



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: A01/2020
Related File Number: N/A
Address: 5 Grove Crescent
Roll Number: 2906020012046000000
Applicant/Owner: Thomas Kerby

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 5 Grove Crescent. The applicant is proposing to construct a 1.24 m by 7.5 m addition on the east side of the dwelling, which abuts the rear yard of the property. To facilitate the development as proposed, the applicant is seeking relief from the following Section of Zoning By-law 160-90:

- Section 7.2.2.6 to permit a minimum rear yard of 6.2 m for the southeast corner of the addition, whereas a minimum rear yard of 7.5 m is required.

DECISION: **APPROVED**
DATE: February 19, 2020

THAT Application A01/2020 requesting relief from Section 7.2.2.6 of the City of Brantford Zoning By-law 160-90 to permit a minimum rear yard of 6.2 m for the southeast corner of the addition, whereas a minimum rear yard of 7.5 m is required BE APPROVED;


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 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 2020-105.”


KRYSTYNA BROOKS


TARA GASKIN, MEMBER

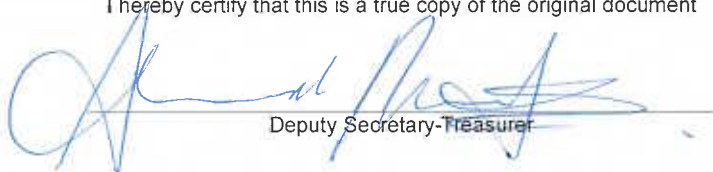
GREGORY KEMPA

DANIEL NAMISNIAK, MEMBER

VIRGINIA KERSHAW, MEMBER

LEE RYNAR, MEMBER


MATT SAVARD, 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). 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 March 10, 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 or, 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:

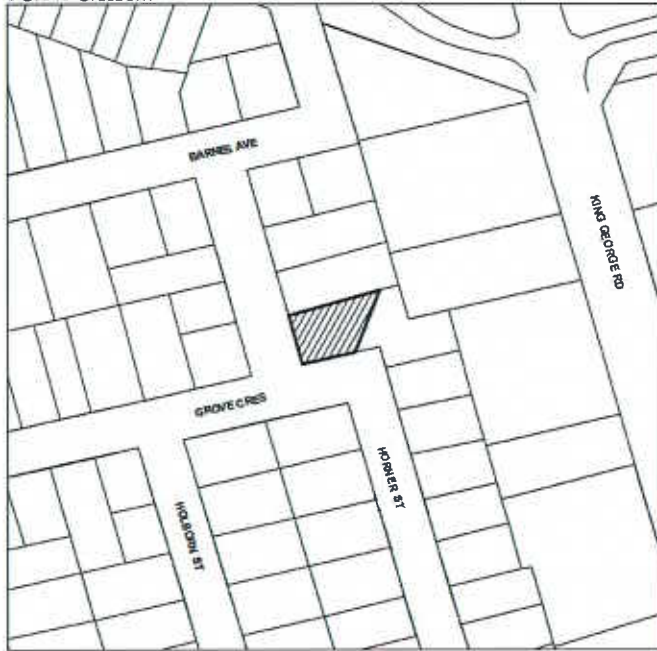
Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

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

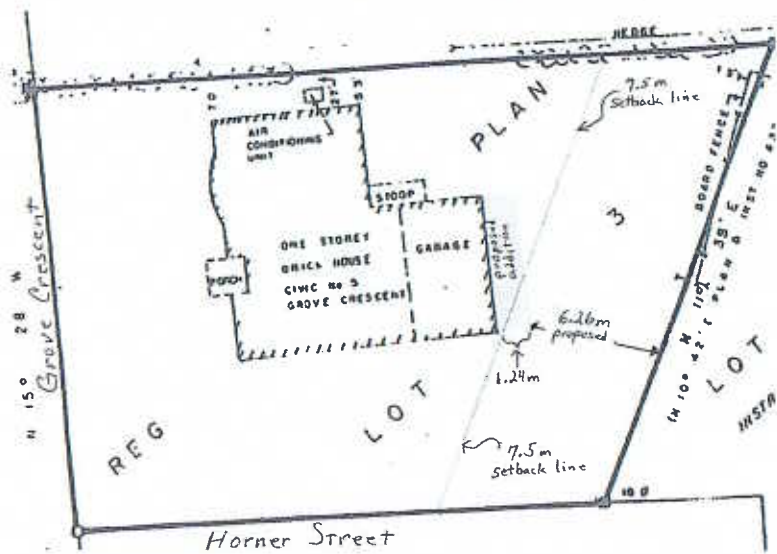
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>

END OF DECISION

LOCATION MAP
 Application: A01/2020
 5 Grove Crescent



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: A02/2020
Related File Number: N/A
Address: 32 Bodine Drive
Roll Number: 2906030007082300000
Applicant/Owner: Pure Metal Galvanizing

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 32 Bodine Drive. An industrial manufacturing facility is located on the subject lands, and the applicant is proposing to construct a minor addition to an existing accessory building located at the northeast corner of the site. To facilitate the addition, the applicant is seeking relief from the following Sections of Zoning By-law 160-90:

- Section 6.3.1.2.4 to permit a maximum building height of 7 m for an accessory building, whereas a maximum height of 6 m is required; and
- Section 10.2.2.5 to permit a minimum front yard of 9 m for the subject accessory building, whereas 15 m is required.

DECISION: **APPROVED**


DATE: February 19, 2020

THAT Application A02/2020 requesting relief from the City of Brantford Zoning By-law 160-90 to permit a maximum building height of 7 m for the subject accessory building, whereas a maximum height of 6 m is required and to permit a minimum front yard of 9 m for the subject accessory building, whereas 15 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. 2020-103


KRISTYNA BROOKS, MEMBER


TARA GASKIN, MEMBER

GREGORY KEMPA, MEMBER

VIRGINIA KERSHAW, MEMBER


DANIEL NAMISNIAK, MEMBER


LEE RYNAR, MEMBER


MATTHEW SAVARD, MEMBER

CERTIFICATION

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Deputy Secretary-Treasurer

APPEALS

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ADDITIONAL INFORMATION

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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 March 10, 2020

END OF DECISION

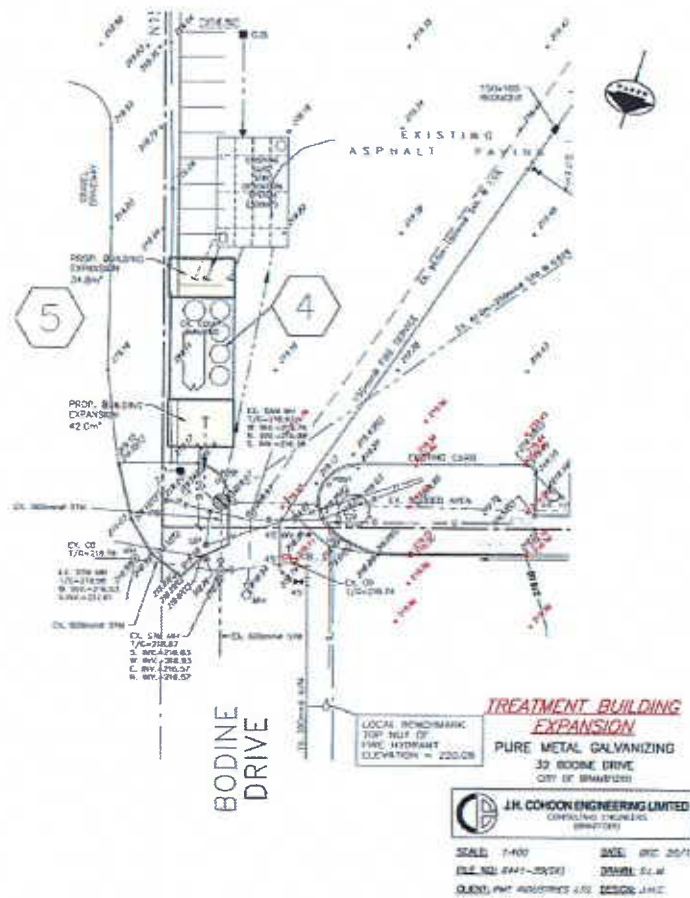
LOCATION MAP

Application: A02/2020
2 Bodine Drive



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: A03/2020
Related File Number: N/A
Address: 100 Mary Street
Roll Number: 2906040007095000000
Applicant/Owner: Kirk Loveless

**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 100 Mary Street. The applicant is proposing to renovate the existing single detached dwelling into a converted dwelling with an additional unit. The parking area was recently expanded on the north side of the property to accommodate the additional off-street parking space required for the additional unit. A site alteration permit (Permit No. 2019-0242) was granted for this work. Aside from the driveway extension, no external changes are proposed for the subject property. To facilitate this development proposal, the applicant is seeking relief from the following Sections of Zoning By-law 160-90:

- Section 7.8.2.1.1.3 to permit a minimum lot area of 269 m² for a converted dwelling, whereas 360 m² is required.
- Section 7.8.2.1.8.2 to permit a minimum gross floor area of 46 m² for a converted dwelling unit, whereas 55 m² is required.

DECISION: **APPROVED**
DATE: February 19, 2020

THAT Application A03/2020 requesting relief from the City of Brantford Zoning By-law 160-90 to permit a minimum Gross Floor Area of 46 m² for a converted dwelling, whereas a minimum Gross Floor Area of 55 m² is required and to permit a minimum lot area of 269 m² for a converted dwelling, whereas 360 m² 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:

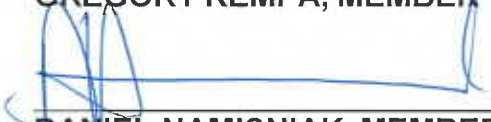
“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2020-99.”


KRISTYNA BROOKS, MEMBER


TARA GASKIN, MEMBER

GREGORY KEMPA, MEMBER

VIRGINIA KERSHAW, MEMBER


DANIEL NAMISNIAK, MEMBER


LEE RYNAR, MEMBER


MATTHEW SAVARD, MEMBER

CERTIFICATION

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


Deputy Secretary-Treasurer

ADDITIONAL INFORMATION

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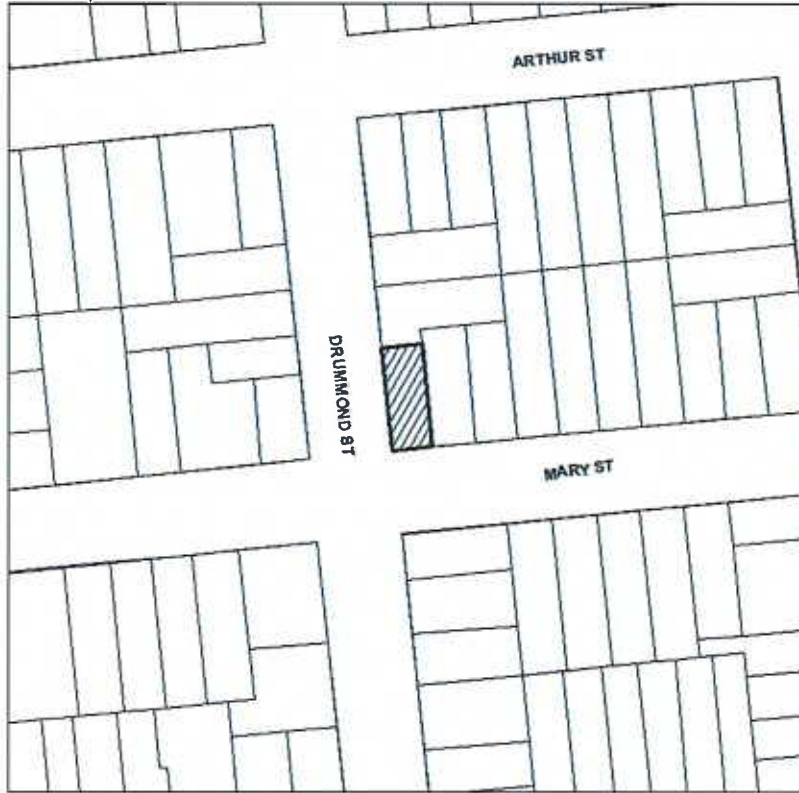
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>

The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is March 10, 2020

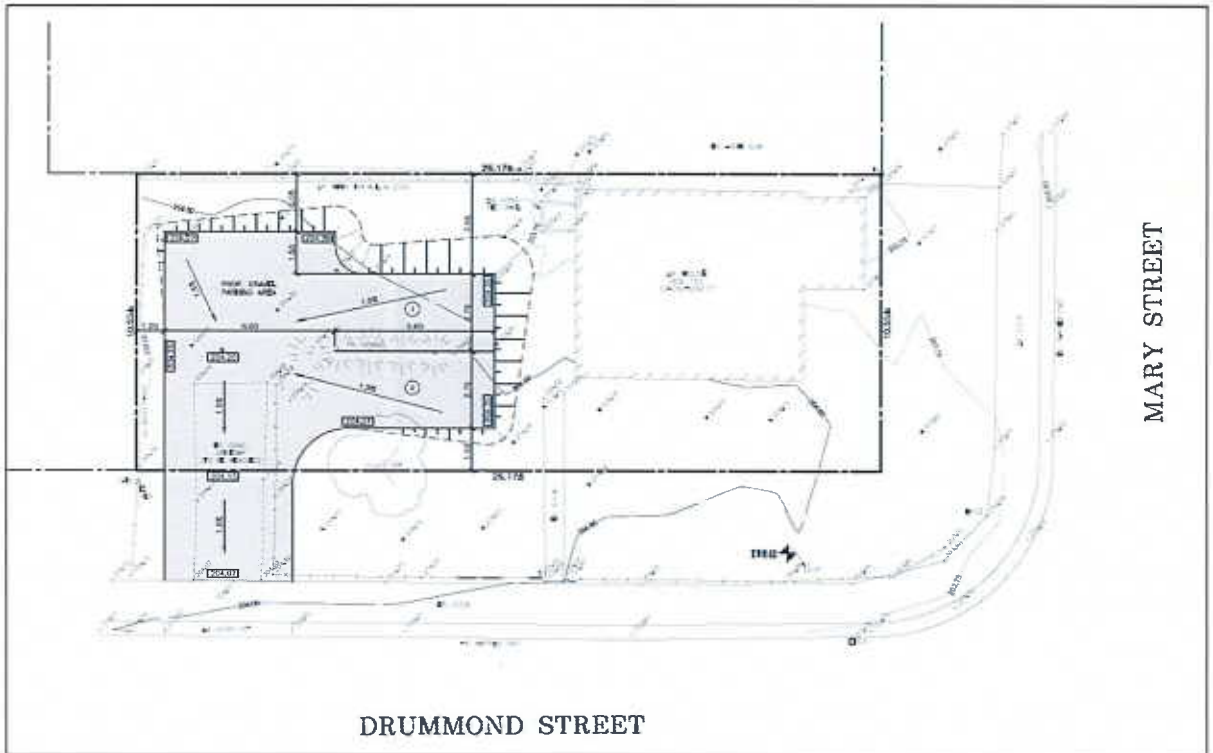
END OF DECISION

LOCATION MAP

Application: A03/2020
100 Mary 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: A04/2020
Related File Number: N/A
Address: 11 Manor Place
Roll Number: 290603001416100000
Applicant/Owner: Jason Lesky

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 11 Manor Place. The applicant is seeking relief for an existing accessory building (swimming pool hut /cabana) for the encroachment of the eaves and the proximity the accessory building to the existing pool. The applicant is seeking relief from the following Sections of Zoning By-law 160-90:

1. (Variance 1) Section 6.3.2.1.8 to permit an accessory building to be located 1.0 m from a swimming pool, whereas 1.5 m is required; and
2. (Variance 2) Section 6.4.1.1 to permit the eaves on the accessory building to be located 0.1 m from the southerly lot line whereas 0.3 m is required.

DECISION: DEFERRED

DATE: February 19, 2020

THAT Application A04/2020 requesting relief from the following Sections Zoning By-law 160-90 (Variance 1) Section 6.3.2.1.8 to permit an accessory building to be located 1.0 m from a swimming pool, whereas 1.5 m is required; and (Variance 2) Section 6.4.1.1 to permit the eaves on the accessory building to be located 0.1 m from the southerly lot line whereas 0.3 m is required BE DEFERRED; and

THAT the reason(s) for deferral of the Variance 1 from Section 6.3.2.1.8 and Variance 2 from Section 6.4.1.1 are as follows:

To allow Staff time to seek legal advice on behalf of the Committee regarding the liability of the Committee of Adjustment and the City of Brantford of approving Variance 1; 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 2020-107.”


KRYSTYNA BROOKS


TARA GASKIN, MEMBER

GREGORY KEMPA

VIRGINIA KERSHAW, MEMBER


DANIEL NAMISNIAK, MEMBER


LEE RYNAR, MEMBER


MATT SAVARD, MEMBER

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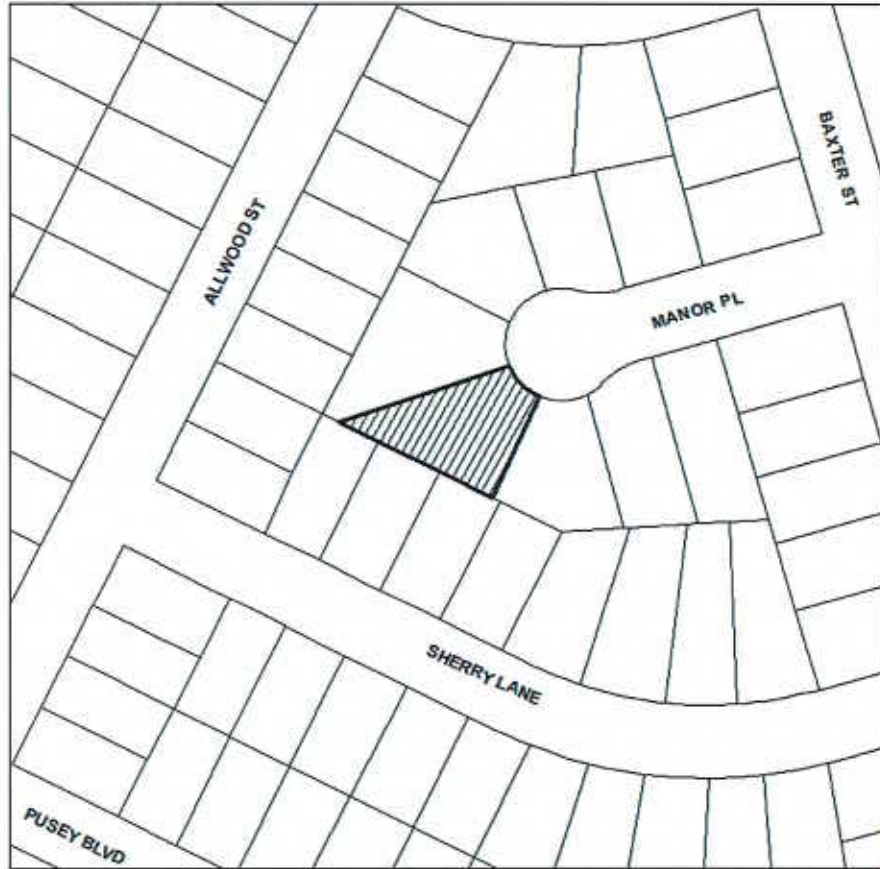
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The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is March 10, 2020

END OF DECISION

LOCATION MAP

Application: A04/2020
11 Manor Place



Legend

 SUBJECT LAND

