

January 25, 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

File Number: A01/2019
Related File Number: N/A
Address: 55 Kent Road
Roll Number: 2906020014437760000
Applicant/Owner: Brant Haldimand Norfolk Catholic
District School Board
Agent: G. Douglas Vallee 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 (A01/2019) has been received for the lands municipally addressed as 55 Kent Road. A location map and conceptual site plan illustrating the proposed development are attached. The applicant is proposing an addition to the existing school for the purpose of a day nursery. The proposed addition for the day nursery is to be located at the rear of the existing school with associated parking, drop-off and pick-up to the south. An application to amend the existing Site Plan Agreement (SPC-25-13) will be required. In order to facilitate the development of the proposed addition, the applicant is seeking relief of the following section of Zoning By-law 160-90:

- Relief from Section 8.2.2.1.6 to permit a rear yard setback of 5.0m, whereas 12.0m is required.

DECISION: APPROVED

DATE: January 24, 2019

THAT Application A01/2019 seeking relief from the City's Zoning By-law to permit an addition for day nursery use with a rear yard setback of 5.0m, whereas a minimum 12.0m rear yard is required BE APPROVED.

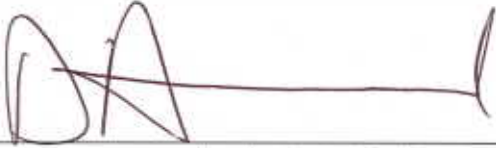
That the reason(s) for approval are as follows:

- The proposed variance will facilitate the construction of a day nursery use in association with the existing school;
- The relief requested is considered minor in nature and appropriate for the development of the lands, and the application complies with the criteria set out in Section 45(1) of the *Planning Act*; and
- The proposed variances are in keeping with the general intent of the Official Plan and Zoning By-law 160-90.

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 CD2019-007."

LESLEY ANN BOWEN, MEMBER



DANIEL NAMISNIAK, MEMBER

GREGORY KEMPA, MEMBER



ERIN RUBY, MEMBER

LEE RYNAR, MEMBER

JAY SHEWCHUK, 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 or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, 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.

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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

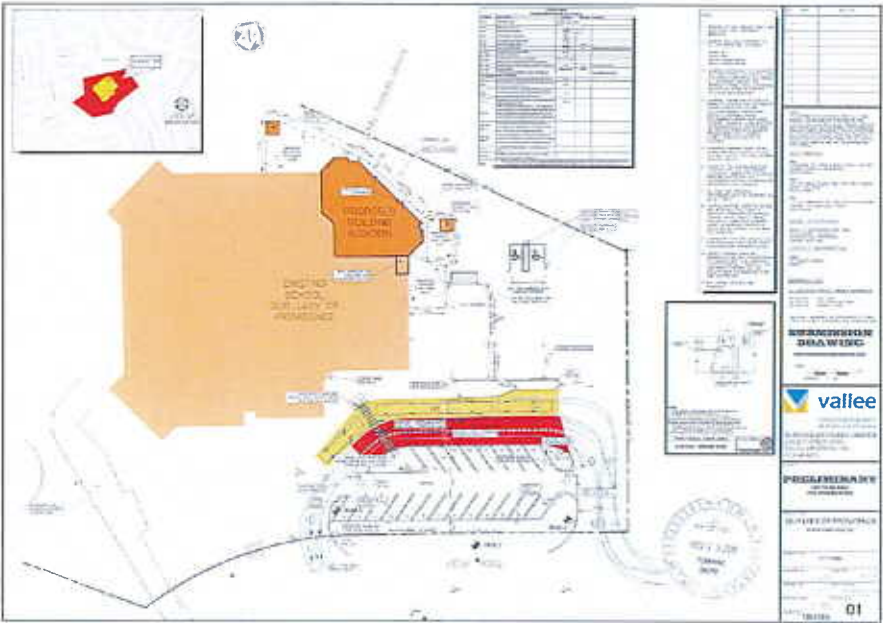
If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

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 February 13, 2019

END OF DECISION

LOCATION MAP
Application: A01/2019
55 Kent Street



January 24 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

File Number: A02/2019
Related File Number: N/A
Address: 135 George Street
Roll Number: 290603000402000000
Applicant/Agent: Grand Erie District School Board

**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 property municipally addressed as 135 George Street. The Applicant is proposing a minor variation or relief from Section 6.8.1.2 of the by-law to allow for a 1 storey daycare addition to the existing school buildings.

To facilitate this development, the applicant proposes the following Minor Variances for relief from Zoning By-law 160-90:

- Relief from Section 6.8.1.2.5 to permit a Front yard setback of 3.0, whereas 6.0m or the minimum front yard required in the Zone, whichever is greater is required.
- Relief from Section 6.4.1.1 to permit unenclosed steps to be located 0.2m away from the side lot line, whereas unenclosed steps are required to be located no closer than 0.6m to a lot line.

DATE: January 24th, 2019

A. THAT Application A02/2019 seeking relief from the City's Zoning By-law to permit an addition for day nursey use with a front yard setback of 3.0m whereas 6.0m is required yard, and unenclosed stairs being located 0.2m away from the property line whereas 0.6m is required BE APPROVED.

B. That the reason(s) for approval are as follows:

- The proposed variances will facilitate the construction of an addition to be used as a day nursery.
- The relief requested is considered minor in nature and appropriate for the development of the lands, and the application complies with the criteria set out in Section 45(1) of the *Planning Act*; and
- The proposed variances are in keeping with the general intent of the Official Plan and Zoning By-law 160-90.

C. 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:

LESLEY ANN BOWEN, MEMBER

DANIEL NAMISNIAK, MEMBER

LEE RYNAR, MEMBER

GREGORY KEMPA, MEMBER

ERIN RUBY, MEMBER

JAY SHEWCHUK, MEMBER

CERTIFICATION

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Sean House
Secretary-Treasurer

ADDITIONAL INFORMATION

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APPEALS

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Committee of Adjustment
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Brantford ON
N3T 2M3

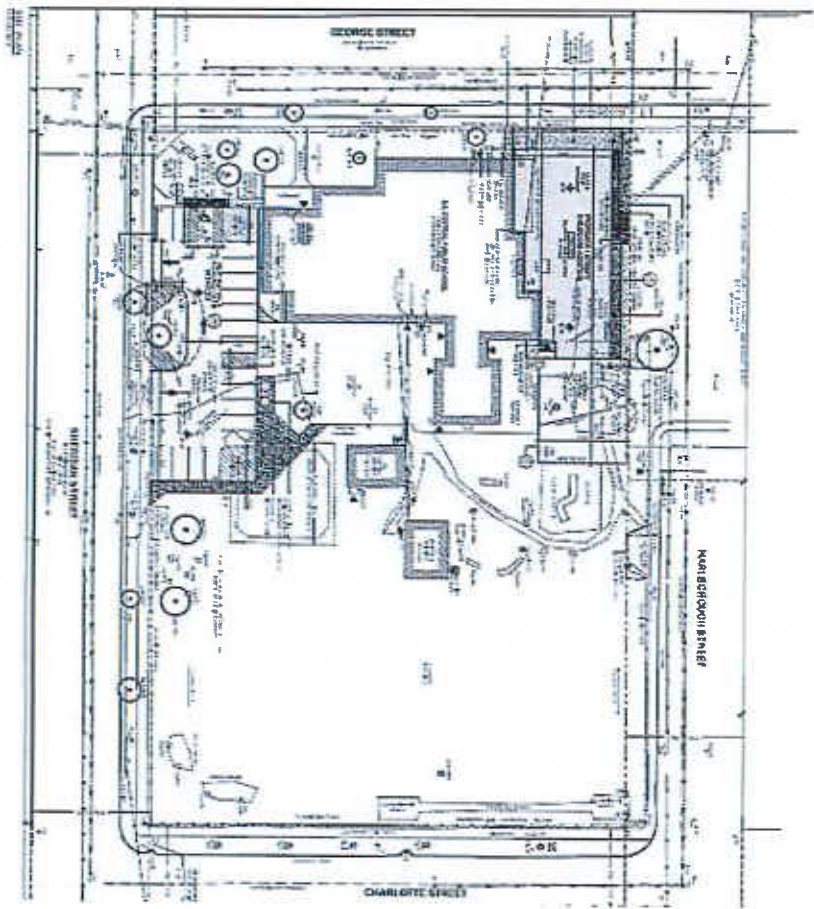
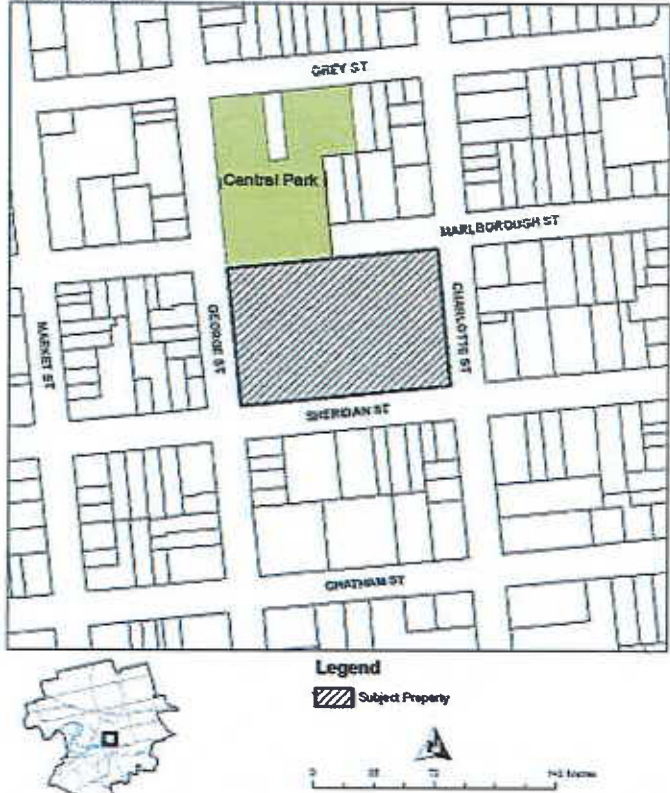
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The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is February 13 2019

END OF DECISION

LOCATION MAP
Application: A02/2019
135 George Street





January 25, 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

File Number: A04/2019
Related File Number: N/A
Address: 26 Charing Cross Street
Roll Number: 290603000805000000
Applicant/Owner: Jesse Sleeth
Agent: Mike Dubecki Homes 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 properties municipally addressed as 26 Charing Cross Street. A location map and site plan illustrating the proposed development are attached. The applicant is proposing to build a two-storey accessory building, a two car detached garage with hoists for personal use. To facilitate the development, the Applicant is requesting relief from Section 6.3.1.1 of the Zoning Bylaw to permit a maximum lot coverage of all accessory buildings and structures to be 17.5%, whereas the maximum lot coverage of all accessory structures shall be 10% is required.

DECISION: APPROVED

DATE: January 24, 2019

THAT Application A04/2019 requesting relief from Section 6.3.1.1 of the Zoning Bylaw to permit a maximum lot coverage of all accessory buildings and structures to be 17.5% to permit the development of an accessory building, whereas the maximum lot coverage of all accessory buildings and structures shall be 10% BE APPROVED.

That the reason(s) for approval are as follows:

- The proposed variance is considered compatible with the surrounding area;
- The proposed variances are in keeping with the general intent of the Official Plan and Zoning By-law 160-90; and,
- The relief requested is considered minor in nature and the application complies with criteria set out in Section 45(1) of the *Planning Act*.

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 CD2019-008."

LESLEY ANN BOWEN, MEMBER

DANIEL NAMISNIAK, MEMBER

LEE RYNAR, MEMBER

GREGORY KEMPA, MEMBER

ERIN RUBY, MEMBER

JAY SHEWCHUK, MEMBER

CERTIFICATION

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Sean House

Secretary-Treasurer

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ADDITIONAL INFORMATION

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Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

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END OF DECISION

Application: A04/2019
26 Charing Cross Street



Legend

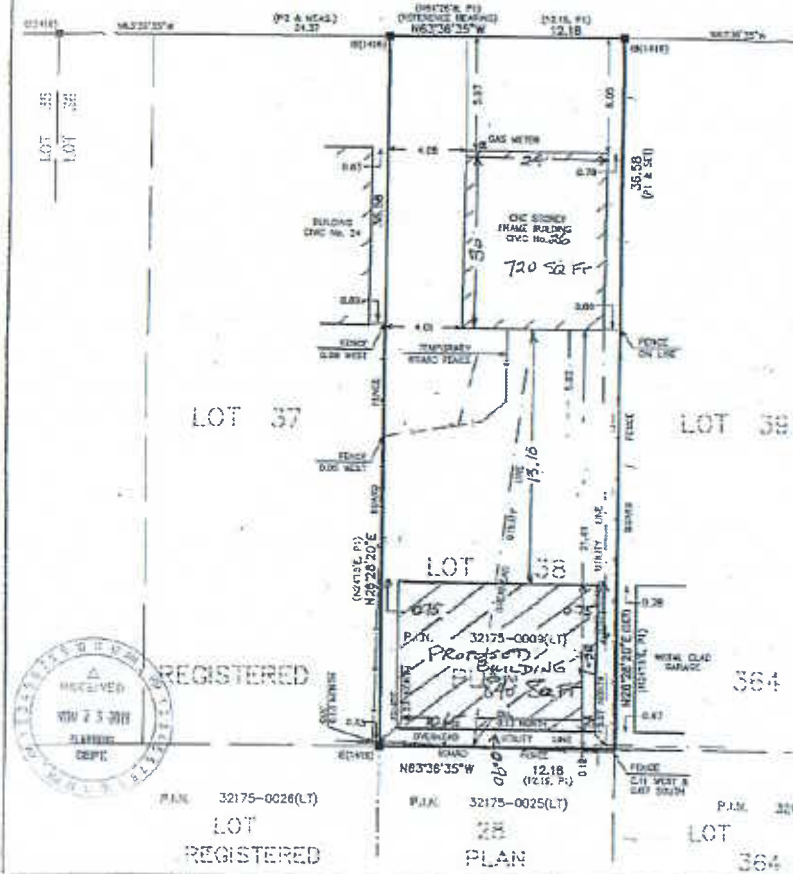
 Subject Property



PROPOSED
SITE PLAN

CHARING CROSS STREET

FILE 32176-0302(LT)



MIKE DUBOIS
HUMAN LITERATURE

PART 2

NOTE THE LOCATION OF THE FENCES and THE OVERHEAD UTILITY LINE AT THE REAR OF THE PROPERTY.

THIS REPORT IS PREPARED FOR
AND THE UNDERSIGNED ACCEPTS
USE BY OTHER PARTIES.



January 25, 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

File Number: A05/2019

Related File Number: N/A

Address: 7 Erie Avenue

Roll Number: 290605000301000000

Owner: 1821154 Ontario Ltd

Agent: Architecture for All (c/o Richard Papa)

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 7 Erie Avenue. The applicant proposes to construct an 8-storey mixed-use building with 92 residential units and two commercial units. To facilitate the development, the applicant is seeking relief from the following requirements of Zoning By-law 160-90:

- Minor Variance 1 - Relief from Section 6.18.7.8 to permit 61 residential parking spaces for 92 residential units (0.66 spaces/residential unit) whereas 92 residential parking spaces are required (1 space/residential unit for a mixed use building).
- Minor Variance 2 - Relief from Section 9.1.2.9.14.1 to permit a minimum of 4.9% (120 m²) of landscaped open space whereas a minimum of 15% (364 m²) is required.
- Minor Variance 3 - Relief from Section 9.1.2.9.10.2 to permit a minimum interior side yard of 0 m whereas a minimum interior side yard of 5.5 m is required when abutting a building with windows on the facing wall.
- Minor Variance 4 - Relief from Section 9.1.2.9.6 to permit a minimum building step-back of 0 m above 6 storeys in the locations shown on the submitted elevations (Drawings A-201 to A-204), whereas a minimum step-back of 1.5 m is required above 6 storeys.

DECISION: **DEFERRED**

DATE: January 24, 2019

THAT Application A05/2019 requesting relief from the City of Brantford Zoning By-law for:

- Relief from Section 9.1.2.9.14.1 to permit a minimum of 4.9% (120 m²) of landscaped open space whereas a minimum of 15% (364 m²) is required.
- Relief from Section 9.1.2.9.10.2 to permit a minimum interior side yard of 0 m whereas a minimum interior side yard of 5.5 m is required when abutting a building with windows on the facing wall.
- Relief from Section 6.18.7.8 to permit 61 residential parking spaces for 92 residential units (0.66 spaces/residential unit) whereas 92 residential parking spaces are required (1 space/residential unit for a mixed use building).

- Relief from Section 9.1.2.9.6 to permit a minimum building step-back of 0 m above 6 storeys in the locations shown on the submitted elevations (Drawings A-201 to A-204), whereas a minimum step-back of 1.5 m is required above 6 storeys, BE DEFERRED.

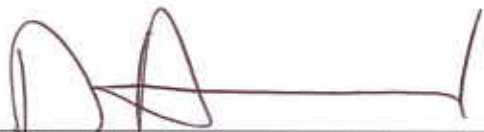
That the reason(s) for deferral are as follows:

- In accordance with Section 9.1.10 of the Official Plan, a Heritage Impact Statement is required as the subject lands are adjacent to a known heritage resource. As the minor variance related to the required step-back may potentially impact the known heritage resource, Staff are unable to make a recommendation until a Heritage Impact Statement is submitted; and
- To afford the Applicant further opportunity to rationalize and amend their variance application as it relates to the parking reduction and reduction in landscaped open space.

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. CD2019-011.

LESLEY ANN BOWEN, MEMBER



DANIEL NAMISNIAK, MEMBER

GREGORY KEMPA, MEMBER



ERIN RUBY, MEMBER

LEE RYNAR, MEMBER

JAY SHEWCHUK, 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 or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, amathers@brantford.ca.

APPEALS

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Secretary-Treasurer
Committee of Adjustment
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Brantford ON
N3T 2M3

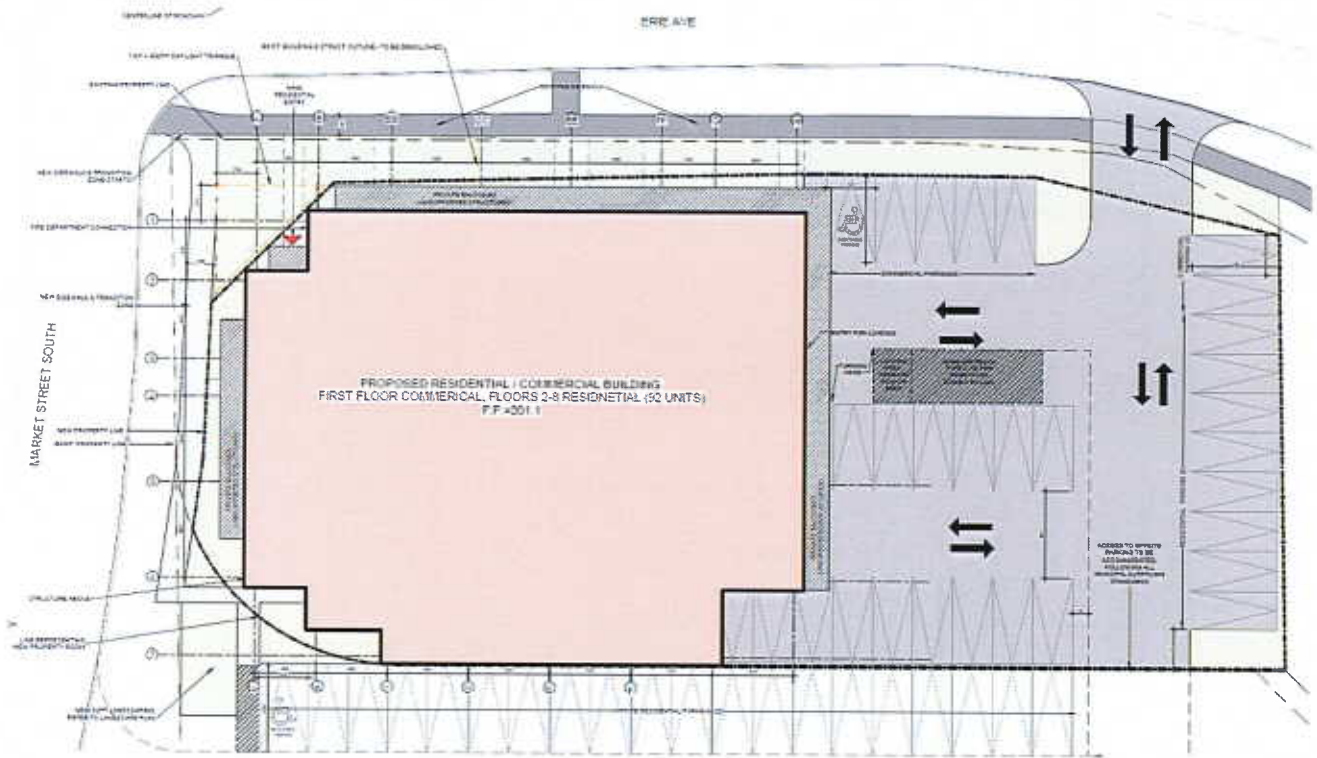
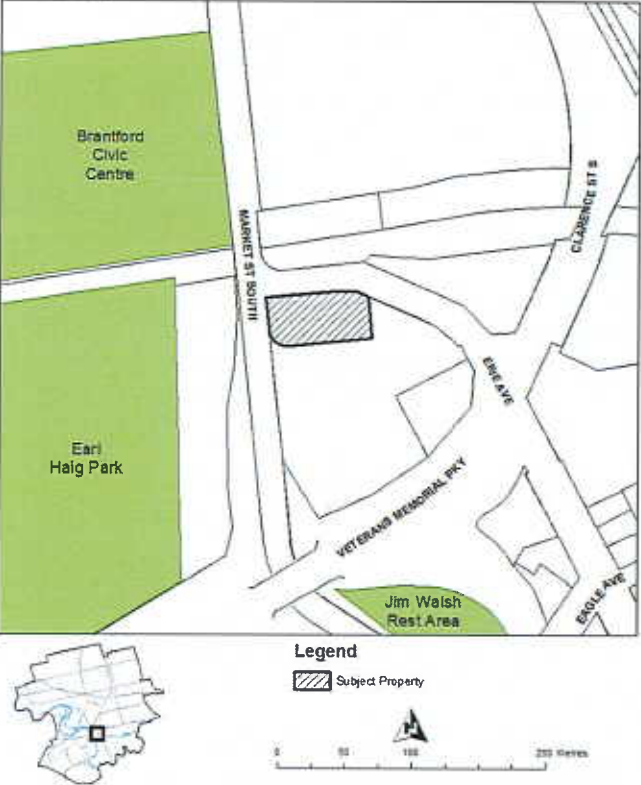
If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

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 February 13, 2019

END OF DECISION

LOCATION MAP
Application: A05/2019
7 Erie Avenue





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: A18/2018
Related File Number: B06/2018
Address: 28 Golfdale Road
Roll Number: 2906010005049000000
Owner: Randy Novak
Agent: Andrew Neill Construction Inc.

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:

The Applicant is proposing to sever the subject property to create a new residential lot. Once severed, the Applicant will then demolish the existing single detached dwelling and construct two new single detached dwellings. To facilitate the construction of the new dwelling on the retained lands, the Applicant has submitted a Minor Variance for the retained lands seeking relief from the following requirement of Zoning By-law 160-90:

- Relief from Section 7.2.2.1.6 permit a minimum rear yard of 2 m, whereas a minimum rear yard of 7.5 m is required.

DECISION: DEFERRED

DATE: April 25, 2018

THAT Application A18/2018 BE DEFERRED

REASON:

- A.** THAT the reason(s) for deferral are as follows:
- To allow time for the City to determine if the sanitary pumping station servicing the subject lands has capacity to accommodate the proposed development.

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.”


LESLEY ANN BOWEN, MEMBER


GREGORY KEMPA, MEMBER


DANIEL NAMISNIAK, MEMBER


ERIN RUBY, MEMBER


LEE RYNAR, MEMBER


JAY SHEWCHUK, MEMBER


CHRIS SZOKE, 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 Brandon Kashin, Secretary-Treasurer, (519)759-4150 ext. 5160, bkashin@brantford.ca or Sean House, Deputy Secretary-Treasurer, (519)759-4150 ext. 5761, shouse@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 Ontario Municipal Board.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Ontario Municipal Board. 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.

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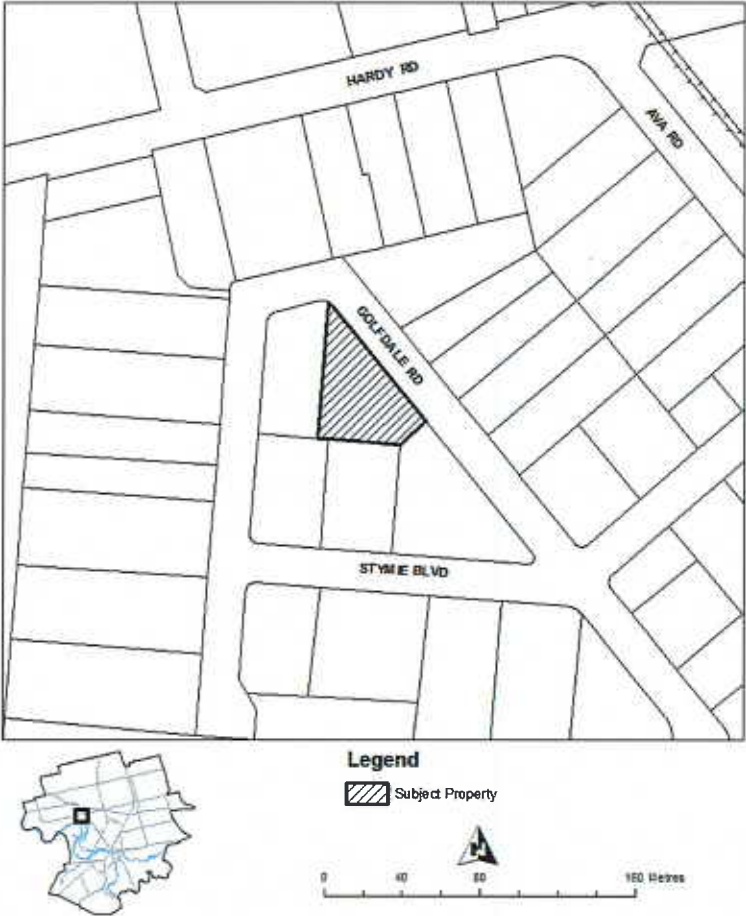
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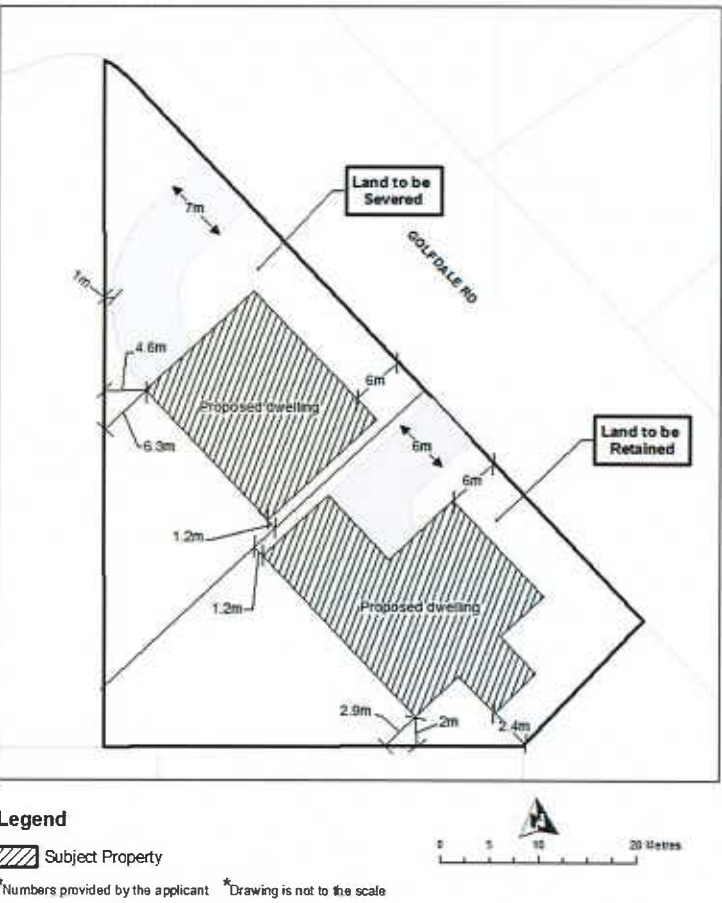
The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is May 15, 2018

END OF DECISION

LOCATION MAP
Application: B6/2018 & A18/2018
28 Golfdale Road



SITE PLAN MAP
Application: B6/2018 & A18/2018
28 Golfdale Road





January 24, 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

File Number: B01/2019

Address: 131 & 133 Sheridan Street

Roll Number: 2906040002010000000

Applicant: Lesley Ann Bowen

Owner(s): Lori & Rob Santilli (131) and Albert & Leanne Connolly (133)

**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:

The Applicant is applying for Consent to establish a right-of-way for a mutual driveway between 131 Sheridan Street and 133 Sheridan Street. Consent for this access easement was approved through a 1987 Committee of Adjustment decision, however the easement was incorrectly registered in the wrong location based on the original plan of subdivision.

DECISION: APPROVED

DATE: January 24 2019

THAT Application B01/2019 to create an easement for a shared access driveway for 131 and 133 Sheridan Street, BE APPROVED, subject to the following conditions:

1. Receipt of a registered reference plan showing the right-of-way;
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 Engineering Department indicating that their requirements have been satisfied;
5. That the above conditions be fulfilled and the Certificate of Consent be issued on or before January 24, 2020, after which time the consent will lapse.

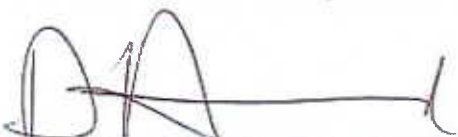
THAT the reason(s) for approval are as follows:

- 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, 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) 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. CD2019-004"

LESLEY ANN BOWEN, MEMBER



DANIEL NAMISNIAK, MEMBER

GREGORY KEMPA, MEMBER



ERIN RUEY, MEMBER

LEE RYNAR, MEMBER

JAY SHEWCHUK, MEMBER

CERTIFICATION

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Secretary-Treasurer

ADDITIONAL INFORMATION

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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

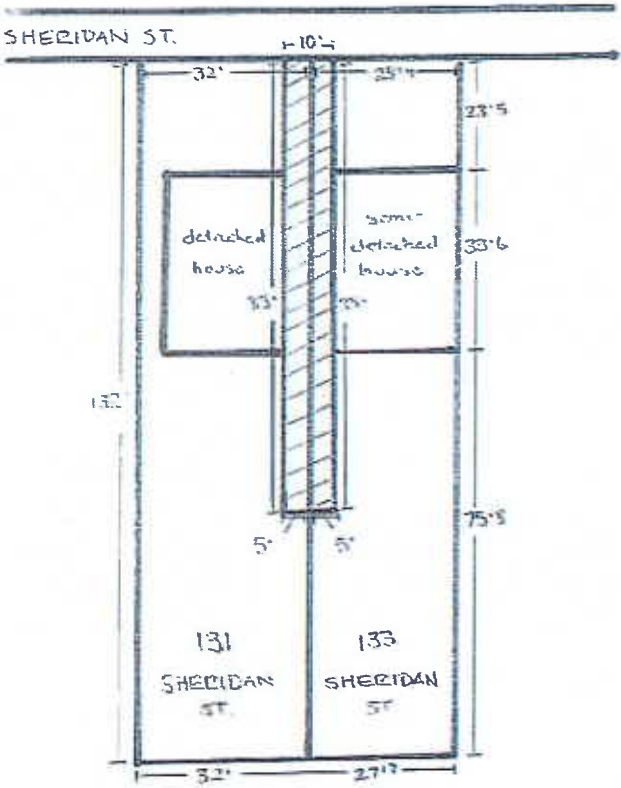
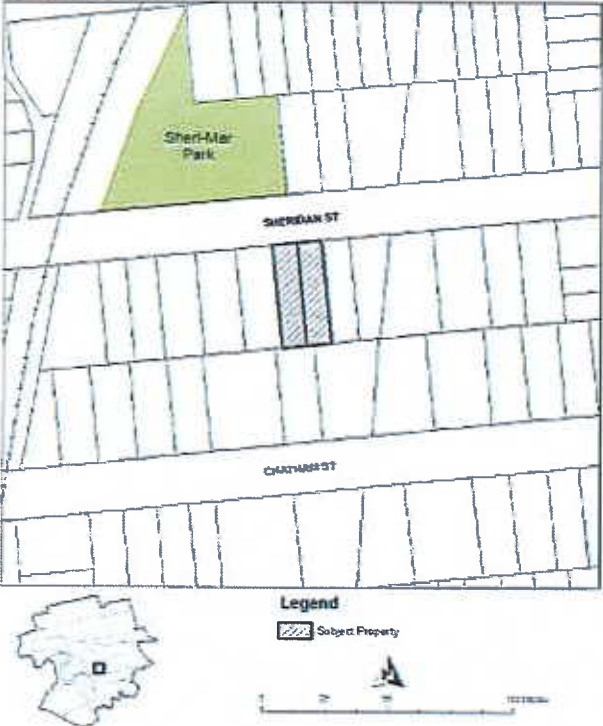
If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

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 February 13 2019

END OF DECISION

LOCATION MAP
 Application: B01/2019
 131 & 133 Sheridan Street



 PROPOSED RIGHT-OF-WAY



January 24, 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

File Number: B02/2019
Address: 422 Mount Pleasant Road
Roll Number: 2906010030080150000
Applicant: Waterous, Holden, Amey, Hitchon
Owner(s): Dixon TNG Investments Inc.

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:

The applicant is proposing to relocate a residential lot that was originally created by the County of Brant Committee of Adjustment (432 Mount Pleasant Road). The lands at 432 Mount Pleasant Road would be merged in title with the adjacent farm parcel to the south and the applicant proposes to sever a new lot to be developed for a single detached dwelling at 422 Mount Pleasant Road.

DECISION: APPROVED

DATE: January 24 2019

THAT Application B02/2019 to merge the lands identified as Part 1 on Appendix B, Report CD2019-005, and to sever an area of 1,620m² (Part 2), and to retain a parcel having an area of 18,040m² BE APPROVED, subject to the following conditions:

1. Receipt of a registered reference plan showing the severed parcel (Part 2 on Appendix B, Report No. CD2019-005) and retained parcel;
2. Receipt of a registered reference plan showing the merging of Part 1 (on Appendix B, Report No. CD2019-005) with the retained parcel;
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 Solicitor acting in the transfer that the lands identified as Part 1 on Appendix B (Report No. CD2019-005), 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;
6. Receipt of confirmation that the Zoning By-law Amendment to apply a Holding Provision to the lands identified as Part 1 on Appendix B (Report No CD2019-005), is in full force and effect;

7. Receipt of confirmation that the lands to be severed and retained have been, or will be, independently serviced with municipal water and private septic system by the owner, to the satisfaction of the General Manager of Public Works;
8. Receipt of confirmation from the solicitor acting in the transfer that the lands identified as Part 1 on Appendix B (Report No CD2019-005), have merged in title with the retained lands;
9. Receipt of confirmation that a 0.3m x 0.3m reserve from 432 Mount Pleasant Road (shown as Part 1 on Appendix B to Report No CD 2019-005) is conveyed to the City of Brantford at the cost of the applicant, to ensure that 432 Mount Pleasant is consolidated and merged in title with the retained lands;
10. Receipt of confirmation of the location of the existing private septic system(s) located on 422 Mount Pleasant Road to the satisfaction of the Building Department.
11. That, at the expense of the Owner of 422 Mount Pleasant Road, the existing private septic system(s) onsite is addressed to the satisfaction of the Building Department, whether it be through an encroachment agreement, a boundary adjustment, decommissioning, removal and remediation, or any other means determined appropriate by the Building Department.
12. That the above conditions be fulfilled and the Certificate of Consent be issued on or before January 24, 2020, after which time the consent will lapse.

THAT the reason(s) for approval are as follows:

- The Consent application is in conformity with the general intent of the policies of the County of Brant Official Plan and Zoning By-law 61-16, specifically Section 6.8.2.1c)iv (Official Plan) respecting lot creation in the 'Suburban Residential' designation, and is 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) 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. CD2019-005"

LESLEY ANN BOWEN, MEMBER

DANIEL NAMISNIAK, MEMBER

LEE RYNAR, MEMBER

GREGORY KEMPA, MEMBER

ERIN RUBY, MEMBER

JAY SHEWCHUK, 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 or Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, 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 \$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).

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.

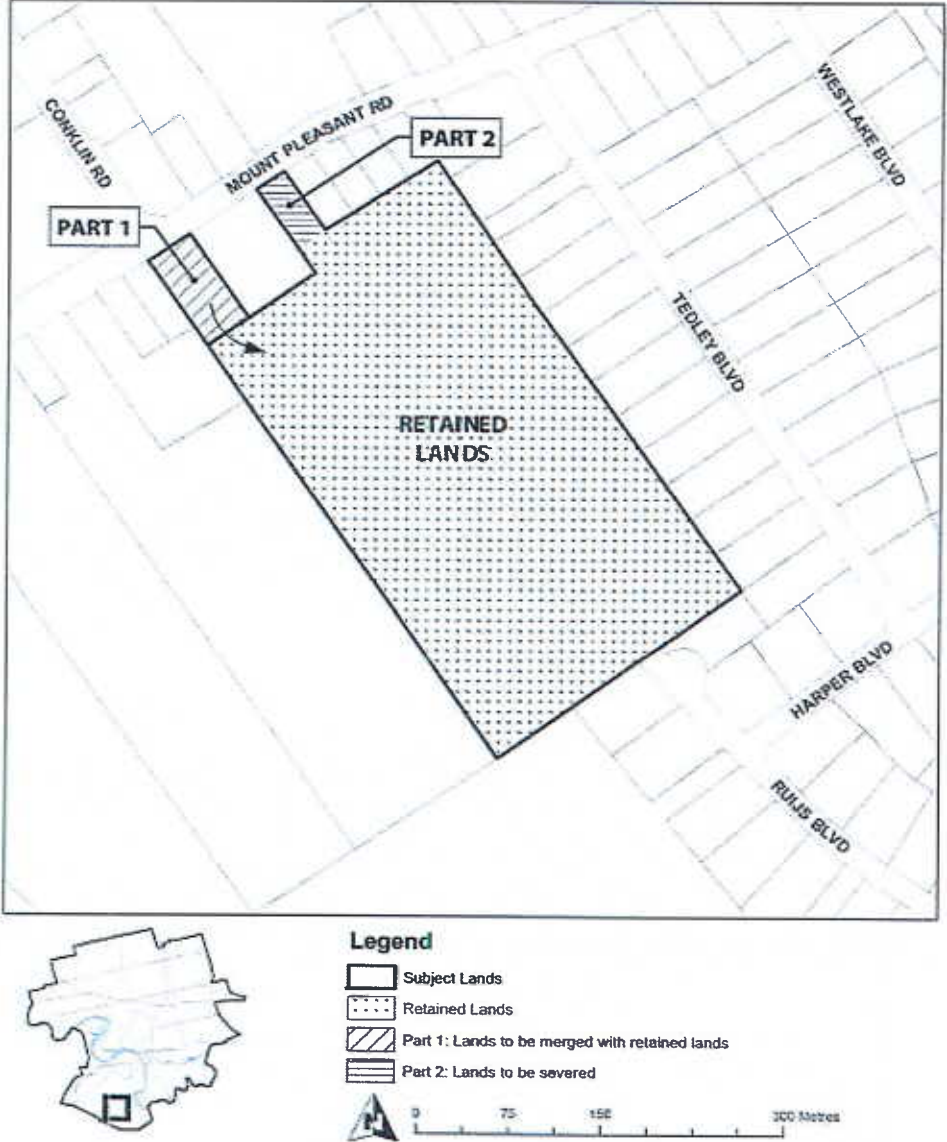
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elfo.gov.on.ca>.

The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is February 13 2019

END OF DECISION

LOCATION MAP

Application: B02/2019
422 Mount Pleasant





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: B03/2019
Related File Number: N/A
Address: 140 Lynden Road
Roll Number: 29066010002002000000
Owner: Mustafa Al-Haboobi

**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 140 Lynden Road. A location map and a conceptual site plan illustrating the proposed development are attached. The subject lot was recently created through applications B11/2018 and B12/2018 which were approved by the Committee of Adjustment on May 30, 2018. The Applicant is proposing to further sever the subject property into Parts 1 and 2 on the attached site plan to create a lot. Once severed, the Applicant proposes to construct a medical center on the severed lands. The proposed lot dimensions are detailed below:

	<i>Lands to be Severed</i>	<i>Lands to be Retained</i>
<i>Width:</i>	80.25 m	80.25 m
<i>Depth:</i>	120.59 m	120.59 m
<i>Area:</i>	0.964 ha	0.968 ha

DECISION: PROVISIONAL APPROVAL

DATE: January 24, 2019

THAT application B03/2019 to sever a parcel of land from the east side of the lands municipally addressed as 140 Lynden Road, having a lot area of 0.964 ha and to retain a parcel of land having a lot area of 0.968 ha BE APPROVED, subject to the following conditions.

1. Receipt of a registered reference plan showing the severed and retained parcel;
2. Receipt of confirmation that the lot created by consent application B12/2018 has been registered with the Land Registry Office;
3. Receipt of a registered reference plan showing the severed and retained parcels and proposed access easements, to the satisfaction of the Engineering Department;

4. 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*)
5. Receipt of confirmation that all taxes are paid up to date;
6. 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*);
7. Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied;
8. Receipt of confirmation from the Engineering Department indicating that civic addresses have been assigned to the severed and retained parcels;
9. 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, to the satisfaction of the General Manager of Engineering and Operational Services;
10. That the above conditions be fulfilled and the Certificate of Consent be issued on or before January 25th, 2020, 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 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) 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. CD2018-012."

LESLEY ANN BOWEN, MEMBER

DANIEL NAMISNIAK, MEMBER

LEE RYNAR, MEMBER

GREGORY KEMPA, MEMBER

ERIN RUBY, MEMBER

JAY SHEWCHUK, MEMBER

CERTIFICATION

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

Sean House
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 or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, 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 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).

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

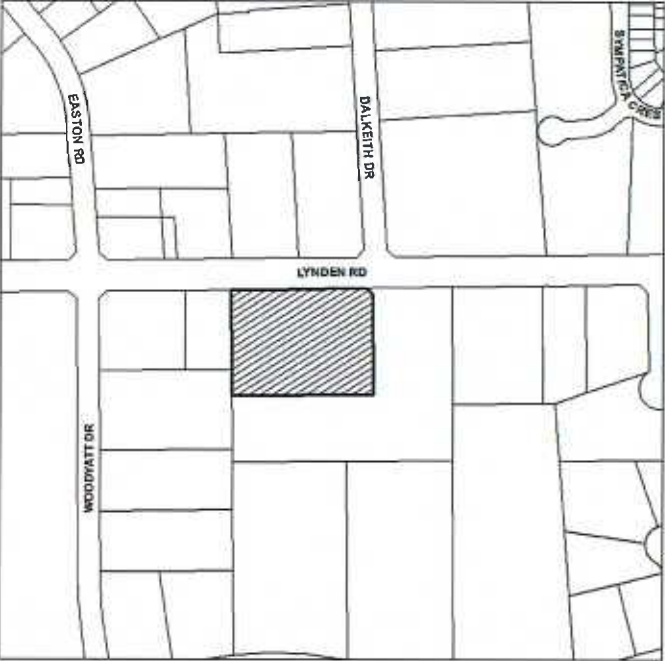
If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

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 February 14, 2019

END OF DECISION

LOCATION MAP
Application: B03/2019
140 Lynden Road

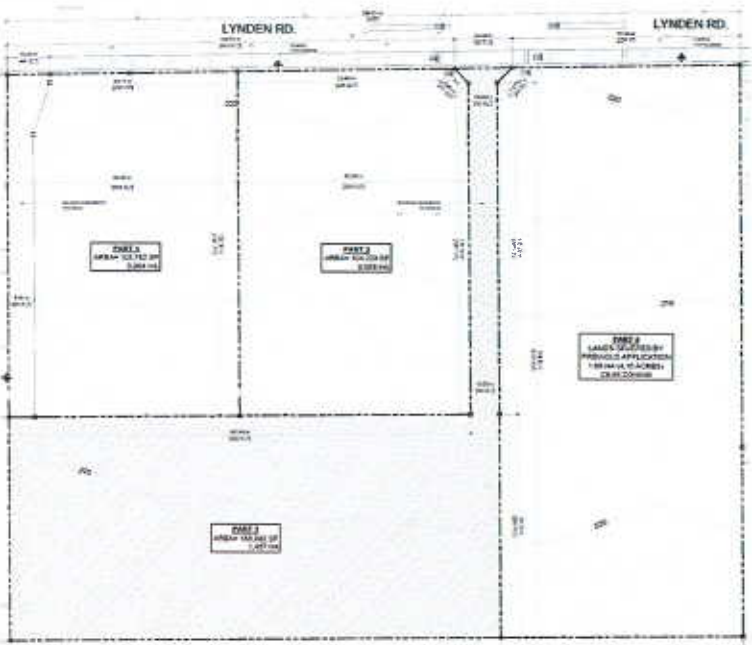
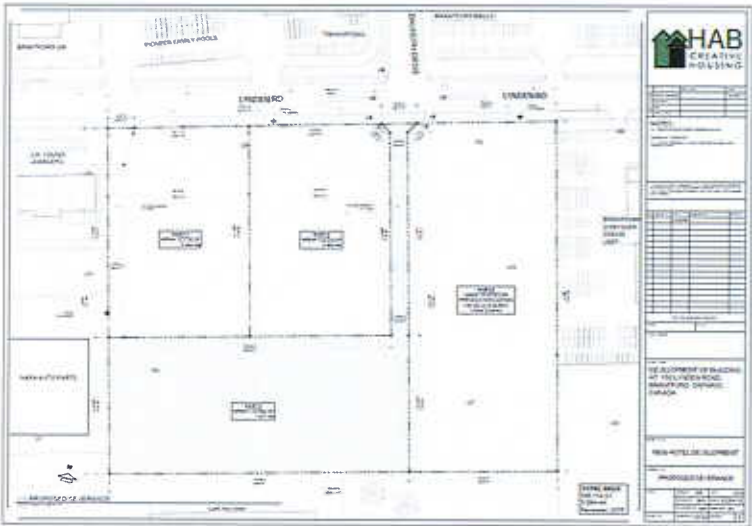


Legend

 Subject Property



0 75 150 300 Meters





April 26, 2018

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: B06/2018
Related File Number: A18/2018
Address: 28 Golfdale Road
Roll Number: 2906010005049000000
Owner: Randy Novak
Agent: Andrew Neill Construction Inc.

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:

The Applicant is proposing to sever the subject property to create a new residential lot. Once severed, the Applicant will then demolish the existing single detached dwelling and construct two new single detached dwellings. The proposed lot dimensions are detailed below:

	<i>Lands to be Severed</i>	<i>Lands to be Retained</i>
<i>Width:</i>	31.6 m	42.4 m
<i>Depth:</i>	irregular	irregular
<i>Area:</i>	1117.8 m ²	1116.8 m ²

To facilitate the construction of the proposed dwelling, the Applicant has submitted a Minor Variance from Zoning By-law 160-90:

DECISION: DEFERRED

DATE: April 25, 2018

THAT Application B06/2018 BE DEFERRED

REASON:

A. THAT the reason(s) for deferral are as follows:


- To allow time for the City to determine if the sanitary pumping station servicing the subject lands has capacity to accommodate the proposed development.

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 submissions received from the public before the decision was made in relation to this planning matter."


LESLEY ANN BOWEN, MEMBER


GREGORY KEMPA, MEMBER


DANIEL NAMISNIAK, MEMBER

ERIN RUBY, MEMBER


LEE RYNAR, MEMBER


JAY SHEWCHUK, MEMBER

CHRIS SZOKE, 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 Brandon Kashin, Secretary-Treasurer, (519)759-4150 ext. 5160, bkashin@brantford.ca or Sean House, Deputy Secretary-Treasurer, (519)759-4150 ext. 5761, shouse@brantford.ca.

APPEALS

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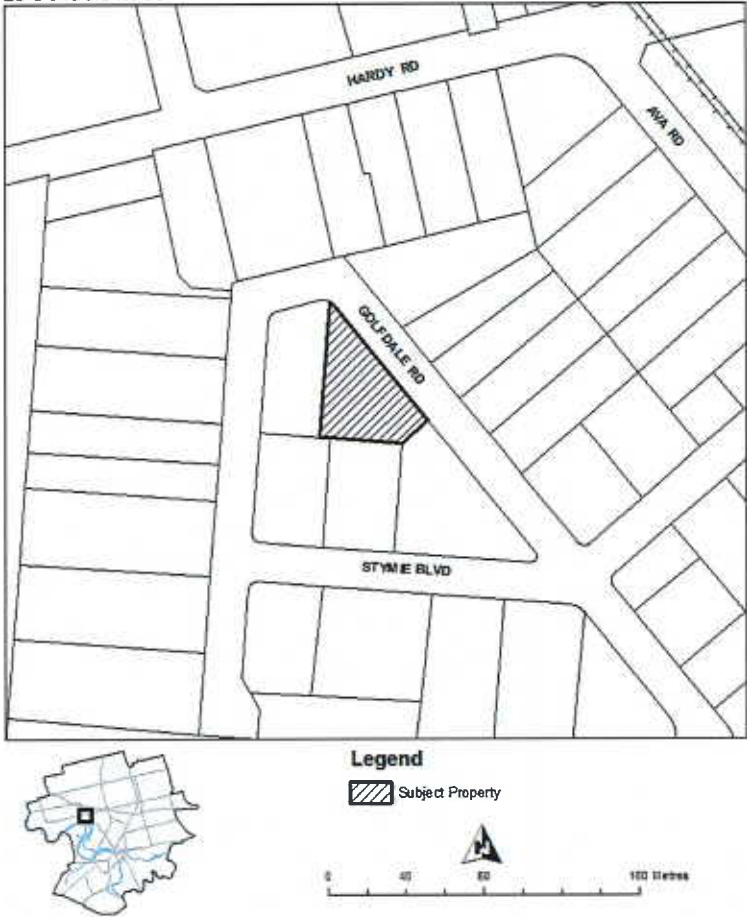
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For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>.

The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is May 16, 2018

LOCATION MAP

Application: B6/2018 & A18/2018
28 Golfdale Road



SITE PLAN MAP

Application: B6/2018 & A18/2018
28 Golfdale Road

