



THE CORPORATION OF THE CITY OF BRANTFORD  
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD – ON N3T 2M3  
TELEPHONE 519-759-4150

## COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

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**File Number:** A13/2021  
**Related File Number:** N/A  
**Address:** 50 St. Paul Avenue  
**Roll Number:** 2906010004177000000  
**Applicants:** Ralph & Teresa Noack  
**Owner:** 2687656 Ontario Ltd.

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### 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 50 St. Paul Avenue. The applicant is proposing to construct an addition on the second storey of the building that would enlarge the existing accessory dwelling unit. To facilitate the proposed addition, the applicant requires relief from Section 6.32.3 of the Zoning By-law, to permit an accessory dwelling unit located at or above grade larger than 50% of the Gross Floor Area (G.F.A) for the principal dwelling. The existing accessory dwelling unit's G.F.A (67 m<sup>2</sup>) is approximately 72% of the of the principle dwelling unit's G.F.A (93 m<sup>2</sup>). With the proposed addition, the accessory dwelling unit's G.F.A would equal 100% of the principle dwelling unit's G.F.A.

#### DECISION: **APPROVED**

DATE: April 7, 2021

THAT Application A13/2021 seeking relief from Section 6.32.3 of Zoning By-law 160-90 to permit an Accessory Dwelling Unit located at or above grade larger than 50% of the Gross Floor Area (G.F.A.) for the principal dwelling BE APPROVED; and

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 of Report No. 2021-198.*

Original signed by D. Namisniak,  
Chair

Original signed by M. Bodnar,  
Member

Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original signed by G. Kempa,  
Member

#### CERTIFICATION

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



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Secretary-Treasurer

#### ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sean House, Secretary-Treasurer, (519)759-4150 ext. 5761, [shouse@brantford.ca](mailto:shouse@brantford.ca) or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, [amathers@brantford.ca](mailto:amathers@brantford.ca).

#### APPEALS

Any person or public body may, not later than 20 days after the giving of notice of a decision under Section 45(12) of the *Planning Act* is completed, appeal the decision and/or any conditions imposed on a decision by the Committee of Adjustment, to the Local Planning Appeal Tribunal.

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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  
100 Wellington Square  
Brantford ON  
N3T 2M3

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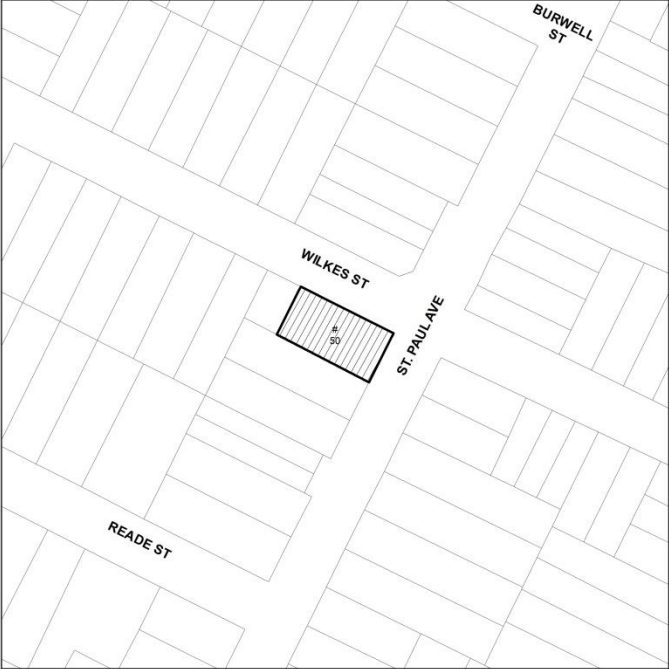
**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is April 27, 2021**

**END OF DECISION**

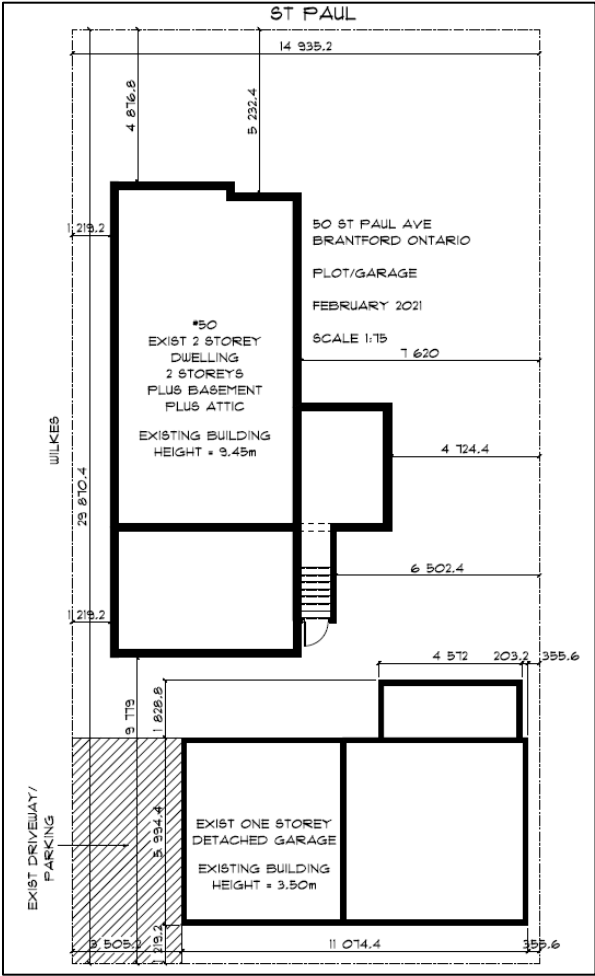
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LOCATION MAP

Application: A13/2021  
50 St. Paul Avenue



Legend  
SUBJECT LAND





THE CORPORATION OF THE CITY OF BRANTFORD  
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD – ON N3T 2M3  
TELEPHONE 519-759-4150

## COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

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**File Number:** A14/2021  
**Related File Number:** N/A  
**Address:** 138 Chestnut Street  
**Roll Number:**  
**Applicant:** Mayberry Homes  
**Agent:** J.H. Cohoon Engineering Limited

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### 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 138 Chestnut Avenue. The subject property was created through consent application B32/2017. The dwelling unit is currently under construction and was approved through Site Plan Control (File No. SPC-27-20). The applicant is now proposing to convert the single detached dwelling (currently under construction) into a converted dwelling with a total of two units. To facilitate the development as proposed, the applicant is seeking relief from Section 7.8.2.1.3 of Zoning By-law 160-90 in order to permit a lot area of 270 m<sup>2</sup> for a converted dwelling, whereas 360 m<sup>2</sup> is required.

#### **DECISION: APPROVED**

**DATE:** April 7, 2021

THAT Application A14/2021 seeking relief to permit a minimum lot area of 270 m<sup>2</sup> for a converted dwelling, whereas 360 m<sup>2</sup> is required, BE APPROVED; and

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 decisions was made in relation to this planning matter as discussed in Section 6.2 of Report No. 2021-302.”*

Original signed by D. Namisniak,  
Chair

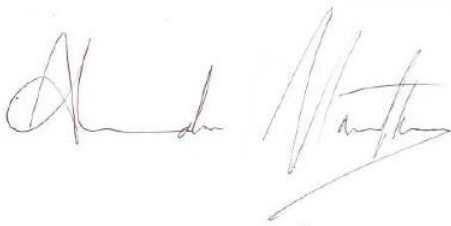
Original signed by M. Bodnar,  
Member

Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

#### CERTIFICATION

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



---

Secretary-Treasurer

#### APPEALS

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#### ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sean House, Secretary-Treasurer, (519)759-4150 ext. 5761, [shouse@brantford.ca](mailto:shouse@brantford.ca) or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, [amathers@brantford.ca](mailto:amathers@brantford.ca).

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

Secretary-Treasurer  
Committee of Adjustment  
100 Wellington Square  
Brantford ON  
N3T 2M3

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 Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>.

**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is April 27, 2021**

**END OF DECISION**

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Application: A14/2021  
138 Chestnut Avenue







April 8, 2021

THE CORPORATION OF THE CITY OF BRANTFORD  
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD – ON N3T 2M3  
TELEPHONE 519-759-4150

## COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

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**File Number:** A15/2021  
**Related File Number:** B09/2021  
**Address:** 53 & 57 Charlotte Street  
**Roll Number:** 2906030002105000000  
**Applicant:** The Brant Historical Society  
**Agent:** J.H. Cohoon Engineering Limited

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### 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 has been received for the lands municipally addressed as 53 & 57 Charlotte Street. The lands were inadvertently merged due to them being in the same ownership. The applicant is proposing to sever the previously existing lot at 53 Charlotte Street to facilitate the relocation of the designated heritage building known as the “Crystal Cottage” onto the proposed severed lot (53 Charlotte Street). A minor variance has also been requested for the severed parcel as follows:

- Relief from Section 9.2.2.10.5 to permit a front yard of 6.5 m, whereas the front yard required is based upon the ‘established front building line.’

As the proposed severed lands are located on a corner lot where the conveyance of a daylight triangle is requested as a condition of approval, the measurement for the front yard is taken at a 90 degree angle from the centre of the interior edge of the daylight triangle to the front edge of the building. While the dimension shown on the conceptual site plan is 6.88 m, the minimum front yard has been rounded down by Planning Staff to 6.5 m to account for any discrepancies during the building relocation process.

#### DECISION: **APPROVED**

DATE: April 7, 2021

THAT Application A15/2021 seeking relief from Section 9.2.2.10.5 to permit a front yard of 6.5 m, whereas the front yard required is based upon “established front building line” for 53 Charlotte Street, BE APPROVED; and

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 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. 2021-297.*



Original signed by D. Namisniak,  
Chair

Original signed by M. Bodnar,  
Member

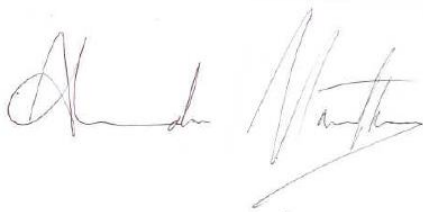
Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original 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 Sean House, Secretary-Treasurer, (519)759-4150 ext. 5761, [shouse@brantford.ca](mailto:shouse@brantford.ca) or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, [amathers@brantford.ca](mailto:amathers@brantford.ca).

**APPEALS**

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Committee of Adjustment  
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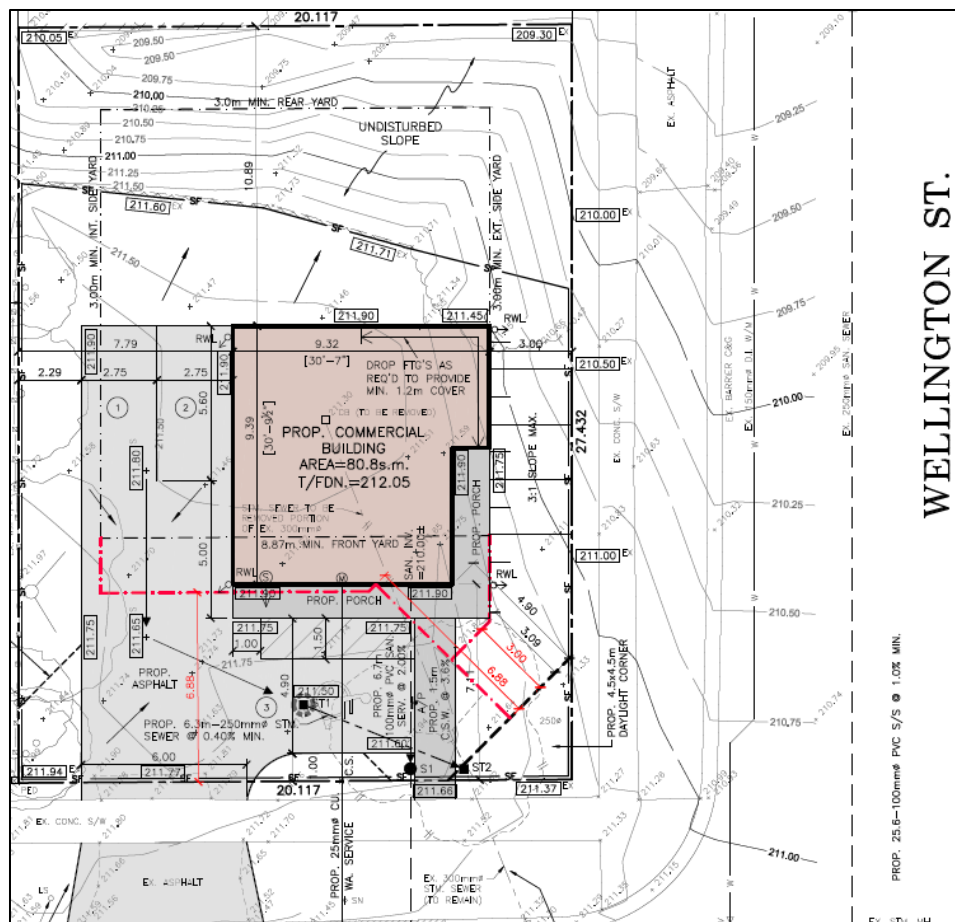
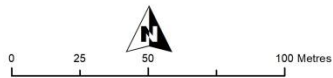
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**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is April 27, 2021**

**END OF DECISION**

Application: B09/2021  
57 Charlotte Street

 SUBJECT LAND



THE CORPORATION OF THE CITY OF BRANTFORD  
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD – ON N3T 2M3  
TELEPHONE 519-759-4150

## COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

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**File Number:** A16/2021

**Related File Number:** B10/2021

**Address:** 349, 355, 361 & 363 Henry Street

**Roll Number:** 2906030019650200000 & 29060300191650100000

**Applicant:** 1077824 Ontario Inc.

**Agent:** Underwood, Ion & Johnson Law

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### 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 lands municipally addressed as 349, 355, 361 and 363 Henry Street. The lot municipally addressed as 349 and 355 Henry Street was consolidated with the lot at 361 and 363 Henry Street as part of the development of 361 and 363 Henry Street (File No. SPC-20-15). The lot is now considered an industrial mall for purposes of the Zoning By-law. The lot at 349 and 355 Henry Street was developed prior to the consolidation of the lots (File No. SPC-26-00), but a recent Site Plan Control amendment was approved in 2019 for an addition to the building (File No. SPC-08-19).

To facilitate the proposal, the applicant is seeking relief for both the retained and severed lands from Section 6.23.4.1 of Zoning By-law 160-90. This section of the Zoning By-law refers to loading space maneuverability, egress and ingress and states that the movements must be contained on each individual lot. The applicant is seeking relief from this Section in order to allow for a portion of loading space vehicle movements to take place on the severed lot in favour of the retained lot, as well as on the retained lot for the severed lot. A blanket easement across both lots will be required as a condition, and is further discussed in Section 7.4 of this Report.

**DECISION:** APPROVED

**DATE:** April 7, 2021

THAT Application A16/2021 seeking relief from Section 6.23.4.1 to permit ingress, egress and maneuvering for the existing loading spaces on the severed and retained lot to take place on the retained and severed lot, whereas all loading spaces shall have adequate access on the same lot to permit ingress, egress and maneuvering by means of a driveway is required, BE APPROVED; and

THAT the reason(s) for approval area as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law, the relief requests is considered minor in nature and is desirable for the appropriate development and use of the land; 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. 2021-303.”

Original signed by D. Namisniak,  
Chair

Original signed by M. Bodnar,  
Member

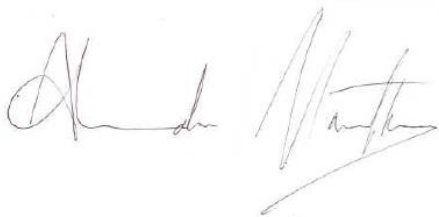
Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original 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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APPEALS

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Brantford ON  
N3T 2M3

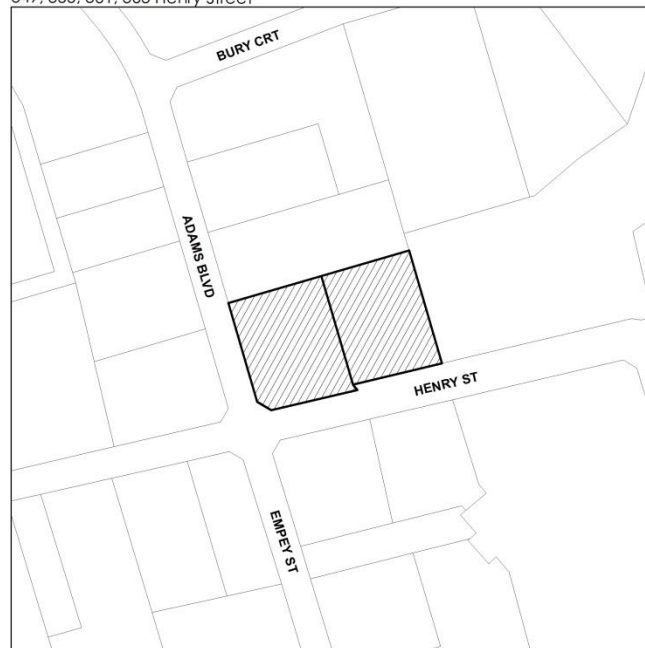
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**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is April 27, 2021**

END OF DECISION

Application: B10/2021  
349, 355, 361, 363 Henry Street



### Legend

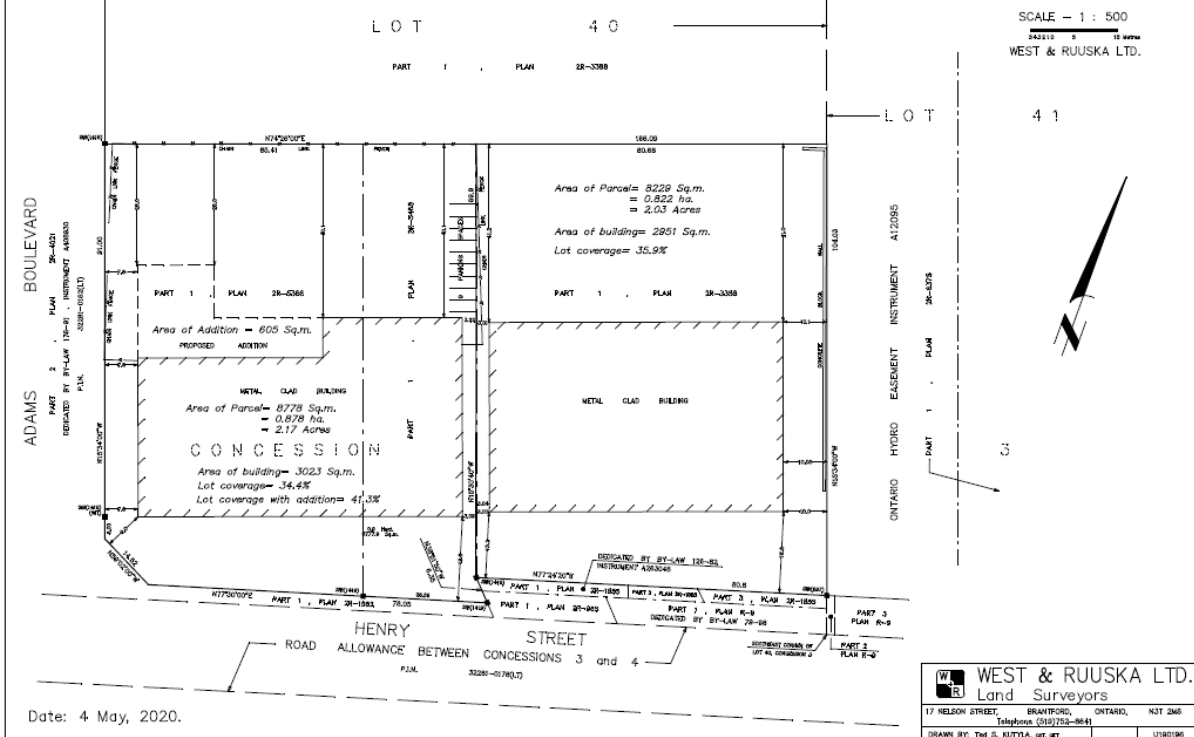
 SUBJECT LANDS

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

*SKETCH OF*  
PART OF LOT 40  
CONCESSION 3  
GEOGRAPHIC TOWNSHIP  
OF BRANTFORD  
CITY OF BRANTFORD

SCALE - 1 : 500

543210 5 12 inches  
WEST & RUUSKA LTD.



Date: 4 May, 2020.

	<b>WEST &amp; RUUSKA LTD.</b>		
	Land Surveyors		
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6		Telephone (519) 752-8641	
DRAWN BY: Ted S. KUTYLAK, INC.		U190196	



THE CORPORATION OF THE CITY OF BRANTFORD  
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD – ON N3T 2M3  
TELEPHONE 519-759-4150

# COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

**File Number:** B09/2021  
**Related File Number:** A15/2021  
**Address:** 53 & 57 Charlotte Street  
**Roll Number:** 2906030002105000000  
**Applicant:** The Brant Historical Society  
**Agent:** J.H. Cohoon Engineering Limited

**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 53 & 57 Charlotte Street. The lands were inadvertently merged due to them being in the same ownership. The applicant is proposing to sever the previously existing lot at 53 Charlotte Street to facilitate the relocation of the designated heritage building known as the “Crystal Cottage” onto the proposed severed lot (53 Charlotte Street). Conditional approval of a heritage permit to relocate the building was granted through Application No. HD-01-20 by the Heritage Committee. The proposed lot dimensions will be as follows:

	<b><i>Severed (53 Charlotte Street)</i></b>	<b><i>Retained (57 Charlotte Street)</i></b>
Lot Frontage	20.12 m	37.19 m
Lot Area	550 m <sup>2</sup>	1,630 m <sup>2</sup>

**DECISION:                    PROVISIONAL APPROVAL**

**DATE:**                    April 7, 2021

THAT Application B09/2021 to sever a parcel of land from the southern portion of the lands municipally addressed as 57 Charlotte Street, having a lot area of 550 m<sup>2</sup> and retain a parcel of land having a lot area of 1,630 m<sup>2</sup>, BE APPROVED subject to the following conditions:

1. Receipt of a registered reference plan showing the severed and retained lands.
2. Receipt of confirmation that all taxes are paid up to date.
3. Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review



(Upon registration a final copy of the Transfer deed shall be provided to the City).

4. Receipt of 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 and the appropriate fee has been paid.
5. 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).
6. Receipt of confirmation that the daylight triangle, as required by the Engineering Department, has been conveyed to the City, at no cost to the municipality and free and clear of any encumbrances, with any costs regarding the transfer being borne by the Applicant(s).
7. That the above conditions be fulfilled and the Certificate of Consent be issued on or before April 8, 2022, 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 consent application is desirable and compatible with the surrounding area. The applications are in conformity with the general intent of the policies of the Official Plan and Zoning By-law 160-90, specifically Section 18.9 of the Official Plan respecting consent applications within the City of Brantford and consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement; 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. 2021-297.”*

Original signed by D. Namisniak,  
Chair

Original signed by M. Bodnar,  
Member

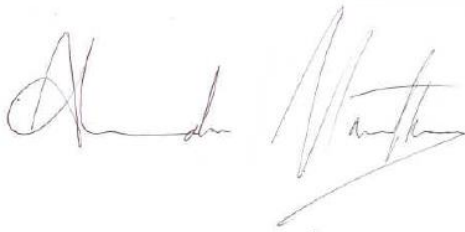
Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original 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 Sean House, Secretary-Treasurer, (519)759-4150 ext. 5761, [shouse@brantford.ca](mailto:shouse@brantford.ca) or Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext.5440, [amathers@brantford.ca](mailto:amathers@brantford.ca).

#### APPEALS

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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  
100 Wellington Square  
Brantford ON  
N3T 2M3

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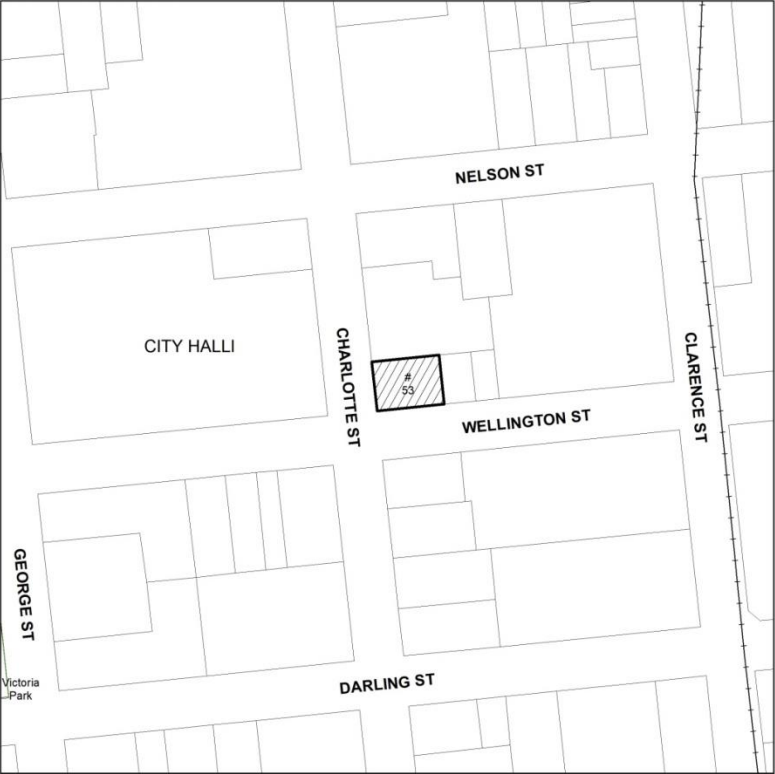
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca>.

**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is April 28, 2021**

**END OF DECISION**

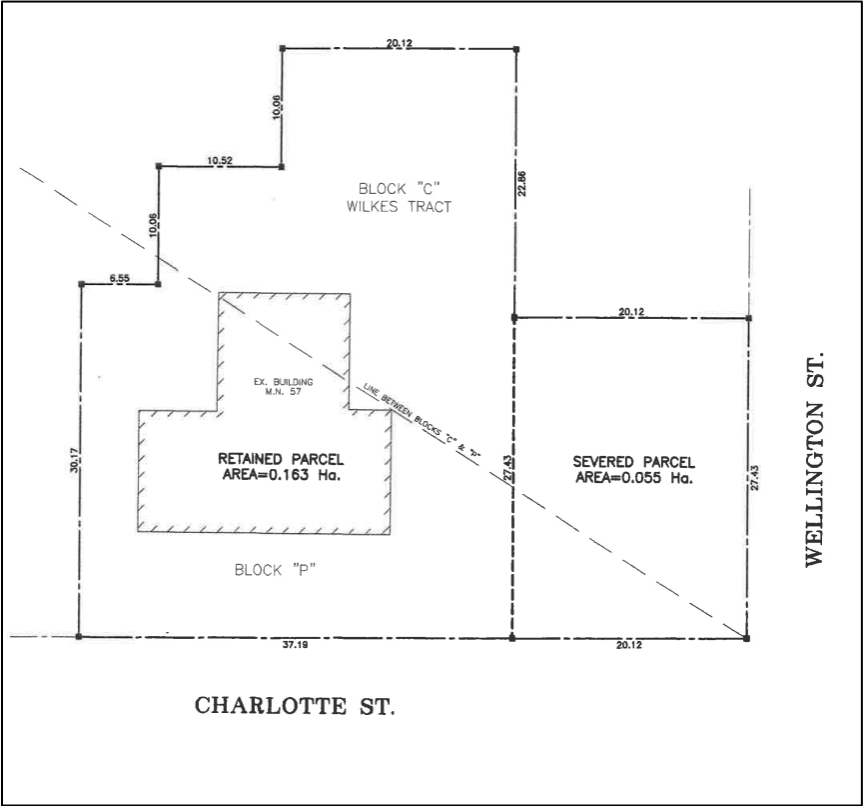
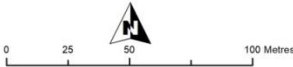
LOCATION MAP

Application: B09/2021  
57 Charlotte Street



Legend

 SUBJECT LAND





THE CORPORATION OF THE CITY OF BRANTFORD  
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD – ON N3T 2M3  
TELEPHONE 519-759-4150

## COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

**File Number:** B10/2021

**Related File Number:** A16/2021

**Address:** 349, 355, 361 & 363 Henry Street

**Roll Number:** 2906030019650200000 & 29060300191650100000

**Applicant:** 1077824 Ontario Inc.

**Agent:** Underwood, Ion & Johnson Law

**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 lands municipally addressed as 349, 355, 361 and 363 Henry Street. The lot municipally addressed as 349 and 355 Henry Street was consolidated with the lot at 361 and 363 Henry Street as part of the development of 361 and 363 Henry Street (File No. SPC-20-15). The lot is now considered an industrial mall for purposes of the Zoning By-law. The lot at 349 and 355 Henry Street was developed prior to the consolidation of the lots (File No. SPC-26-00), but a recent Site Plan Control amendment was approved in 2019 for an addition to the building (File No. SPC-08-19). The applicant is now proposing to sever the lots into two in order to sell the severed lands to one of the existing tenants. The proposed new lot dimensions will be as follows:

	<b><i>Severed (349, 355 Henry Street)</i></b>	<b><i>Retained (361, 363 Henry Street)</i></b>
Lot Frontage	78 m	80 m
Lot Area	8778 m <sup>2</sup>	8229 m <sup>2</sup>

### DECISION: PROVISIONAL APPROVAL

**DATE:** April 7, 2021

THAT Application B10/2021 to sever a parcel of land from the west portion of the lands municipally addressed as 349, 355, 361 and 363 Henry Street, having a lot area of 8778 m<sup>2</sup>, and retain a parcel of land having a lot area of 8229 m<sup>2</sup>, BE APPROVED subject to the following conditions:

1. Receipt of confirmation that the related minor variance application A16/2021 has received final approval;
2. Receipt of a registered reference plan showing the severed

and retained 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 that a blanket easement and associated agreements for the purposes of parking, ingress/egress and loading space maneuverability has been created and registered on title of the proposed severed lot in favour of the retained lot;
6. Receipt of confirmation that a blanket easement and associated agreements for the purposes of parking , ingress/egress and loading space maneuverability has been created and registered on title of the proposed retained lot in favour of the severed lot;
7. Receipt of a servicing plan illustrating that the severed and retained parcels will be independently serviced with separate water connections, and that these services do not cross the proposed severance line and are connected directly to City infrastructure to the satisfaction of the General Manager of Public Works. If the services do cross the proposed severance line, or they are not independent, the Owner/applicant will be required to relocate or construct new services from the water main at his/her own costs, prior to the clearance of this condition;
8. Receipt of confirmation from the Engineering Department and Environmental Services indicating that their requirements have been satisfied;
9. Receipt of confirmation from the Engineering Department indicating that civic addresses have been assigned to the severed and retained parcels.
10. Receipt of confirmation that a parking agreement has been entered into by the owners of the severed and retained lands and the City of Brantford and be registered on the title for both parcels, providing for the continuation of the required parking spaces between the two parcels.
11. That the above conditions be fulfilled and the Certificate of Official be issued on or before April 7, 2022, 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 consent application is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The applications are in conformity with the general intent of the policies of the Official Plan and Zoning By-law 160-90, specifically Section 18.9 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; 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. 2021-303.”

Original signed by D. Namisniak,  
Chair

Original signed by M. Bodnar,  
Member

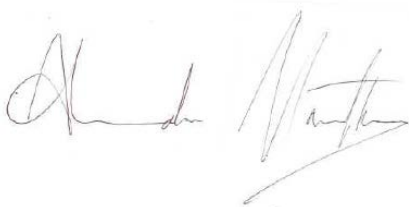
Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original 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 Sean House, Secretary-Treasurer, (519)759-4150 ext. 5761, [shouse@brantford.ca](mailto:shouse@brantford.ca) or Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext.5440, [amathers@brantford.ca](mailto:amathers@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 Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal 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 Local Planning Appeal 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 \$500.00 administrative fee made payable to the Corporation of the City of Brantford.

**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  
100 Wellington Square  
Brantford ON  
N3T 2M3

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 Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca>.

**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is April 28, 2021**

**END OF DECISION**



