



January 15, 2021

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: A01/2021

Related File Number: N/A

Address: 23 Heath Street

Roll Number: 29060100110262

Agent: Shawn Sawatzky, Tropical Sunrooms

Applicant/Owner: Kerry & Lynn Cloet

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 23 Heath Street. The applicant is proposing to convert 24 m² of an existing second storey deck into a three season sunroom. To facilitate the development as proposed, the applicant is seeking relief from the following Sections of Zoning By-law 160-90:

- Section 7.4.2.1.6 to permit a rear yard of 5.1 m for the proposed sunroom and associated stairs, whereas a minimum rear yard of 7.5 m is required;
- Section 7.4.2.1.3 to permit a maximum lot coverage of 47%, whereas a maximum of 40% is permitted.

DECISION: **APPROVED**

DATE: January 14, 2021

THAT Application A01/2021 requesting relief from Section 7.4.2.1.6 to permit a rear yard of 5.1 m for the proposed sunroom and associated staircase, whereas a minimum rear yard of 7.5 m is required; and Section 7.4.2.1.3 to permit a maximum lot coverage of 47% whereas a maximum of 40% is permitted for the proposed sunroom, 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 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. 2021-37.”

Original signed by T. Gaskin,
Member

Original signed by M. Bodnar,
Member

Original signed by V. Kershaw,
Member

Original signed by K. Brooks,
Member

Original signed by G. Kempa,
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
100 Wellington Square
Brantford ON
N3T 2M3

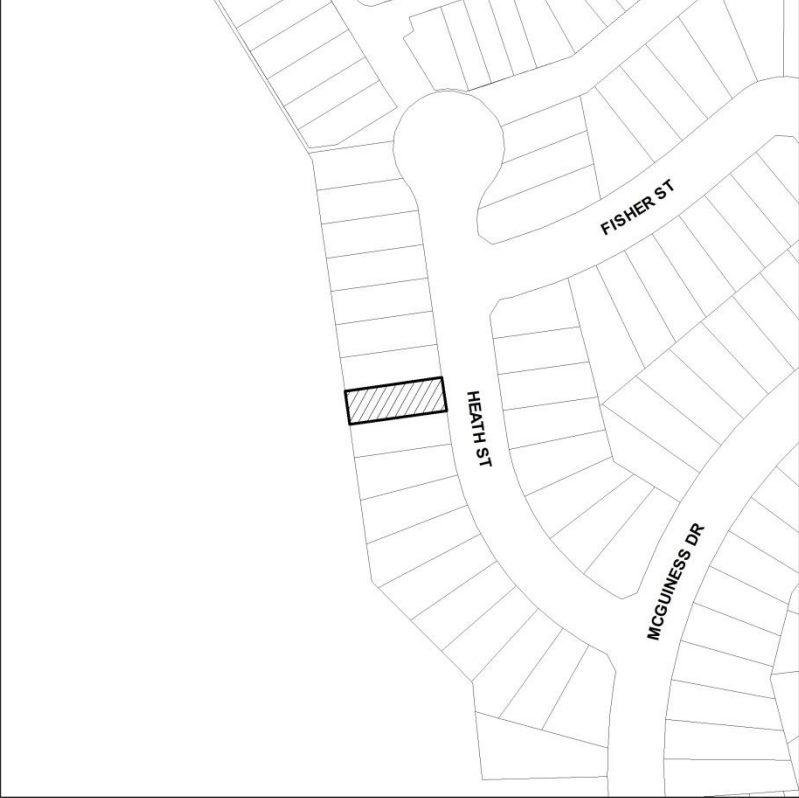
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The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is February 3, 2021

END OF DECISION

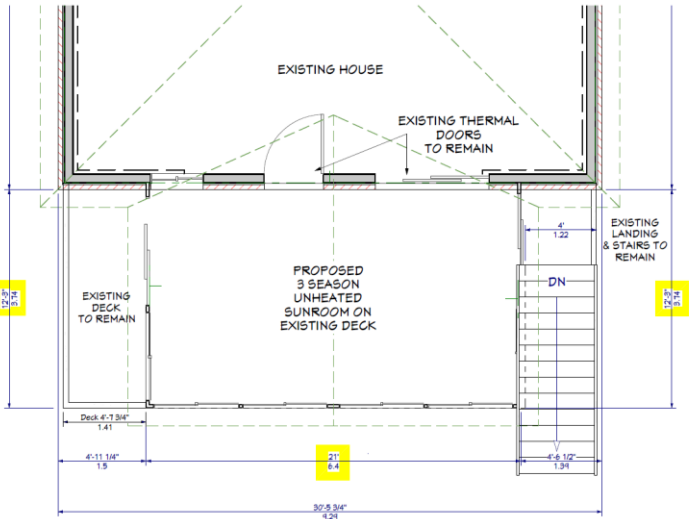
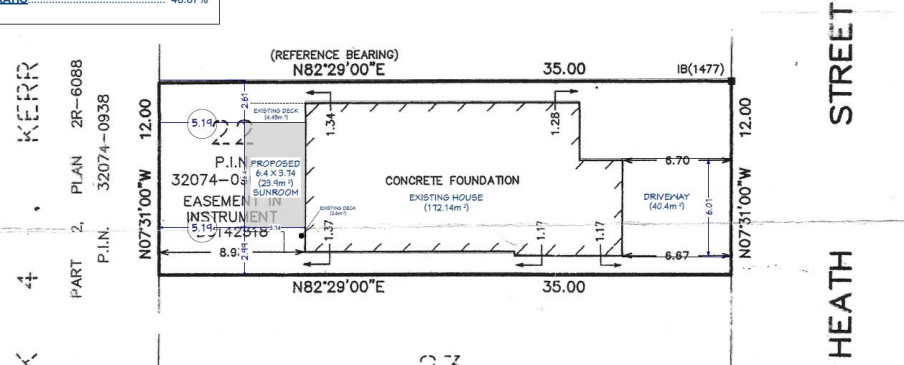
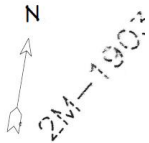
LOCATION MAP
Application: A01-2021
23 Heath Street



Legend
SUBJECT LAND



SITE PLAN DATA	
PART 1 - PLAN OF SURVEY OF LOT 22 PLAN 2M-1903 CITY OF BRANTFORD	
LOT AREA	420 m²
GFA	EXISTING..... 172.14m² PROPOSED..... 23.9 m² TOTAL.....196.04m²
GFA/LOT AREA RATIO	46.67%





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: A02/2021
Related File Number: N/A
Address: 345 Marlborough Street
Roll Number: 2906040012227000000
Applicant/Agent: Domenic Reale
Owner: Susanna Reale

**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 345 Marlborough Street. The applicant is proposing to demolish the existing building and construct two single detached dwellings. To facilitate the development, the applicant is seeking relief from Section 7.4.2.1.2 of Zoning By-law 160-90: to permit a minimum lot width of 10 m, whereas 12 m is required. No consent application is required as the lots currently exist. The land is described in accordance with and is within a registered plan of subdivision as per Section 50 (3) (a) of the *Planning Act*.

DECISION: APPROVED

DATE: January 14, 2021

THAT Application A02/2021 seeking relief from Section 7.4.2.1.2 of Zoning By-law 160-90 to permit a minimum lot width of 10 m, whereas a minimum lot width of 12 m 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 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. 2021-16."

Original signed by M. Bodnar,
Member

Original signed by K. Brooks,
Member

Original signed by G. Kempa,
Member

Original signed by V. Kershaw,
Member

Original signed by T. Gaskin,
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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Committee of Adjustment
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Brantford ON
N3T 2M3

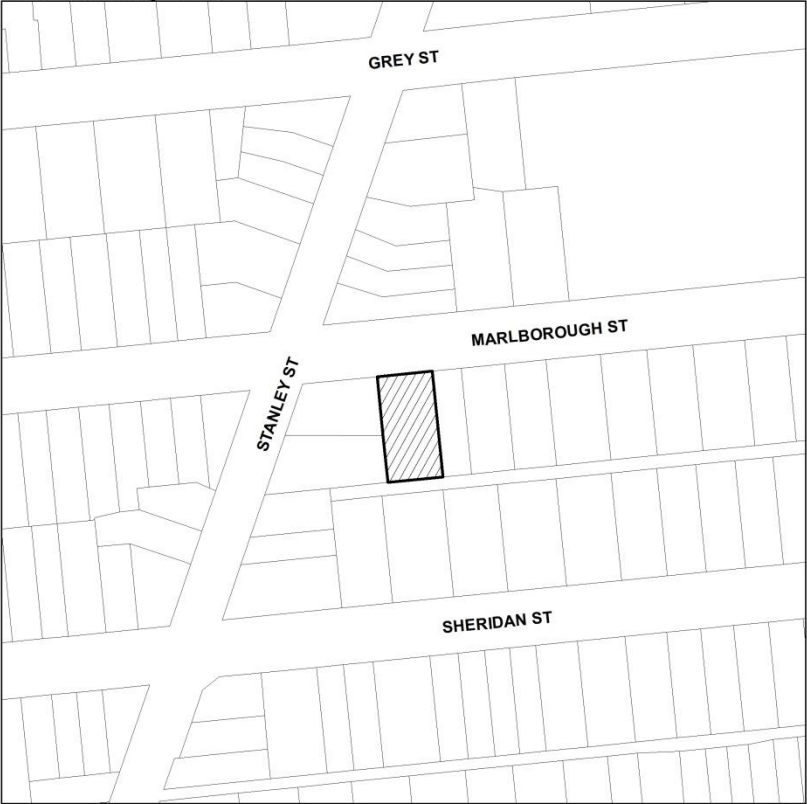
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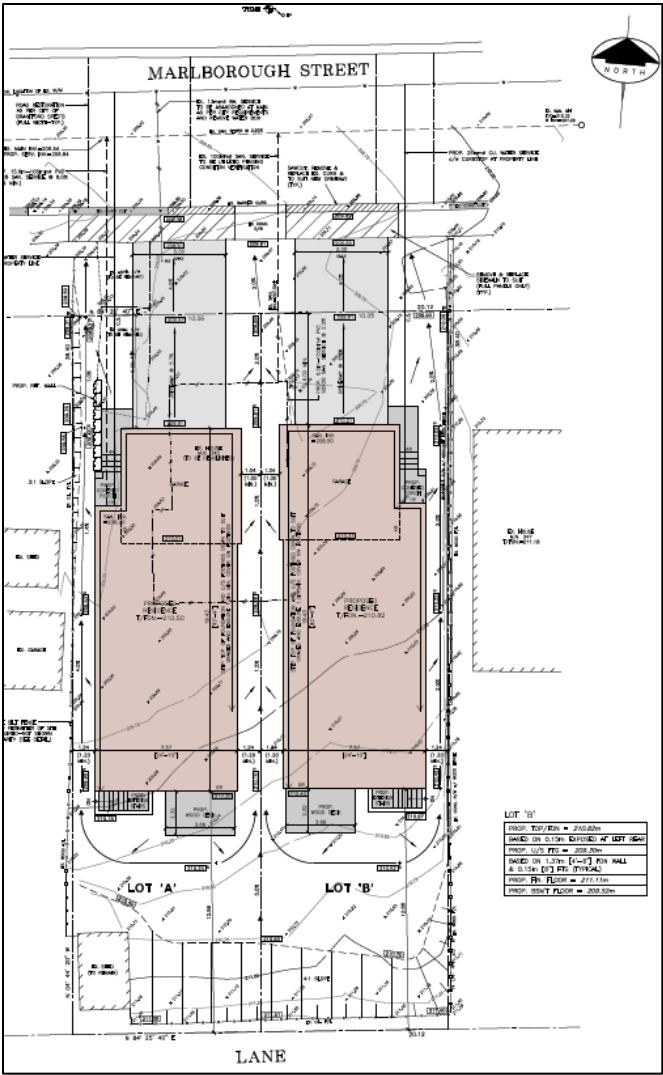
The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is February 3, 2021

END OF DECISION

LOCATION MAP
Application: A02/2020
345 Marlborough Street



Legend
 SUBJECT LAND





January 15, 2021

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: A03/2021

Related File Number: N/A

Address: 185 King George Road

Roll Number: 2906020014350000000

Applicant/Agent: MHBC Planning (Trevor Hawkins)

Owner: King George Square Holdings Inc.

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 185 King George Road. The applicant is proposing a Halal Food Store within an existing commercial unit that has an area of 390 m². The Halal Food Store does not fall within any specific use within Zoning By-law 160-90, but the use is similar to uses permitted in the “General Commercial (C8-2) Special Exception Zone”, specifically “meat store” “bakery” and “fresh produce outlet”. Therefore the applicant has applied for relief under Section 45(2)(b) of the *Planning Act*, which permits the Committee of Adjustment to allow uses that are similar to permitted uses.

DECISION: APPROVED

DATE: January 14, 2021

THAT Application A03/2021 to permit a ‘Halal Food Store’ as a similar or like use to a ‘Meat Store’ and ‘Fresh Produce Outlet’ in Zoning By-law 160-90, pursuant to Section 45(2)b of the Planning Act, BE APPROVED; and

THAT the reason(s) for approval are as follows: the proposed variance under Sections 45(2) of the Planning Act is considered appropriate for the subject lands and will not result in adverse impacts on the surrounding properties. The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-law 160-90; and

THAT pursuant to Section 45(8)-(8.2) of the Planning Act, 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. 2021-44.”

Original signed by G. Kempa,
Member

Original signed by M. Bodnar,
Member

Original signed by V. Kershaw,
Member

Original signed by K. Brooks,
Member

Original signed by T. Gaskin,
Member

CERTIFICATION

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



Secretary-Treasurer

ADDITIONAL INFORMATION

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N3T 2M3

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END OF DECISION



January 15, 2021

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: A04/2021
Related File Number: N/A
Address: 16 Arthur Street
Roll Number: 290604000625000000
Applicant/Agent: Ken Bekendam
Owner: Niroshan Madavan

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 16 Arthur Street. The applicant is proposing to convert the existing single detached dwelling into three dwelling units. A parking area to accommodate the required off-street parking is proposed at the rear of the site. To facilitate the creation of the third unit, the applicant is seeking relief from Section 7.8.2.8.2 of Zoning By-law 160-90 to permit a Gross Floor Area (GFA) of 32 m² for a converted dwelling, whereas 55 m² is required.

DECISION: **APPROVED**

DATE: January 14, 2021

THAT Application A04/2021 requesting relief from the City of Brantford Zoning By-law 160-90 to permit a minimum Gross Floor Area of 32 m² for a converted dwelling, whereas a minimum Gross Floor Area of 55 m² 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 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. 2021-17.”

Original signed by M. Bodnar,
Member

Original signed by K. Brooks,
Member

Original signed by G. Kempa,
Member

Original signed by V. Kershaw,
Member

Original signed by T. Gaskin,
Member

CERTIFICATION

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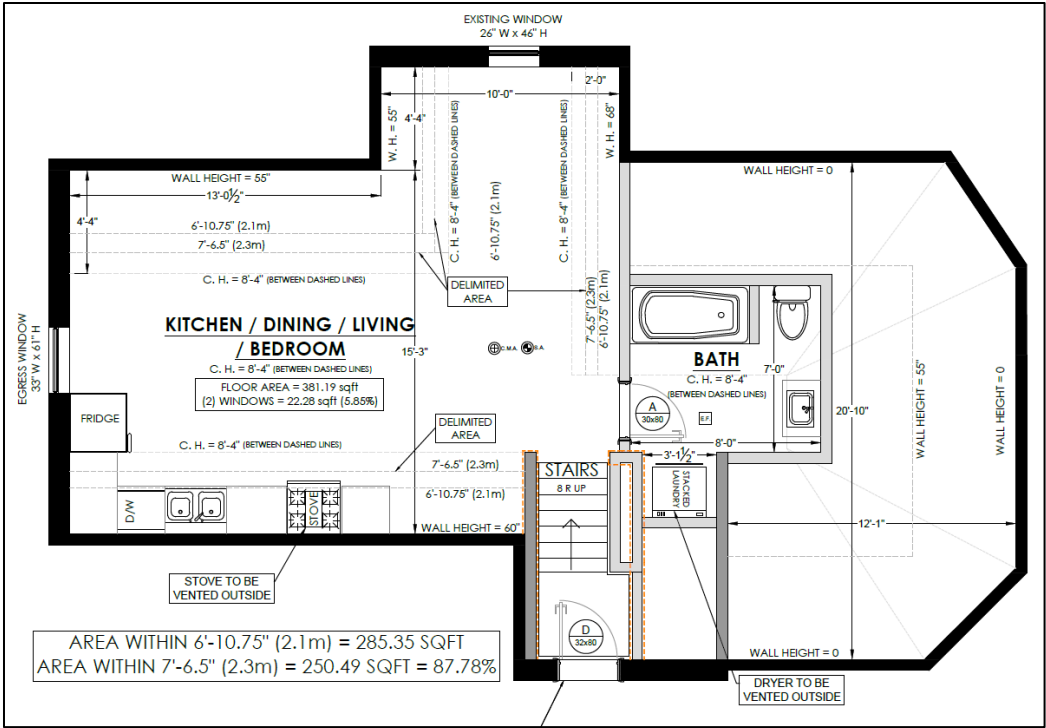
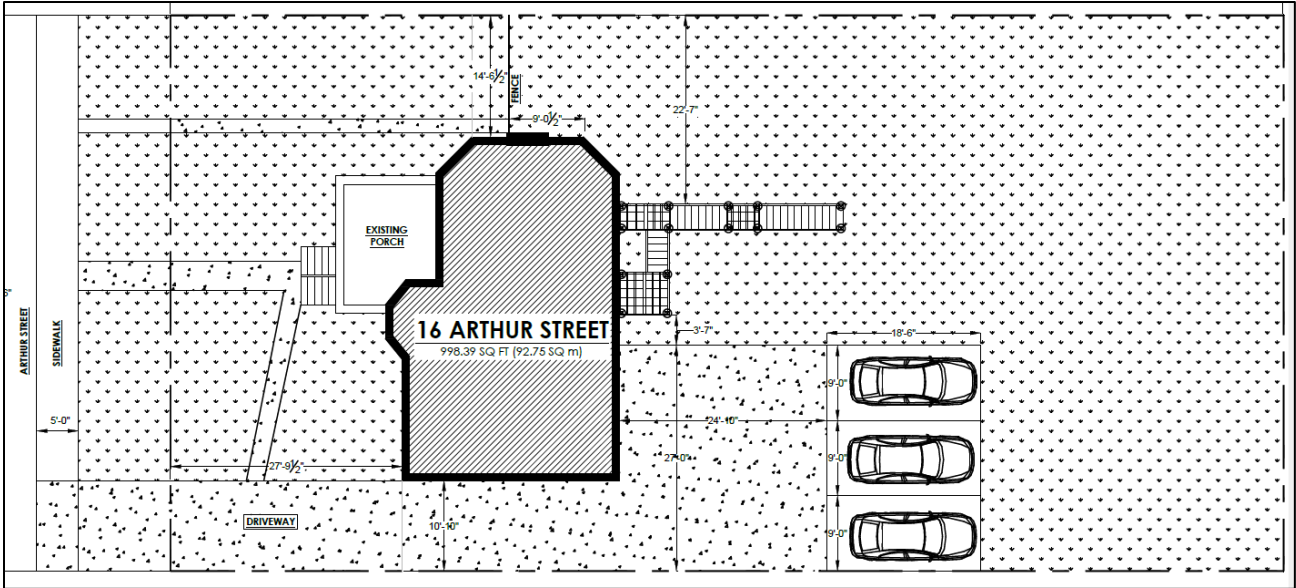
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END OF DECISION

LOCATION MAP
Application: A04/2020
16 Arthur Street





January 15, 2021

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: A05/2021

Related File Number: B01/2021

Address: 794, 796 & 800 Colborne Street

Roll Number: 2906040013229000000, 290604001323000000 &
2906040013231000000

Applicant/Owner: Raymond Bishay

Agent: 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:

Consent and minor variance applications have been received for the lands municipally addressed as 794, 796 and 800 Colborne Street.

To facilitate the proposal, the applicant is seeking relief for the retained lands from the following Sections of Zoning By-law 160-90:

- Section 9.9.2.1.1 to permit a minimum lot area of 1,960 m², whereas a minimum lot area of 4,000 m² is required in the C9 Zone
- Section 6.10.1 to permit a minimum buffer of 3 m of landscaped open space, whereas a minimum buffer of 15 m of landscape open space or a buffer approved pursuant to the Site Plan Control provisions of the *Planning Act* is required where a lot in a Commercial Zone abuts a lot in a Residential Zone.

DECISION: APPROVED

DATE: January 14, 2021

THAT Application A05/2021 seeking relief from Section 9.9.2.1.1 of Zoning By-law 160-90 to permit a minimum lot area of 1960 m², whereas a minimum lot area of 4000 m² is required for the retained lot and Section 6.10.1 of Zoning By-law 160-90 to permit a minimum buffer of 3 m of landscaped open space, whereas a minimum buffer of 15 m of landscape open space or a buffer approved pursuant to the Site Plan Control provisions of the *Planning Act* is required where a lot in a Commercial Zone abuts a lot in a Residential Zone, 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 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. 2021-18.”

Original signed by M. Bodnar,
Member

Original signed by K. Brooks,
Member

Original signed by G. Kempa,
Member

Original signed by V. Kershaw,
Member

Original signed by T. Gaskin,
Member

CERTIFICATION

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



Secretary-Treasurer

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N3T 2M3

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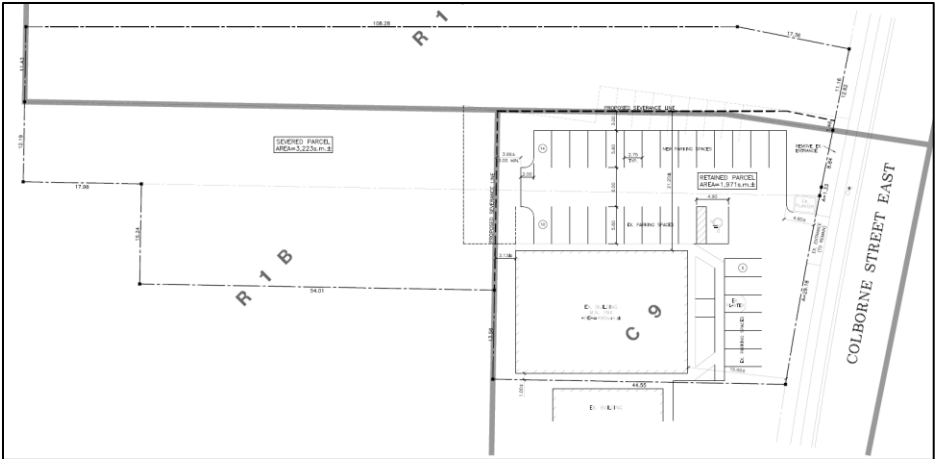
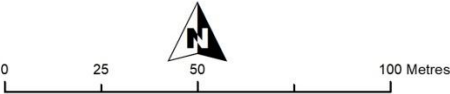
The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is February 3, 2021

END OF DECISION

LOCATION MAP
Application: B01/2021 and A05/2021
794-800 Colborne Street



Legend
 SUBJECT LANDS





January 15, 2021

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: A06/2021
Related File Number: N/A
Address: 181 Murray Street
Roll Number: 2906040003254000000
Agent: Sadee Piper, White Willow Design
Owner: Outbox Homes Inc.

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 181 Murray Street. The applicant is proposing to convert the existing single detached dwelling into a converted dwelling with a total of two units. To facilitate the development as proposed, the applicant is seeking relief from the following Sections of Zoning By-law 160-90:

- Section 6.18.3.10 to permit tandem parking for a converted dwelling, whereas tandem parking is not permitted for a converted dwelling;
- Section 6.18.3.3 to permit a tandem parking space to be located within the front yard, whereas only one parking space is permitted within the front yard; and,
- Section 7.8.2.1.1.3 to permit a lot area of 230 m², whereas 360 m² is required for a converted dwelling.

DECISION: APPROVED

DATE: January 14, 2021

THAT Application A06/2021 seeking relief to permit tandem parking for a converted dwelling, whereas tandem parking is not permitted; to permit a tandem parking space within the front yard, whereas only one parking space is permitted within the front yard; and to permit a minimum lot area of 230 m², 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 160-90, the relief requested is considered minor in nature and is desirable for the appropriate development and use of the land;

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 C. “Regards has been had for all written and oral submissions received from the public before the decision was made in relation this planning matter, as discussed in Section 6.2 of Report No. 2021-75.”

Original signed by V. Kershaw,
Member

Original signed by M. Bodnar,
Member

Original signed by T. Gaskin,
Member

Original signed by K. Brooks,
Member

Original signed by G. Kempa,
Member

CERTIFICATION

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Secretary-Treasurer

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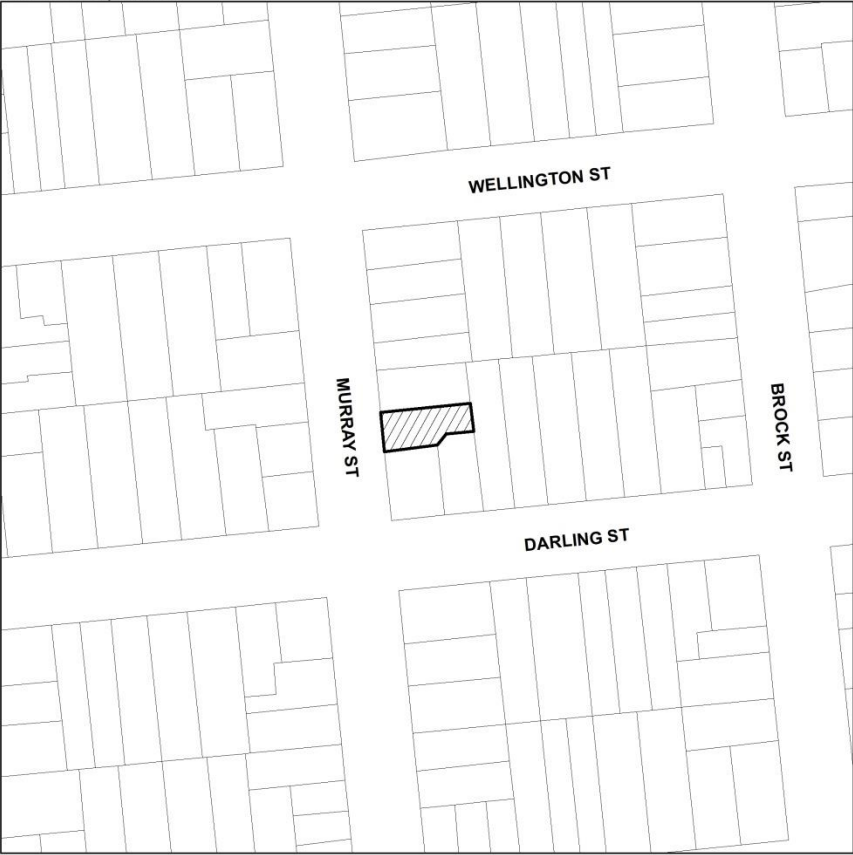
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END OF DECISION

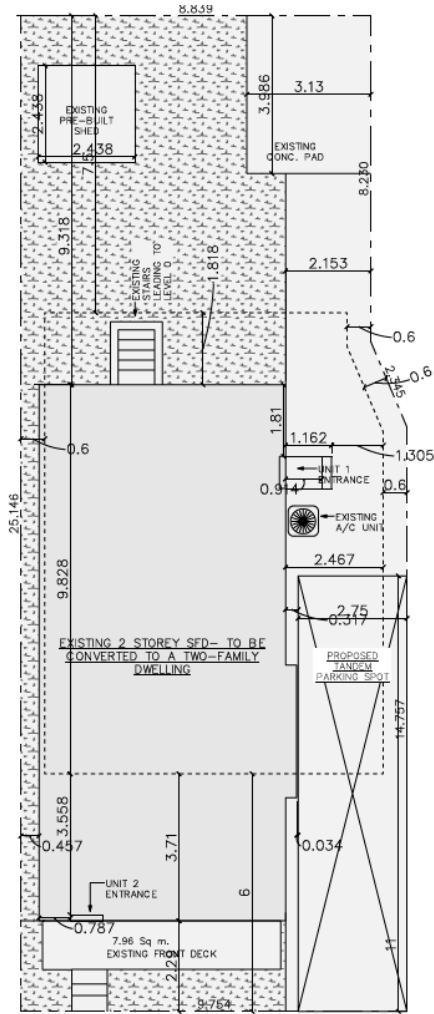
LOCATION MAP

Application: A06/2021
181 Murray Street



Legend

 SUBJECT LAND



Front Landscaped Area
Existing Total: 22.34 sq. m.
Landscaped Area: 6.84 sq. m.
30% of the Front Yard Area is Landscaped



January 15, 2021

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: A07/2021
Related File Number: N/A
Address: 73 George Street
Roll Number: 2906030002054000000
Applicant/Owner: Wilfrid Laurier University

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 73 George Street. The 'Carnegie Building' is located on the subject lands, and is now part of the Wilfrid Laurier University Downtown Brantford campus. The applicant is proposing an internally illuminated ground sign on the southwest portion of the subject lands and is proposing to remove the existing signs from the site. To facilitate the internally illuminated ground sign as proposed, the applicant is seeking relief from Schedule 'B' – Guidelines – Heritage Buildings, Section 2.7 to permit an internally illuminated ground sign, whereas internally illuminated signs are not permitted on heritage designated properties.

DECISION: APPROVED

DATE: January 14, 2021

THAT Application A07/2021 seeking relief from Schedule 'B' Section 2.7 – Guidelines – Heritage Buildings, of Chapter 478 of the City of Brantford Municipal Code to permit an internally illuminated sign, whereas internally illuminated signs, back-lit signs and electronic messaging centres are not permitted, 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, Zoning By-law and Chapter 478 of the City of Brantford Municipal Code, the relief requesting is considered minor in nature and is desirable for the appropriate development and use of the land;

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 Page 4 of 209 received from the public before the decision was made in relation to this planning matter as discussed in Section 6.2 of Report No. 2021-74."

Original signed by V. Kershaw,
Member

Original signed by M. Bodnar,
Member

Original signed by T. Gaskin,
Member

Original signed by K. Brooks,
Member

Original signed by G. Kempa,
Member

CERTIFICATION

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



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.

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:

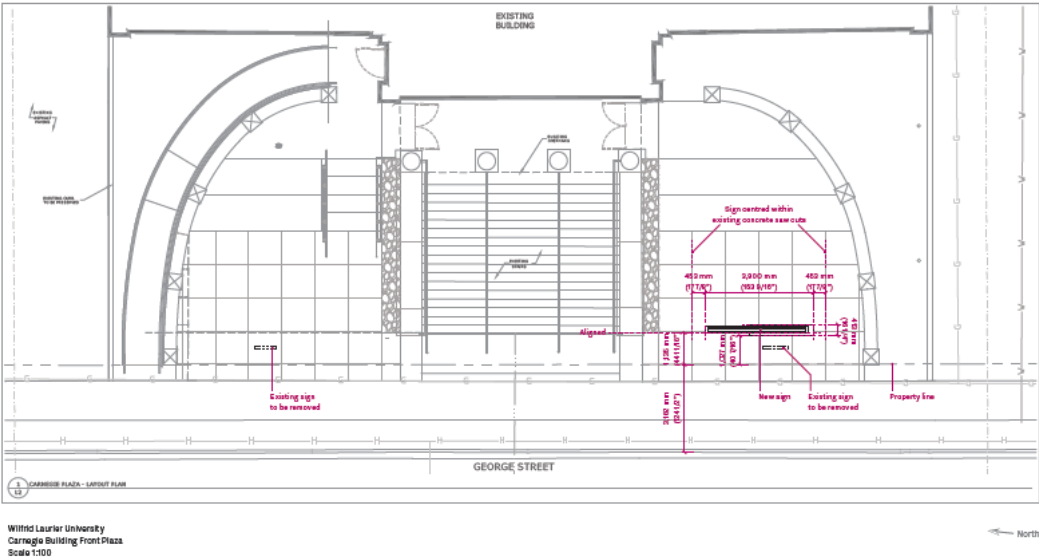
Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

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/>.

The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is February 3, 2021

END OF DECISION



LOCATION MAP
Application: A07/2021
73 George Street





January 15, 2021

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: A08/2021

Related File Number: N/A

Location: Block 27 on Draft Plan of Subdivision 29T-18504

Roll Number: 2906030002054000000

Agent: MHBC Planning

Applicant: Telephone City Aggregates Inc. (TCA)

Owner: James Dick Construction Ltd., TCA and 2006002 Ontario Inc.

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 known as Block 27 on draft Plan of Subdivision 29T-18504. The applicant is proposing to construct a sanitary pumping station to service the future industrial and residential plan of subdivision. 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 11.1.2.1.6.1 to permit a rear yard of 4.0 m, whereas 12.0 m is required; and,
- Section 11.1.2.1.6.7.1.2 to permit interior side yards of 8.5 m and 10 m, whereas 12 m is required.

DECISION: APPROVED

DATE: January 14, 2021

THAT Application A08/2021 requesting relief from Zoning By-law 160-90 to permit interior side yards of 8.5 m (westerly side yard) and 10.0 m (easterly side yard), whereas 12 m is required; and a rear yard of 4.0 m, whereas 12 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 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 2021-76.”

**Original signed by V. Kershaw,
Member**

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

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

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

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

CERTIFICATION

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Secretary-Treasurer

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Committee of Adjustment
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N3T 2M3

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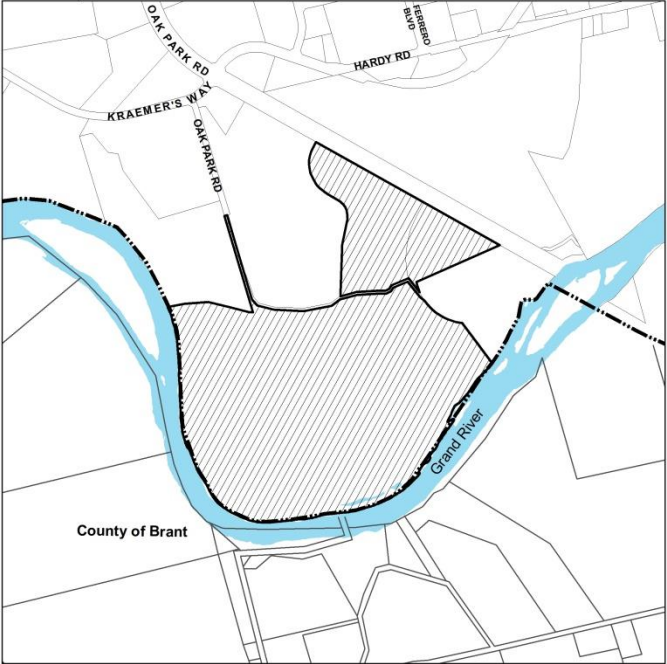
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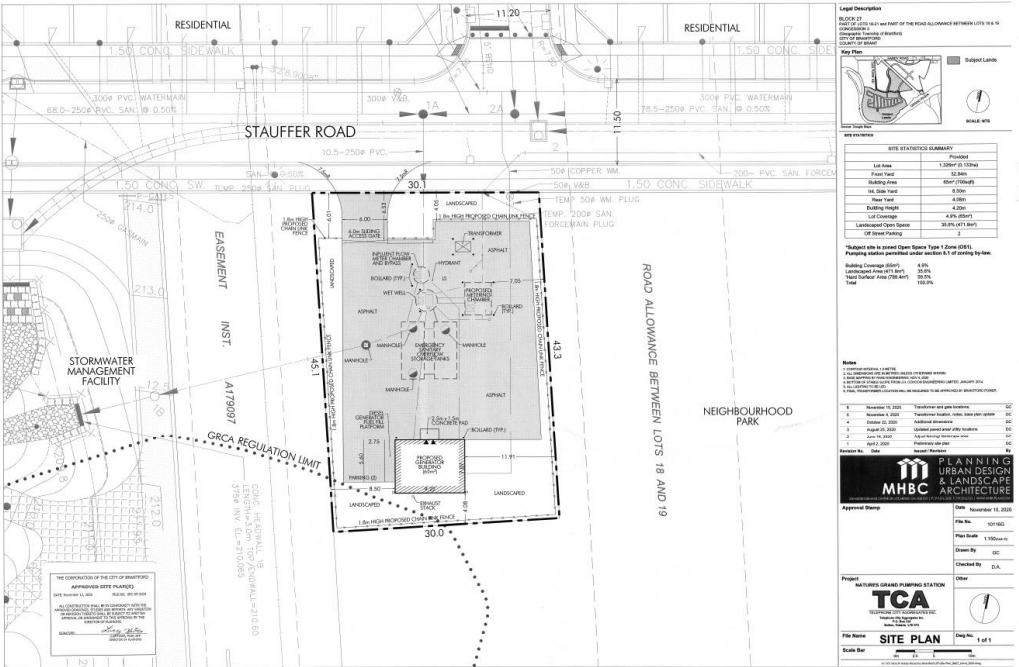
END OF DECISION

LOCATION MAP

Application: A08/2021
395 Hardy Road



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: 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. 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 5.2 m away from a street line, whereas 9 m is required.

DECISION: **APPROVED**

DATE: January 14, 2021

THAT Application A21/2020 as amended, detailed in this memo 2021-85, seeking relief from Section 478.14.6 of the Brantford Municipal Code to permit a billboard sign 5.2 m away from a street line whereas 9 m away is required BE APPROVED; and,

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

- The relief requested is considered minor in nature and the application complies with the criteria set out in Section 45(1) of the Planning Act; and
- The proposed variance is in keeping with the general intent of the Official Plan and Chapter 478 of the Brantford Municipal Code.

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".

Original signed by G. Kempa,
Member

Original signed by M. Bodnar,
Member

Original signed by V. Kershaw,
Member

Original signed by K. Brooks,
Member

Original signed by T. Gaskin,
Member

CERTIFICATION

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



Secretary-Treasurer

ADDITIONAL INFORMATION

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APPEALS

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Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

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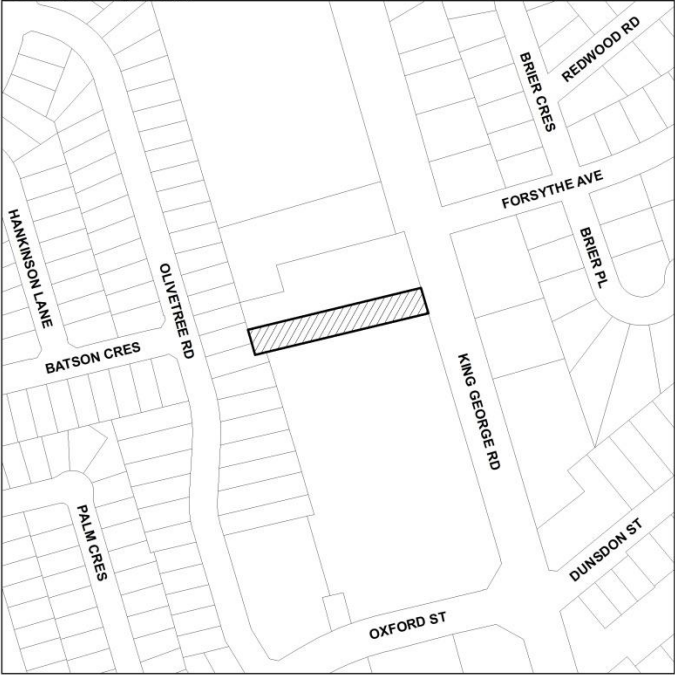
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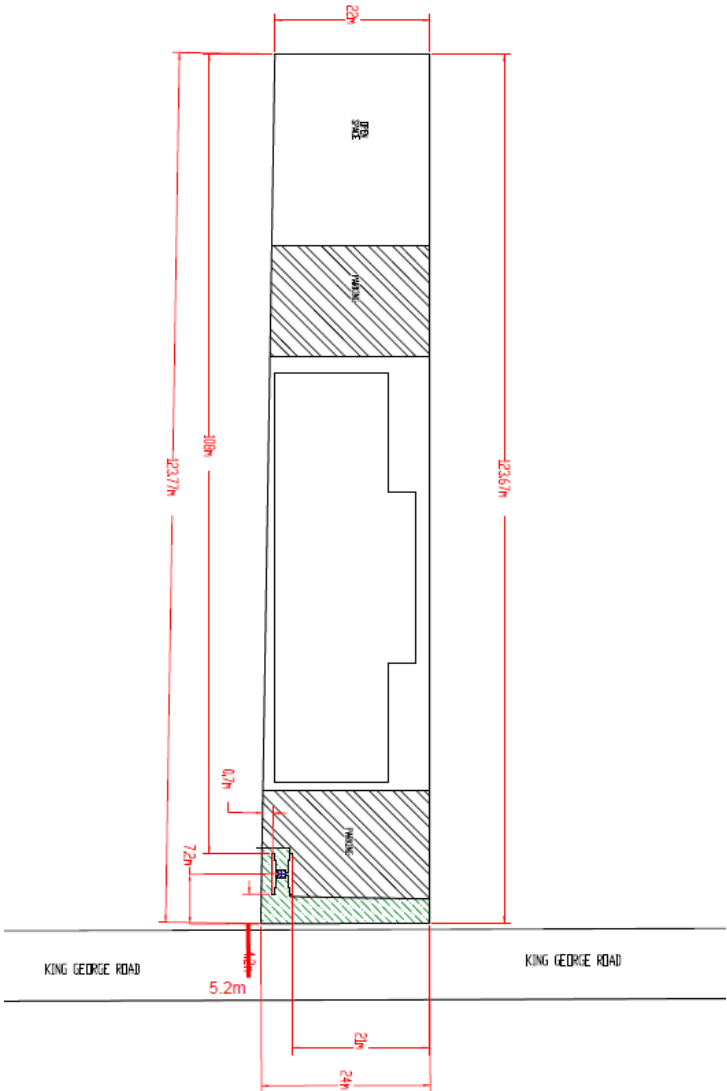
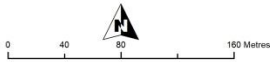
END OF DECISION

LOCATION MAP

Application: A21/2020
205 King George Road



Legend
SUBJECT LAND





January 15, 2021

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: B01/2021

Related File Number: A05/2021

Address: 794, 796 & 800 Colborne Street

Roll Number: 2906040013229000000, 2906040013231000000 &
2906040013231000000

Applicant/Owner: Raymond Bishay

Agent: Cohoon Engineering Limited

**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:

Consent and minor variance applications have been received for the lands municipally addressed as 794, 796 and 800 Colborne Street. The lands at 794 Colborne Street were inadvertently merged with the properties at 796 and 800 Colborne Street due to them being in the same ownership. The applicant is proposing to sever the existing residentially zoned lands at 796 and 800 Colborne Street from the commercial property at 794 Colborne Street. The previously existing lot boundaries are slightly modified to accommodate the proposed revisions to the parking area. The proposed new lot dimensions will be as follows:

	Severed	Retained
Lot Frontage	11 m	41 m
Lot Area	3,223 m ²	1,971 m ²

DECISION: PROVISIONAL APPROVAL

DATE: January 14, 2021

THAT Application B01/2021 to sever a parcel of land from the east portion of the lands municipally addressed as 794, 796 and 800 Colborne Street, having a lot area of 3223 m² and retain a parcel of land having a lot area of 1971 m², BE APPROVED subject to the following conditions:

1. Receipt of confirmation that Application A05/2020 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 Engineering Department indicating that civic addresses have been assigned to the severed and retained parcels.
6. Receipt of a servicing plan illustrating that the severed and retained parcels will be independently serviced with sewer and water connections, and that these services do not cross the proposed severance line and are connected directly to City infrastructure to the satisfaction of the Manager of Development Engineering or his/her designate. If the services 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, prior to the clearance of this condition.
7. Receipt of a parking layout plan to the satisfaction of the Manager of Development Engineering.
8. Receipt of confirmation that a site alteration permit has been issued for the proposed revisions to the parking area, and that necessary revisions have been installed.
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. That the above conditions be fulfilled and the Certificate of Consent be issued on or before January 15, 2022, 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.

Original signed by M. Bodnar,
Member

Original signed by K. Brooks,
Member

Original signed by G. Kempa,
Member

Original signed by V. Kershaw,
Member

Original signed by T. Gaskin,
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.

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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.

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The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is February 4, 2021

END OF DECISION

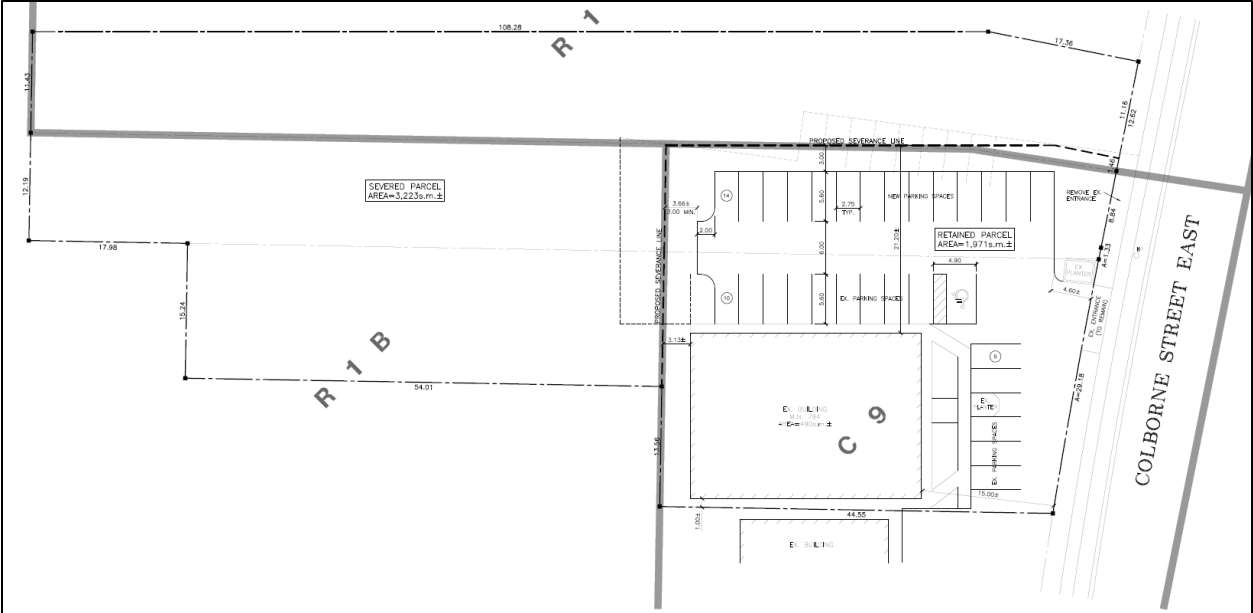
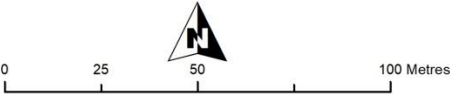
LOCATION MAP

Application: B01/2021 and A05/2021
794-800 Colborne Street



Legend

 SUBJECT LANDS





January 15, 2021

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
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:

	<i>Lands to be Severed</i> (118 Albion Street)	<i>Lands to be Retained</i> (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 ²	3,144 m ²

DECISION: PROVISIONAL APPROVAL

DATE: January 14, 2021

THAT Application B18/2020 to sever the parcel of land known municipally as 118 Albion Street, having a lot area of 432m² and retain a parcel of land municipally known as 126 Albion Street and 119 William Street, having a total lot area of 3,144m² BE APPROVED subject to the following conditions:

1. Receipt of a registered reference plan showing the subject parcels;
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 deeds for the severed lot for review (Upon registration a final copy of the Transfer deed shall be provided to the City);

4. Receipt of spatial separation calculations for the existing building on the severed parcel as it relates to the newly created property line, to the satisfaction of the Chief Building Official.
5. Receipt of 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.
6. Receipt of a Grading and Drainage Plan or a Grading Memo. The Grading and Drainage Plan shall be 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, and shall delineate existing and proposed grades for both the severed and retained properties. The Grading Memo shall indicate whether or not the existing grading has been significantly modified since the merging of the properties on title and if any of the existing grading is intended to be modified as a direct result of the proposed severance, for the overall development. This condition is to the satisfaction of the Manager of Development Engineering or his/her designate.
7. Receipt and approval of a Site Alteration Permit under Site Alteration By-law 28-2011 for the proposed parking area to the satisfaction of the Manager of Development Engineering or his/her designate.
8. That the above conditions be fulfilled and the Certificate of Consent be issued on or before January 15, 2022, 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 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;

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 M. Bodnar,
Member

Original signed by V. Kershaw,
Member

Original signed by K. Brooks,
Member

Original signed by T. Gaskin,
Member

Original signed by G. Kempa,
Member

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Secretary-Treasurer

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Committee of Adjustment
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N3T 2M3

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END OF DECISION

