



December 3, 2020

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:** A20/2020

**Related File Number:** N/A

**Address:** 84 Lynden Road

**Roll Number:** 2906030007082000000 & 290603000708150000000

**Agent:** R.G. Richards & Associates

**Applicant/Owner:** I.G. Investment Management Ltd. & NADG (LPM) GP 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 84 Lynden Road. The applicant is proposing to develop a retail warehouse and associated gas bar. To facilitate the development as proposed, the applicant is seeking relief from the following Section of Zoning By-law 160-90:

- Section 9.11.3.4.4.8.1.3 to permit a gross leasable area of 15,105 m<sup>2</sup> for a retail warehouse, whereas the maximum gross leasable area of a retail warehouse at 84 Lynden Road is 13,005 m<sup>2</sup>.

#### DECISION: **APPROVED**

**DATE:** December 2, 2020

THAT Application A20/2020 requesting relief from Section 9.11.3.4.4.8.1.3 of the City of Brantford Zoning By-law 160-90 to permit a gross leasable area of 15,105 m<sup>2</sup> for a retail warehouse, whereas the maximum gross leasable area of a retail warehouse at 84 Lynden Road is 13,005 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 SHAL 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. 2020-566.”*

Original signed by D. Namisniak,  
Chair

Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by M. Bodnar  
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 \$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.

**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is December 22, 2020**

#### 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/>.

**END OF DECISION**





December 3, 2020

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:** A21/2020  
**Related File Number:** N/A  
**Address:** 205 King George Road  
**Roll Number:** 2906020014356000000  
**Applicant:** Pattison Outdoor Advertising  
**Owner:** Loutia Investments 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 205 King George Road. A restaurant building is located on the subject lands. The applicant is proposing to replace the existing sign with an electronic billboard sign advertising the business on the property as well as third parties. The sign is proposed to have a height of 8 m, with two sign faces each with an area of 17 m<sup>2</sup>. To facilitate the placement of the proposed billboard sign; relief is required to the following Section of the Municipal Code:

- Section 478.14.6 to permit a billboard sign 3.2 m away from a street line, whereas 9 m is required.

**DECISION:** **DEFERRED**

**DATE:** December 2, 2020

THAT Application A21/2020 seeking relief from Section 478.14.6 of the Brantford Municipal Code to permit a billboard sign 3.2 m away from a street line whereas 9 m away is required BE DEFERRED; and,

THAT the reason(s) for deferral is to defer for one meeting cycle to give the applicant and staff time to reach a more suitable setback.

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. 2020-577”*

Original signed by D. Namisniak,  
Chair

Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by M. Bodnar  
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 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.

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 \$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.

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

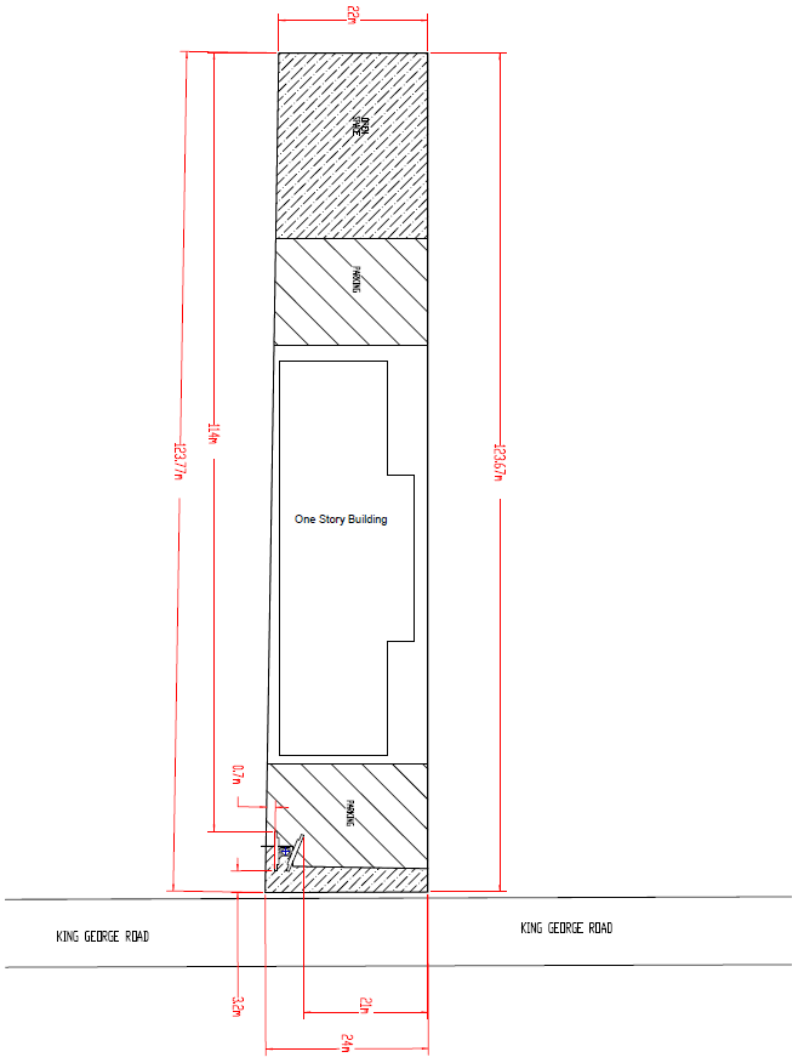
Secretary-Treasurer  
Committee of Adjustment  
100 Wellington Square  
Brantford ON  
N3T 2M3

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/>.

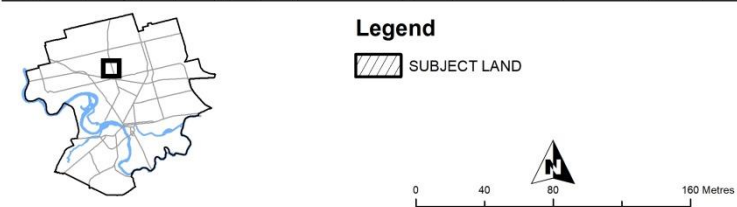
**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is December 22, 2020**

END OF DECISION



**LOCATION MAP**

Application: A21/2020  
205 King George Road







December 2, 2020

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:** A24/2020  
**Related File Number:** N/A  
**Address:** 10 Cecil Avenue  
**Roll Number:** 2906030015122000000  
**Applicant/Owner:** Lucas, Al & Faith Bonfini

---

### 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:

To facilitate the development as proposed, the applicant is requesting minor variances from the following Sections of Zoning By-law 160-90:

- Section 7.2.2.1.1 to permit a minimum lot area of 425 m<sup>2</sup> for the severed parcel, whereas a minimum lot area of 550 m<sup>2</sup> is required;
- Section 7.2.2.1.1 to permit a minimum lot area of 438 m<sup>2</sup> for the retained parcel, whereas a minimum lot area of 550 m<sup>2</sup> is required;
- Section 7.2.2.1.5.1 to recognize an existing front yard of 4.7 m for the retained parcel, whereas a minimum front yard of 6 m or the established front building line is required; and,
- Section 7.2.2.1.6 to permit a minimum rear yard of 6 m for the severed parcel, whereas a minimum rear yard of 7.5 m is required.

#### DECISION: **APPROVED**

DATE: December 2, 2020

THAT Application A24/2020 seeking relief from Section 7.2.2.1.1 of Zoning By-law 160-90 to permit a minimum lot area of 425 m<sup>2</sup>, whereas a minimum lot area of 550 m<sup>2</sup> is required for the severed lot; Section 7.2.2.1.1 of Zoning By-law 160-90 to permit a minimum lot area of 438 m<sup>2</sup>, whereas a minimum lot area of 550 m<sup>2</sup> is required for the retained lot; Section 7.2.2.1.5.1 to recognize an existing front yard of 4.7 m for the retained lot, whereas a minimum front yard of 6 m or the established front building line is required; and Section 7.2.2.1.6 to permit a minimum rear yard of 6 m for the severed parcel, whereas a minimum rear yard of 7.5 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 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 Sections 6.2 of Report No. 2020-569.”*



Original signed by D. Namisniak,  
Chair

Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by M. Bodnar  
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 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.

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 \$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.

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 December 22, 2020**

**END OF DECISION**

---

RECONSTRUCT ROAD TO CITY OF BRANFORD STANDARDS (FULL WIDTH)

EX. SAN. MAIN INV.=236.15  
PROP. SAN. SDRY. INV.=236.40

PROP. 20mm ID WATER SERVICE 1/4" CURESTOP AT THE PROPERTY LINE

EX. SIGN TO BE RELOCATED

SANICUT, REMOVE & REPLACE CURB TO SUIT NEW DRIVEWAY AND REMOVAL OF EXISTING DRIVEWAY

SANICUT, REMOVE & REPLACE CURB TO SUIT NEW DRIVEWAY

PROPOSED DRIVEWAY

PROPOSED 4.5x4.5m DAYLIGHT TRIANGLE 1/4" 0.30m RESERVE

PROP. (10-2) 75x4.60 PARKING SPACES (TYP.)

PROPOSED RESIDENCE T.FDN.=239.85

SEVERED PARCEL

RETAINED PARCEL

FILTER CLOTH OR INLETS/BOX SEDIMENT CONTROL AS REQUIRED DURING CONSTRUCTION

PROVIDE SILT FENCE AROUND PERIMETER OF SITE (SEE DETAIL)

CECIL AVENUE

Application: B17/2020 & A24/2020  
10 Cecil Avenue

 SUBJECT LAND



December 3, 2020

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:** B16/2020

**Related File Number:** N/A

**Address:** 288 Murray Street & 298 Murray Street

**Roll Number:** 2906030005010000000 & 2906030005011000000

**Agent:** J.H. Cohoon Engineering Limited

**Applicant/Owners:** 2633350 Ontario Inc. (288 Murray St)  
1617663 Ontario Inc. (298 Murray St)

**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 (lot boundary adjustment) application has been received for the lands municipally addressed as 298 and 288 Murray Street. The applicants are proposing to sever a narrow 3.0 m strip of land with an area 93 m<sup>2</sup> off of the southwestern part of 298 Murray Street (south of 288 Murray Street) and merge that parcel of land with the neighboring lot at 288 Murray Street.. The purpose of the application is to add this narrow strip of land to the lands at 288 Murray Street in order to provide this access to the building at 288 Murray Street. The proposed new lot dimensions will be as follows:

	<b>288 Murray Street</b> (including severed parcel)	<b>298 Murray Street</b> (lands to be retained)
Lot Frontage	+/- 12.18 m	+/- 66 m
Lot Area	+/- 371 m <sup>2</sup>	+/- 2.04 ha

**DECISION:           PROVISIONAL APPROVAL**

**DATE:**               December 2, 2020

THAT Application B16/2020 for a lot boundary adjustment for sever 93 m<sup>2</sup> of land from the southwest corner of 298 Murray Street to merge them with the lands a 288 Murray Street, and retain a parcel of land having a lot area of +/- 2.04 ha, BE APPROVED subject to the following conditions:

1. Receipt of a registered reference plan showing the retained, lands to be transferred, and receiving lands;
2. Receipt of confirmation that the owner shall enter into an Agreement with CN Rail stipulating how CN's Rail concerns will be resolved and will pay CN's Rail reasonable costs in preparing and negotiating the agreement;

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 Engineering Department indicating that their requirements have been satisfied;
6. Receipt of confirmation from the Solicitor acting in the transfer that the severed parcel is merged in title with the adjacent property, and that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of the separate parcels; and
7. That the above conditions be fulfilled and the Certificate of Official be issued on or before December 2, 2021, 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 boundary adjustment 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 160-90, specifically Section 18.9 of the Official Plan respecting consent applications including boundary adjustments 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 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. 2020-578.”*

Original signed by D. Namisniak,  
Chair

Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by M. Bodnar,  
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 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:

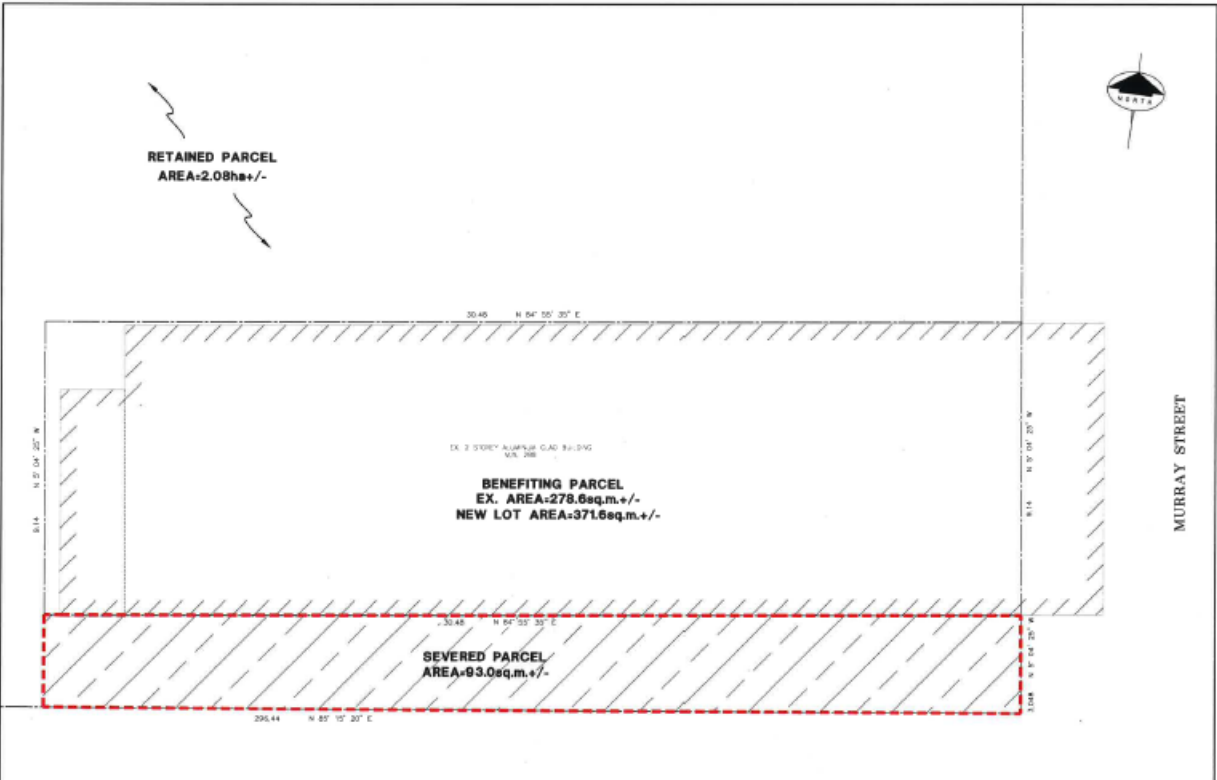
Secretary-Treasurer  
Committee of Adjustment  
100 Wellington Square  
Brantford ON  
N3T 2M3

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>.

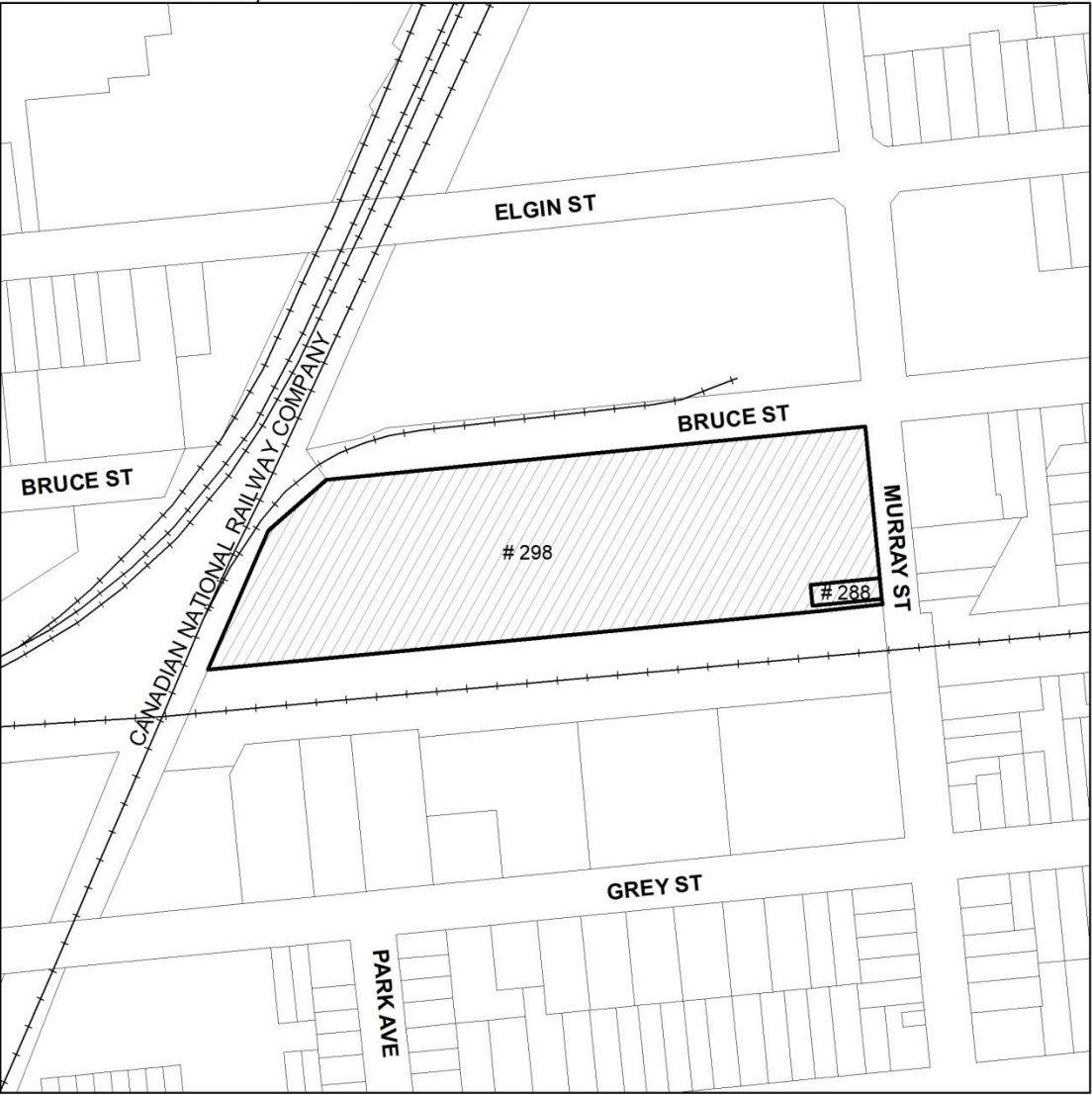
**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is December 23, 2020**

**END OF DECISION**



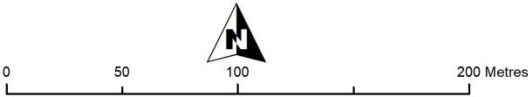
LOCATION MAP

Application: B16/2020  
288 and 298 Murray Street



Legend

SUBJECT LANDS







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:** B17/2020  
**Related File Number:** A24/2020  
**Address:** 10 Cecil Avenue  
**Roll Number:** 2906030015122000000  
**Applicant/Owner:** Lucas, Al & Faith Bonfini

**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 10 Cecil Avenue. The applicant is proposing to sever a new lot on the west side of the property with an area of 425 m<sup>2</sup> and retain 438 m<sup>2</sup> and the existing dwelling. The proposed new lot dimensions will be as follows:

	<i><b>Lands to be Severed</b></i>	<i><b>Lands to be Retained</b></i>
<i>Frontage</i>	23 m	19 m
<i>Depth</i>	18.9 m	19.2 m
<i>Area</i>	425 m <sup>2</sup>	438 m <sup>2</sup>

**DECISION:           PROVISIONAL APPROVAL**

**DATE:**               December 2, 2020

THAT Application B17/2020 to sever a parcel of land from the west portion of the lands municipally addressed as 10 Cecil Avenue, having a lot area of 425 m<sup>2</sup> and retain a parcel of land having a lot area of 438 m<sup>2</sup>, BE APPROVED subject to the following conditions:

1. Receipt of confirmation that Application A24/2020 receives final and binding approval and is in full force and effect.
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 from the Manager of Development Engineering or his/her designate, indicating that a municipal address will be assigned to the severed parcel after the severance has been finalized and the deposited Reference Plan has been received.
6. Receipt of a daylight triangle, as shown on the plan, conveyed to the public roadway, to the satisfaction of the Manager of Development Engineering or his/her designate.
7. 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 can have their own independent sanitary sewer connection, as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. If they 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 city sewers at his/her own costs.
8. 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 Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, for the overall development. The Grading and Drainage Plan shall delineate existing and proposed grades for both the severed and retained properties.
9. 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).
10. Receipt of confirmation that the existing detached garage on the severed property has been demolished or otherwise removed through the appropriate permits from the Building Department to the satisfaction of the Chief Building Official.
11. That the above conditions be fulfilled and the Certificate of Consent be issued on or before December 3, 2021, 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 including boundary adjustments within the City of Brantford and 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 Sections 6.2 of Report No. 2020-569.”*

Original signed by D. Namisniak,  
Chair

Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

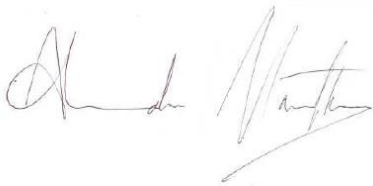
Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by M. Bodnar  
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 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.

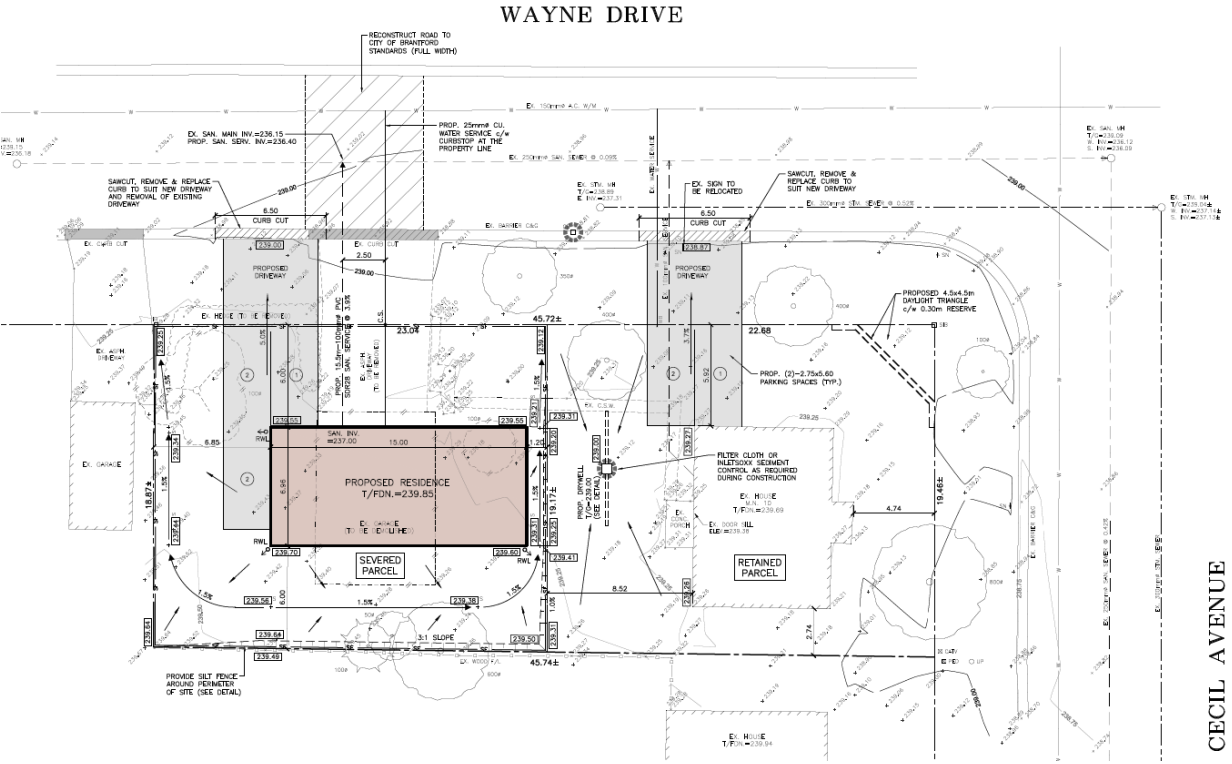
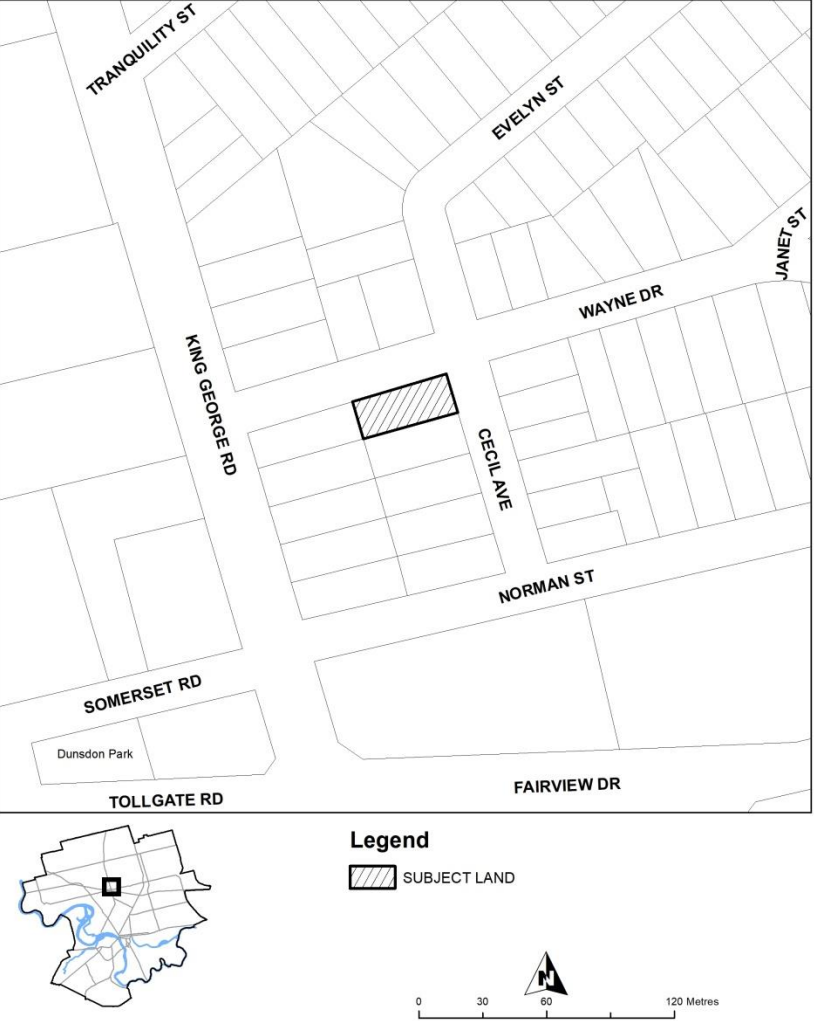
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca>.

**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is December 23, 2020**

**END OF DECISION**

---

LOCATION MAP  
Application: B17/2020 & A24/2020  
10 Cecil Avenue



CECIL AVENUE



December 3, 2020

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:** B18/2020

**Related File Number:** N/A

**Address:** 118 & 126 Albion Street & 119 William Street

**Roll Number:** 2906020003131000000, 2906020003130000000,  
2906020003052000000

**Agent:** George Ziotek

**Applicant/Owner:** Polish Alliance of Canada Brantford Branch 10

**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 118 Albion Street, 126 Albion Street and 119 William Street. The subject lands have three separate municipal addresses as it was previously three lots that have merged in title. The portion of the property known as 118 Albion Street is the proposed severed lot, while 126 Albion Street and 119 William Street will be the retained lot. The proposed new lot dimensions are as follows:

	<b><i>Lands to be Severed</i></b> (118 Albion Street)	<b><i>Lands to be Retained</i></b> (126 Albion Street, 119 William Street)
<i>Width</i>	11.6 m	40 m
<i>Depth</i>	37.3 m	Approximately 75 m
<i>Area</i>	432 m <sup>2</sup>	3,144 m <sup>2</sup>

**DECISION:            DEFERRAL**

**DATE:                December 2, 2020**

THAT Application B18/2020 to sever the parcel of land known municipally as 118 Albion Street, having a lot area of 432m<sup>2</sup> and retain a parcel of land municipally known as 126 Albion Street and 119 William Street, having a total lot area of 3,144m<sup>2</sup> BE DEFERRED for one meeting cycle for the following reason:

- To allow time for the applicant to consult with staff regarding Conditions 5 and 6 of the conditions attached as Appendix A to Report 2020-558:

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. 2020-558.*

Original signed by D. Namisniak,  
Chair

Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by M. Bodnar  
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 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.

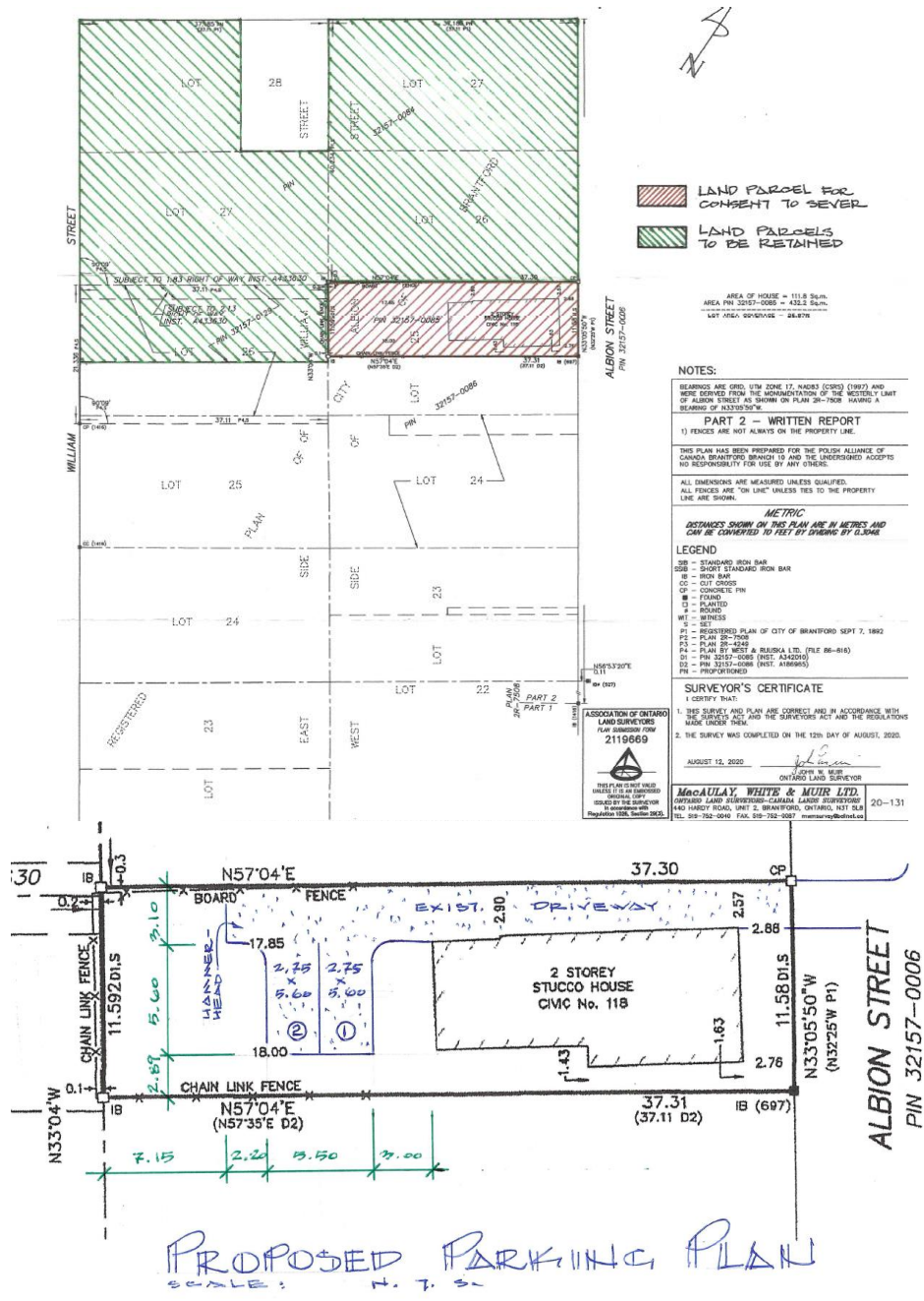
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca>.

**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is December 23, 2020**

**END OF DECISION**

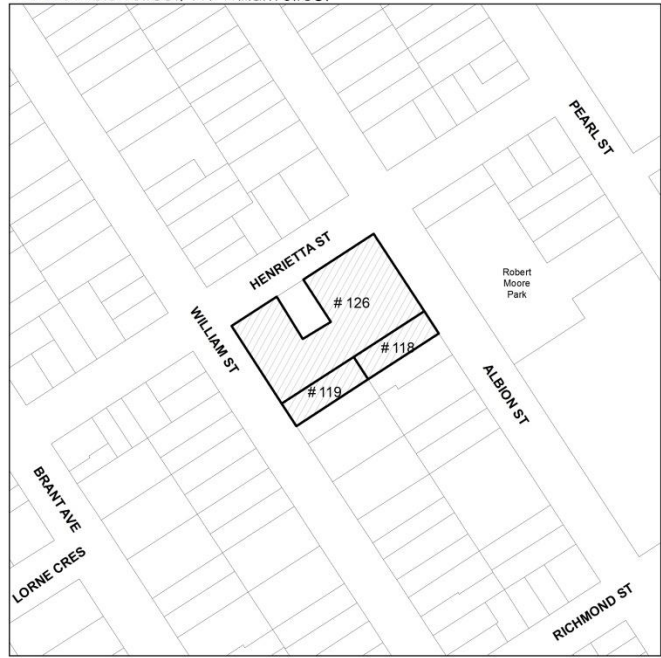
---





**LOCATION MAP**

Application: B18/2020  
118-126 Albion Street, 119 William Street



**Legend**  
SUBJECT LANDS





December 3, 2020

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: B19/2020  
Related File Number: B20/2020  
Address: 111 Sherwood Drive  
Roll Number: 2906010007070000000  
Agent: J.H. Cohoon Engineering Ltd.  
Applicant/Owner: Forge and Foster

**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 total of two consent applications have been received for the lands municipally addressed as 111 Sherwood Drive (B19/2020) and 125 Sherwood Drive (B20/2020). Application B19/2020 proposes to sever the southwest portion of 111 Sherwood Drive and Application B20/2020 proposes to sever the southeast portion of 125 Sherwood Drive. The severed lands of each respective application will then be combined into a single lot for future commercial development with an area of 0.39 ha and 62.5 m of frontage along Sherwood Drive. Note that while the proposed development plan labels the future use as industrial, the applicant has since clarified that the proposed use will be commercial in nature and in keeping with the uses permitted within the Zone. The proposed new lot dimensions will be as follows:

	<b>B19/2020 Severed</b>	<b>B19/2020 Retained</b>	<b>B20/2020 Severed</b>	<b>B20/2020 Retained</b>	<b>Proposed Merged Property</b>
Lot Frontage	42.5 m	41.5 m	20 m	41.1 m	62.5 m
Lot Area	0.24 ha	3.82 ha	0.15 ha	1.96 ha	4.39 ha

The applicant is also proposing an access easement over the severed lands in favour of the retained lands of application B20/2020.

**DECISION:           PROVISIONAL APPROVAL**

**DATE:                December 2, 2020**



THAT Application B19/2020 to sever a parcel of land from the southwest portion of the lands municipally addressed as 111 Sherwood Drive, having an area of 0.24 ha to be consolidated with the severed lands of Consent Application B20/2020, and retain a parcel of land with an area of 3.82 ha, BE APPROVED, subject to the following conditions:

1. Receipt of a registered reference plan showing the retained and severed lands;
2. 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);
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 the lands to be retained have been or will be, independently serviced (ie. no longer serviced through the severed lands) with water and sanitary sewer service by the owner, to the satisfaction of the Manager of Development Engineering. This work will be completed through a Building Permit;
6. Receipt of confirmation that the lands to be severed have been or will be, independently serviced with water and sanitary sewer service by the owner, approved through a Site Plan Application to the satisfaction of the Manager of Development Engineering;
7. Receipt of confirmation from the Engineering Department indicating that civic addresses have been assigned to the severed parcel;
8. Receipt of a letter of undertaking from the Solicitor acting in the transfer that the severed parcel will merged in title with the severed lands resulting from Consent Application B20/2020 and that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of the separate parcels;
9. Receipt of archaeological clearance of the subject property prior to any soil disturbance, beginning with a Stage 1 Archaeological Assessment and including any subsequent assessments as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' Standards and Guidelines for Consultant Archaeologists, as amended from time to time; and,
10. That the above conditions be fulfilled and the Certificate of Official be issued on or before December 2, 2021, 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 18.9 (Official Plan) respecting the creation of lots within the City of Brantford, conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement; and,

THAT pursuant to Section 53(17) – (18.2) 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 2020-563.”*

Original signed by D. Namisniak,  
Chair

Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by M. Bodnar  
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

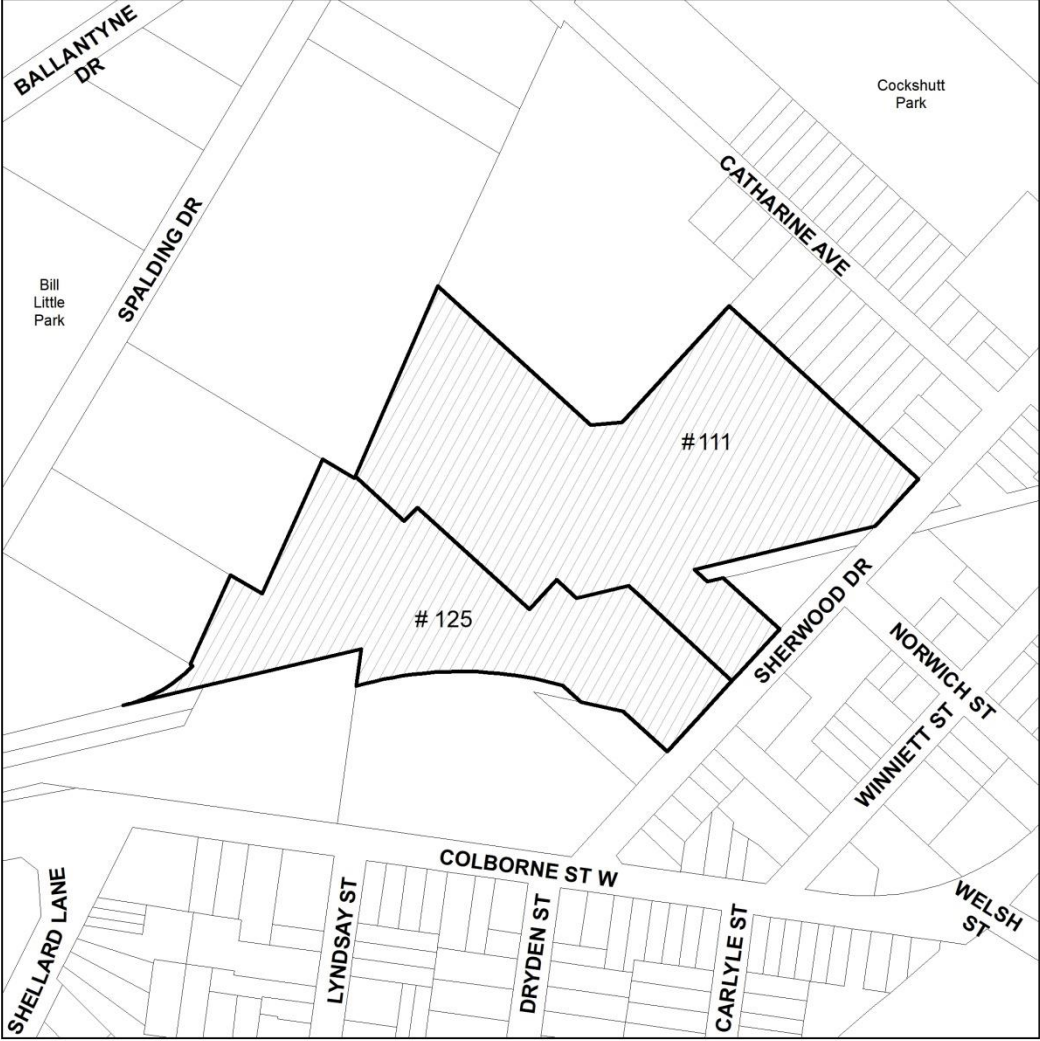
If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

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 December 23, 2020**

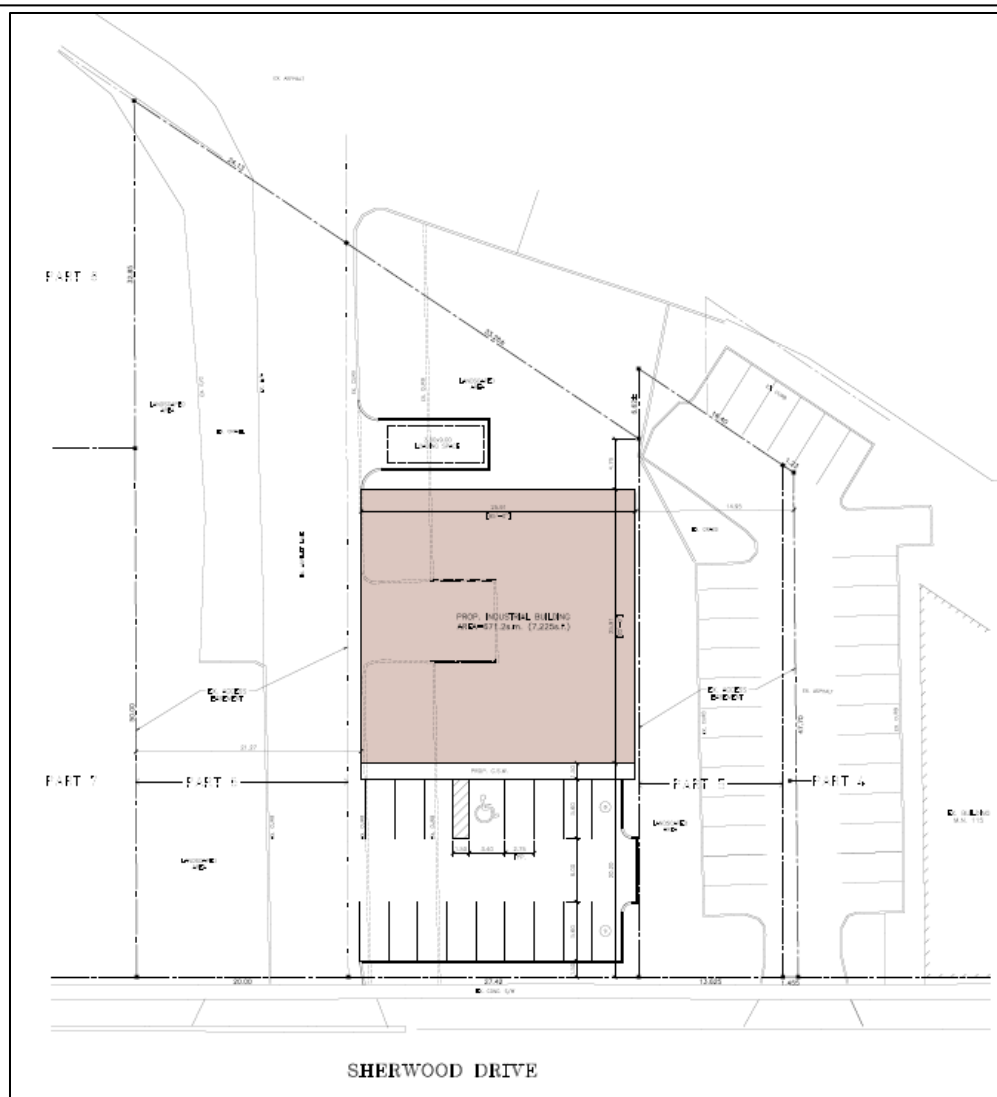
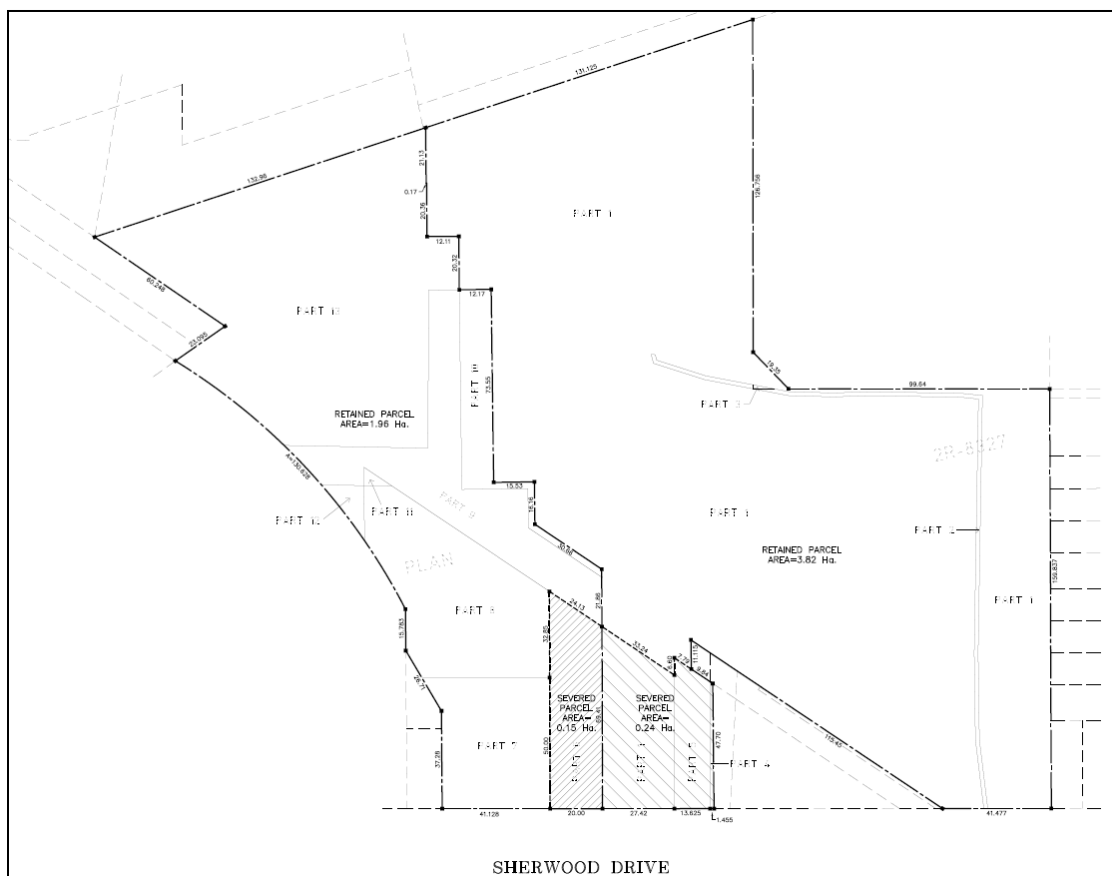
**END OF DECISION**

**LOCATION MAP**  
Application: B19/2020 & B20/2020  
111 & 125 Sherwood Drive



**Legend**  
 SUBJECT LANDS







December 3, 2020

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:** B20/2020  
**Related File Number:** B19/2020  
**Address:** 125 Sherwood Drive  
**Roll Number:** 2906010007070020000  
**Agent:** J.H. Cohoon Engineering Ltd.  
**Applicant/Owner:** Multani Custom Homes

**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 total of two consent applications have been received for the lands municipally addressed as 111 Sherwood Drive (B19/2020) and 125 Sherwood Drive (B20/2020). Application B19/2020 proposes to sever the southwest portion of 111 Sherwood Drive and Application B20/2020 proposes to sever the southeast portion of 125 Sherwood Drive. The severed lands of each respective application will then be combined into a single lot for future commercial development with an area of 0.39 ha and 62.5 m of frontage along Sherwood Drive. Note that while the proposed development plan labels the future use as industrial, the applicant has since clarified that the proposed use will be commercial in nature and in keeping with the uses permitted within the Zone. The proposed new lot dimensions will be as follows:

	<b>B19/2020 Severed</b>	<b>B19/2020 Retained</b>	<b>B20/2020 Severed</b>	<b>B20/2020 Retained</b>	<b>Proposed Merged Property</b>
Lot Frontage	42.5 m	41.5 m	20 m	41.1 m	62.5 m
Lot Area	0.24 ha	3.82 ha	0.15 ha	1.96 ha	4.39 ha

The applicant is also proposing an access easement over the severed lands in favour of the retained lands of application B20/2020.

**DECISION:           PROVISIONAL APPROVAL**

**DATE:                 December 2, 2020**

THAT Application B20/2020 to sever a parcel of land from the southeast side of the lands municipally addressed as 125 Sherwood Drive, having an area of 0.15 ha to be consolidated with the severed lands of Consent Application B19/2020, and retain a parcel of land having a lot area of 1.96 ha and to create an access easement over the severed lands in favour of the retained lands, BE APPROVED, subject to the following conditions:

1. Receipt of a registered reference plan showing the retained and severed lands
2. 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)
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 Engineering Department indicating that civic address has been assigned to the severed parcel;
6. Receipt of confirmation that the lands to be severed and retained have been or will be, independently serviced with water and sanitary sewer service by the owner, approved through a Site Plan Application to the satisfaction of the Manager of Development Engineering.
7. Receipt of a letter of undertaking from the Solicitor acting in the transfer that the severed parcel will merged in title with the severed lands resulting from Consent Application B19/2020 and that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of the separate parcels;
8. Receipt of a letter of undertaking from the Solicitor acting in the transfer that an access easement will be registered over the severed lands in favour of the retained lands
9. Receipt of archaeological clearance of the subject property prior to any soil disturbance, beginning with a Stage 1 Archaeological Assessment and including any subsequent assessments as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' Standards and Guidelines for Consultant Archaeologists, as amended from time to time; and,
10. That the above conditions be fulfilled and the Certificate of Official be issued on or before December 2, 2021, 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 18.9 (Official Plan) respecting the creation of lots within the City of Brantford, conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement; and,

THAT pursuant to Section 53(17) – (18.2) 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 2020-563.”*

Original signed by D. Namisniak,  
Chair

Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by M. Bodnar  
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>.

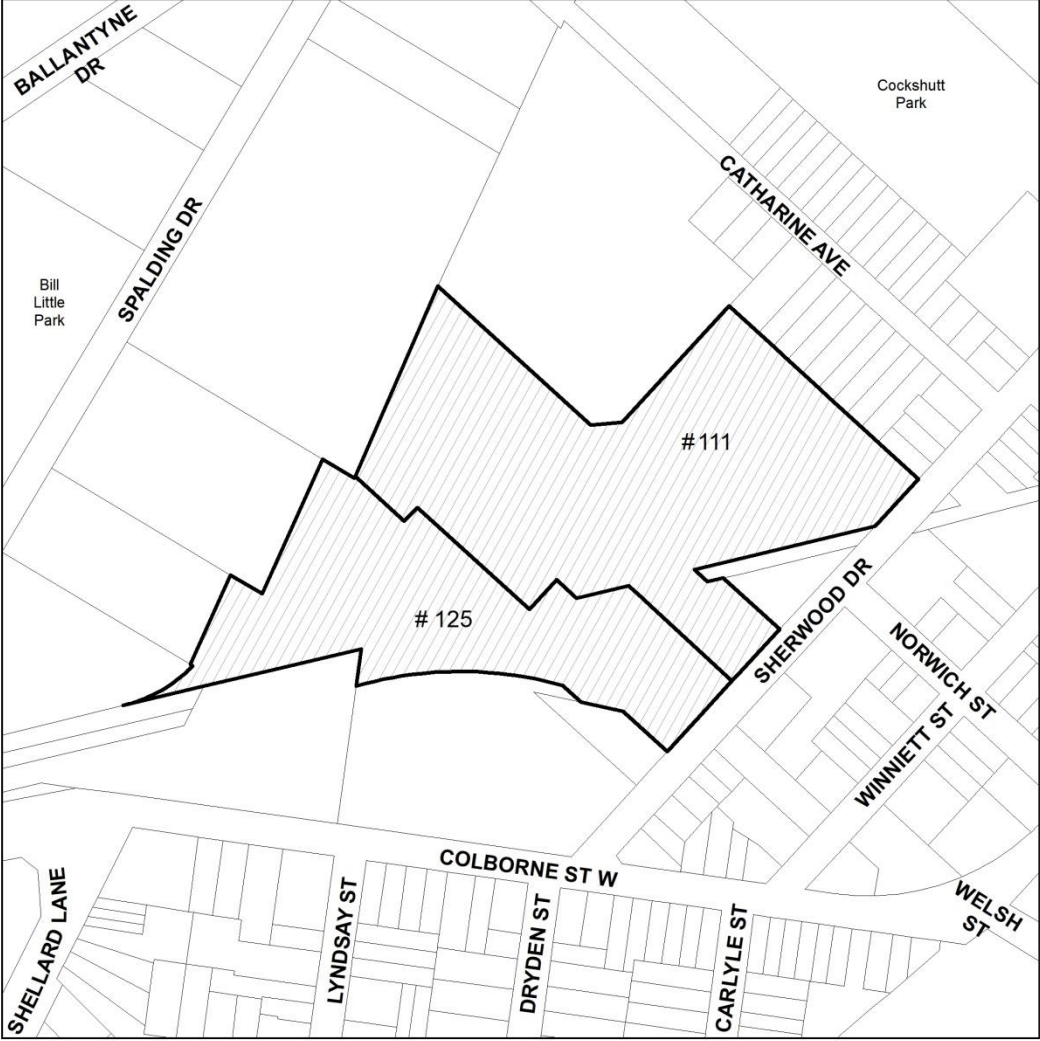
**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is December 23, 2020**

**END OF DECISION**

---



**LOCATION MAP**  
Application: B19/2020 & B20/2020  
111 & 125 Sherwood Drive



**Legend**  
 SUBJECT LANDS



