



THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL - 58 DALHOUSIE STREET- BRANTFORD – ON N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: A44/2021
Related File Number: N/A
Address: 71 Ravenwood Road
Roll Number: 2906030018700040000
Applicant: Claudio Pavan
Agent: J.H. Cohoon Engineering Limited

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 71 Ravenwood Road. The applicant is seeking relief from Zoning By-law 160-90 in order to legalize a recently built deck. To legalize the deck, the applicant is seeking relief from Section 6.4.1.1 to permit the existing deck to project 3.65 m into the required rear yard, whereas a 2.5 m projection is permitted, provided the projection is no closer than 1.2 m is required. While the updated site sketch illustrates a projection of 3.52 m, the applicant has requested a projection of 3.65 m in order to account for any errors in measurement.

DECISION: APPROVED

DATE: December 1, 2021

THAT Application A44/2021 requesting relief from Section 6.4.1.1 of the Zoning By-law 160-90 to permit an existing deck to project into the required rear yard to a maximum of 3.65 m, whereas 2.5 m projection is permitted, provided the projection is no closer than 1.2 m from the lot line 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, 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 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. 2021-751.”

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

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

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

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

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

**Original signed by V. Kershav
Member**

CERTIFICATION

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

Sarah Hague
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 Ontario Land Tribunal.

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

The fee for an appeal to the Ontario Land Tribunal is \$400.00 for the primary appeal and \$25.00 for each related appeal, by Certified Cheque or money order made payable to the: "Minister of Finance". In addition you must complete an Appellant Form (A1). All notices of appeal shall be accompanied by a \$575.00 administrative fee made payable to the Corporation of the City of Brantford.

ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Alexandra Mathers, Secretary-Treasurer, (519)759-4150 ext. 5440, amathers@brantford.ca or Sarah Hague, Deputy Secretary-Treasurer, (519) 759-4150 ext. 5160, shague@brantford.ca

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

What Is Required	Regular Mail/Canada Post	Couriers/Direct Deliveries/Parcels
Name	Secretary-Treasurer	Secretary-Treasurer
Department	Committee of Adjustment	Committee of Adjustment
Civic Address		58 Dalhousie Street
PO Box	PO Box 818	
City/Postal Code	Brantford, ON N3T 5R7	Brantford, ON N3T 2J2

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

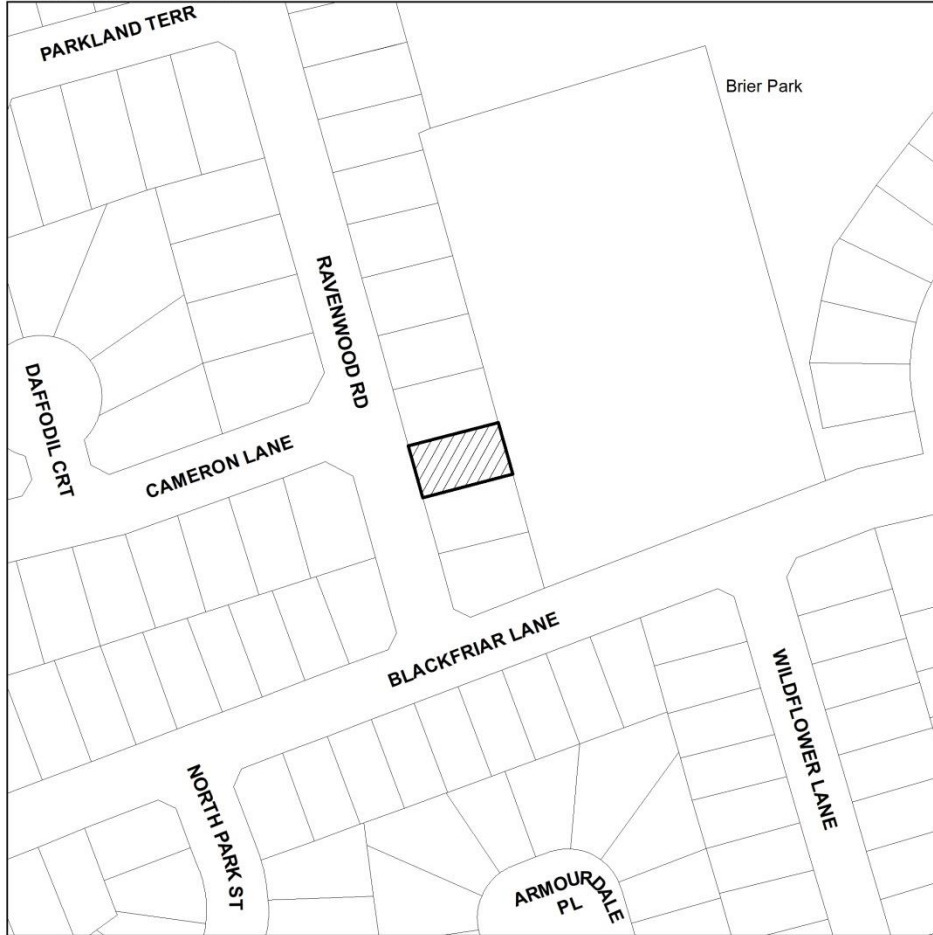
For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is December 21, 2021

END OF DECISION

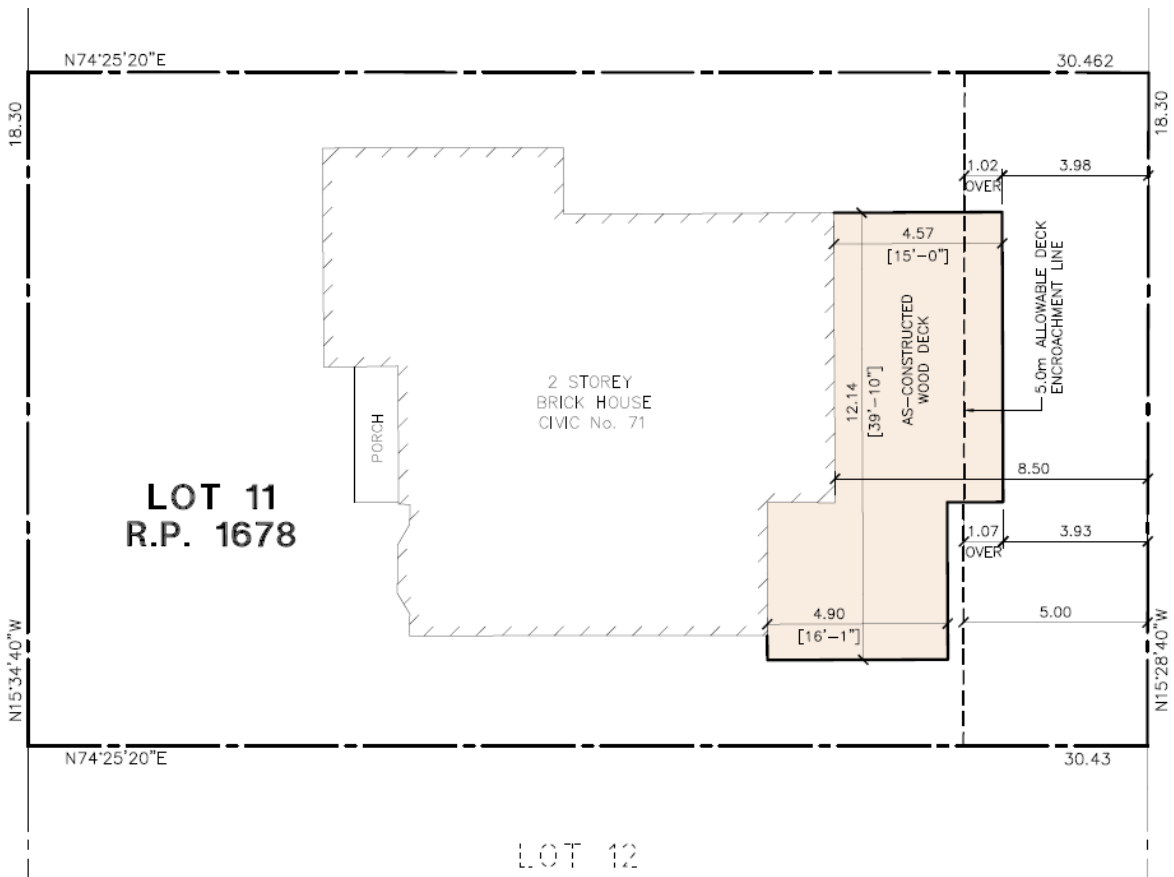
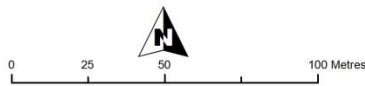
LOCATION MAP

Application: A44/2021
71 Ravenwood Road



Legend

 SUBJECT LAND





THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL - 58 DALHOUSIE STREET- BRANTFORD – ON N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: A43/2021
Related File Number: N/A
Address: 43 Maitland Street
Roll Number: 2906040010048000000
Applicant: 2687656 Ontario Limited (Ralph Noack)

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 Maitland Street. The applicant is proposing to convert the existing single detached dwelling into a converted dwelling. In order to facilitate the development as proposed, the applicant is seeking relief from the following sections of the Zoning By-law 160-90:

- Section 6.18.1.1.6 to permit a parking space with a length of 4.8 m whereas 5.6 m is required;
- Section 6.18.3.9 to permit 45 percent landscaped open space within the front yard whereas 50 percent is required; and,
- Section 7.8.2.1.1 to permit a lot area of 260 m², whereas 360 m² is required for a converted dwelling.

DECISION: **APPROVAL**

DATE: December 1, 2021

THAT application A43/2021 seeking relief from Zoning By-law 160-90 for the lands municipally addressed as 43 Maitland Street, BE APPROVED for the following variances:

- Section 6.18.1.1.6 to permit a parking space with a length of 4.8 m whereas 5.6 m is required;
- Section 6.18.3.9 to permit 45 percent landscaped open space within the front yard whereas 50 percent is required; and
- Section 7.8.2.1.1 to permit a lot area of 260 m², whereas 360 m² is required for a converted dwelling; 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 Section 6.2 of Report No. 2021-750.”

Original signed by D. Namisniak,
Chair

Original signed by K. Brooks,
Member

Original signed by G. Kempa,
Member

Original signed by T. Gaskin,
Member

Original signed by V. Kershaw,
Member

CERTIFICATION

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


Deputy Secretary-Treasurer

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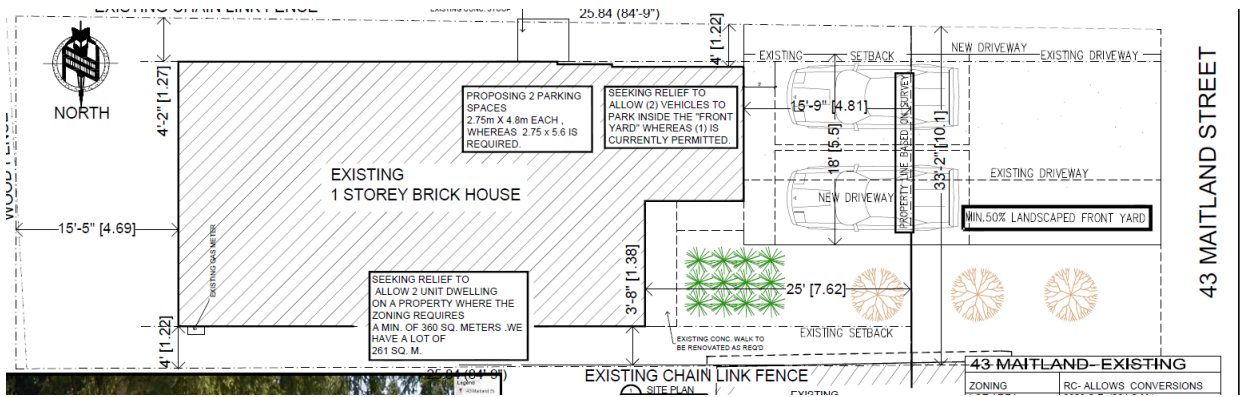
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END OF DECISION



LOCATION MAP

Application: A43/2021

43 Maitland Street



Legend

 SUBJECT LAND

