

August 8, 2019



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:** A23/2019  
**Related File Number:** B25/2019  
**Address:** 233-235 Nelson Street  
**Roll Number:** 29060400305000000  
**Applicant:** Milica Molnar Megyeri  
**Owners:** Milica Molnar Megyeri

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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:**

An application for Consent and Minor Variance has been received for the lands municipally addressed as 233-235 Nelson Street. The application intends to sever an existing semi-detached dwelling and to allow for zero parking for one of the units.

**DECISION:           DEFERRED**

**DATE:                August 7, 2019**

The Applicant contacted Planning Staff on July 23<sup>rd</sup>, 2019 advising that they could no longer attend the meeting due to personal reasons, and wished to defer the application until the September meeting in order for them to be able to be present for the meeting.

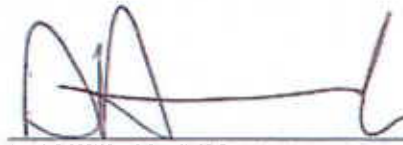
TARA GASKIN, MEMBER



GREGORY KEMPA



VIRGINIA KERSHAW, MEMBER



DANIEL NAMISNIAK, MEMBER



LEE RYNAR, MEMBER



CHRIS SZOKE, MEMBER

**CERTIFICATION**

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



Deputy Secretary-Treasurer

**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

**ADDITIONAL INFORMATION**

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

**END OF DECISION**

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TELEPHONE 519-759-4150

## COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

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**File Number:** A24/2019  
**Related File Number:** N/A  
**Address:** 43 Janet Street  
**Roll Number:** 2906030015159000000  
**Applicant/Owner:** Sacha Salama

### 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 43 Janet Street. The applicant is proposing to build a 99.5 m<sup>2</sup> accessory building with loft for the purpose of personal recreational use and storage. An existing 31.5 m<sup>2</sup> detached garage on the subject lands will be retained. Together, the proposed accessory building and existing garage total 11.9% lot coverage. To facilitate the development the applicant is seeking relief from the following sections of Zoning By-law 160-90:

- Section 6.3.1.1 to permit a maximum lot coverage for accessory buildings and structures of 12.13 %, whereas a maximum of 10 % is required; and,
- Section 6.3.1.2.1 to permit a building height of 5.2 m at the most southerly portion (front elevation) of the proposed accessory building sloping to a height of 4.6 m at the most northerly portion (rear elevation) of the proposed accessory building, whereas a maximum height for accessory buildings and structures of 4.5 m is required.

While the concept plan and application for the proposed development only indicates a height of 5.1 m, and an overall accessory lot coverage of 11.9 %, the numbers have been rounded up to account for tolerances during the construction process.

**DECISION:           APPROVED**

**DATE:                 August 7, 2019**

THAT Application A24/2019 requesting relief from the City of Brantford Zoning By-law 160-90 to permit a maximum lot coverage of 12.13 % for all accessory buildings and structures whereas 10 % is required and to permit a height of 5.2 m at the most southerly portion (front elevation) of the proposed accessory building sloping to a height of 4.6 m at the most northerly portion (rear elevation) of the proposed accessory building, whereas 4.5 m is required 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 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. 2019-485.”*

TARA GASKIN, MEMBER

DANIEL NAMISNIAK, MEMBER

GREGORY KEMPA

LEE RYNAR, MEMBER

VIRGINIA KERSHAW, MEMBER

CHRIS SZOKE, MEMBER

CERTIFICATION

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

Deputy Secretary-Treasurer

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.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance 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 \$300.00 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).

ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, 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.

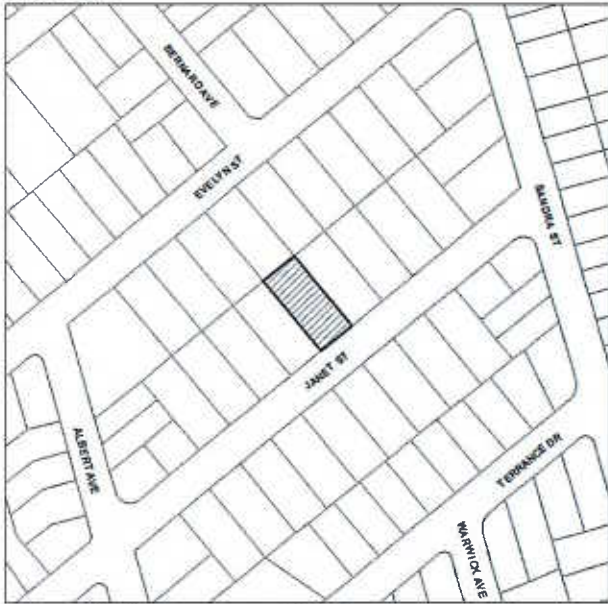
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>

**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is August 27, 2019**


END OF DECISION

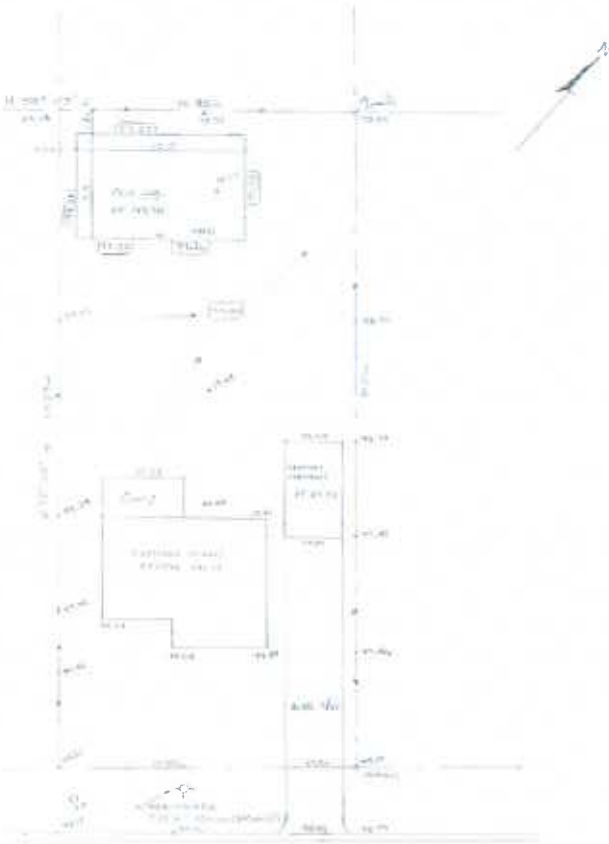


**LOCATION MAP**  
 Application: A24/2019  
 43 Janet Street



**Legend**

 Subject Property



43 JANET ST

AS SHOWN ON THE  
 SURVEY DRAWING  
 PREPARED BY  
 ENGINEER  
 10/10/2019

August 8, 2019



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## **COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE**

**File Number:** B25/2019  
**Related File Number:** A23/2019  
**Address:** 233-235 Nelson Street  
**Roll Number:** 290604000305000000  
**Applicant:** Milica Molnar Megyeri  
**Owners:** Milica Molnar Megyeri

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**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:**

An application for Consent and Minor Variance has been received for the lands municipally addressed as 233-235 Nelson Street. The application intends to sever an existing semi-detached dwelling and to allow for zero parking for one of the units.

**DECISION:           DEFERRED**

**DATE:                 August 7, 2019**

The Applicant contacted Planning Staff on July 23<sup>rd</sup>, 2019 advising that they could no longer attend the meeting due to personal reasons, and wished to defer the application to the September meeting in order for them to be able to be present for the meeting.

TARA GASKIN, MEMBER



GREGORY KEMPA



VIRGINIA KERSHAW, MEMBER



DANIEL NAMISNIAK, MEMBER



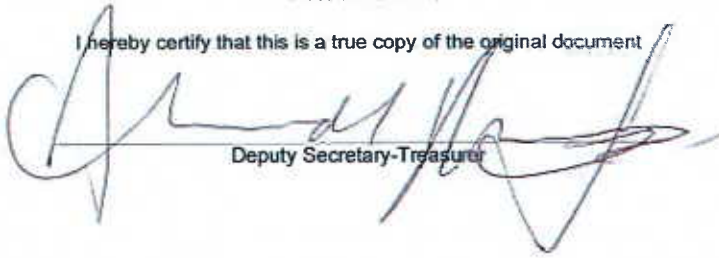
LEE RYNAR, MEMBER



CHRIS SZOKE, MEMBER

**CERTIFICATION**

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Deputy Secretary-Treasurer

**ADDITIONAL INFORMATION**

If you require additional information regarding the application, please contact Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, amathers@brantford.ca.

**END OF DECISION**

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