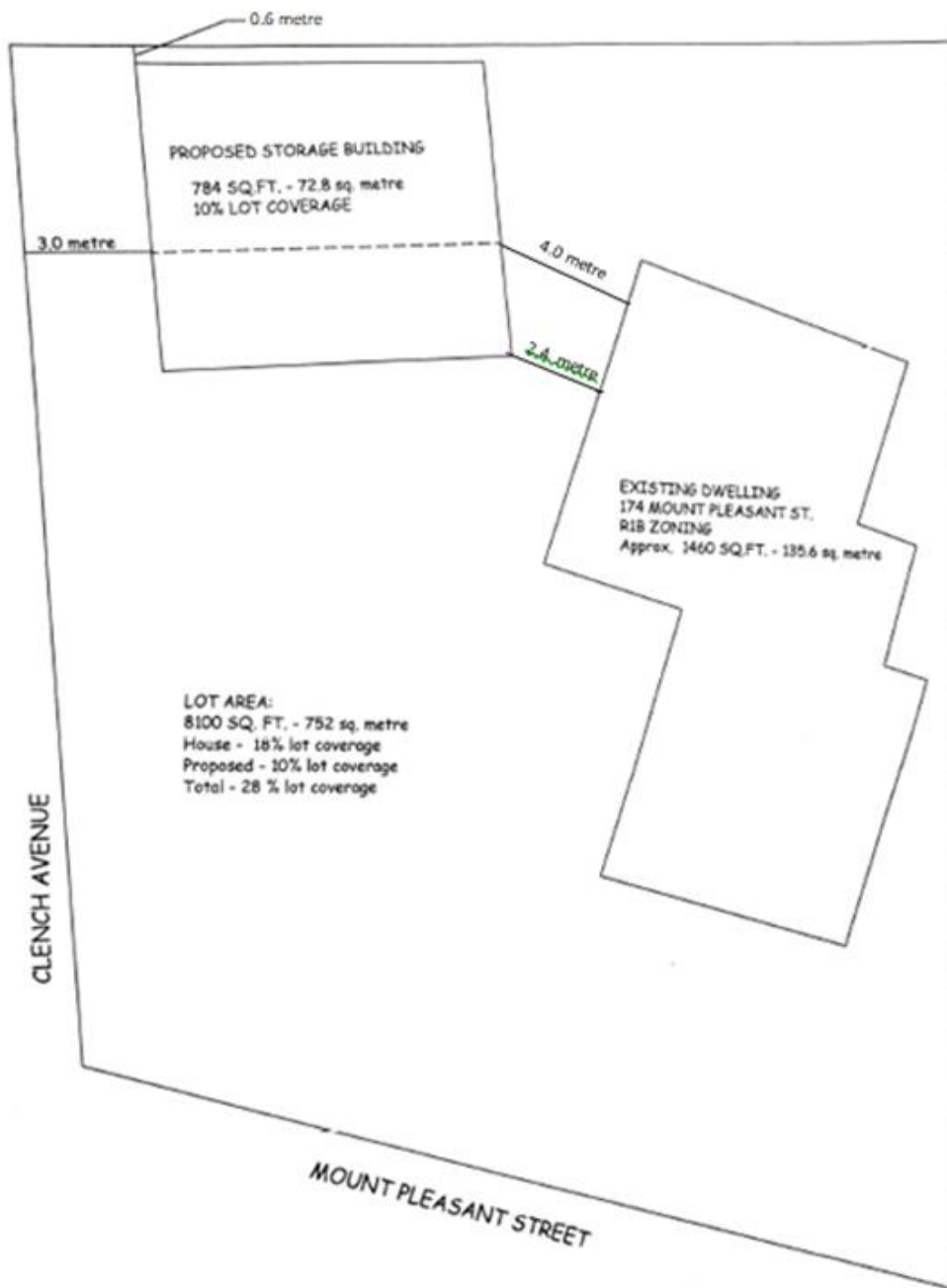
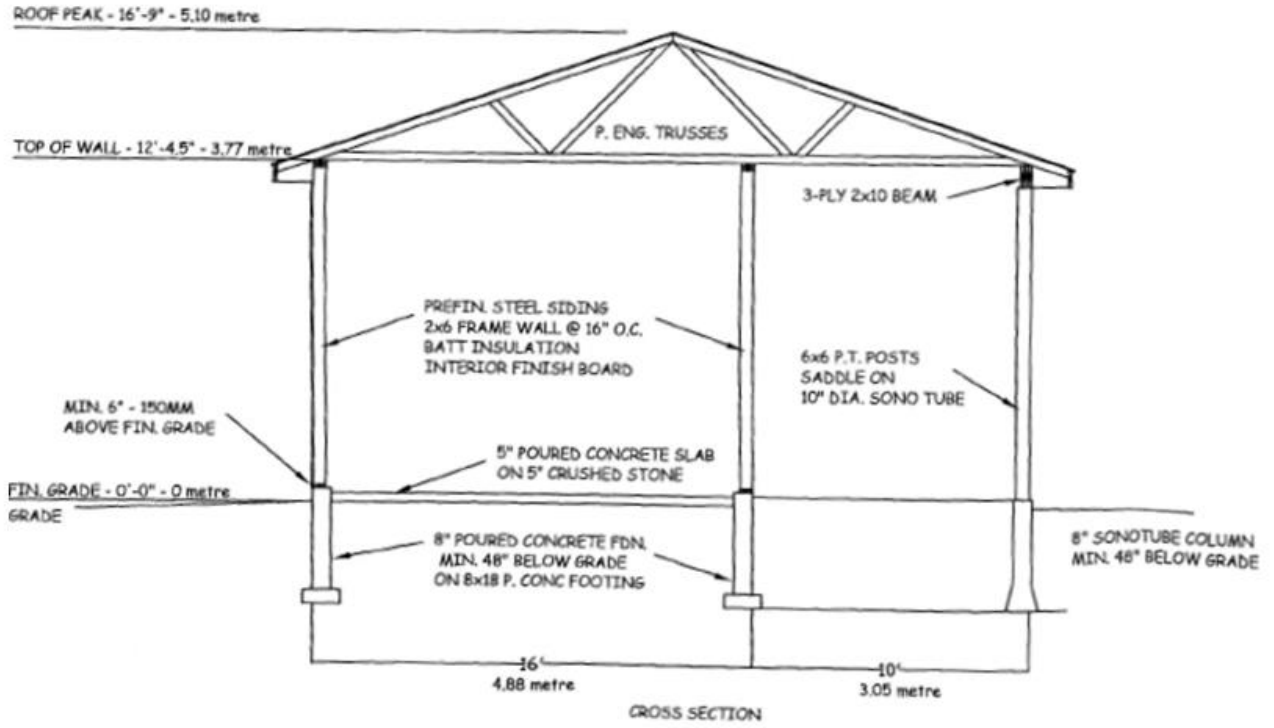
Application: A36/2022
174 Mount Pleasant Street



Legend
SUBJECT LAND



Concept Sketch





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: B35/2022
Related File Numbers: B36/2022 & A33/2022
Address: 251 Memorial Drive
Roll Numbers: 2906030023533000000 (251 Memorial Drive)
Agent: Ennio Cupoli
Applicants/Owners: Ennio and Tamara Cupoli (251 Memorial Drive)

**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:

	<i>251 Memorial (Part 1 on sketch)</i>	<i>Severed Lot (Parts 2 & 4 on sketch)</i>	<i>259 Memorial (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: October 5, 2022

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. That the above conditions be fulfilled and the Certificate of Consent be issued on or before October 6, 2024, 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 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. 2022-642.”

**Absent - D. Namisniak,
Chair/Member**

**Electronically signed by V. Kershaw,
Acting Chair/Member**

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

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

**Absent - T. Gaskin,
Member**

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

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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 October 26, 2022**

END OF DECISION

LOCATION MAP

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

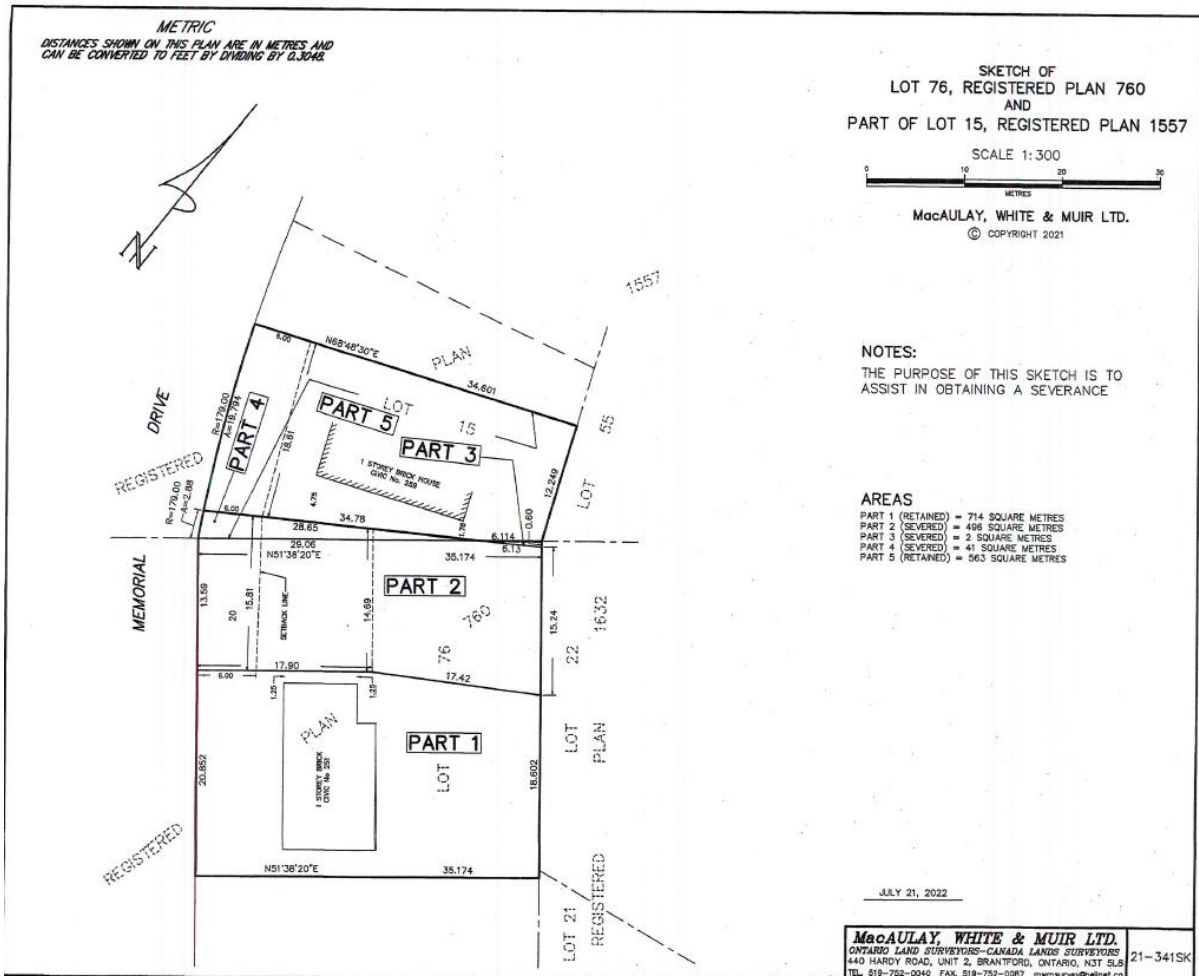


Legend

 SUBJECT LANDS



Consent Sketch





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: B36/2022
Related File Numbers: B35/2022 & A33/2022
Address: 251 & 259 Memorial Drive
Roll Numbers: 2906030023533000000 (251 Memorial Drive)
 2906030023357200000 (259 Memorial Drive)
Agent: Ennio Cupoli
Applicants/Owners: Ennio and Tamara Cupoli (251 Memorial Drive)
 Kevin & Courtney Barnes (259 Memorial Drive)

**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:

	<i>251 Memorial (Part 1 on sketch)</i>	<i>Severed Lot (Parts 2 & 4 on sketch)</i>	<i>259 Memorial (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: October 5, 2022

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. That the above conditions be fulfilled and the Certificate of Consent be issued on or before October 6, 2024, 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 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. 2022-642.”

**Absent - D. Namisniak,
Chair/Member**

**Electronically signed by V. Kershaw,
Acting Chair/Member**

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

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

**Absent - T. Gaskin,
Member**

**Electronically signed by G. Kempa,
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 or Holly Stemberger, Deputy Secretary-Treasurer, (519)759-4150 ext. 5125, 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.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

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.

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251 & 259 Memorial Drive



Legend

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